

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

DESIGN & ACCESS STATEMENT

10th May 2013

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).



Front elevation of 53-55 Spring Gardens showing its setting

CHARACTER OF THE AREA

The predominant materials used for construction of buildings are sandstone coursed stonework with detailing such as that scene to the adjacent units, whilst at Ground Floor varying degrees of modernity in shopfront design have been added. 53-55 Spring Gardens appears to have been built with functionality in mind from its basic design and appearance, with various extensions evident to the rear. The area is generally retail, with office space, retails units and a public house within 500 metres of the proposed works. The area has a number of culverted watercourses which are fed from the nearby White Peak hills. The properties in the Hardwick conservation area predominately date from the late 18th Century through to the 20th Century, with the pattern of the roads in the area remaining largely unchanged. Spring Gardens is a pedestrianised shopping street with major High Street chains and local independent retailers having a presence offering a diverse range of goods from outdoor clothing to DIY hardware.

FEATURES OF PREVALENT BUILDING FORM

The existing style to Spring Gardens is eclectic with some highly detailed stonework units to functional two storey pitched roof building utilising brick masonry, or even render. The existing shopfront to 53-55 Spring Gardens appears to be an addition made sometime in the 1960/70s and appears dull and uninviting. The unit is also currently empty and detracts from the vibrant shopping area.

MITIGATION TO PROTECT EXISTING CHARACTER

The design has been formulated to complement the existing streetscape of Spring Gardens with materials and finishes proposed being applied to adjacent shopfronts, including uPVC framed glazing to upper storeys.

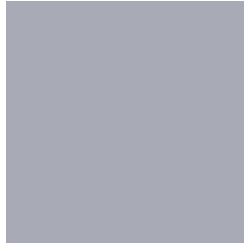
PROPOSED DEVELOPMENT DESIGN

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.

LAYOUT/APPEARANCE

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.

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.

SITE SPECIFIC DEVELOPMENT HISTORY

The property appears to have been originally constructed for retail usage, whilst there is evidence of a domestic apartment to the rear which has been out of use for some time. The proposal does not include for reinstatement of the apartment.

GRAPHICAL DESCRIPTION OF WORK AND USAGE

Drawings submitted with the application provide details of the current and proposed layouts.