Design and Access Statement / Conservation Assessment.

For

Proposed Replacement External Signage

1. Type of Application

   The applications which this document is to accompany are for Display of Advertisement.

2. Location of Proposed Development

   The development which this statement and accompanying applications refer is at the following address:

   18 / 20 High Street, Buxton, SK17 6EU.

Summary

This planning application is for the removal of existing and installation of replacement projecting / fascia signs and ATM header panel to the existing front elevation. As part of an evaluation process the applicant has determined that there is a need to replace the previous advertisements to indentify the new trading occupier of the premises.

The building named in the application lies within the Buxton Central Conservation Area. The development will be limited to specified areas and leave adjacent structures / features untouched. This will be the only visible change to the appearance of the building

The building is also located within a "High Street" environment, generally surrounded by similar mixed uses.

Impact of Proposed Development

The proposed development comprises the removal of existing and installation of replacement projecting / fascia signs and ATM header panel. The components and materials proposed are sympathetic to the Conservation Area and any surrounding Listed Buildings or Buildings of local interest, which are used across the Santander Estate. The development will be limited to the specified areas and leave adjacent structures / features untouched. This will be the only visible change to the appearance of the building. The proposal is to identify the facilities already available to the local and broader community at this location, with minimal impact upon the Building and within the Conservation area.

Access

The proposals make no alteration to or loss of existing accessibility.

Community Safety

The proposals make no alteration to or loss of existing community safety.

Environmental Sustainability

The proposed development comprises to the removal of existing and installation of replacement projecting / fascia signs and ATM header panel to the front elevation. The components and materials proposed are sympathetic to Conservation Area and any surrounding Listed Buildings or Buildings of local interest, which have been chosen for their durability, sustainability and recycling properties.

Movement

The proposals make no alteration to or loss of existing movement to, from and within the development.

Landscaping

The proposals make no alteration to or loss of existing landscaping.

AMOUNT.

The proposal comprises to the removal of the Royal Bank Of Scotland identity to Santander on to the main frontage of the branch. The introduction of Santander to the building will have little impact to the overall building and conservation area, leaving adjacent structures / features untouched.

LAYOUT

This proposal is for the installation of new signage on to the existing front elevation to a building within the Buxton Central conservation area with the new Santander image. Please refer to supporting document reference SAN01-RBS-2147-V, which contains a photo montage and elevation drawings of the building showing the existing advertisements and proposed advertisements. The new signage has been chosen from guidelines, using Heritage signage options.

SCALE

Please refer to the supporting document reference SAN01-RBS-2147-V for the sizes of the proposed advertisements. To support this document there are further drawings showing construction details. These are SAN01-P2a-001 and SAN01-H1-001.