



Heritage Statement

***Project:* Single storey extension to existing pharmacy to allow increased capacity for dispensing medication.**

***Location:* Buxton Pharmacy, 2 Temple Road, Buxton, SK17 9BA**

***Date:* April 2026**

This heritage statement supports a planning application for a single-storey extension at Buxton Pharmacy, 2 Temple Road, Buxton, SK17 9BA. While not individually listed, the property is situated within the [Buxton College Conservation Area](#), designated for its distinctive late Victorian and early 20th-century character.

1. Introduction

- Site Address: 2 Temple Road, Buxton, SK17 9BA.
- Current Use: Operating pharmacy (Class E) with a gross external area (GEA) of 77.5 sq. metres.
- Proposed Development: A single-storey extension of 22.5 sq. metres to the existing pharmacy building.

2. Assessment of Significance

The Buxton College Conservation Area is noted for its "Voysey-inspired" rendered houses and stone-built villas dating between 1900 and 1938. Temple Road specifically forms one of the five key character areas within this designation, featuring diverse architectural designs that contribute to the town's historic spa identity.

The subject building at 2 Temple Road is a non-designated heritage asset that contributes to the local street scene. Its significance lies in its:

- **Aesthetic Value:** Its role within the cohesive group of early 20th-century buildings that define the character of the College area.
- **Communal Value:** Its continued function as a long-standing local community health resource.

3. Proposed Works & Justification

- The proposal is a single storey extension, 7.5 metres by 3.0 metres; this would allow the existing pharmacy to install an automated medicine dispensing machine, which would substantially increase the speed and number of patients they can be served at the pharmacy.
- The proposed extension has been designed to match the aesthetic of the existing larger building. The design considers the lower single storey, entrance feature into the pharmacy, by not connecting to this externally.
- The scale of the proposed extension is such that it does not impact the dormer window of the first-floor accommodation. The roof has been designed as a flat roof, which allows us to create the clear floor to ceiling height required to accommodate the dispensing machine, and keep the scale of the proposed extension, subordinate to the main building.
- **Justification:** We feel by adding this small extension to the existing pharmacy, would greatly improve the service this much needed facility, within this area, can provide.

4. Impact Assessment

The proposed 22.5 sq. metre extension represents a 29% increase in the building's footprint. The following principles have been applied to ensure the impact on the [Conservation Area](#) is neutral:

- **Scale and Massing:** The extension is single-storey and designed to be subordinate to the original 77.5 sq. metre structure, preserving the building's primary profile.
- **Materials:** Materials should match or sympathetically complement the existing fabric (e.g., stone or high-quality render consistent with the area's "Buxton-formula" aesthetic) to maintain the character of the [Conservation Area](#).
- **Setting:** The modest footprint ensures that the open character of the site—typical of the Temple Road area—is maintained.

5. Conclusion

The proposal follows High Peak Borough Council policies for preserving and enhancing conservation areas. By supporting the continued viability of the pharmacy, the extension provides a clear public benefit that outweighs any negligible impact on the historic fabric, in line with [NPPF guidance](#).



View of the existing Buxton Pharmacy.