

Conservation Team Advice

Date: 24/06/2026

Application Ref: HPK/2026/0185 and HPK/2026/0186

Site Address: EAGLE PARADE DRINKING CISTERN Eagle Parade Buxton

Proposal: Conservation repair works to the existing conduit/cistern; proposed new stone kerb and stone flagged margin around the structure; and proposed new cast iron railings to the original design with a gate to one elevation.

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Grade II – Drinking Fountain Buxton Central Conservation Area
Non-Designated Heritage Assets(s) (NDHAs):	☐	

Conservation Advice

Summary of Significance

The Eagle Parade drinking cistern is a grade II listed structure located within the Buxton Market Place. The cistern was constructed in the early 19th century to serve as a drinking fountain (or well) for residents in Higher Buxton. The cistern originally had a urn on top which has since been removed. The cistern design boasts notes of neo-classicism, a design style characteristic of the market place found at the town Hall (Grade II), Eagle Parade Hotel (Grade II), and New Inn Public House (Grade II). The front elevation shows indications of a worn motif and date, describe in the listing description as 'front is arched possibly originally with raised motif and date 1840'.

The listed cistern holds significance for both its architectural/aesthetic value as a neo-classical structure, and high communal value attributed to the structures origins as a communal drinking fountain and the Derbyshire 'Well-Dressing' traditions.

Assessment and Impact

The applications seek to carry out a series of conservation works to the grade II listed Eagle Parade Drinking Cistern, including a reconstruction of the existing structure, reinstatement of the urn, and re-landscaping the surrounding area. Since the receipt of the application revised plans have been received. For clarity these comments are based upon plans listed in 26 04 30 - 24233-Drawing Issue Sheet 2a – Existing and 24233-Drawing Issue Sheet 3a - Proposed - 22.06.2026.

Condition of Existing Structure

A full condition survey has been submitted with the application which demonstrates that the existing structure is in poor condition. The structure has been subject to weathering resulting in delamination and surface deterioration. Some structural movement has taken place, and the urn removed. The principal of conserving the structure and providing the Listed Building with a long-term future is supported.

Methodology

Submitted details include a construction method plan, and detailed plans which demonstrate the level of stone replacement required. The method replicates the original construction technique, interlocking the pre-fabricated stone panels. It is proposed to add a brick core to the address the multi directional movement of the structure. The brick core will also allow for future repairs to isolated stones to be carried out without the requirement for a complete deconstruction of the cistern. This approach retains the authenticity of the Listed Building and secure long-term stability for the structure.

The Cistern was originally constructed from a local sandstone which is no longer quarried for public sale. A pre-application meeting on site allowed officers to view alternative sandstone samples on site. As noted in the submitted heritage statement Peakmoor and Birchover Buff gritstones ashlar samples were viewed on site and agreed as acceptable matches. The use of these stones should be secured via condition.

In reinstating the urn it is proposed to add a black Brathay or Kirkby (Burlington Stone) urn lid. This lid will close the urn to provide some long-term durability. The Burlington stone has a historic link to the Barthay Quarry was historically owned by the Cavendish Chatsworth's. The dark stone will show as a contrast to the historic urn and appear as an authentic addition to the structure in line with SPAB principles.

Landscaping and signage

It is proposed to relandscape the area to reinstate an iron railing enclosure. The railing will match historic railings documented in historic photographs of the Cistern. The historic railings were removed during WW2. Reinstating the iron railing is supported as it will provide some protection to the structure while reinstating a historic feature. The heritage statement proposes to finish the iron railing in a purple-brown or a Hague blue. Both colours are considered acceptable heritage colours.

It is also proposed to install a heritage information sign and a commemorative plaque to the donor. The donor plaque is a simple design. The heritage information sign is considered to be accurate and informative. This will elevate the Listed Building by adding informative information to a heritage structure in the centre of the Market Place.

Legislation and Policy

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal (para 208).

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (para 212).

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 area character appraisal (adopted April 2007)

Conclusions and Recommendations

In summary the applications propose a series of conservation repairs to the grade II Cistern which is in poor structural condition. The works are considered to maintain the authenticity of the Listed Building, enhancing its interpretability, and ensuring a long-term future for the Listed Building. On this basis there are no heritage objections to the applications.

Recommended Conditions

- The new stone hereby approved shall be either Peakmoor gritstone ashlar or Birchover Buff gritstone ashlar only.

Reason: To preserve the special architectural and historic interest of the Listed Building.

- The Urn lid hereby approved shall be Burlington Stone black Barathay or Kirkby only.

Reason: To preserve the special architectural and historic interest of the Listed Building

- Mortar used within the works hereby granted consent shall be carried out using hydraulic lime or lime putty. The sand mix, colour, texture and pointing finish shall match as closely as possible the historic pointing found on the existing cistern.

Reason: To preserve the special architectural and historic interest of the Listed Building.

- The iron rails hereby approved shall be painted in either Hague Blue, or Purple-Brown only.

Reason: To preserve the special architectural and historic interest of the Listed Building and the character and appearance of the Conservation Area.

- The Heritage Interpretation Sign and Donor Sign hereby approved shall be kept in clean and legible condition for the lifetime of the development.

Reason: To preserve the special architectural and historic interest of the Listed Building and character and appearance of the Conservation Area.

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