Heritage Statement to Support Various Planning Applications – HSBC Buxton
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Rev

Site Address:
1 The Quadrant
Buxton
Derbyshire
SK17 6AW



1. Introduction:

It is proposed to refurbish the above branch of HSBC bank. To this end this statement is intended to support three separate, though interlinking, planning applications as detailed below.

The works will involve: the replacement and installation of new external advertisements, the replacement of the existing ATM and minor alterations to the ground floor layout.

The planning applications are suffixed as follows:

- PL1 – Proposed new and replacement advertisements to;
- PL2 – Replacement of the existing ATM and minor alterations to the ground floor plans;
- LB – Listed building application relating to PL1 and PL2.

2. Property Description:

The building forms part of a group of buildings which are collectively Grade 2 listed and located within Buxton's Central conservation area on The Quadrant within the centre of the town.

The building was originally constructed circa 1860 and has undergone various extensions (1905) and C20 alterations throughout its history.

The building is constructed from dressed local gritstone with ashlar dressings and Welsh slate roofs with grouped stone stacks. The ground floor areas are made up of shops where the fenestration has been greatly altered over the years, with the upper two storeys being generally offices which have mostly retained their original windows. The HSBC bank occupies the end building with its main entrance at the curved corner with Tuscan Doric columned surround and entablature.

3. Significance of the Heritage Asset:

The property is grade 2 listed and is within a Conservation Area and therefore deemed an Heritage Asset.

4. Contribution of its setting to that Significance:

Whilst, at various stages in the building's history, the building has been altered – particularly at ground floor level, both internally and externally – the building still maintains a significant amount of character. It is for this reason none of the proposals relating to these applications will affect the building above its ground floor elevation and, as such, will continue to contribute to its setting.

5. Design Concept:

PL1

Application suffixed PL1 relates to proposed external advertisements. The bank presently has a fascia logo and signature mounted on a beige-coloured fascia board which is externally lit with three external downlights. It is proposed to replace the existing fascia panel and install individual, halo-illuminated letters and logo. HSBC have used halo-illuminated fascias on Listed buildings, and those within Conservation areas, very successfully up and down the country. The illumination is subtle and is thought will be less-obtrusive than the existing lights. The existing projecting roundel, above the main entrance, will be replaced with a like-for-like conservation-style roundel; it is proposed this will externally lit with spot lights to either side as described on the generic drawing: SCDROU004 – Rev B.

Other than what has been mentioned above the bank has no external marketing, other than a nameplate plaque (which it is proposed to be replaced, again, with a like-for-like though with as bronze coloured frame). A new, similar, plaque is proposed to be fixed below the latter to advertise the bank's opening hours. The bank's ground floor elevation is largely made-up of rendered masonry with large areas of C20 glazing panels above. To the left hand side of the elevation is an existing TTW ATM (see below) which presently has no signage relating to it – the proposed signage relating to the ATM, item 04, will be an aluminium panel, black in colour with white text and a red border. The latter will provide useful information for the customers and will not detract from the overall appearance of the building or its surroundings.



Much of the remaining proposed signage will be vinyls (inclusive of solar film to the window above, and adjacent to, the TTW ATM) applied to the glazing, as shown on accompanying drawing: 26620_E1_PL1.

PL2

Application suffixed PL2 relates to the replacement of the existing TTW ATM and minor alterations to the ground floor layout.

The bank has a definite requirement for this ATM to be replaced with a newer, more up-to-date ATM of a similar size and character; this is necessitated because of advancing technology and because the existing ATM will no longer be serviceable in the near future. Its replacement will be similarly detailed, as being installed through the rendered surface – refer to separate drawing: 26620_ATM. The new ATM will not detract from the building's overall appearance, nor to that of its surroundings.

LB

Application suffixed LB relates to the proposed Listed Building application which incorporates the works of both PL1 and PL2, as defined above.

In addition to the above, it is proposed to undertake minor alterations to the internal ground floor layout to the banking hall. The proposed new layout better reflects on how the bank operates on a day-to-day basis within the current era. None of the proposed internal alterations will affect any of the original features of the building and is not thought will be detrimental in any way to the building's history and character.

6. Impact of the proposal on the Significance:

The proposed works are to enforce HSBC's new 'retail' image consistently across its branches nationwide. We do not believe the proposals will have a negative effect on the building or its surroundings.

Sources:

- PPS5: Planning for the Historic Environment.
- www.britishlistedbuildings.co.uk: Listing SK0583773657