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DESIGN/ACCESS STATEMENT

Re: Co-op Store, 11 Scarsdale Place, Buxton, Derbyshire. SK17 6EF.



Local Authority: **High Peak Borough Council**

Location

The shop is situated on Scarsdale Place in the vicinity of other retail units; the site is surrounded by many residential dwellings. The store sits within the Higher Buxton Conservation Area.

Proposal

The application is to redecorate the existing pilasters, panels, door and window frames and to also install new AC, refrigeration plant, acoustic screens, edge protection and access methods to the flat roof at the rear of the store.

Design

The existing panels, door and window frames will be redecorated from white to RAL 7043 Traffic Grey B (matt) finish. The new AC and plant units have been designed to work in conjunction with the acoustic screen to ensure compliance with the noise survey. The new means of access and galvanised edge protection will ensure that routine maintenance can safely take place to these units.

Heritage

The High Peak area has 32 designated conservation areas. These are defined as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. Each conservation area has a distinct character which can be derived from a number of factors such as; topography; historical development; townscape value; open spaces; traditional street furniture and surfaces.

The store is located in Area 2; this area is described in the BUXTON CONSERVATION AREAS APPRAISAL as principally inward looking. It includes the core of medieval Buxton - the buildings surrounding the Market Place, along High Street and around the old church of St. Anne's, limited on its south side by West Road. It also includes the buildings that lie on the north-west facing slopes of the limestone plateau above the Wye valley, which were developed by the Devonshire Estate in the 1860s - Bath Road, Torr Street, St. James Terrace and Hartington Road. This is an area of strong contrast between the mainly hard landscaped area of the old town on the top of the hill, where buildings line the streets and the only private space is in small yards at the rear, and the generous tree-lined avenues and spacious garden setting of the streets laid out below to the west.

Scarsdale Place, in the form of its two main blocks, frames the perimeter of the Market Place. From the centre, in front of the Town Hall, looking south, the east side appears to be almost continuously enclosed, although this is not the case and they are in fact a series of short elevations in different planes. In Higher Buxton there are a much higher proportion of upper floors in use. Most of the uses appear to be residential (flats), which generates its own community and adds vibrancy to the area. The reasons for this contrast with Spring Gardens appear to be that most of the properties are slightly larger and there is much better access to both front and rear.

There is an abundance of local quarries around Buxton and ready access to quarries owned by the Devonshire Estate has meant that stone is the naturally dominant building material.

1.0 Use

1.1 Would the application help to create an appropriate mix of uses in the area?

Not applicable in this instance.

1.2 Would different uses work together well, or would they cause unacceptable annoyance?

Not applicable in this instance.

2.0 Amount

2.1 Is the density appropriate?

Not applicable in this instance.

2.2 Could the neighbourhood's services support the amount of development planned?

No adverse effect to the neighbourhoods services.

3.0 Layout

3.1 Do all spaces have a purpose?

Reuse of existing spaces.

3.2 Will public spaces be practical, safe, overlooked and inclusive?

Not applicable to the application

3.3 Will private space be adaptable, secure and inviting?

Not applicable to the application

4.0 Scale

4.1 Will the building sit comfortably within their surroundings?

The main fabric of the building will remain unchanged.

4.2 Will they and parts like doors and windows, be of a comfortable scale for people?

Yes.

5.0 Landscaping

5.1 Has the landscaping been properly considered from the start?

Not applicable in this instance.

5.2 Will it help to make the place look good and work well and will it meet any specific aims for the site?

The redecorations will refresh the look of the store, the new refrigeration plant and AC will provide for an enlarged retail offer and more efficient solution for customer and staff comfort levels.

6.0 Appearance

6.1 How will the development visually relate to its surroundings?

The unit is existing and has been a retail unit for many years.

6.2 Will it look attractive?

Not applicable in this instance.

7.0 Access

Access to the store is via a level threshold, access to the new plant/AC will be for routine maintenance only.

8.0 Conclusion

This store has been identified for investment by the Co-op. The new redecorations and installations will bring the look of the store and operations up to the current Co-op standard.