

Design & Access Statement: Reference: PP-15082630

Proposed repaving for rear and front curtilage of: 17 Broad Walk, Buxton SK17 6JR

Date: 14/07/2026

Design and Access Statement

Application: Proposed alterations to the front and rear curtilage of 17 Broad Walk, Buxton, Derbyshire SK17 6JR

Property: Ground Floor Flat, Lake Villas, 17 Broad Walk, Buxton SK17 6JR

Date: July 2026

1. Introduction

This Design and Access Statement accompanies an application for planning permission and Listed Building Consent (where applicable) for works to the front and rear curtilage of 17 Broad Walk, Buxton.

The property occupies the ground floor of Lake Villas, a Grade II Listed Building within the Buxton Central Conservation Area. The building forms part of an important group of nineteenth-century villas overlooking Pavilion Gardens and Broad Walk.

The proposed works are limited to external landscaping and associated improvements within the curtilage. No alterations are proposed to the principal structure of the listed building or to its architectural features.

The objective of the proposals is to improve the appearance of the property, replace unsympathetic modern materials with more appropriate finishes, improve surface water management and enhance the setting of the listed building in a manner that preserves its special architectural and historic interest.

2. Site and Surroundings

Lake Villas is a substantial Victorian villa dating from the mid-nineteenth century and is included on the National Heritage List for England as a Grade II Listed Building.

The property occupies a prominent position on Broad Walk overlooking Pavilion Gardens and contributes positively to the character and appearance of the Buxton Central Conservation Area.

The building has been divided into three residential flats. The application relates solely to the curtilage associated with the ground floor flat.

The front of the property currently contains areas of tarmac together with a redundant access ramp that was installed by previous owners many years ago. Various externally mounted cables also detract from the appearance of the principal elevation.

To the rear, the existing garden comprises concrete paving with an existing drainage arrangement that offers an opportunity for improvement.

3. Description of the Proposed Works

The application seeks permission for the following works.

Front Garden

- Removal of the existing redundant access ramp.
- Removal of areas of tarmac surfacing.
- Formation of a decorative natural stone gravel garden.
- Construction of a paved pedestrian path leading from Broad Walk to the principal entrance.
- Removal or rationalisation of visually intrusive redundant external cabling where possible.
- Repainting of the front entrance door in a traditional dark heritage colour.

Rear Garden

- Replacement of existing concrete paving with high-quality external paving selected to complement the colour and character of the building's natural stone.
- Installation of improved drainage connected to the existing drainage system to improve the management of surface water.

No extensions or alterations to the listed building itself are proposed.

4. Design Principles

The proposals have been developed with the objective of respecting the architectural significance of the listed building while improving the quality of its external setting.

The replacement of extensive areas of modern tarmac with natural gravel and sympathetic paving will create a more traditional appearance that better reflects the historic character of Victorian villas.

Materials have been selected to complement the limestone construction of the building rather than compete with it.

The proposed door colour is intended to reflect traditional finishes commonly associated with buildings of this period.

The rear garden improvements are modest in scale and will not be readily visible from the public realm. They are intended to improve usability while remaining visually sympathetic to the character of the property.

The introduction of improved drainage represents an environmental improvement by assisting with sustainable surface water drainage and reducing the potential for localised water accumulation.

5. Heritage Considerations

The significance of Lake Villas derives principally from its architectural quality, its contribution to the Broad Walk streetscape and its relationship with Pavilion Gardens within the Buxton Central Conservation Area.

The proposed works have been designed to preserve that significance.

The application does not involve alterations to the historic fabric of the listed building, including its stone elevations, architectural detailing, windows or roof.

The works are confined to the surrounding curtilage and involve replacing modern and visually intrusive elements with materials that are more sympathetic to the historic setting.

Removal of the existing tarmac and redundant ramp will improve the visual relationship between the building and Broad Walk and reduce the impact of features that are not characteristic of the original Victorian design.

Similarly, the replacement of modern concrete paving at the rear with more sympathetic materials represents an enhancement to the setting of the listed building without affecting its historic fabric.

Overall, the proposals are considered to preserve, and in several respects enhance, both the significance of the listed building and the character and appearance of the Buxton Central Conservation Area.

6. Access

Existing pedestrian access from Broad Walk will be retained.

Vehicle access from Hartington Road will remain unchanged.

The proposals therefore have no adverse impact on the accessibility or operation of the site.

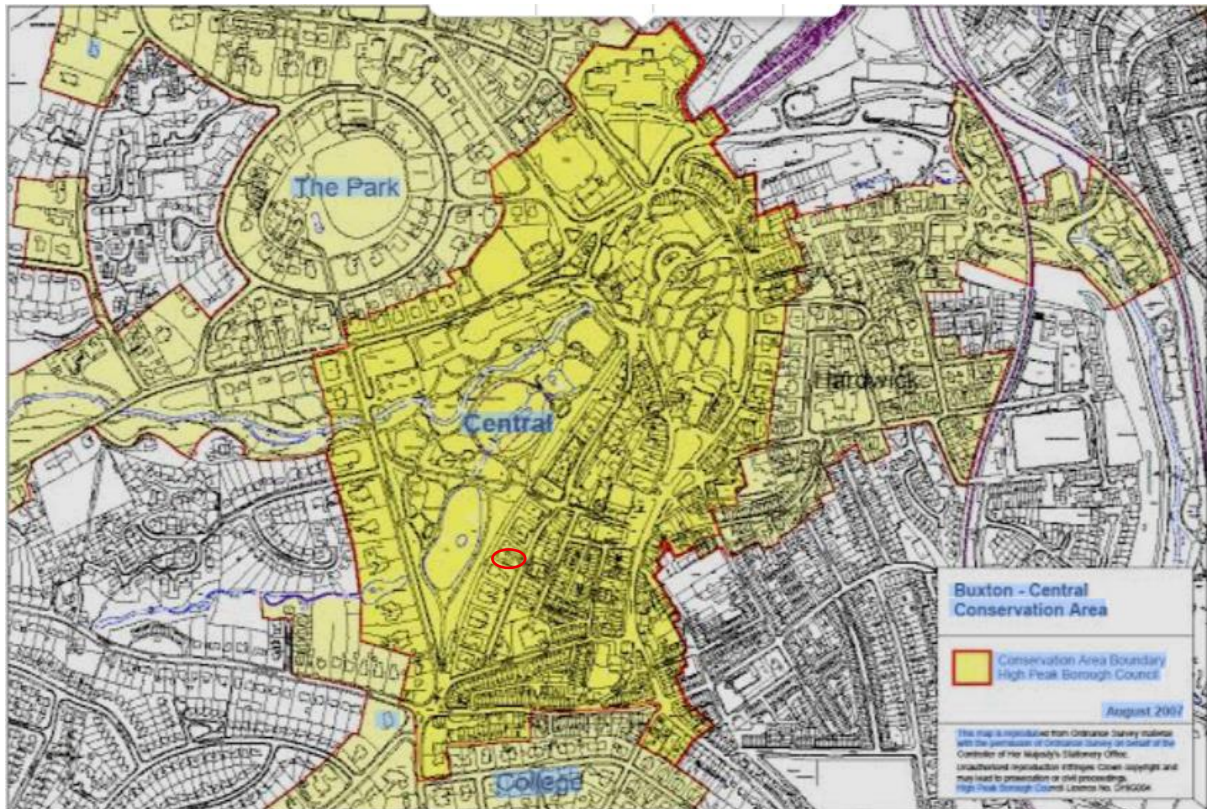
7. Conclusion

The proposed works represent modest improvements to the setting of an important listed building.

They remove a number of unsympathetic modern features, introduce more appropriate materials, improve surface water management and enhance the overall appearance of the property while fully respecting its architectural and historic significance.

As no historic building fabric will be lost and the proposals are confined to carefully considered improvements within the curtilage, it is considered that the application preserves the significance of the Grade II Listed Building and preserves and enhances the character and appearance of the Buxton Central Conservation Area.

Accordingly, it is respectfully requested that planning permission and any associated listed building consent be granted.



Sincerely

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