



Heritage and Design & Access Statement

53, High Street, Buxton, SK17 6HB

May 2019

Site Address:

53, High Street, Buxton, SK17 6HB

Applicant:

Thomas Clarke

Proposal:

Change of use from A1 (Butchers Shop) to A4 (Wine Bar)

Document Type:

Heritage and Design & Access Statement

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1 Introduction

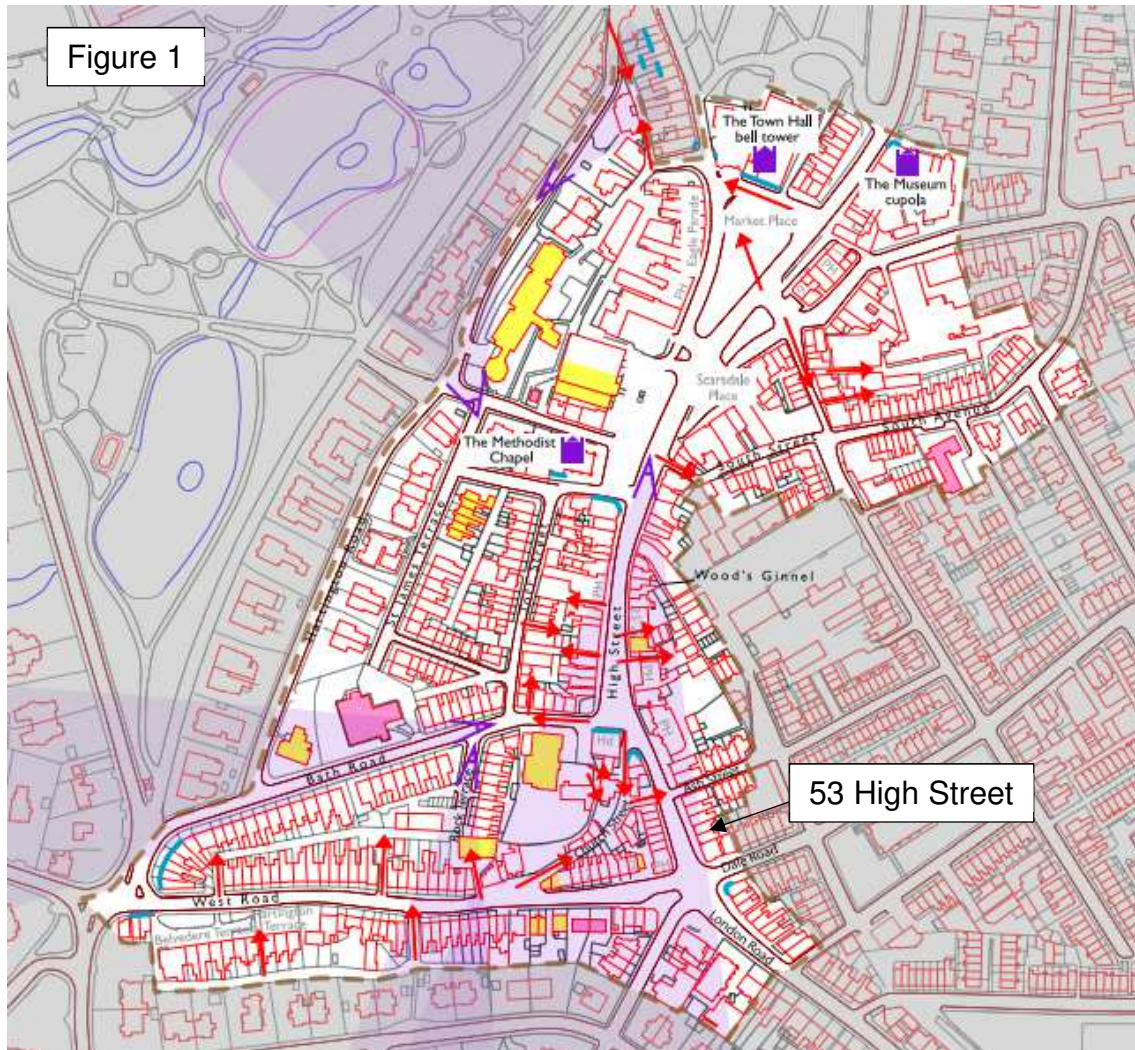
- 1.1 Scott Planning Services has been instructed by the applicant Mr Clarke to provide this Heritage and Design & Access statement. This report is in support of the proposed change of use application from A1 to A4 of the ground floor at 53, High Street, Buxton, SK17 6HB.
- 1.2 The property in question is three storeys and near the crossroads leading into Buxton town centre. The last use of the property was a butchers shop. However, that business is no longer in operation.
- 1.3 The property is of traditional materials and detailing, reflecting the prevailing local vernacular. The walls are constructed from natural coursed stone and the roof of natural slate tiles. The windows and doors to the property are timber, with a large glazed section on the principal elevation.
- 1.4 No material changes are proposed to the principal elevation of the property except for the reinstatement of the hatch into the cellar. The only proposed works to the rear of the property are the installation of a stainless steel flue from the cellar.

2 Heritage Statement

2.1 Significance

- 2.2 The property in question is not Listed. However, it does lie within the Buxton Central Conservation Area confirmed in 1968. This report has been produced after a review of the Buxton Conservation Character Appraisal published in April 2007.
- 2.3 Building number 53 features within the Area 2 map (Figure 1) of the Buxton Conservation Area covering Higher Buxton. The key characteristics of the area are described to be a large concentration of vernacular buildings but with few landmark buildings or panoramic views with a regular rhythm of three-storey commercial buildings.

2.4 The High Street is described to narrow as it approaches Market Place, funnelling visitors to the open space.



2.5 The Higher Buxton conservation area features a high concentration of timber bay windows. The use of the bay window became increasingly popular during the Victorian period. The proliferation of the bay window was driven by aspirations of creating a healthy home and as a status symbol.

2.6 Within the commercial area which includes 50-56 High Street, the bay window became referred to as the “oriel” window, oversailing the groundfloor shop front.

2.7 Notably, the character appraisal describes 50-56 High Street as being a prominent row at the entrance of the conservation area. With shops showing signs of wear and tear, and a continuous row of vacant shops.

2.8 Impact

2.9 The proposals in question will seek to turn a vacant shop into a wine bar. The proposals, therefore, with regards to the conservation area, should be seen in a positive light. Returning the premise to an active and maintained frontage.

2.10 Notably, the proposals do not propose to materially alter the principal elevation of the property other than to reinstate the cellar hatch.

2.11 In conclusion, the proposed change of use from an abandoned A1 use to active A4 use as a wine bar will have a positive contribution to the Higher Buxton conservation area.

3 Design and Access

3.1 Use

3.2 A full planning application for a proposed change of use from abandoned A1 (Butcher shop) to A4 (Wine Bar).

3.3 Need

3.4 Buxton is a popular spa town on the fringe of the Peak District National Park. The applicant is locally based and wishes to establish a wine bar to serve local residents and tourists. The introduction of a wine bar in this location will complement the services currently offered by other local businesses while providing diversification to the High Street.



3.5 Appearance

- 3.6 As stated above and as shown in the proposed elevations, the only material change to the principal elevation is the reinstatement of the cellar hatch. The cellar hatch will comply with the required safety and building regulations standards.
- 3.7 The timber windows and doors of the principal facade are proposed to be retained. The rear elevation is proposed to feature a stainless steel flue from the cellar. The proposed works will have a minimal impact on the street scene and the wider conservation area.
- 3.8 For further details on appearance, please refer to the submitted proposed elevations and floor plans.

3.9 Access

- 3.10 There is no specific vehicle access or parking for the property. Visitor parking and loading will need to be accommodated off-site. With regards to deliveries and operating the business, no more issues are perceived than those experienced by other businesses operating within the immediate vicinity.
- 3.11 The building for its age and location provides reasonable access for persons of limited mobility. For persons entering the building via wheelchair, the primary access is reasonable with minimum upstands and a flat and level internal surface.

3.12 Layout

- 3.13 Below (Figure 2) shows where the property is located in relationship to other buildings and uses around the site.
- 3.14 In conclusion, there are no significant Design & Access issues with the proposals and the re-use and revitalisation of these premises will be of benefit to the Buxton conservation area and the wider community.

Figure 2: OS Licence number 0100042766

