



CHAPTER 5: CONSERVATION AND ENHANCEMENT OF THE BUILT ENVIRONMENT

Introduction

- 5.1 The high quality built environment of the Plan area, with its wealth of historic buildings, conservation areas and archaeological sites and monuments, represents an important social, cultural, recreational and educational resource as well as helping to make the High Peak the appealing place it is to live and work in, and to visit.
- 5.2 Many of the towns and villages retain historic centres characteristic of the Dark Peak, with buildings tightly grouped and exhibiting considerable use of locally quarried gritstone. Moving towards the south of the Plan area the influence of the White Peak increases, and greater use has traditionally been made of limestone as the predominant building material. Buxton's splendid townscape reflects its history as a spa resort.
- 5.3 Nevertheless, there are areas which are run down and unkempt, including stretches of some of the main road and river corridors which have traditionally been the focus for industrial and commercial activities. There are also areas which suffer from pollution or have been contaminated by the industrial legacy. Improvements to these areas need to be given high priority as part of the strategy of environmental protection and enhancement.



Policies and Proposals

Facing Materials

- 5.4 To ensure that the built environment of the area is preserved and enhanced new development should respect the existing architectural and visual qualities of the High Peak.
- 5.5 The major influence is often the use of traditional local materials and methods of building construction. Ideally, natural materials should be encouraged in all new developments, particularly where they are prominent or conspicuous from public view points. However, it is recognised that natural stone is more expensive than artificial stone, and that it also needs to be quarried, which puts a demand upon the local landscape. High quality artificial substitutes which reflect the colour and appearance of the natural material can therefore be used in some cases.
- 5.6 The Plan proposes a hierarchical approach to determining which materials will be acceptable for new development, dependent upon location and type of development. In general, the more sensitive the location, the more likely it is that the Council will require the use of natural materials. In the Glossop area, and most parts of the Central area, gritstone is the predominant natural stone, whilst towards the south of the Plan area, generally from Dove Holes southwards, limestone also has been a traditional construction material. However there are other traditional materials which are particular to a local area.
- 5.7 Where natural stone is used, particular attention must be paid to the type of stone (i.e. gritstone or limestone) and to the method of construction appropriate to the area (e.g. coursed, random, rubble), size of blocks and the type of pointing used. Where the location or the nature of the development allows the use of man-made substitutes, the colour and type of materials to be used will be carefully considered to ensure that they are appropriate to their surroundings.
- 5.8 Guidance on best practice for pointing and repointing stonework has been produced by Derbyshire County Council in its leaflet entitled "Repointing Your Building". Applicants will be required to follow the advice in this design leaflet.

Facing Materials for Large Buildings

- 5.9 Commercial, industrial, sports and agricultural buildings tend to have large expanses of walls and roof. These buildings are often essential to the local economy, including the creation of new jobs. The costs involved mean that it is not always reasonable or realistic to insist upon the use of natural materials throughout. In all but the most sensitive locations (Conservation Areas and the settings of listed buildings) a combination of natural/reconstructed stone or brick of an appropriate colour, together with suitably coloured cladding materials (usually dark green, brown or grey) will usually be acceptable. Roofing materials should be dark and non-reflecting, to avoid nuisance to adjoining occupiers and to help



assimilate the development into the wider landscape. When materials are assessed, consideration will be given to how they weather over time.

Facing Materials for Extensions, Alterations and Ancillary Buildings

- 5.10 In designing extensions and alterations to buildings, or ancillary buildings within their curtilage, it is essential that they are not considered in isolation and that the completed work blends in with the original. The choice and use of walling and roofing materials is important. There may however be occasions where the materials used in the original building are incongruous to the area, and in these circumstances the use of more appropriate materials will be expected, to help enhance the area.

BC1 - EXTERNAL MATERIALS

PLANNING PERMISSION WILL BE GRANTED FOR DEVELOPMENT, PROVIDED THAT:

- **THE TYPE, COLOUR AND SPECIFICATION OF ALL EXTERNAL MATERIALS AND THE WAY THEY ARE APPLIED WILL BE SYMPATHETIC TO THE CHARACTER AND APPEARANCE OF THE IMMEDIATE SURROUNDINGS AND THE WIDER AREA**

IN PARTICULAR, NATURAL FACING MATERIALS WILL BE REQUIRED IN LOCATIONS CONSPICUOUS FROM PUBLIC VIEWPOINTS WITHIN:

- **AREAS CONSPICUOUS FROM THE PEAK DISTRICT NATIONAL PARK AND IN CONSERVATION AREAS AND THEIR SETTINGS**
- **OTHER AREAS WHERE NATURAL MATERIALS PREDOMINATE.**

Shopfronts

- 5.11 The centre of every town and village has, over time, developed its own unique character. Individual buildings, local style, traditions and materials have all made their contribution. Shopfronts have played, and will continue to play, an important role in this evolution. Good design of shopfronts and other commercial premises is very important to the overall aim of conserving and enhancing the qualities of the High Peak.
- 5.12 The Council is concerned about the loss of traditional shopfronts arising from modernisation. The Council's preference, therefore, is for the retention and repair of existing traditional shopfronts, especially in conservation areas or where they make a significant contribution to the character of an area. This does not mean that



modern design solutions are not appropriate but that clear principles of good design should be established.

- 5.13 The Council has published a leaflet entitled 'A Design Guide for Shopfronts' which sets out detailed guidance upon fascia, stallrisers, materials, colours, windows and window displays, canopies and blinds, doors, security measures, signs and disabled access. Developers will be encouraged to follow this design guidance when submitting planning applications for shopfronts.

BC2 - SHOP FRONTS

PLANNING PERMISSION WILL BE GRANTED FOR NEW OR REPLACEMENT SHOP FRONTS, AND FOR THEIR ALTERATION AND/OR ADDITIONS, PROVIDED THAT:

- **THE DEVELOPMENT WILL RESPECT THE SIZE, PROPORTIONS, AGE, CHARACTER AND ARCHITECTURAL STYLE OF THE BUILDING; AND**
- **WHERE APPROPRIATE, THE DEVELOPMENT WILL BE CONSTRUCTED TO INCORPORATE TRADITIONAL DETAILS, FEATURES, PROPORTIONS AND MATERIALS; AND**
- **THE DEVELOPMENT WILL RESPECT THE CHARACTER OF ADJACENT BUILDINGS AND THE WIDER TOWNSCAPE**

Security

- 5.14 The Council understands and supports the need for security measures to protect commercial and other premises, as a means of reducing the risks of crime. However, security developments must be well designed to minimise their potentially detrimental visual appearance. It is also important to ensure that measures such as bollards are not hazardous for people with visual difficulties, and that the intensity of security lighting or focus of cameras does not offend neighbours.
- 5.15 Security shutters illustrate well the tension that can exist between the need for effective crime prevention and the environmental quality of an area. For example, solid roll shutters and the associated external shutter boxes tend to contribute towards a fortress-like and potentially hostile atmosphere, with 'dead' frontages and vulnerability to graffiti. This can be self-defeating since they may deter people from going there. Using laminated glass or internal lattice grilles may be more beneficial and may avoid the need for formal consent. Not only will they maintain the attractiveness of the area, but they can let light from the premises onto the street outside normal trading hours and enable people to see inside, deterring criminals further.
- 5.16 The main town centres within the plan area are now covered by CCTV. This is



helping to reduce the levels of crime and vandalism. In areas covered by CCTV the use of solid roll shutters will be resisted.

- 5.17 The Council intends to produce a design guide for security measures, particularly in relation to shopfronts' security.

BC3 - SECURITY MEASURES

PLANNING PERMISSION WILL BE GRANTED FOR SECURITY MEASURES, PROVIDED THAT THE DESIGN, POSITIONING AND APPEARANCE:

- **WILL RESPECT THE SIZE, PROPORTIONS, AGE, CHARACTER AND ARCHITECTURAL STYLE OF THE BUILDING AND THE WIDER TOWNSCAPE; AND**
- **WILL NOT HAVE AN UNDUE DETRIMENTAL EFFECT ON THE AMENITIES OF NEIGHBOURING OCCUPANTS; AND**
- **WILL NOT UNREASONABLY IMPEDE PUBLIC PASSAGE, PARTICULARLY THAT OF THE VISUALLY IMPAIRED**

Advertisement Signs

- 5.18 The display of advertisements, signs and hoardings falls within the control of the planning system. The practice of stringently controlling signs, particularly in the countryside, is widely understood and supported. Nevertheless, signs and advertisements are important for both business and customer, as they inform customers of the location, name and type of business. The only matters which the Council can consider in determining applications for advertisement consent are their effect upon public safety and the amenity of the area.
- 5.19 It is important that the appearance of advertisements is carefully controlled in the interests of preserving and enhancing the character of the building and the area. Traditional signs, for example, can convey their message effectively without undue loss of amenity. Some modern solutions, on the other hand, particularly internally illuminated box signs, can be very intrusive visually.
- 5.20 The Council has published a leaflet entitled 'A Design Guide for Signs', illustrating general principles involved in good design and location of signs and advertisements, particularly on shopfronts. This covers fascia signs, projecting hanging signs, signs on glass, lettering, advertising and lighting. Developers will be encouraged to follow this design guidance.



- 5.21 Generally, signs advertising commercial premises should be located on the building itself or on the immediate road frontage within its curtilage. The Council is however sometimes faced with proposals for advance directional signs. Well-sited signposts which guide customers and delivery vehicles can help businesses to prosper, and reduce traffic congestion, to the overall benefit of the local economy. However, there is a need to strike a balance between the legitimate concerns of businesses and maintaining the attractive character of the area.
- 5.22 Where businesses lie in a location away from a main traffic route, where visiting vehicles could lead to problems of congestion and highway safety, it may be appropriate to have an advance directional sign. Where possible, standard highway signs, including the white on brown tourism signs, are preferred. Advance signs should convey a simple message identifying the name or type of business or estate and be sympathetic in size, design and colouring to the character of the area. Where several businesses are located close together the Council will seek a shared sign to avoid clutter. Advance directional signs outside the highway will be the subject of consultation with the highway authority. Inside the highway, all directional signs are the responsibility of the highway authority and fall within the scope of the Traffic Signs Regulations and General Directions 1994.
- 5.23 Poster and hoarding panels can only be assessed in terms of amenity and public safety. They are inappropriate in much of the Plan area but may be acceptable in predominantly commercial areas. However, particular care will be needed where these are also within Conservation Areas and Improvement Corridors.
- 5.24 Panels are usually quite large, and it is most important that they respect the scale and character of their surroundings. Good quality hard or soft landscaping, properly maintained, can significantly enhance a poster display and help it blend with its surroundings. In appropriate locations, landscaping will therefore be expected as part of the scheme.
- 5.25 Poster advertising is out of place in the countryside and in predominantly residential areas, and therefore will not normally be permitted in those locations.

BC4 - ADVERTISEMENTS

CONSENT WILL BE GRANTED FOR THE DISPLAY OF ADVERTISEMENTS PROVIDED THAT THE ADVERTISEMENT:

- **IS ACCEPTABLE IN TERMS OF ITS VISUAL IMPACT ON THE ENVIRONMENT AND DOES NOT DETRACT FROM THE APPEARANCE, CHARACTER OR SETTING OF ANY BUILDING ON WHICH IT WOULD BE DISPLAYED, PARTICULARLY LISTED BUILDINGS AND WITHIN CONSERVATION AREAS; AND**
- **DOES NOT HAVE AN ADVERSE EFFECT ON PEDESTRIAN OR TRAFFIC SAFETY**



LARGE SCALE POSTER DISPLAY BOARDS WILL ONLY BE PERMITTED IF THEY SCREEN UNSIGHTLY LAND OR WOULD OTHERWISE IMPROVE THE STREET SCENE. AN APPROPRIATE HARD OR SOFT LANDSCAPING SCHEME WILL ALSO BE REQUIRED.

Conservation Areas

- 5.26 Conservation Areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. At present, there are 30 Conservation Areas in the Plan area. These are listed for information in Appendix 7 and are identified on the Proposals Map. Most are centred upon the historic core of towns and villages, though some relate to small hamlets and/or include the countryside setting of a settlement. The Council will continue to review the Plan area from time to time to consider whether any further designation or extension of Conservation Areas is called for.
- 5.27 Designation as a Conservation Area acknowledges the area's special character, declares confidence in its future and makes it clear that the Council will apply strict controls over the design and appearance of development. It also means that the Council has to formulate and publish proposals for the preservation and enhancement of the area. The Council has published a leaflet entitled 'Conservation Areas' setting out its approach to, and providing a simple explanation of, controls relating to the design of new development, minor works, demolition and trees.
- 5.28 Conservation Area status does not rule out new development. Indeed, where a high standard of development can be assimilated without adversely affecting the character or appearance of the area it will often be welcomed, since this can help to sustain communities and attract fresh investment into the area. Rather, it aims to direct any changes so that the existing architectural and historic character is respected, and the new can sit sympathetically alongside the old.
- 5.29 Proposals must therefore respect the features of the Conservation Area which warranted its designation. These might include the historic form and layout of street patterns, views, open spaces, trees and other landscape features. Similarly, scale, proportion, design, layout and use of materials should reflect the area and adjoining buildings. For example, large obtrusive buildings would clearly be inappropriate in an intimate townscape. Similarly, alterations to existing buildings normally allowed under permitted development rights might also impact detrimentally on the character of a Conservation Area. In such cases, the Council may consider the use of Article 4 Directions to control development in Conservation Areas. Development that generates excessive traffic, or which unduly creates or adds to parking difficulties, will also be inappropriate in a Conservation Area in some instances. The Council is in the course of preparing Conservation Area Character Statements for most Conservation Areas, outlining its particular



features of importance and perceived threats to its character and appearance. These statements will be adopted as Supplementary Planning Documents.

- 5.30 In a Conservation Area, the detailed aspects of a proposal are often of such importance that the Council may ask for full details to be submitted to ensure sufficient information is available upon which to base a decision. This should normally include a survey of the site and its immediate surroundings, showing all existing buildings, elevations, floor and ground levels, roof heights, and the position, condition and spread of trees. Details of the proposed scheme should include drawings of the proposal in its setting, particulars of construction, materials, colours, surface finishes and landscape treatment. Applicants are encouraged to provide computer generated representations, isometric projections or artists' impressions of the proposed development.
- 5.31 The Council will continue to offer technical and financial support to private sector initiatives to carry out sympathetic repairs to historic buildings and enhancement works within Conservation Areas - for example, through joint arrangements with English Heritage and Derbyshire County Council.

BC5 - CONSERVATION AREAS AND THEIR SETTINGS

WITHIN CONSERVATION AREAS AND THEIR SETTINGS PLANNING PERMISSION WILL BE GRANTED FOR DEVELOPMENT, INCLUDING EXTENSIONS, ALTERATIONS AND CHANGES OF USE, PROVIDED THAT:

- **THE USE, SITING, SCALE, DETAILED DESIGN, EXTERNAL APPEARANCE AND LANDSCAPE TREATMENT OF THE DEVELOPMENT WILL PRESERVE OR ENHANCE THE SPECIAL ARCHITECTURAL OR HISTORIC CHARACTER OR APPEARANCE OF THE AREA; AND**
- **IMPORTANT BUILDINGS, OPEN SPACES, VIEWS, TREES, WALLS AND OTHER NATURAL AND MAN-MADE FEATURES WHICH POSITIVELY CONTRIBUTE TO THE SPECIAL ARCHITECTURAL OR HISTORIC CHARACTER OR APPEARANCE OF THE AREA WILL BE PROTECTED FROM HARMFUL DEVELOPMENT**

Demolition in Conservation Areas

- 5.32 Where a proposed development in a Conservation Area includes demolition of a building or structure, key factors in its acceptability will be the part it plays in contributing to the special architectural or historic interest of the area, and the wider effects of demolition on the building's surroundings and the Conservation Area as a whole. The starting point will be to resist demolition, unless to do so will clearly enhance the special architectural or historic character of the area. The Council will



encourage alternative solutions, including new uses for the building. Where demolition is accepted, it will usually be important for approved plans for redevelopment or environmental enhancement to be in place, and contracts made for implementation, to ensure that an unsightly gap does not remain.

- 5.33 The criteria in the following policy will be applied in determining both planning applications and applications for Conservation Area Consent for demolition.

BC6 - DEMOLITION IN CONSERVATION AREAS

PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT IN A CONSERVATION AREA WHICH INCLUDES DEMOLITION OF THE WHOLE OR A SUBSTANTIAL PART OF A BUILDING OR STRUCTURE, UNLESS:

- **THE DEMOLITION WILL NOT HARM THE SPECIAL ARCHITECTURAL OR HISTORIC CHARACTER OR APPEARANCE OF THE CONSERVATION AREA; OR**
- **THE BUILDING OR STRUCTURE TO BE DEMOLISHED DOES NOT MAKE A POSITIVE CONTRIBUTION TO THE SPECIAL ARCHITECTURAL OR HISTORIC CHARACTER OR APPEARANCE OF THE AREA; OR**
- **THE STATE OF STRUCTURAL REPAIR OF THE BUILDING OR STRUCTURE IS SUCH THAT IT IS INCAPABLE OF REASONABLE AND ECONOMIC RE-USE; OR**
- **REDEVELOPMENT WILL PRODUCE SUBSTANTIAL BENEFITS FOR THE COMMUNITY WHICH WOULD MATERIALLY OUTWEIGH THE LOSS RESULTING FROM DEMOLITION; AND**
- **THERE ARE DETAILED PLANS APPROVED AND CONTRACTS MADE TO REDEVELOP OR OTHERWISE ENVIRONMENTALLY IMPROVE THE SITE**

WHERE DEMOLITION IS ACCEPTED, CONDITIONS WILL BE IMPOSED, AND/OR PLANNING OBLIGATIONS SOUGHT, TO ENSURE THAT REDEVELOPMENT OR OTHER ENVIRONMENTAL IMPROVEMENTS WILL BE CARRIED OUT PROMPTLY FOLLOWING DEMOLITION.

Listed Buildings

- 5.34 The Secretary of State for Culture, Media and Sport is responsible for compiling and updating a list of buildings of special architectural or historic interest. Listed



Buildings are graded I, II* or II in recognition of their relative importance, according to many factors, including age, quality, character, relevance to social or economic history, technological innovation, group value and rarity. They include fine examples of well-known architects' work or of a particular architectural period. Within the Plan area there are presently about 390 listed buildings, ranging from minor structures such as post boxes and telephone kiosks through to the internationally recognised Crescent in Buxton. These are listed in Appendix 7.

- 5.35 The Council has published a leaflet entitled 'Listed Buildings' which explains the legislation and controls over Listed Buildings.

Alterations and Extensions to Listed Buildings

- 5.36 The whole of a Listed Building is protected. This includes its interior, where historic fabric survives, as well as its exterior. The character or historic significance of a Listed Building can be damaged by unsympathetic alterations, even if they are relatively minor in nature. Repair work should, as far as possible, retain original features such as windows, doors and chimney stacks and where this is not possible, careful attention must be given to the detail of any replacements. Even matters such as mortar mixes and paint finishes can be critical to the character and sound repair of a Listed Building.
- 5.37 Proposals to extend or alter a Listed Building should be sympathetic in scale, proportion and materials to the existing building and should not detract from its character or setting. A detailed and accurate survey of the building which clearly shows the proposed changes will be required as part of any application. This will normally require a considerable level of professional expertise. The use of reclaimed materials may also be required.
- 5.38 Notwithstanding the need for Listed Building Consent, the criteria in the following policy will be applied in determining planning applications to extend or alter Listed Buildings.

BC7 - ALTERATIONS AND EXTENSIONS TO LISTED BUILDINGS

PLANNING PERMISSION WILL NOT BE GRANTED FOR ALTERATIONS OR EXTENSIONS TO LISTED BUILDINGS, UNLESS:

- **THE HISTORIC FORM, CHARACTER AND STRUCTURAL INTEGRITY OF THE BUILDING WILL BE RETAINED; AND**
- **ARCHITECTURAL OR HISTORIC ELEMENTS WHICH CONTRIBUTE TO THE SPECIAL ARCHITECTURAL OR HISTORIC CHARACTER OF THE BUILDING WILL BE RETAINED; AND**



- **THE PROPOSAL WILL RESPECT THE SPECIAL ARCHITECTURAL OR HISTORIC CHARACTER OF THE EXISTING BUILDING IN TERMS OF ITS SCALE, DESIGN, EXTERNAL APPEARANCE AND DETAILING; AND**

FACING MATERIALS, INSTALLED AND FINISHED IN A MANNER WHICH MATCH THE ORIGINAL OR EXISTING MATERIALS, WILL BE USED

CONDITIONS WILL BE ATTACHED TO ANY CONSENT REQUIRING THAT THE FEATURES WHICH WILL BE DESTROYED ARE SUITABLY RECORDED.

Settings of Listed Buildings

- 5.39 The setting of a Listed Building is an essential part of its character. Historic buildings can lose much of their interest and townscape value if they become isolated from their surroundings, for example by a new road, car park or other development. Often the setting of a Listed Building owes much to its place in a group of buildings and the spaces between them in the overall street scene. These areas require careful appraisal in considering development proposals.
- 5.40 The criteria in the following policy will be used to determine applications for planning permission for development proposals affecting the setting of a Listed Building.

BC8 - SETTINGS OF LISTED BUILDINGS

PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHICH WOULD MATERIALLY HARM THE SETTING OF A LISTED BUILDING IN TERMS OF ITS SPECIAL ARCHITECTURAL OR HISTORIC CHARACTER DUE TO ITS USE, SCALE, SIZE, SITING, DETAILED DESIGN, EXTERNAL APPEARANCE OR ILLUMINATION.

Demolition of Listed Buildings

- 5.41 The Council has a duty to ensure that all works to Listed Buildings preserve their special historic or architectural character. There will be a presumption against the total or substantial demolition of any Listed Building without convincing evidence that real efforts have been made, without success
- to sustain existing uses or
 - to find viable new uses, or
 - that the building is demonstrably beyond economic use, or
 - that clear evidence that redevelopment would produce substantial planning benefits for the community which would decisively outweigh the loss resulting from demolition.



- 5.42 In cases where demolition or alteration of a listed building is allowed the Council will condition the approval so that applicants will have to arrange suitable recording of the features which will be destroyed. In some cases hidden features may be revealed during the works. These should also be recorded and if possible retained.
- 5.43 Notwithstanding the need for Listed Building Consent, the criteria in the following policy will be used to determine planning applications involving demolition of listed buildings.

BC9 - DEMOLITION OF LISTED BUILDINGS

PLANNING PERMISSION AND/OR LISTED BUILDING CONSENT WILL NOT BE GRANTED FOR DEVELOPMENT WHICH WILL REQUIRE THE DEMOLITION OF THE WHOLE OR A SUBSTANTIAL PART OF A LISTED BUILDING, UNLESS:

- **THE CONDITION OF THE BUILDING MAKES IT IMPRACTICABLE TO REPAIR OR RENOVATE, AND DEMONSTRABLE EFFORTS HAVE BEEN MADE TO SUSTAIN EXISTING USES OR TO FIND VIABLE NEW USES FOR THE BUILDING; OR**
- **REDEVELOPMENT WOULD PRODUCE SUBSTANTIAL PLANNING BENEFITS FOR THE COMMUNITY WHICH WOULD MATERIALLY OUTWEIGH THE LOSS RESULTING FROM DEMOLITION; OR**
- **THERE ARE DETAILED PLANS APPROVED AND CONTRACTS MADE TO REDEVELOP OR OTHERWISE ENVIRONMENTALLY IMPROVE THE SITE**

WHERE DEMOLITION IS ACCEPTED, CONDITIONS WILL BE IMPOSED, AND/OR PLANNING OBLIGATIONS SOUGHT, TO ENSURE THAT REDEVELOPMENT OR OTHER ENVIRONMENTAL IMPROVEMENTS WILL BE CARRIED OUT PROMPTLY FOLLOWING DEMOLITION, AND THAT THE BUILDING TO BE DEMOLISHED IS SATISFACTORILY RECORDED.

Archaeological and other Heritage Features

- 5.44 The Plan area is rich in archaeological and other heritage features. Twenty sites are protected as Scheduled Ancient Monuments under the Ancient Monuments and Archaeological Areas Act 1979, ranging from stone crosses through to major earth works such as Melandra Castle Roman Fort at Glossop and the Bull Ring henge at Dove Holes. These are listed for information in Appendix 7. There are also many other known sites, finds and areas of archaeological potential listed in



the County Sites and Monuments Record, compiled by the County Council in consultation with English Heritage.

- 5.45 Archaeological remains form the major source of information for the study of much of the human past. Such remains are a fragile and non-renewable resource, and are highly vulnerable to damage or destruction. The planning system has an important role to play in the conservation, preservation and interpretation of archaeological remains, whether scheduled or not. Where appropriate, the Council will request an archaeological evaluation to be carried out by the applicant to provide information on the nature and importance of archaeological remains. This will help the Council to properly consider the impact of development upon the remains and the weight to be given to their preservation.
- 5.46 In some cases the archaeological remains will be of such importance that no development is acceptable. This may well be the case with Scheduled Ancient Monuments and some unscheduled sites of major importance. Wherever possible, archaeological remains should be preserved in situ, even if this means being sealed beneath modern developments. Depending on the nature of the development this may not always be possible. In such cases preservation by record is the next best option. This is achieved by excavation of the remains by a qualified archaeological body and the production of an archive and report on the results. Where excavation and recording is required it will be secured by planning conditions and obligations. In other locations watching brief conditions may be imposed.
- 5.47 Any works to demolish, alter or remove a Scheduled Ancient Monument or its setting requires consent from the Department of Culture, Media and Sport, regardless of any planning permission granted.
- 5.48 During the Roman period Buxton was one of only two settlements developed primarily due to their natural supply of thermal mineral water in Britain, the other being Bath. *Aquae Arnemetiae*, as Buxton was known, grew up as a religious centre and settlement around the springs in the area of the present Crescent. The town was also a major road junction and was probably the site of a Roman Fort. The only source of evidence for the development and history of this important centre, in both Roman and subsequent medieval periods, is that provided by archaeology.
- 5.49 Buxton's Area of Archaeological Interest is that in which Roman remains and artifacts have come to light, and indicates the likely extent of the Roman settlement. Archaeological remains could survive anywhere within this area. Consequently, their possible existence should be taken into account in considering any development proposals which involve below-ground disturbance. The Area of Archaeological Interest is shown on the Proposals Map.
- 5.50 A project is currently underway funded by English Heritage to produce a series of Extended Urban Surveys (EUS) for a number of towns in Derbyshire including Buxton, Glossop, Chapel-en-le-Frith and Whaley Bridge. These will set out an



archaeological assessment of the town and a strategy to deal with the threats of development on archaeological remains. The EUS for Buxton will develop the concept of the Area of Archaeological Importance. The strategies which emerge will be drawn up in consultation with Derbyshire County Council and High Peak Borough Council. Once completed the Council will then consider the adoption of these strategies as Supplementary Planning Guidance.

BC10 - ARCHAEOLOGICAL AND OTHER HERITAGE FEATURES

PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHICH IS LIKELY TO RESULT IN HARM TO A SCHEDULED ANCIENT MONUMENT OR OTHER NATIONALLY IMPORTANT SITE, ITS SETTING OR AMENITY VALUE.

ELSEWHERE, PLANNING PERMISSION WILL BE GRANTED FOR DEVELOPMENT, PROVIDED THAT:

- **THERE WILL NOT BE A SIGNIFICANT ADVERSE EFFECT UPON OTHER KNOWN ARCHAEOLOGICAL OR HERITAGE FEATURES, INCLUDING BUXTON'S AREA OF ARCHAEOLOGICAL INTEREST AS DEFINED ON THE PROPOSALS MAP**

WHERE PROPOSALS WILL AFFECT A FEATURE OR AN AREA OF ARCHAEOLOGICAL INTEREST, THEY WILL, WHERE APPROPRIATE, INCLUDE AN ARCHAEOLOGICAL EVALUATION OF THE SITE AND A STATEMENT DEMONSTRATING HOW IT IS INTENDED TO SATISFACTORILY ACCOMMODATE OR PRESERVE THE ARCHAEOLOGICAL OR HERITAGE FEATURES.

WHERE PLANNING PERMISSION IS GRANTED, CONDITIONS WILL BE IMPOSED, AND/OR PLANNING OBLIGATIONS SOUGHT, TO ENSURE THAT:

- **ARCHAEOLOGICAL OR HERITAGE FEATURES ARE RECORDED AND RETAINED INTACT IN SITU; OR**
- **WHERE THIS IS IMPRACTICAL, ARCHAEOLOGICAL OR HERITAGE FEATURES ARE APPROPRIATELY EXCAVATED AND RECORDED, PRIOR TO DESTRUCTION BY DEVELOPMENT.**

Historic Parks and Gardens

- 5.51 A register of parks and gardens of special historic interest is maintained by English Heritage. These are of national importance. At present, there are three entries within the Plan area, Pavilion Gardens in Buxton (Grade II*) and the Slopes, also in Buxton (Grade II), and Howard park (Grade II). Pavilion Gardens including the nearby Serpentine Walks is largely owned by the Borough Council which is



undertaking improvements including restoration of some of its historic features. The Gardens are currently the subject of a comprehensive restoration scheme being funded by the Council and the Heritage Lottery Fund. The Council also completed a programme of restoring the Slopes in 1993-94.

- 5.52 The Council will work with Derbyshire County Council, Derbyshire Historical Gardens Society and the Historic Gardens Society to identify historic parks and gardens of local importance for inclusion on the County Sites and Monuments Record. If appropriate, English Heritage will be asked to include the most important ones on the national register.
- 5.53 It is important that the effects of any proposed development on an historic park or garden are taken into account. The Council will aim to ensure that an historic park or garden is protected or, where they cannot be protected fully, the impact of any development on the site is minimised. Where necessary, prospective developers should engage a suitably qualified person to investigate and record the historic features of a site to the satisfaction of the Council before any development takes place.
- 5.54 Sometimes these parks are a focal point for a community and a place of recreational and tourism activity. Provided that the proposed development (eg children's play equipment) is sympathetic to the character of the park it should be acceptable.

BC11 - HISTORIC PARKS AND GARDENS

PLANNING PERMISSION WILL BE GRANTED FOR DEVELOPMENT:

- **WITHIN REGISTERED NATIONALLY IMPORTANT HISTORIC PARKS OR GARDENS, ONLY IF IT WILL PROTECT OR ENHANCE THEIR CHARACTER OR APPEARANCE OR WILL IMPROVE THEIR USE FOR PUBLIC ENJOYMENT IN A MANNER SYMPATHETIC TO THEIR HISTORIC CHARACTER; AND**
- **WITHIN OTHER LOCALLY IMPORTANT HISTORIC PARKS OR GARDENS, ONLY IF IT WILL NOT HAVE A SIGNIFICANT ADVERSE EFFECT UPON THEIR CHARACTER OR APPEARANCE OR WILL IMPROVE THEIR USE FOR PUBLIC ENJOYMENT IN A MANNER SYMPATHETIC TO THEIR HISTORIC CHARACTER**

WHERE DISTURBANCE IS LIKELY TO OCCUR DEVELOPMENT PROPOSALS WILL, WHERE APPROPRIATE, INCLUDE AN HISTORICAL AND ENVIRONMENTAL EVALUATION OF THE SITE AND A STATEMENT DEMONSTRATING HOW IT IS INTENDED TO ACCOMMODATE, PRESERVE OR ENHANCE IMPORTANT HISTORIC FEATURES.



CONDITIONS WILL BE IMPOSED, AND/OR PLANNING OBLIGATIONS SOUGHT, TO ENSURE IMPORTANT HISTORIC FEATURES ARE ACCOMMODATED, PRESERVED OR ENHANCED.

Environmental Improvements

- 5.55 Enhancement of the environment is equally important as conservation in achieving the Council's broad aims of improving the quality of life for local residents and visitors and safeguarding the Peak District as a national asset. Often, the best opportunities for enhancement arise through well designed new development, in the right locations. Environmental enhancement and regeneration go hand in hand with enhancements leading to development investment and development investment fuelling further investments.
- 5.56 The Council intends to continue its own programme of environmental improvements, and to support initiatives from the private and voluntary sectors, as resources and opportunities allow. With limited capital resources available the Council has to establish clear priorities for spending. Resources will be concentrated in town centres, Improvement Corridors and regeneration areas in Buxton and Glossop, for these are the areas where the benefits and impact will be most felt. Voluntary groups and the private sector may have access to a wider range of funding sources than the Council. The Council will encourage and liaise with the private and voluntary sectors to initiate improvement schemes and to access all potential sources of funding available.
- 5.57 Improvement schemes may vary in scale and cost from major initiatives at the Crescent and Spring Gardens, Buxton and Market Arcade and Norfolk Square in Glossop to numerous projects which are smaller in scale but nevertheless very significant to the locality - such as repairs to railings, putting up historic street nameplates, burying cables, landscaping schemes on prominent, untidy sites and programmes of new tree planting.
- 5.58 All improvement schemes will need to respect the character of the area, including any nature conservation value which may have become established. The Council will also try to ensure, by prior liaison, that works carried out by highway authorities and utility companies are done so in a manner which conserves and enhances the landscape and the street scene.
- 5.59 Policy GD7 defines a number of road and river corridors within which environmental improvements would be beneficial. In some places they have been the focus of industrial and commercial development, and are suffering from the effects of heavy traffic, pollution and economic decline. They are amongst the priority areas for the Council's own environmental improvements programme.
- 5.60 The run down appearance of some of these areas does not imply that lower standards should be accepted for new development. On the contrary, it is crucial that high quality new development is achieved. Indeed, new development, in the right locations, may be the catalyst for improvements. The Council will seek high



standards of design, layout and landscaping for all new development within the Improvement Corridors. In general, parking and servicing areas, outside storage of goods, materials, plant and machinery, should be located to the rear of premises away from public viewpoints. Additional screening with suitable boundary walls, fences, mounds or landscaping should be provided where appropriate. The Council may prepare development briefs for key sites.

- 5.61 The Council will also use its powers of enforcement to tackle problems of unauthorised development and may issue discontinuance notices for hoardings, signs and other advertisements which detract from the amenity of those corridors.

BC12 – ENVIRONMENTAL IMPROVEMENTS

PLANNING PERMISSION WILL BE GRANTED FOR DEVELOPMENT WITHIN THE IMPROVEMENT CORRIDORS, PROVIDED THAT:

- **ITS LAYOUT, SCALE, DESIGN, EXTERNAL APPEARANCE, BOUNDARY TREATMENT AND LANDSCAPING WILL ENHANCE THE APPEARANCE OF THE AREA; AND**
- **THERE WILL BE NO UNDUE DETRIMENTAL EFFECT ON EXISTING IMPORTANT LANDSCAPE, TOWNSCAPE, HISTORIC, WILDLIFE OR WATER FEATURES.**



