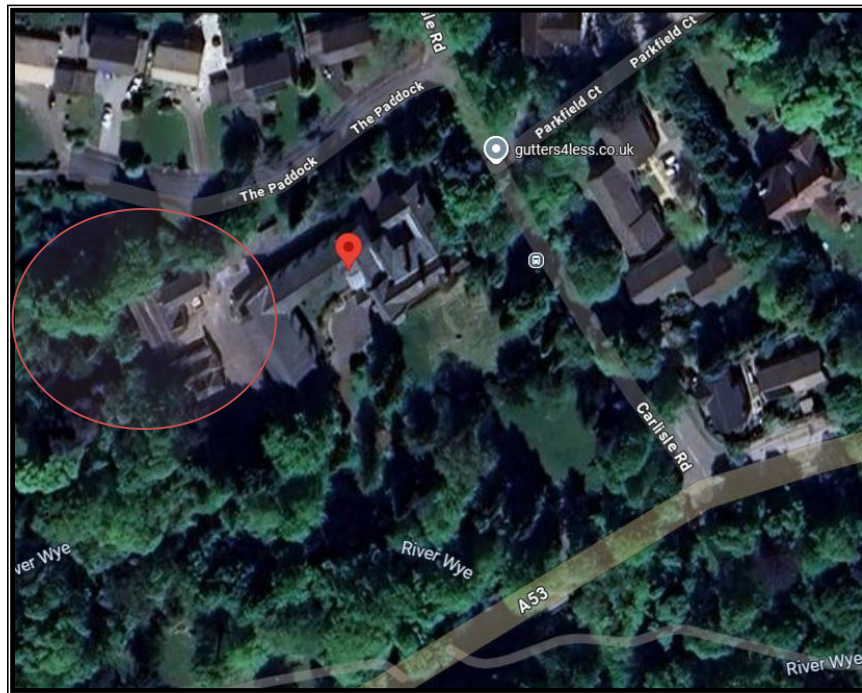


Heritage Impact Assessment and Heritage Statement

December 2025

Extension and Alterations at

***The Matron's and Gardener's Cottages, 56 St Johns Road, Buxton SK17
6TR***



Aerial view showing location

- **Applicant**

Mr Chris Stevenson

- **Planning Authority**

High Peak Borough Council

- **Proposal**

Extension and Alterations

- **Location**

The Matron's and Gardener's Cottages 56 St John's Road, Buxton, High Peak SK17 6TR

- **Prepared By**

Simon Jones BSc (Hons), MRICS

SJ Design Limited (Chartered Building Surveyors)

The Old Co-Op Building

Church Street

Hayfield

High Peak

SK22 2JE

Contents

Heritage Impact Assessment and Heritage Statement	1
1. Introduction	4
2. Legislative and Policy Context	8
3. Site Description and Historic Context	8
4. Significance Assessment	8
5. Proposed Works	8
6. Heritage Impact Assessment	8
7. Mitigation and Design Measures	9
8. Conclusion	9

1. Introduction

This Heritage Impact Assessment (HIA) accompanies a planning submission relating to the Matron's Cottage and the Gardener's Cottage located within the grounds of Branksome Care Home, 56 St John's Road, Buxton.

The proposed development affects only the two cottages—both in Use Class C3—rather than the main Care Home building (Use Class C2).

Figures 1 - 7 show the existing elevations of the Matron's Cottage and the Gardener's Cottage.



Figure 1: Southeast elevation of the cottages



Figure 2: Southeast elevation of the Gardener's cottage



Figure 3: Southeast elevation of the Gardener's cottage showing the dilapidated Toilets and Garden Room



Figure 4: Northeast elevation of the cottages



Figure 5: Northeast elevation of the cottages



Figure 6: Southwest elevation of the Matron's cottage

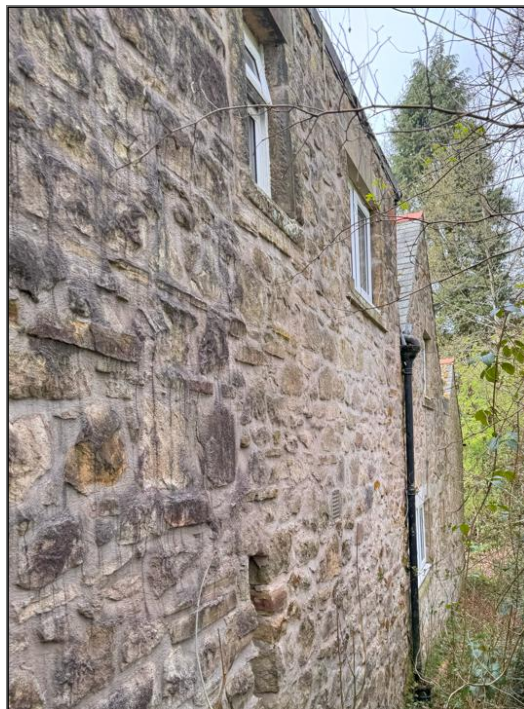


Figure 7: Northwest elevation of the cottages

2. Legislative and Policy Context

This assessment has been prepared in line with national and local policy relating to the historic environment. It references relevant national guidance, local conservation designations, and the heritage sensitivities relating to the Pavilion Gardens (Grade II* Registered Park and Garden).

3. Site Description and Historic Context

The site lies to the north of the Pavilion Gardens, within the character area that includes historic villas and domestic buildings forming the park's northern edge. The Matron's and Gardener's cottages form part of this historic domestic grain.

Branksome was built in 1894 to the designs of Huon Arthur Matear. The site developed over time with a large number of additions from around 1902. From around 1947 the site was used as a Convalescent Home and continued in a similar use since its closure in early 2022.

The closure followed a series of negative inspections by the Care Quality Commission (CQC) in early 2022, which rated the home as 'inadequate' for safety, effectiveness, responsiveness, and leadership.

The existing dilapidated ancillary outbuildings (toilets and garden room to the northeast of The Gardener's Cottage) have no recognised historical value and are to be removed.

4. Significance Assessment

- Pavilion Gardens (Grade II* Registered Park & Garden) – High Significance
- Buxton Conservation Area (including nearby character area) – High Local Significance
- Matron's & Gardener's Cottages – Non-designated heritage assets with low–medium local significance.
- Existing ancillary outbuildings – negligible heritage interest.

5. Proposed Works

The proposals include:

- Internal reconfiguration of the two cottages to create one 3-bed dwelling and one 2-bed dwelling.
- Demolition of existing dilapidated external toilets and the garden room.
- Construction of a new single-storey extension on the same footprint as the demolished structures.
- Modest alterations to existing doors and windows.
- No works to the main Care Home building.

6. Heritage Impact Assessment

The impact on the nearby Grade II* registered park and local conservation area is assessed as negligible to minor. The extension is small-scale on the existing footprint of the dilapidated structures. Views from the park edge and St John's Road are conserved.

The impact on the cottages themselves is neutral to positive: dilapidated outbuildings are removed, and the cottages are secured in long-term residential use.

With appropriate design, materials, and landscaping retention, the proposals conserve the setting and significance of designated and non-designated assets.

7. Mitigation and Design Measures

Mitigation includes:

- Use of sympathetic materials for the extension (blue slate roof and natural stone walls).
- Sensitive fenestration design respecting existing proportions.
- Retention of boundary walls and planting.
- Construction management to avoid harm to setting.
- Photographic recording of outbuildings prior to demolition.

8. Conclusion

The proposed development results in negligible to minor heritage impact and is considered acceptable. It conserves the significance of the nearby Grade II* Registered Park and Garden and the Buxton Conservation Area while supporting the continued use and maintenance of the non-designated cottages.

The scheme is considered compliant with national and local heritage policy and represents an appropriate and sensitive form of development.