



Conservation Team Advice

Date: 21st May 2025
Application Ref: HPK/2025/0056 & HPK/2025/54
Site Address: Office 1c, 20 Sherwood Broad Walk, Buxton
Proposal: Application for Listed Building Consent for proposed conversion of existing offices to form self contained flat (part retrospective)

Heritage assets affected:		
Designated Heritage Asset(s):	☒	• Buxton Central Conservation Area • Roseleigh Hotel – Grade II Listed Building (listing ref: 1259425) • Pavilion Gardens – Grade II* Registered Park & Garden (listing ref: 1000675)
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

The proposal would involve alterations to Roseleigh Hotel, which is a Grade II Listed Building situated in Buxton Central Conservation Area and the immediate setting of other Grade II Listed Buildings as well as a Grade II* Registered Park and Garden.

Roseleigh Hotel (Grade II) forms a pair of semi-detached villas or boarding houses, which were converted to a hotel and later offices and flats. The building dates from the mid-19th century and was possibly designed by Joseph Paxton for the Duke of Devonshire. The significance of the building derives from its association with the growth of Buxton's popularity as a spa town, possible association with the Duke of Devonshire and designed prominence along Broad Walk facing the Pavilion Gardens.

The Pavilion Gardens (Grade II* RP&G) has possible origins as gardens for Buxton Hall in the late-16th and 17th century and was later improved and altered in the late-18th

century and 19th century by the Dukes of Devonshire to enhance Buxton's appeal as a spa town.

Buxton Conservation Area covers the historic core of the settlement, which includes the Crescent, the Slopes, surrounding villa housing, the pavilion gardens and the commercial core. The area's significance primarily derives from its associated growth and popularity as a tourist destination and spa town from the late-18th to early-20th century. The buildings along Broad Walk make a positive contribution to the area's character and appearance as they are good examples of villa and boarding housing as a result of this growth in popularity in the Georgian and Victorian era.

Assessment and Impact

It was noted on site (21/05/25) that the internal and external works to facilitate the conversion have been completed. These include: the insertion of a partition, insertion of a extract vent and replacement window to the rear elevation.

The internal works are relatively minor and are limited to the insertion of a partition wall to the rear office room. This partition has intersected a chimney breast, which has been blocked up. Whilst the works have altered and diminished the historic proportions of the room, the impact on the overall significance of the building is relatively limited and internal décor appears to have been retained. The alterations to the proportions of the room could be reversible.

To the rear a modern upvc stormproof side-hung casement windows has been replaced with a traditional timber sliding sash window. It is likely the previous window was unauthorised. Nevertheless, the replacement is more sympathetic in terms of its material and its 2-over-2 design, so this would be a slight enhancement to the building's architectural interest.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving the setting of the Listed Building (s.66), the special interest of the Listed Building (s.16) and preserving or enhancing the character and appearance of the Conservation Area (s.72).

National Planning Policy Framework (NPPF) 2024

In determining applications, local authorities should take account of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, the desirability of new development making a positive contribution to local character and distinctiveness (par.210).

Local Development Framework

Consideration should also be given to the following documents and local development framework policies:

- High Peak Local Plan (Adopted 2016) – EQ7 Built and Historic Environment
- Buxton Conservation Area Appraisal (2007)

Conclusions and Recommendations

In summary, whilst it is regrettable that the works commenced prior to the determination of this application, the proposal would likely have a negligible impact on the significance of the Listed Building and no impact on the character and appearance of the Conservation Area. Their special interest would be preserved. This would comply with s.16, 66 and 72 of the Act, Section 16 of the NPPF and policy EQ7 of the local development framework. There are no objections to the proposal from a conservation perspective.

Conservation Officer: Megan Atkinson