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1 Dale Head Road, Buxton

This is a retrospective application for the replacement of a traditional, painted shopfront with UPVC. There are also slight design changes incorporating stop-opening windows with a storm-proof detail. A replacement, externally-sit sign has also been installed.

The property is in the Buxton Central Conservation Area and is in a prominent location at the Five Lane Ends Junction. The area is characterised by a high survival rate of traditional, vernacular buildings, consistent historic detailing and traditional shopfronts. The area is covered by an Article 4 Direction recognising the high survival rate of historic detailing, and vulnerability to removal, and has previously been an area which has received grant aid from the Local Authority for reinstatement of period shopfronts and other historic detailing.

The previous shopfront was painted timber with the shop windows simply divided with vertical, moulded glazing bars, narrow corner sections, and individually mounted lettering on the narrow fascia. It had a painted, timber door. The replacement is in white UPVC and the flat sections, without moulding detail, and upper opening lights with storm-proof detail, fail to respect the quality of the previous shopfront and traditional building detailing. The UPVC door fails to replicate a timber traditional shopfront door and the brash, stencilled sign is of poor design compared to the previous individually-mounted letters. The alteration has harmed the historic interest of the building as a whole and had a detrimental impact on the wider streetscene. Approval would set a harmful precedent which may result in the loss of other traditional shopfronts.

The loss of historic shopfronts is highlighted in the Buxton Conservation Area Appraisal (P110). There is no objection to the incorporation of upper opening windows to allow ventilation but the traditional detail would normally be inward-opening hoppers to avoid the chunky external frames.

This is an unacceptable proposal and a replica of the original shopfront should be reinstated.

[Gill Bayliss MA \(Arch Con\)](#), [MA \(Env Planning\)](#) IHBC RTPI

[Senior Conservation Officer](#)

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