

Conservation Team Advice

Date: 12/11/2025

Application Ref: HPK/2025/0410

Site Address: 10 College Road, Buxton

Proposal: Demolition of existing timber garage and erection of new brick built garage

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Buxton College Conservation Area
Non-Designated Heritage Assets(s) (NDHAs):	☐	

Conservation Advice

Summary of Significance

The Buxton College conservation area consists of College Rd, Green Lane and Temple Rd area. The development of Collage Rd began in the late 19thC providing high quality housing for the new professional classes who were moving to Buxton. College Road is a characterised by large, detached dwellings of mixed character. While the majority of dwellings on College Road are of stone with slate roofs, there are also a number of rendered properties. Boundary treatments along College Rd consist of predominantly low stone walls with mature hedgerows behind. The combination of hedgerows and mature trees lining the road creates a very green street scape.

Assessment and Impact

The application proposes to replace an existing timber garage with a brick garage. The existing timber garage approx. 7.5m by 4.09m and is set back from the main dwelling house with minimal visibility from the street. The proposed 9.1m by 4.1m brick garage will be placed in the same location as the existing garage. The proposed garage will be larger in size however; it is to be located sufficiently back from the main dwelling that there are no heritage objections to the increase in size.

10 College Rd is a large detached dwellinghouse with Arts and Crafts influences. The dwelling is of red brick and white render, neither brick nor render are traditionally characteristic of the Buxton area. Therefore, the use of brick and clay tile would not usually be considered acceptable within the conservation area. However, as both brick and clay tiles are used at 10 College Rd these are considered acceptable in this instance.

A uPVC window and side door is proposed for the side door of the garage. uPVC is not generally considered acceptable within the conservation area. However, in this case they will not be visible from the street scene. uPVC may be considered acceptable subject to agreement of details. Similarly, a roller door may be considered acceptable. However, the details provided are minimal and lack information such as colour and finish. A roller door may be acceptable subject to agreement of these details as it will be partially visible from the street scene.

Legislation and Policy

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area.

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 area character appraisal (adopted 2007)

Conclusions and Recommendations

In conclusion, the proposed garage is to be constructed of material in keeping with the main dwelling, 10 College Rd. As such there are no heritage objections to the proposed brick garage subject to agreement of details regarding the fenestrations.

Recommended condition:

Prior to the installation of the windows and doors hereby approved, details of their material, design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed details.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

Conservation Officer: Rachel Robinson