

Heritage 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

Date: July 2026

1. Introduction

This Heritage Statement has been prepared in support of an application for planning permission and Listed Building Consent (where required) for alterations to the front and rear curtilage of 17 Broad Walk, Buxton.

The application relates to external landscaping works only. No alterations are proposed to the principal structure of the Grade II Listed Building or to its architectural features.

The purpose of this statement is to identify the significance of the heritage asset, describe the proposed works and assess their impact upon the significance of both the listed building and the Buxton Central Conservation Area.

2. The Heritage Asset

Lake Villas is a Grade II Listed Victorian villa dating from the mid-nineteenth century and occupies a prominent position on Broad Walk overlooking Pavilion Gardens.

The building is recognised for its architectural quality, including its dressed limestone elevations, classical proportions, projecting bay windows, sash windows and decorative detailing. It forms part of an important group of historic villas that define the character of Broad Walk and make a significant contribution to the Buxton Central Conservation Area.

The principal significance of the heritage asset lies in:

- its architectural design and craftsmanship;
- its contribution to the historic streetscape of Broad Walk;
- its relationship with Pavilion Gardens and the wider planned Victorian landscape;
- its continued residential use.

The application property occupies the ground floor of the building.

3. Existing Condition

The application relates solely to works within the curtilage.

At the front of the property, areas of modern tarmac, a redundant access ramp and externally mounted cabling detract from the setting of the listed building. These features are understood to be relatively modern additions and do not form part of the building's historic significance.

To the rear, the existing concrete paving similarly appears to be of modern construction and has little heritage value. The existing drainage arrangement also provides an opportunity for improvement through better management of surface water.

No historic stonework, architectural detailing, boundary walls or other original features are affected by the proposals.

4. The Proposed Works

The proposed works comprise:

- removal of the redundant access ramp;
- removal of areas of tarmac surfacing to the front of the property;
- creation of a natural stone gravel garden;
- installation of a sympathetic paved footpath to the principal entrance;
- removal or rationalisation of visually intrusive external cabling where possible;
- repainting of the front entrance door in an appropriate traditional heritage colour;
- replacement of existing rear concrete paving with paving selected to complement the colour and appearance of the building;
- installation of improved drainage connected to the existing drainage system.

No alterations are proposed to the historic building fabric.

5. Assessment of Heritage Impact

The proposals have been designed to preserve the significance of the listed building while enhancing its setting.

The works are confined entirely to modern landscaping and later additions within the curtilage. They do not involve the removal or alteration of historic masonry, windows, roof coverings, decorative detailing or other features that contribute to the building's special architectural or historic interest.

The removal of modern tarmac and the redundant access ramp will reduce the visual impact of features that are not characteristic of the original Victorian setting. Their replacement with natural gravel and sympathetic paving will provide a more appropriate foreground to the building.

Similarly, the replacement of modern concrete paving within the rear garden will improve the appearance of the external space without affecting any identified heritage fabric.

The proposed repainting of the entrance door in a traditional dark heritage colour is consistent with the character of Victorian buildings and will have no adverse impact on the significance of the listed building.

The introduction of improved drainage is a practical measure intended to improve the long-term condition and management of the site. The works are limited in extent and are not considered to affect the heritage significance of the property.

Overall, the proposals are considered to preserve the special architectural and historic interest of the Grade II Listed Building and preserve the character and appearance of the Buxton Central Conservation Area.

6. Planning Policy Context

Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be given to preserving listed buildings and their settings.

Section 72 of the Act requires special attention to be paid to preserving or enhancing the character or appearance of conservation areas.

Paragraphs 205 to 208 of the National Planning Policy Framework (NPPF) require decision-makers to identify the significance of heritage assets and assess the impact of proposed development upon that significance.

In this case, the proposals result in no loss of historic fabric and are considered to preserve, and in several respects enhance, the setting of the listed building through the removal of modern, visually intrusive features and their replacement with materials more appropriate to the character of the site.

7. Conclusion

The proposed works are modest in scale and confined to the curtilage of the property.

They do not affect the historic fabric of the Grade II Listed Building and are considered to preserve its significance.

By replacing unsympathetic modern surfacing and redundant features with more sympathetic materials, the proposals will enhance the setting of the building and make a positive contribution to the character and appearance of the Buxton Central Conservation Area.

It is therefore considered that the proposals satisfy the statutory duties relating to listed buildings and conservation areas and should be supported.