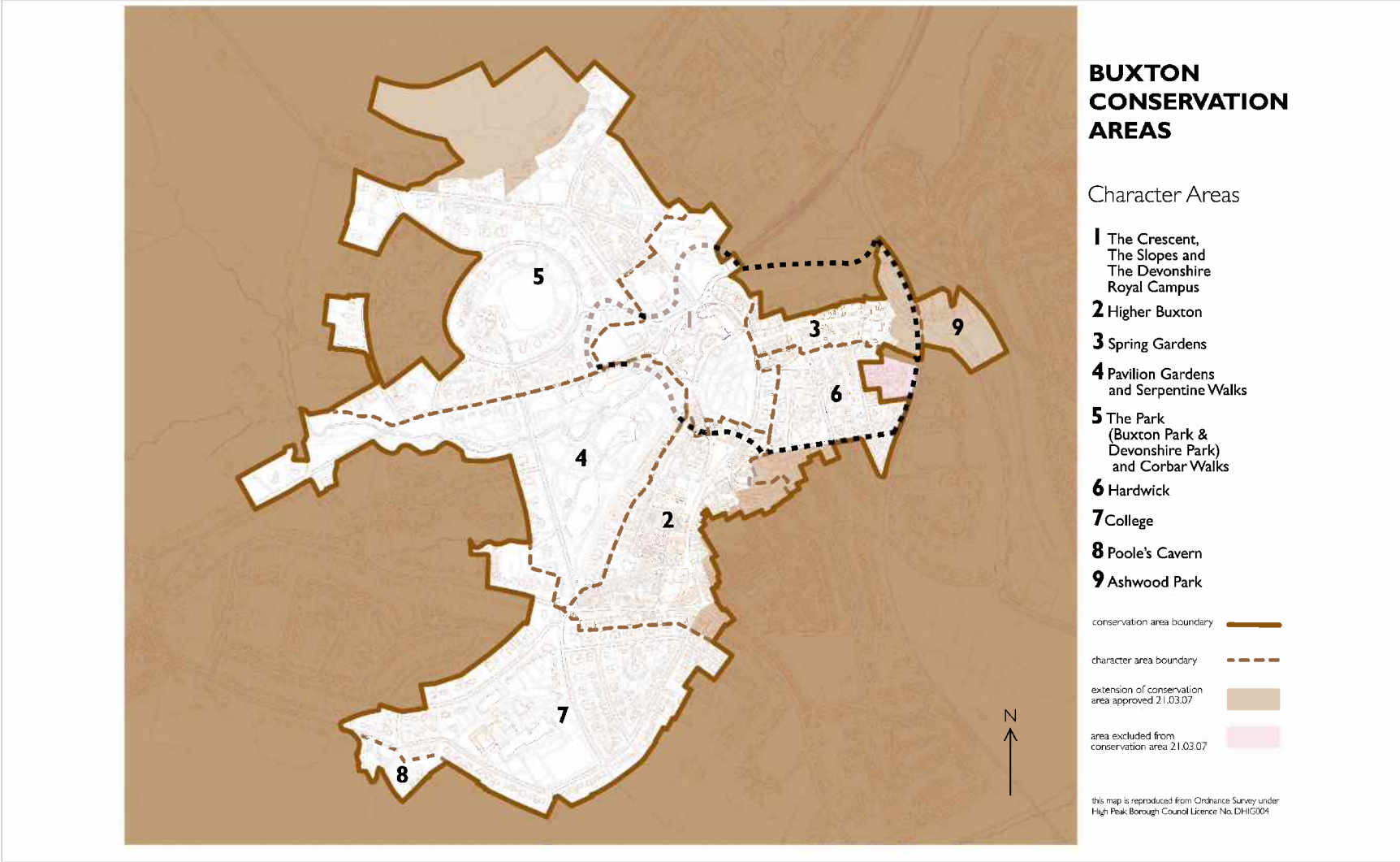


Appendix 5.3: Built Heritage Features

Area of Assessment



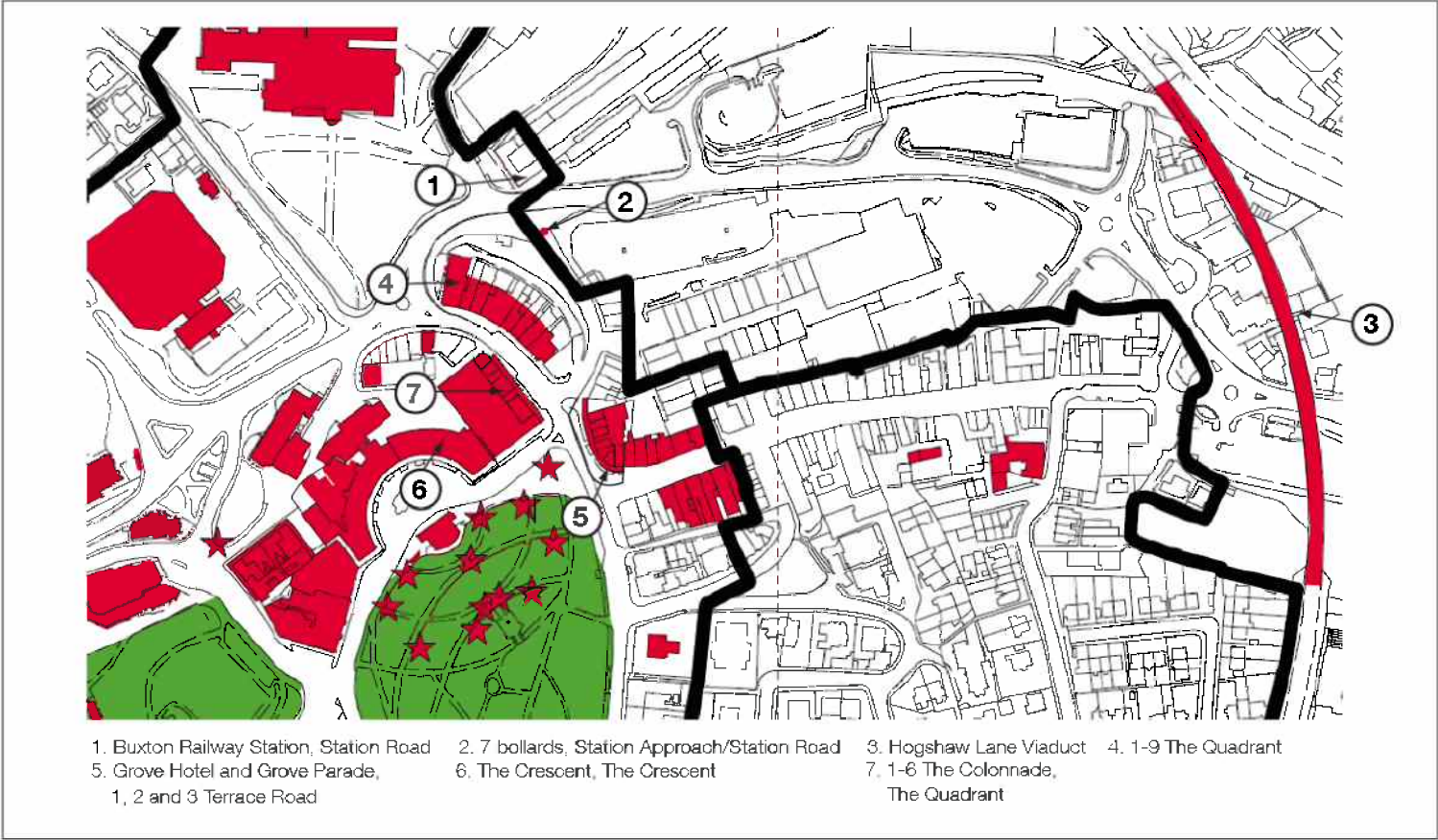
Environmental Statement - Appendix 5.3

■■■■■ Area of Assessment of Built Heritage Features

Project	Spring Gardens, Buxton	LPA	High Peak Borough Council	Indigo Planning Limited 36 Park Row Leeds LS1 5JL
Title	Buxton Conservation Areas	Date:	09.05.08	
Client	Threadneedle Property Investments	Project No:	003047	
		Drawing No:	003047/H1	
		Drawn by:	CG	
		Scale:	NTS	
				T 0113 390 0270 F 0113 390 0271 info@indigo-planning.com



Listed Buildings



	Project	Spring Gardens, Buxton	LPA High Peak Borough Council Date: 09.09.08 Project No: 003047 Drawing No: 003047/H2 Drawn by: CC Scale: NTS	Indigo Planning Limited 96 Park Row Leeds LS1 5UL T 0115 380 0270 F 0115 380 0271 info@indigo-planning.com	
	Title	Listed Buildings			
	Client	Threadneedle Property Investments			

Statutory Listed Building Descriptions

Buxton Railway Station, Station Road Buxton, High Peak

Date listed: 21 December 1970

Date of last amendment: 21 December 1970

Grade II

Railway station, end wall. 1862-63, altered 1969-70. Built for the London and North Western Railway Co by J or W Smith. Originally part of a matching pair of adjacent railway stations, largely demolished 1969-70. Coursed millstone grit with ashlar dressings. EXTERIOR: gabled south-west wall to former covered station has a central round headed archway containing a very large semi-circular window with ornate fanlight with iron glazing and moulded ashlar surround inscribed LONDON & NORTH WESTERN RAILWAY CO and moulded impost bands. Either side wide projecting pilasters with bracketed eaves. Above a broad shallow coped gable with round headed corbel arches beneath. To left a lower wall with central round headed doorway flanked by blind panels, to a pilaster buttress, and moulded eaves to top. Right return has altered low wall with single segment headed entrance. INTERIOR: not inspected. (The Buildings of England: Pevsner N: Derbyshire: Harmondsworth: 1953-1986: 116; Leach John: The Book Of Buxton: Leicester: 1987-).

7 Bollards At Junction With Station Road, Station Approach, Buxton, High Peak

Date listed: 31 January 1997

Date of last amendment: 31 January 1997

Grade II

Seven cast-iron bollards. 1864. Cast-iron. Each bollard has a fluted tapering column surmounted by open cube with recessed panel to each face, the first and third bollards have pyramidal top. The date 1864 is visible on all bollards but variously aligned. Each bollard is approximately 85cm in height. Originally there were eight bollards, one has been replaced by a late C20 steel post.

Hogshaw Lane Viaduct, Spring Gardens, Buxton, High Peak

Date listed: 31 January 1997

Date of last amendment: 31 January 1997

Grade II

Railway viaduct. c1890. Built for the Midland Railway Co. Snecked millstone grit and coursed limestone rubble, with dressed stone quoins, keystones and coping. Red brick interior to arches. East face: 16 arches of varying span with irregular piers; the arch over Spring Gardens is skewed. The arches have rusticated voussoirs and keystones, with above a raised band and a plain coped parapet of diminishing courses. Reputedly 320m long. This viaduct carries the railway across the Wye valley, as part of the Chinley to Ashbourne line.

1-9 The Quadrant (East Side), Buxton, High Peak

Date listed: 21 January 1974

Date of last amendment: 21 January 1974

Grade II

Row of shops with offices above. c1860, extended 1905, with late C20 alterations. Dressed gritstone with ashlar dressings and Welsh slate roofs with grouped stone stacks. Eaves band and moulded eaves cornice. EXTERIOR: 3-storeys, Stepped street front has 9 windows with curved single window ends and 2 window returns, that to left now 6 windows. Facade divided by tall pilaster strips with vermiculated rustication and curved brackets to ground floor and eaves. 9 varied shop fronts, mostly renewed C20. Tall 3-light mullion windows to first floor with tooled ashlar surrounds, and 3 round headed lights above also with tooled surrounds keystones and projecting sills on stone brackets. Most windows have original casements. Curved entrance at bottom right has doorway with Tuscan Doric columned surround with entablature, above single window and above again single round headed window. Right return has 2 similar windows on the upper floors and a glazed single storey addition of 1905 below with ornate iron parapet. Curved bay at top left has 3-light mullion window to ground floor and single windows above, left return has 6 single windows in similar tooled surrounds. INTERIOR: not inspected.

Grove Hotel and Grove Parade, 1, 2 And 3 Terrace Road (East Side), Buxton, High Peak

Date listed: 21 December 1970

Date of last amendment: 21 December 1970

Grade II

(Formerly Listed as: TERRACE ROAD Grove Hotel) GV II Formerly known as: Grove Coffee House TERRACE ROAD. Includes: Nos.1, 3 AND 5 Grove Hotel and Grove Parade SPRING GARDENS. Hotel with shops. c1770 and late C18 with canopy and shop fronts of 1883 possibly by Joseph Whalley (landlord). Dressed gritstone with painted stucco and painted ashlar dressings plus Welsh slate roofs and grouped stone stacks. EXTERIOR: 4 storeys. First- and second-floor sill bands. 9-window range with canted corner to right and 3-storey plus attic, 3-window range to Spring Gardens. Ground floor has ornate cast-iron canopy with columns supporting ornate openwork panels and glazed lean-to roof, central section to Terrace Road has segmental arch on paired columns inscribed GROVE HOTEL with ornate iron wreath, central section to Spring Gardens has smaller segmental arch on paired columns inscribed BAR with ornate iron wreath. This canopy extends north across No.5 Grove Parade. Central hotel entrance has painted ashlar surround with pilasters and paired brackets supporting segmental pediment and double panel doors. Either side shops with recessed doorways, some retaining late C19 shop fronts. 4-storey range to Terrace Road has 9 windows partly hidden by canopy, 9 sashes above and 9 smaller sashes above again. 3-storey range to Spring Gardens has 3 windows partly hidden by canopy, 3 sashes above and 3 dormers above again, central flat roofed dormer with 3-light cross casement flanked by single gabled dormers with plain sashes. Rear much altered C19 and C20. Additions include semi-circular bay windows. INTERIOR: bar has encased chamfered beams. (The Buildings of England: Pevsner N: Derbyshire: Harmondsworth: 1953-1986: 116).

The Crescent, The Crescent, Buxton, High Peak

Date listed: 25 January 1951

Date of last amendment: 31 January 1997

Grade I

(Formerly Listed as: THE CRESCENT St Anne's Hotel. Crescent Hotel.) GV I Hotel, assembly room and 5 lodging houses, later council premises, now vacant. 1780-88, addition c1803 with C19 and C20 alterations. By John Carr of York for the 5th Duke of Devonshire, additions possibly by J White. Ashlar, brick and dressed stone with ashlar dressings and Westmorland slate roofs. Cruciform stone stacks. STYLE: Neo-Classical. PLAN: crescent. EXTERIOR: 3 storeys to front, 4 storeys to rear, and basements. Front has symmetrical 29 window semi-circular range culminating in 5 window facades at each end. Rusticated, round arched arcade to ground floor has set back 27 round headed openings, with sets of steps in front of arches 2, 8, 11, 14, 16, 22 and 23 (from right to left). Central altered doorway and to left a 3-light opening, a window, a door, 2 windows, a doorway altered to a window, 2 windows, 2 blocked doors and 3 windows. To the right 2 windows, a door, 2 windows, a door, 5 windows, a door and a window. All the windows are glazing bar sashes and doorways have mostly 6 panel doors and fanlights. Above giant fluted Roman Doric pilasters with blind balustrade and full entablature, topped by balustrade with plain panels interspersed with shaped balusters, the central panel is carved with the Cavendish arms. First floor has 23 plain sashes and to the right 6 glazing bar sashes, with guilloche pattern plat band between floors, and second floor has 29 glazing bar sashes. 5 window facades at either end have similar articulation, set back ground floor facades have 4 round headed sashes each. Left return has similar articulation, 5-window range with blocked entrance at bay 1, first-floor windows blind and second-floor windows with glazing bar sashes. Right return has similar articulation, 7-window range, with 7 round headed sashes on the first floor and 7 blank panels above. Rear of dressed stone, 4 storeys. Ground floor has tall round headed windows mostly blocked, and small square projections with stairs. First and second floors have boarded glazing bar sashes and third floor has smaller glazing bar sashes. INTERIOR: of former St Ann's Hotel altered but some original features survive. The vaulted cellars serviced by central passageway are divided into secure rooms providing wine cellars and stores. These retain many original features, such as 4 planked doors with strapped hinges within pegged architraves, that have been refronted with panelled doors. There are 6-panel doors with low lock rails. Stone flag floors and a stone table survive. Window openings include 2 internal lunettes and an exterior window with chamfered mullion. To the right-hand, east, section many wooden doors retain top panels with bars for ventilation or vent holes. 2 fireplaces with stone jambs and lintels, 1 with narrow grate, the other larger. Ground floor has later ornate dining room addition to rear, with massive moulded beams upon double modillions in 5 rectangular panels. Folding shutters to windows. Later furnishings include Chinese style woven wallhangings. First floor has cast-iron balusters to stairs, with wreathed wooden handrail and columns to landing. Door glazed and engraved to upper panels, with fanlight and raised panels to spandrels, in ornate doorcase with ovolo moulding, leads into Smoking Room. Drawing room also has entrance door with engraved glass to upper panels and overlight, in moulded surround with entablature. The ceiling has shallow relief plasterwork of interlocking scrolls with central roundel. The frieze is similar in style to the cyclamen or "whiplash" pattern. Ornate fireplace with overmantel. One fireplace removed at time of survey, elaborate over mantel mirror remaining. Former Great Hotel, later Crescent Hotel, has semi-circular staircase rising from right-hand entrance to first floor Assembly Room with canted corners. Coved ceiling with ornate Adam style plasterwork, also plaques to wall. Marble fireplaces with overmantels, coved decorated alcoves, and ornate door cases, all with pediments either scrolled or triangular. The double panelled doors are round headed. Order of Corinthian columns and engaged pilasters. Adjoining the Assembly Room is the former card room (2x2) with panelled doors. The remaining houses and the hotel were designed as individual units, those to the hotel have linking curved central corridors on each floor. Each unit has 3 windows to the front and 5 windows to the rear with splayed internal walls following the curve of the Crescent. The units also have single flight return, cantilevered stone staircase with iron balustrade and wooden handrail. Most units contain some original decoration such as doors, doorcases and plasterwork, though many were modernized in the C19 and they retain interesting C19 fireplaces, plasterwork and panelling. Brick and stone vaulted cellars retain at least one later cooking range and slop stone sink. Balustrade to Great Stair by Thomas Smith of Chesterfield, and plasterwork to Assembly Room by James Henderson of York and carving by Thomas Waterworth of Doncaster. The

Crescent cost »38,601.18s.4d. (The Buildings of England: Pevsner N: Derbyshire: Harmondsworth: 1953-1986: 113; Hall I: Georgian Buxton: Chapel-en-le-Frith: 1984-: 40; Leach John: The Book Of Buxton: Leicester: 1987-: 124; Georgian Group Journal: Hall I: The Crescent, Buxton: 1992-: 40-55).

1-6 THE COLONNADE, THE QUADRANT (east side)

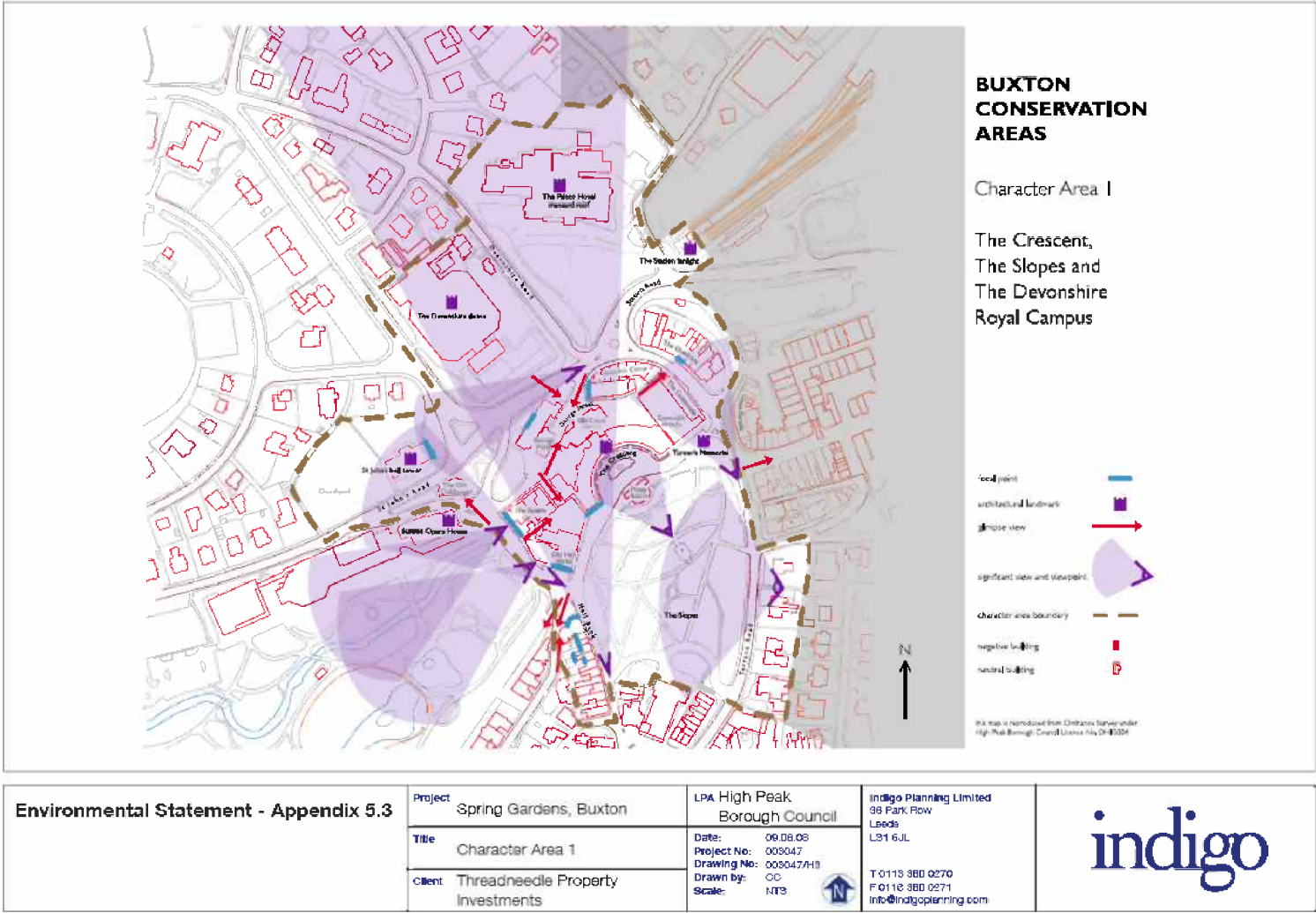
Date listed: 21 December 1970

Date of last amendment: 31 January 1997

Grade II

BUXTON SK0573NE THE QUADRANT 616-1/3/79 (East side) 21/12/70 (Consecutive) Nos.1-6 The Colonnade (Formerly Listed as: THE CRESCENT Nos.1-6 (Consecutive) Colonnade) GV II Row of shops with projecting canopy. 1852-53, remodelled c1990. By Henry Currey. Dressed painted stone with painted ashlar dressings, cast-iron and glass canopy. EXTERIOR: single storey. Street front has 18 bay glass canopy, supported on 19 cast-iron columns with fluted shafts, Composite capitals, ornate spandrels, guilloche band and curved lean-to glass roof with iron finials to ridge. Eight segment arched shop windows, 3 to left with C20 shop fronts, 4 to right retain 3-light round headed glazing and one to far right now entrance to shopping arcade, beyond a single flat headed shop window with single glazing and then a similar curved window, both under a hipped roof with parapet. INTERIOR: of Blezard's, The Chemist, retains fine C19 shop fittings.

Buxton Conservation Areas: Character Areas



Character Area 1 – Crescent, Slopes, Devonshire Royal Campus (west of the development site)

The Crescent area that forms the heart of this historic town, and indeed the town itself, came to prominence when the fifth Duke of Devonshire invested heavily in the then small Peakland village to attract and accommodate visitors in order to exploit the thermal springs and mineral waters.

The predominant use of buildings within this character sub-area is now associated with commercial and retail uses. Views within it generally orientate down the valley slopes towards the Crescent buildings that dominate the area. Consequently the development site does not form a significant element in the principal views within the area. There may however be glimpse views from particular viewpoints towards the development, for example, from the Turner's Memorial and some aspects of the historic parkland known as The Slopes. The site is not included in any significant viewpoints or glimpse views identified in the Conservation Area Appraisal although the remaining station fanlight to the north of the site that formed the west end of the LNW Railway Station (listed Grade II) is identified as an 'architectural landmark'.

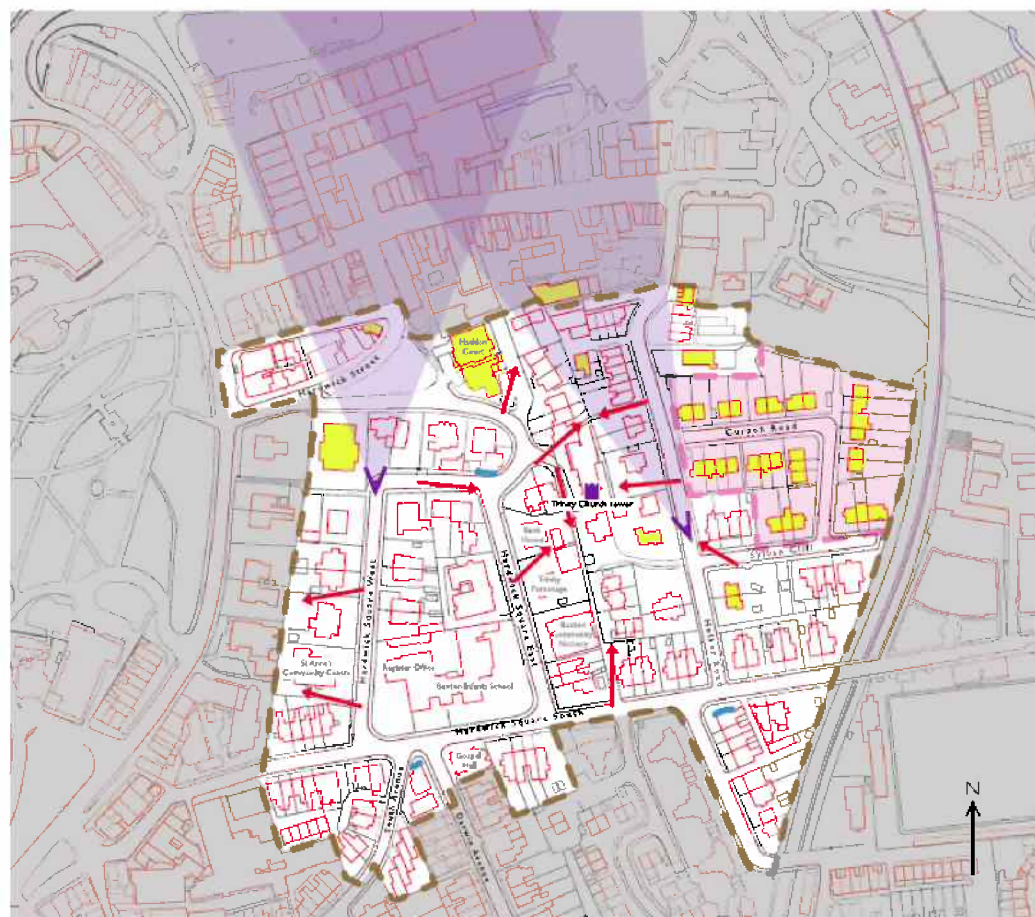
An historic route, Station Approach, runs between the western boundary of the development area and the rear of The Quadrant from Grove Parade up towards the railway station and lies partially within the Conservation Area, the boundary of which runs from Station Road down to Grove Parade west of the site. The 7 listed bollards are located at the top end of this route, aligned along the rear of the Station Road footway. One of the original 1864 cast iron bollards (8) has been replaced by a steel post and they all sit in a tarmac surface. Receptors using this route currently experience unrestricted views into the areas of low level surface car parking and service yards associated with the Spring Gardens Shopping Centre from this position. These views contain unattractive elements with a negative effect on the setting of the conservation area.

Character Area No 3 – Spring Gardens (south and east of the development site)

Spring Gardens Conservation Area includes the buildings either side of Spring Gardens that roughly follows a route along the south side of the River Wye. The street was built predominantly in the late eighteenth century associated with the rise in the popularity of the spa facilities nearby and became the main high street carrying vehicles through the town which potentially conflicted with the retail use of the adjacent buildings. It was pedestrianised in the 1990's when the new Station Road corridor enabled a radical re-routing of traffic around the eastern section of the town centre. The removal of vehicles has enabled a significant length of pedestrian retail area to be created which together with the Spring Gardens Shopping Centre creates a key local attraction. The quality of the two and three storey buildings and associated public realm, although not as consistent in design or significant as the Crescent character area, are locally distinctive and characterful, and include some listed buildings although these have no physical or visual relationship with the site.

Views within the retail area are generally restricted to the street corridor, with glimpse views north towards the development area through gaps in the building façade. Upper elevations of the rear aspects of the northern side of the street have views into the area of development beyond the shopping centre and the conservation area boundary.

The character area was extended at its east end in 2006 to include Bridge Street along the west side of the listed Hogshaw Lane Viaduct. The Viaduct is identified as an architectural landmark and a key feature in a significant viewpoint from the west including from the edge of the site at Wye Street. Glimpse views from three locations in Spring Gardens into the site are also identified in the Character Appraisal. The existing views are of the current surface level car parking and servicing areas which, with the existing low grade environment and poor quality initial impression of the town as described above, detracts from the setting of the conservation areas.



BUXTON CONSERVATION AREAS

Character Area 6

Hardwick

- local point
- architectural landmark
- glance view
- significant view and viewpoint
- character area boundary
- area excluded from conservation area 210307
- negative building
- neutral building

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Environmental Statement - Appendix 5.3

Project Spring Gardens, Buxton

Title Character Area 6

Client Threadneedle Property Investments

LPA High Peak Borough Council

Date: 09.08.08
Project No: C03047
Drawing No: C03047/H5
Drawn by: CC
Scale: NTS



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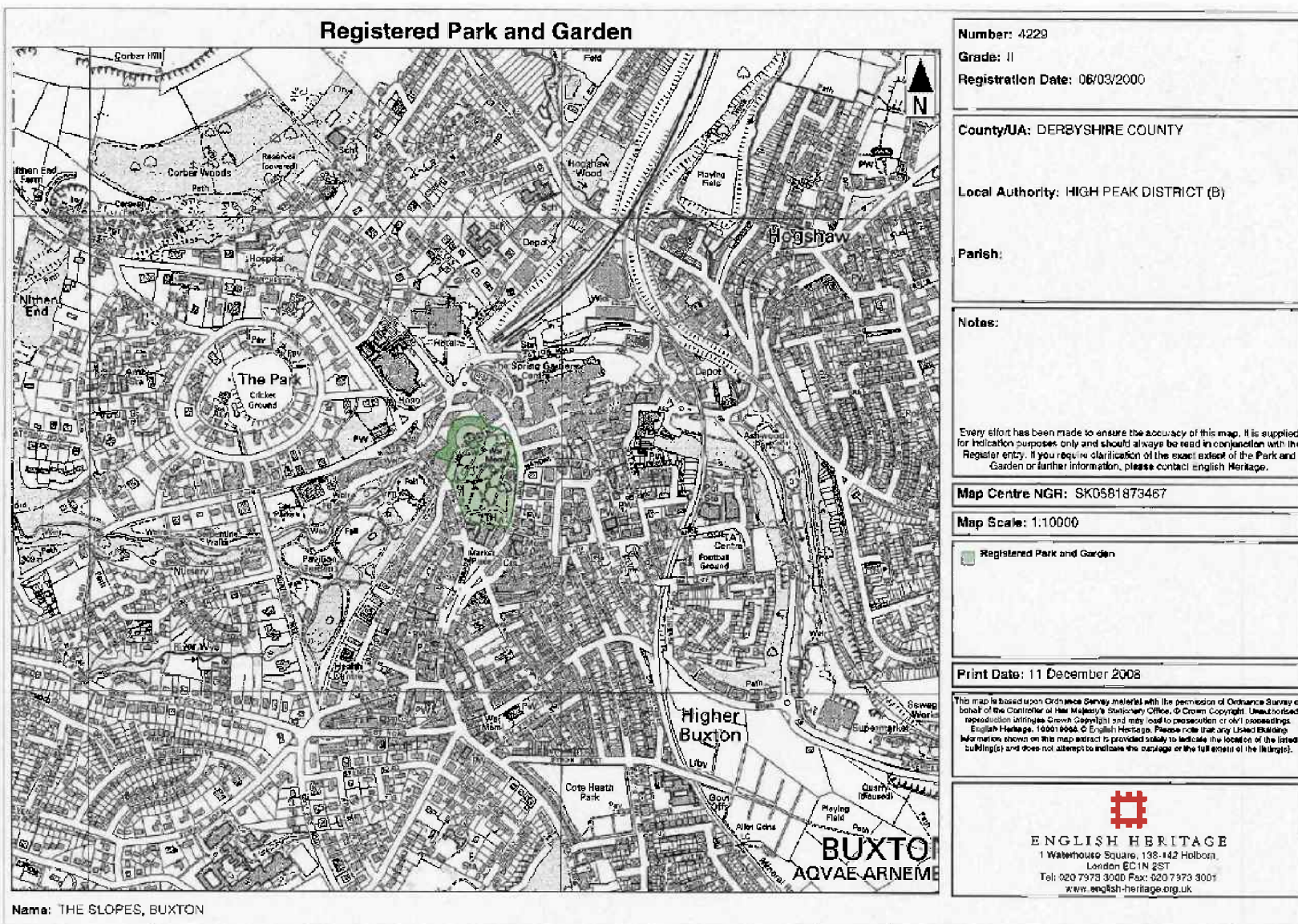
indigo

Character Area 6 – Hardwick Residential South (south of Spring Gardens)

The dominant character of this Conservation Area is of significant two and three storey stone villa type properties with isolated more recent infill development. There is a greater presence of trees within this area, associated with the trees planted on the residential streets and within private gardens which creates a more suburban character than areas associated with the centre of the town. The streets are generally orientated north-south running against the contour. Consequently views towards the site from residential properties are generally restricted to end gables and transient users of the street corridors who may experience glimpse views towards the site from some road corridors.

Isolated views north towards the site from Holker Road and Hardwick Square West are identified as significant in the Character Appraisal. At present these are marred by the utilitarian and unattractive shopping centre roofs and associated parking and servicing areas as well as the considerably larger and more visually intrusive Buxton water plant to the north.

The Slopes Registered Park and Garden



**REGISTER OF PARKS AND GARDENS OF SPECIAL HISTORIC INTEREST
SK0573 4229**

**THE SLOPES, BUXTON
HIGH PEAK
DERBYSHIRE**

II

NGR: Site Reference Number:

Grade:

Date Registered: 06 MAR 2000

Pleasure grounds probably laid out by Jeffry Wyatville for the sixth Duke of Devonshire c 1818 which form the setting for The Crescent and attached buildings relating to the spa.

HISTORIC DEVELOPMENT

Buxton is the site of the shrine of St Ann, a popular place of pilgrimage in the medieval period. The shrine and associated mineral springs were closed after the Reformation but reopened to visitors taking the waters in 1572. The baths were improved in the late C17, and by the late C18 the town had become a popular focus for tourism with visitors attracted by the picturesque setting of the town as well as by the spa. Following improvements by the fifth Duke of Devonshire (see below), the sixth Duke continued to promote Buxton as a spa. Jeffry Wyatville (1766(1840) was working for him at Chatsworth (qv) c 1818 and it was almost certainly he who was asked to carry out work to The Slopes. Some subsequent alterations were carried out by Joseph Paxton (1803(65) in the 1850s. In the C19 the seventh Duke of Devonshire sold the site on a chief rent to the Buxton Local Board (which subsequently became the Buxton Corporation). It remains (1998) in use as a public park.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING

The Slopes lie near the centre of Buxton. The c 3ha site is on land which slopes down to the north-west from Terrace Road, the east boundary. Hall Bank and the east end of The Square form the south-west boundary, while The Crescent and attached buildings (see below) form the north boundary.

ENTRANCES AND APPROACHES

There are a number of informal entrances to the site from the roads encircling it.

PRINCIPAL BUILDINGS

The range of attached buildings fronting The Slopes comprises, from the west, Old Hall Hotel (C16 and later, listed grade II*), the Natural Baths (1851(3, partially rebuilt 1924, listed grade II), The Crescent (listed grade I), and the Thermal Bath (c 1853, listed grade II). The Old Hall Hotel is the former Buxton Hall, which was built by the Earl of Shrewsbury c 1570 to provide lodgings for visitors of rank who included Mary, Queen of Scots. The building has been remodelled and repaired at various times but retains its C16 core. The Crescent was designed by John Carr (1723(1807) for the fifth Duke of Devonshire in 1780 as the centrepiece of his plans to make Buxton a fashionable spa town like Bath. The building incorporated hotels, lodgings, and assembly rooms. The plan is semicircular, facing the original site of St Ann's Well which is now covered by a structure of c 1940 (listed grade II), with the Pump Room (1894, listed grade II) alongside it.

GARDENS AND PLEASURE GROUNDS

The land rises steeply to the south from the forecourt in front of The Crescent. This area was originally a bare hillside called St Ann's Cliff. The steeply sloping bank is grassed and planted with scattered trees. Curved terraced paths are linked by paths which curve in the opposite direction, forming a pattern of interlocking ellipses. The pattern conforms broadly with that shown on the 1848 Tithe map. The paths run along and up the slope affording views of The Crescent below. The Butterly Directory of 1835 described the area thus: 'Over St Ann's Cliffs; opposite the Crescent, a fine rising lawn has been laid out with very great taste, where the company promenade'.

Twelve C18 stone urns, brought from another Devonshire property, Londesborough Hall (qv,

demolished 1818(19) in East Yorkshire, are positioned on plinths along the terraced walks and linked by stretches of wall (walls, urns, and stone steps all listed grade II*). The lower terrace has a wall with four sets of steps and four urns set in shallow recesses. Above this the middle terrace has two urns flanking central steps and two more urns occupying shallow recesses at the termini of the wall. The top terrace has a pair of urns flanking central steps which lead up to a platform with a war memorial (1920, listed grade II) and another urn at each end of the wall. The site was restored in 1994.

REFERENCES

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N Pevsner and E Williamson, *The Buildings of England: Derbyshire* (2nd edn 1978), pp 113(16
Archaeol J 148, (1991), pp 256(68
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Maps
[all reproduced in DTL 1996]
Tithe map for Buxton parish, surveyed 1847, published 1848
W Robinson, *Map of Buxton Park as laid out by Joseph Paxton*, 1854
R R Duke, *Map of the Town of Buxton*, 1887 [published in revised form by J Buckley, 1889]
OS 6" to 1 mile: 1st edition surveyed 1877, published 1879
OS 25" to 1 mile: 2nd edition surveyed 1897, published 1898
Description written: October 1998
Amended: December 1999; May 2001
Register Inspector: CEH
Edited: May 2001

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Photographic records		Buxton Library	Various
High Peak District Council		Buxton Conservation Areas Appraisal	2006

Maps:

1631 William Senior Buckston in the Countie of Darbie

OS series 1839, 1839, 1879, 1890, 1922, 1977