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Sent: 30 June 2026 12:59

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Subject: NEW APPLICATION: HPK/2026/0190: Archaeology

[REDACTED]

NEW APPLICATION: HPK/2026/0190

LOCATION: LAND BEHIND CORBAR HILL HOUSE Corbar Road Buxton

PROPOSED DEVELOPMENT: Erection of a new self-build dwelling house within the landscape to the rear of Corbar Hill House, with associated external works and part-retrospective landscaping. Conversion of the Curtilage Listed Coach House building to a single self-build residential dwelling, with associated repair works and minor modifications.

Dear James

Thank you for consulting on this application. Corbar Hill House is a grade II listed building, recorded on the Derbyshire HER (NHLE 1259375). It also sits within The Park, Buxton Conservation area (DDR7085). In terms of below ground archaeology the site has seen previous phases of development, largely with the conversion to a private sanatorium in the 19th century and the construction of a tennis court, the north-western part of the site also lies adjacent to the remains of a former quarry which was within land previously owned by Corbar House. Given this I am happy that there will be no below ground archaeological implications.

However, the fabric of the curtilage listed coach-house will be impacted. It is not in my remit to advise on above ground heritage assets, impacts to fabric or setting, in this instance. Instead I urge you seek the advice of your Building and Conservation team on the need for any building recording prior to renovation and the maintenance of watching brief observation and recording during conversion.

Yours sincerely

Reuben

Reuben Thorpe, MCifA, FSA | **Development Control Archaeologist** |

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