Proposed replacement shopfront – Retail Unit
at 53-55 Spring Gardens, Buxton, Derbyshire

DESIGN & ACCESS STATEMENT **10th May 2013**



53-55 Spring Gardens and streetscene (53-55 Spring Gardens is the property to the centre of the image with the white paint finished First Floor exterior).

INTRODUCTION

The property is located on Spring Gardens, between the nearby junctions with Hardwick Street and Wye Street in Buxton, and within 100 metres of the culverted Wye watercourse. Also nearby is the Spring Gardens shopping mall. The site is accessed from Spring Gardens. The building is at present an empty commercial unit set amongst other retail units. The setting of the site is retail units in an urban environment, whilst also being in the Buxton (Hardwick) conservation area. The planning application which this design and access statement relates to is for the proposed works as detailed below:-

- Removal of existing timber framed glazing units at First Floor to Spring Gardens and replacement with uPVC double glazed units similar to those to the adjacent Marks and Spencer's retail unit (at First and Second Floors);
- Replacement of shopfront (as shown on accompanying plans and elevations).

USE

The building is currently empty, however the intention is to reoccupy the unit with a retailer, retaining the format of the unit with retail area at Ground Floor and associated

stock rooms at First Floor. The public has access to the retail area from Spring Gardens, whilst staff access is retained to the rear from a service road. The replacement of the shopfront is complementary to this use and has been designed to reflect a High Street style which will complement the eclectic mix of shopfronts evident along Spring Gardens. A level threshold is to be used at the new door to comply with Approved Document M of the Building Regulations and the Equality Act with graded access from Spring Gardens. This new shopfront has a recessed door within the curtilage of the building, and thus not encroaching onto the public highway; this configuration matches the present situation. Whilst the aesthetics of the external appearance building will changed as described above there will be no change of use, except that an empty shop unit on Spring Gardens will be revitalised adding to the retail offering on Spring Gardens and enhancing the appeal of Buxton as a shopping destination.

AMOUNT

The works retain the existing scale of the shopfront, and the replacement glazing units at First Floor also maintain the area of retail space to the building, and the configuration and amount of structural openings to the building.

LAYOUT

The layout has been laid out to match the existing situation which lends itself to retail layout within the shop and envisaged internal circulation routes. This will not be detrimental to access for the public from the street, whilst the glazing and stallrisers are in proportion to the width of the frontage, remaining the same as the current situation.

SCALE

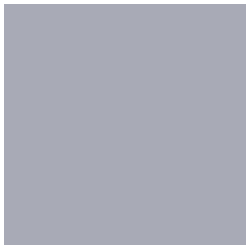
As aforementioned the new shopfront has been designed to complement the width of the frontage whilst infilling the space created by the removal of the existing shopfront. The windows and stallriser have been designed to reflect the proportions common with High Street settings, and also complementary to surrounding shops – a style which complements the Spring Gardens streetscene, that being of a local shopping district.

LANDSCAPING

No landscaping treatments will be necessitated by the new development due to the configuration being laid-out in line with the existing configuration.

APPEARANCE

New framing to the shopfront at Ground Floor and cladding to the current tiled areas is to be applied using aluminium, with a finish in RAL 9006.



RAL 9006 – Light grey in appearance

The tiles and stallriser currently appear very ‘tired’, and represent a 1960s/70s style of shopfront, this new appearance will enhance the streetscene and demonstrate Buxton’s

ability to meet modern trends in the retail experience offered to consumers. This also demonstrates Buxton's vibrancy and heritage in this modern setting with the investment in improving this neglected retail unit. The uPVC windows to the First Floor are similar in style to those to the Marks and Spencer's store adjacent, this provides improved energy efficiency, reduced maintenance and also addresses the appearance of the First Floor externally – this often being an area neglected in modern shopfront design. Overall the scheme will represent a vast improvement in the streetscene locally.

CAR PARKING AND APPROACH

Pedestrian access: graded access to the retail unit is available from Spring Gardens.

Vehicular Access and Parking: parking for customers of the shop is currently on nearby side streets and paid parking facilities near to the shopping mall. There will be no changes to access from the public highway.