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From: [REDACTED]
Sent: 06 August 2026 17:14
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : HPK/2026/0286 Site Address: 17 Broad Walk Buxton Derbyshire SK17 6JR Buxton
Comments by: Kate Dickson Creative Heritage Consultants Ltd

From:
1a
Hardwick Mount
Buxton
Buxton
Derbyshire
SK17 6PP

[REDACTED]

[REDACTED]

Submission: Objection

Comments: The application seeks retrospective consent for a tiled path and steps from Broad Walk to the front door of the property. The Heritage Impact Assessment provided with the application notes that the building is grade 2 listed, but fails to acknowledge its location within Buxton Central Conservation Area and adjacent to the grade 2* Pavilion Gardens registered park.

The Conservation Area Appraisal tells us that Broad Walk was laid out between 1861 and 1876. The application property and its adjoined neighbour date from this time, and are recorded on the 1:500 Ordnance Survey map of 1877. This shows the layout of the grounds of the properties and clearly illustrates that none of the houses along Broad Walk had front paths; they were set on slightly elevated grass mounds, designed to look like an extension of the park, with no roadside boundary walls. Each pair of semis or group of properties had a swept drive adjacent to the house, rising from Broad Walk at each end of the building, set behind the grassed bank. Over the years there has been some erosion of this landscape in several places along Board Walk, with no 17 developing low evergreen planting along the front boundary. This has, however, been continuous until very recently; the 'cut' through the hedge shown on the 'as existing' plan provided with the application is inaccurate and relates to the formation of the front path which is the subject of the retrospective application.

The path that has been constructed perpendicular to the front elevation of the property has been built up to be more or less level from the front door until close to the boundary, where three steps have been formed through the depth of the planting. The steps and path are tiled with large-format ceramic tiles, printed with a black and white chequerboard pattern. The design and materials are inappropriate in this location, being more suited to an urban setting such as Edgbaston, Birmingham, or Notting Hill, London. Some later Victorian and Edwardian houses in Buxton do have 'tiled' paths but the material used is either encaustic or terracotta blocks, small in scale, individual units, in dark colours. Steps are always natural stone.

I am of the view that the path and steps as now constructed are inappropriate in terms of location, design and materiality. They are harmful to the setting of the listed house and the registered park, and incongruous to the extent of detracting from the character of the Conservation Area. I consider that the path and steps should be removed and the grassed bank reinstated across the front of the property, leaving the historic drive location as the access to the front door.

I have no comments regarding the proposals for the rear yard area.

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