

Design & Access Statement
Listed building Application
Heritage Statement

HPK/2025/0504

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Reconstruction of external staircase:
2 Longden Court, off Spring Gardens,
Buxton SK17 6BZ

Date: 08/02/2026



PROPOSAL:

Proposed reconstruction of the right side staircase and the restoration of the facade in stone where the stones have fallen.

The dwelling is a Grade II Listed Building and is situated within a Conservation Area.

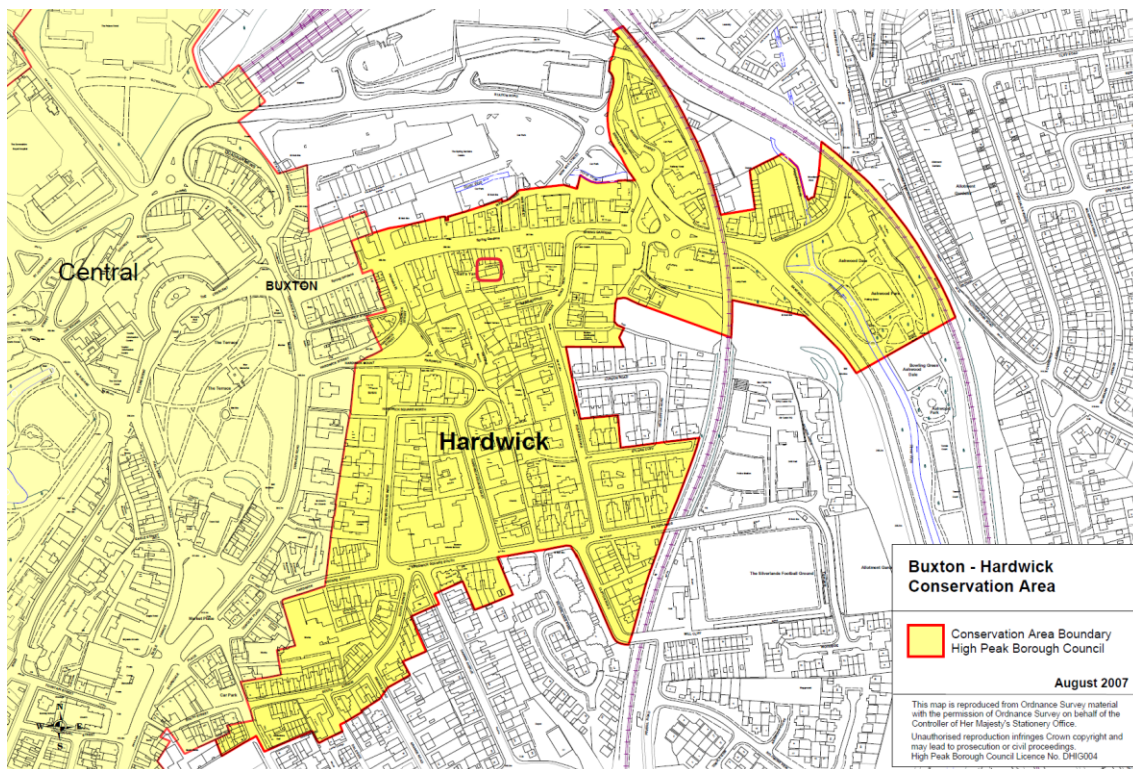
LISTING DESCRIPTION:

Buxton is located in the north-west of Derbyshire, 3 miles from the County boundary with Cheshire and only 2 miles from the boundary with Staffordshire. It lies within the administrative area of High Peak Borough Council.

Buxton is almost entirely surrounded by the Peak District National Park, which is within 3 kilometres in most directions.

The town underwent a dramatic growth during the second half of the 19th century, which can be seen at a glance by comparing population figures. In 1801 there were 760 people living in Buxton. By 1851 there were 1235 and by 1901 this had shot up to 6480. The most recent census figures (2021) give a figure of 20,048 for the resident population within the whole of Buxton, including all outlying areas outside the four conservation areas.

Spring Gardens area was designated a conservation area on 11 September 1989 (Buxton Hardwick).



The three storey detached Listed building located in Buxton town centre, sets back behind Spring Gardens' shopping area.

Predominant materials are coursed gritstone walling to front elevation, random gritstone walling to sides and rear. The roof is natural blue slates. Timber framed windows - vertically sliding sash type to front elevation painted white, side hung casements to rear with light blue paint finish.

The building dates back to 1799.

It is thought to have been originally built as factory or workshops (which external stone stairways are probably evidence that they were built to allow easy access to the upper floor when carts were being loaded or unloaded of goods), then converted into cottages by the late nineteenth century (from "Buxton in 50 Buildings" by David Morten).

Other suggestion (from britishlistedbuildings.co.uk) implies that Longden Court was built probably as a lodging block to cater for the growing number of visitors to Buxton in 1800. It is first mentioned in the Tithe Award of 1848, at which time it contained chambers for six occupants (rather than being listed as one or two houses).

The building appears to have originally been constructed with a symmetrical principal (north) elevation, with flights of steps providing separate access to the first-floor lodgings. By 1879, a three-storey extension had been added to the east, matching the primary phase in design and materiality. By this time, an extension had also been added to the rear (south). This rear extension survived as late as the 1960s but was subsequently demolished. The 1967 OS map shows a linking passage between the western part of Longden Court and the rear of 54 Spring Gardens, but this link no longer exists.

INTERIOR: no longer of significance interest as renovated in the years.

Planning history suggests that many internal alterations have been made over the years and any historical or important elements have since been removed. The internal spaces have no features of architectural or historical merit and have a modern feel.

The value of the heritage asset is predominantly for its structure and the external appearance, along with the original cobbles to the rear.

Listing date: 31 Jan 1997

English Heritage Legacy ID:463272

Listing NGR: SK0608473566

Source: <http://www.britishlistedbuildings.co.uk/>

Longden Court, to rear of No.54 Spring Gardens (No.54 not included)

Grade II Listed Building

EXTERIOR: Longden Court is rectangular on plan with its longer, principal elevation facing north. It is of a uniform height of three storeys under a pitched roof punctuated by three, stone chimney stacks. The front (north) and rear (south) elevations are ten irregular bays wide, with the eight westernmost bays of the front elevation forming a symmetrical arrangement. On each half of this arrangement, there is a doorway in the innermost bay with a window immediately adjacent. A flight of stone steps leads to a doorway in the outermost bay of the first floor. There are two windows on the first floor, one adjacent to the door and the other directly over the ground floor doorway. There are two windows on the second floor, one set in line with the ground-floor doorway and the other set slightly staggered above the first-floor doorway. All doorways and windows are formed of unembellished ashlar with flat lintels. The windows across the primary, north elevation contain modern, timber, two-over-two sashes. The ground and first-floor doors are modern. The western flank wall has a single window on the ground floor while the eastern flank wall is blank. The rear, southern elevation has scattered fenestration, with a single ground-floor window in the westernmost bay, six windows to the first floor and three windows to the second floor. The easternmost bay contains a stone mullion window on each floor, with the ground-floor window being blocked up. Most contain timber, multi-pane casement windows.

INTERIOR: altered and sub-divided late C20, stairs moved from original position.

This building was built as workshops or an early factory, converted to cottages in the late C19, and to offices late C20.

USE & SCALE:

The Scheme does not propose any alterations to the fabric of the building but just rebuilding the right side staircase that collapsed for unknown causes on December 22nd, 2025, along with repairing the stone façade that was directly connected to the staircase and collapsed after the failure of the outer stair wall.

Structural inspection has found no evidence of subsidence or excessive settlement in the remains of the walls, or no other indication as to what might have caused the stairs to collapse.

However, the rebuilding of the staircase is proposed to be carried out without touching any existing foundations for safekeeping of the building and engineer's recommendations will be followed for the works.

The proposed restoration works comprised reinstatement of the building wall/facade as independent of the staircase to avoid interdependence and to mitigate the risk of future damage.

This means that the staircase will be rebuilt as a separate structure, entailing the construction of a new inner wall in front of the building wall with a sufficient gap (100mm to 125mm) to allow the new wall to be constructed and to avoid contamination from any cement mortar. NHL lime mortar to be used throughout.

The outer stone wall is to be reconstructed off the remaining wall at ground level. The stone steps are to be laid in lime mortar and supported on the new block wall and the reconstructed stone wall. The steps will be carefully cut to suit the new supports.

Saying that, the appearance of the rebuilt staircase and the stone façade will be as it was, as the debris and the stones had been safely secured and kept to be reused.

The external space to front and side has stone pavers which will remain and have not been subjected to any damage.

Building/staircase after the collapse:



Building cleared from debris and secured by temporary props:



Stored stone masonry:



HERITAGE STATEMENT:

Longden Court is one of the named oldest buildings in Buxton, hidden behind Spring Gardens and access via 2 charming cobbles passageways – one pedestrian and one by cars.

Schemes such as HSHAZ by Historic England, have put more focus on the town as the revaluation and improvement of historic buildings has become one of the Council's key targets and heritage is at the heart of Buxton regeneration.

Longden Court cottage is a charming stone built from the end of the 18th century. Typical of that period, the building carries some significance in respect of the stone work and architectural style.

The aim of the Scheme is to protect the dwelling and rebuild the staircase as it was, using the original material/stones that have been saved and secured after the collapse of the staircase. No changes to the appearance of the staircase will be done, mirroring the left side staircase, but at the same time reinstating the staircase in a way that the building will be protected and preventing possible failures of the construction again.

The scheme contributes to the regeneration of this area both by respecting heritage and future proofing the site.

ACCESS:

The site is accessed from North via pedestrian passageway between 56 & 58 Spring Gardens and from West via Nall's Yard with vehicular access where there is a communal parking area for those living in the nearby buildings. Access to the property will remain unchanged.