

Conservation Team Advice

Date: 19/02/2026

Application Ref: HPK/2025/0479

Site Address: 72 Buxton Cricket Club Park Rd, Buxton

Proposal: Construction of new changing facilities for Buxton Cricket Club

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

Conservation Advice

Summary of Significance



Figure 1 – 1879 map of application site¹

¹ National Library of Scotland - [View map: Ordnance Survey, OS town plan - Buxton - sheet XV.13.11 - Ordnance Survey Town Plans of England and Wales, 1840s-1890s](#)

The Buxton Cricket Ground is located within the Centre of Park Road, a circular road characterised by large detached and semi-detached dwellings and mature tree cover. The Cricket ground historically occupied the entirety of the inner circle of Park Road (figure 1), however, the outer edge of the cricket ground has gradually been turned over to residential developments.

Assessment and Impact

The application seeks to construct a single storey changing facility of 17701mm by 8200mm in footprint. The building is proposed to have a single pitched roof of 3751mm at its highest point. the changing room is proposed to be constructed of reconstituted stone, metal sheet roof, with black uPVC windows and doors.

The changing room will be sited next to the existing clubhouse building. A site section provided (drwg no. 02.04) demonstrates that the proposed building will sit lower than surrounding buildings. As such the scale of the building is considered to have a neutral impact upon the conservation area.

Metal sheet roofing and reconstituted stone is not considered acceptable within the conservation area. It is noted that the existing clubhouse is constructed of reconstituted stone, with concrete roof tiles. The existing clubhouse demonstrates how the use of inappropriate materials can appear out of place when situated within the setting of the Park conservation area which is characterised by natural stone buildings with slate roofs. Alternative materials should be considered in order to avoid harm to the character and appearance of the conservation area.

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.

National Planning Policy Framework

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).

Where a development proposal will lead to less than substantial harm to the

significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. (para 215)

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 Areas Character Appraisal Adopted April 2007

Conclusions and Recommendations

In summary, the proposed materials (reconstituted stone and metal sheet roofing) are considered harmful to the character and appearance of the Buxton Park conservation area. Alternative materials should be considered which would be more appropriate within the setting of the conservation area.

Conservation Officer: Rachel Robinson
High Peak Borough Council