

BENCH ARCHITECTS

CONSERVING THE PAST, DESIGNING THE FUTURE

Design, Access and Heritage Statement



Figure 1: Spring Gardens from the West. Early C20.

Image C/O Buxton Museum and Art Gallery (adapted by author to illustrate location of 08 SG)

Project name:	08 Spring Gardens
Project description:	Shopfront Alterations
Project number:	22227
Client:	Scott Sports Pension Scheme
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Appendices:

- Appendix A: Proposed Drawings
- Appendix A1: Proposed Drawings (150 Series)
- Appendix A2: Proposed Drawings (160 Series)
- Appendix B: Photographic Report
- Appendix C: Existing Drawings

Note:

150-Series and *160-Series* Drawings submitted as alternate options (variations on the shopfront fascia and sign which are shown in purple text on sectional drawings P-148, P-158 and P-168.). The Applicant seeks consent for all three options. A decision on which fascia is installed will be made once opening-up works and the removal of the existing sign have occurred.

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Issue Record:

Revision	Issue Date	Description / Status	Prepared by	Approved by
-	13.09.2022	Planning Submission	AH	AB

1.0 Introduction, Background and Context

1.1. Introduction to the general aims of the proposals

This statement has been prepared in pursuance of:

- Gaining Planning Consent for proposed works at *06-08 Spring Gardens*.

1.2. The project brief is to; remove the existing aluminium shopfront (installed c.2001); instate a shopfront based on documentary-evidence of 8 Spring Gardens shopfront c.1920; replace the bay and dormer windows with joinery based on historic evidence; repair and recreate masonry and joinery elements on the North [street-facing] façade. Documentary-evidence available at www.picturethepast.org.uk Image reference: DCBM000595.

2.0 Site Location and Description

- 2.1. 08 Spring Gardens, Buxton, Derbyshire, SK17 6DE.
- 2.2. The ground-floor operates as a retail space with storage on the first floor. The second-floor and third-floor consist of residential apartments which are currently unoccupied.
- 2.3. Refer to 'Building Description' and 'Statement of Significance' below for a description of the building.

3.0 Statutory Designation

- 3.1. The property not listed.
- 3.2. The property shares a party wall with *10-12 Spring Gardens* which is one of the six uniform properties that make up the '*10-28 Spring Gardens*' terrace which have been Grade II Listed since 31st January 1997. Historic England List Entry Number: 1257955.
- 3.3. 08 Spring Gardens sits within the Buxton Central Conservation Area. High Peak Council have an Article 4 Directive in place.

4.0 Planning History

- 4.1. Planning Permission for works to the property have been granted several times since 2000, including 'use class' alterations and the most recent shop front. In 2001 permission was granted for the adaptation of the upper floors to form two self-contained apartments.
 - [HPK/2001/0540](#) "Part first floor, second and third floor change of use from Class A2 to Class C3 forming 2 no. residential flats in total". Approved.
 - [HPK/2001/0530](#) "Proposed New Shop Front." Approved.
 - [HPK/2001/0005](#) "Change of Use from Use Class A1 'Shops' to Class A2 'Financial & Professional Services.'" Approved.

5.0 Historical Development

- 5.1. Bench Architects have carried out a site-based appraisal and documentary research including during a condition survey for the Buxton Heritage Action Zone.

- 5.2. Refer to the Photographic Report in the Appendices for historic photographs.

6.0 Building Description and Statement of Significance

- 6.1. 08 Spring Gardens was one of two shops constructed in 1878 (06 & 08) as infill between the adjacent row of six shops which had just been built by the Devonshire Estate (see 3.0 *Statutory Designation* above) and 'Lawson's Wine Merchants'. The Wine Merchants obstructed the entrance to Spring Gardens and was demolished in 1876 and replaced in 1878 with the 'Gothic revival' shops (now Natwest bank).

06-08 were constructed to Italianate detailing with cornice capping at eaves, coursed millstone grit with ashlar dressings and Westmorland slate roofs with stone stacks. The exterior consists of three storeys and an attic. The first-floor has an ashlar band and moulded eaves.

Sources: <https://picturethepast.org.uk> - DCBM 100389; DCBM 100407; DCBM 000595; DCBM 100395.

7.0 Condition Survey and Historic Building Recording

- 7.1. Bench Architects have conducted basic condition surveys whilst on visits to the building, including time spent surveying the building for the Heritage Action Zone.
- 7.2. A comprehensive Measured Survey of the front elevation and shopfront plan has been carried out by The Architectural & Land Survey Partnership and forms the basis for Bench Architects' Existing and Proposed Drawings.
- 7.3. Design proposals within this Application include minimal work to the structure of the building. Opening-up works are planned to reveal existing steel supports at the shopfront. A structural consultant will be appointed to advise on the riveted steelwork and propose methods of restraining/ fixing the new shop front if deemed necessary. Any proposal will be to conservation standards and shall have minimal effect on any historic fabric.
- 7.4. Bench Architects have included a Photographic Report in the appendices to aid historic recording of the building.

8.0 Description of Proposed Works

- 8.1. Informed by both good conservation practice and documentary research, the proposals have been driven by the following fundamental principles:
- Minimise harm and disruption to the historic building fabric as a whole.
 - Maximise retention of existing historic features (including joinery).
 - Reinstatement of lost historic details (including the metal and timber shopfront, ironmongery including reinstating missing dormer finials.
 - Reversal of detrimental 'modern' changes which harm the significance and character of the building.
- 8.2. The following descriptions are to be read in conjunction with Bench Architects proposed drawings, available in the Appendices.
- 8.3. **Shopfront** - The c.2001 aluminium framed shopfront is to be removed. The new shopfront has been designed based on a historic photograph:

www.picturethepast.org.uk 'DCBM000595' – 'James L Denman Wines and Spirits Shop, Buxton c1930s'. The photograph illustrates a central entrance with double doors flanked by vented stall-risers and display windows. The 'art-deco' styling included heavily-stylised leaded lights which appear to have contained coloured and mottled glass. A large fascia sign was in place further forward than the original and protruded beyond the rusticated stone pilasters. There is a second door for access to the higher floors (apartments) from the street.

- 8.4. **Signage** – The current signage is a flat panel sign over a box back with *Ponden Home Interiors*' logo in raised coloured letters. The sign is lit from above with a central surface-mounted trough light.

Three options for the signage geometry and style are submitted for approval within this application. Each represents a recreation of signage seen on the building throughout different periods in history - all versions are recorded on historic photographs and included in the submitted Photographic Report. With each option the Applicant reserves the right to reinstate the surface-mounted trough light and to recreate the sign facsimile if its condition proves inadequate on inspection to reinstate.

- The 140-Series drawings propose a **flat fascia board**, which represents the geometry of the 'original' (first installation) shopfront as seen in historic photographs - see *Photographic Report Image 01*. This proposal includes removing the boxing behind the existing fascia sign and re-erecting the sign front with minor alterations to the background size on a new timber fascia.
- The 150-Series drawings propose an **angled flat fascia board**, representing various angled signage as seen on photographs from the early C.20th - see *Photographic Report Image 02, 03 & 04*. This proposal includes removing the boxing behind the existing fascia sign and re-erecting the sign front with minor alterations to the background size on a new timber fascia.
- The 160-Series drawings propose a large **fascia box sign** (much like the current sign in its existing state). This reflects the geometry of fascia board in c.1930 (the period on which the main shopfront recreation is based) - see *Photographic Report Image 08a & 08b*. This proposal includes a brass edging around the existing signage which itself will be reduced in size slightly and reset in a position to suit the new cornice.

The existing hanging sign is to be rehung on an altered bracket.

- 8.5. **Masonry Repairs** - Repair of the external masonry façade of upper floors to provide a 'conservation uplift'. This includes making good / renewal of highly weathered or damaged ashlar components. i.e.:

- Ground Floor Wall – Consolidation of uniform coursed rubble wall above shopfront cornice and behind bay window aprons.
- Ground Floor Pilasters – Replacement/ splice base stone and replacement of delaminated ashlar units including console brackets.
- RH Pilaster - Introduction of secondary ashlar pilaster to mirror the LH side and replace tile-clad service riser.
- Second Floor Window - with moulded surrounds and a cornice supported on corbels. Remove white paint and make good any defects with stonedust

mortar. Cornices heavily disaggregated. Renew both cornice ashlar. Add lead weathers to window tops to mitigate disaggregation.

- String Course – stone replacement RH string.
- Repointing - Repoint elevation in lime-mortar; NHL2 / 3.5 or Hot Mixed Lime Mortar.

8.6. **Windows** – All windows will receive renewed joinery with suitable profiles and proportions for the age of the building and based on historic photographs.

- The First Floor Bay Windows (modern joinery) will be renewed including lead roofs and entablature, pilasters and panelled aprons. New sashes with insulated glass units or slim-profile double glazing will be installed.
- The Second Floor Box Sash Windows (modern joinery) will be renewed as the bay window.
- The Attic Dormers will be reconstructed in alignment with the bay and 2nd floor windows (the existing dormers are modern and are incorrectly positioned). The new dormers will be of barrel form as seen in **Image 02** of the *Photographic Report* and receive upgraded insulation and lead cladding.
- Dormers - Indent repairs / renew pediment bases to RH dormer. 100% repoint dormers. Consider lead weatherings to dormers and reinstate 2No. missing cast-iron finials to dormer-pediments. Check lead valleys at principal roof abutments and dormer cheeks and soakers. Renew where required. Refix and repoint lead sill weatherings.
- All joinery will be finished in oil-based paint i.e. Sikken's Rubbol (or other approved). Consent is sought for the option to finish window sashes in a contrasting colour to the frames i.e. purple-brown or maroon or 'Hague blue' (contrasting colours are evident in the historic photographs in the *Photographic Report Images 01, 02 & 03*).
- Glazing on all new windows will be Histoglas RT+; or thin IGUs (slim-profile double-glazing), or Vacuum Glass 7.8mm.

8.7. **Traditional Awning** – The new timber cornice will be built to receive an awning (not currently required by tenant). The new cornice will honour a relevant historic detail as published in 'Modern Practical Joinery' by Ellis, G. pp.230. Consent is sought for the future installation of iron pivot arms and a fabric awning (colour to match shopfront joinery – Hague Blue or Carriage Green). Documentary evidence including photographs and bracket/ holes on the ashlar pillars indicates awnings on neighbouring 10-24 Spring Gardens the late C19th/ early C20th.

8.8. **Rainwater Goods** – A full inspection of the rainwater goods including guttering and downpipes will take place once scaffold is erect. Repair and replacement will occur where required on a like-for-like basis and redecoration carried out in suitable black paint.

8.9. Making good/ alterations of internal **suspended ceiling** – Once the new shopfront is installed, the existing contemporary suspended ceiling will be reinstated and made good.

8.10. Refer to Bench Architects' Drawings for specific material finishes.

9.0 Heritage and Conservation Area Impact Assessment

- 9.1. The proposals will dramatically enhance the character of the building, which sits within Buxton's Central Conservation Area, and benefit the local community. The building is in a commanding location at the Western entrance to Spring Gardens and the proposed works will reinstate 08 Spring Gardens as a fine frontage.
- 9.2. The proposals safeguard and repair the masonry/ timber/ ironwork through conservation-standard specifications, repair, and redecoration. All elements that are proposed for removal are contemporary, including the shopfront materials and joinery above, and not of significance to the building.

10.0 Environment

- 10.1. Works are proposed in an occupied shop/ residence with high levels of footfall and no opportunity for protected species inhabitation.
- 10.2. Existing mature trees will not be affected by the proposed Works.
- 10.3. The flood risk potential of the site is 'low'. 08 Spring Gardens is shown on *The Environment Agency's* map as being in Flood Zone 1: "a low probability of flooding". The proposed Works do not increase the building's vulnerability to flooding, nor increase the site's potential to flood.
- 10.4. Parking for the shop and apartments is located at the rear of the building (within the property boundary) and is available for three to four cars. No alterations to parking provisions are proposed.

11.0 Consultation

- 11.1. Bench Architects and The Applicant are in liaison with High Peak Borough Council's Heritage Action Zone Project Officer Lisa Hooley in pursuance of a monetary grant to assist funding the Works.

12.0 Conclusion

- 12.1. It is believed that the submitted proposals will recreate a shopfront of high calibre, fitting for the entrance to Spring Gardens and commensurate with the quality of the adjacent buildings, including 10-28 Spring Gardens, which are Grade II Listed. The proposals will greatly improve the visual amenity of Spring Gardens and will enhance the kerb-appeal of the shops operating within and around the building.
- 12.2. The proposals follow conservation principals, including those outlined by BS 7913 and respond to the specific constraints and features of the site and context.