



HERITAGE STATEMENT

on behalf of C Clayton

Application No: Tbc - (High Peak Borough Council)

Description: Conversion of existing mixed-use property (10-Bed HMO & Class E) to form four 3-Bedroom Residential Apartments

Address: 3-4 Bath Road, Buxton, SK17 6HH

Date of Application: July 2025

Agent:

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Heritage Statement

1. Introduction

This Heritage Statement is prepared in accordance with the National Planning Policy Framework, with the aim to support the proposed planning application for the transformation of the existing terraced Grade II listed Victorian townhouse located at 3-4 Bath Road, Buxton SK17 6HH, within Buxton Central Conservation Area. The proposal envisages a sensitive conversion of this prestigious townhouse into four opulent and modern 3-bedroom apartments, promoting characterful residential use within the conservation area.

2. Significance of the Heritage Asset

Set within the exquisite 19th-century townscape of Bath Road, the properties at 3-4 are integral to Buxton's Victorian character, displaying an array of historical features such as bracketed timber eaves, two-storey bay windows, sash windows, and round-arched doorways, over four levels of accommodation. These elements combined with the distinctive rhythm of the adjacent terraces reinforce the area's unique historical and environmental character.

The property is set back from the street behind the original stone wall with delicate wrought iron railings, overlooking a private yard to the rear with parking space for 1 or 2 vehicles.

Impact of Proposed Works

The proposal seeks to maintain and enhance the historic significance and character of the building while incorporating elements to meet the demands of modern living. We aim to do this by retaining the original staircases internally, along with all original window and door openings. Some internal walls will be opened up to afford open-plan living within each apartment, whereas any new partitions will be formed using delicate and independent studwork where necessary.

Externally, the modest replacement of a non-original door with a window is envisaged to the front and side elevation, consistent with the established fenestration pattern. Along with the addition of conservation roof lights within the existing roof plane to afford and increase natural daylight and ventilation to the upper floors. These small amendments are designed to improve the building's usability while maintaining its historical relevance. The original front doorset within the front elevation in turn will revert to providing a grand entrance for the entire property, once again.

Conclusion

The proposal aligns with national and local planning policies that promote the adaptive reuse and preservation of heritage assets for sustainable development. It respects the property's architectural and historical significance while providing accommodation that is fit for modern day living.

Through careful conversions and sensitive contemporary improvements, we aim to ensure that 3-4 Bath Road is reinstated to its former grandeur and continues its contribution to Buxton's architectural heritage, preserving its distinct character within the Buxton Central Conservation Area.

This Heritage Assessment has concluded that the proposed works to 3-4 Bath Road will result in minor visible change to the streetscene nor from within the Buxton Central Conservation Area, as the proposal responds to the special features of architectural interest and character of Bath Road. The form and massing of the proposals have been considered so they are appropriate in scale to the existing building with the material choices for the new elements taken from the existing palette following the material characteristics of the adjacent Conservation Area. The proposed new development has therefore been assessed as having neutral impact on the setting of the Conservation Area and not causing harm to the significance of the setting of the Conservation Area and the setting of the adjacent designated heritage assets. It is therefore



concluded that the proposals will not cause harm to the Buxton Central Conservation Area and ensure a viable use for the properties at 3-4 Bath Road. Therefore the proposals accord with local policy and the requirements of the NPPF.