Design & Access Statement and Heritage Statement

70-72 Spring Gardens, Buxton SK17 6BZ

Replace shop frontage

June 2023







This document has been prepared for and on behalf of Philip Bradbury.

©darwent architecture ltd

info@darwentarchitecture.co.uk
www.darwentarchitecture.co.uk
The Island, Castleton, Hope Valley, S33 8WN (01433) 695560
Trafalgar House, 5-7 High Lane, Chorlton-cum-hardy, Manchester, M21 9DJ (0161) 8813031

CONTENTS

1.0 INTRODUCTION	03
2.0 SITE AND LOCATION	03
3.0 BUXTON CHARACTER APPRAISALS	04
4.0 LEGISLATIVE & POLICY CONTEXT	05
5.0 HSHAZ GRANT SCHEME	06
6.0 HERITAGE STATEMENT	07
6.1 Introduction	07
6.2 Wider Context of 70-72 Spring Gardens	07
6.3 70-72 Spring Gardens - Historic Research	07
7.0 EXISTING SHOP-FRONT	08
7.1 Condition Survey	08
7.2 Site Investigation	08
8.0 ASSESSMENT OF HERITAGE SIGNIFICANCE	09
8.1 Introduction	09
8.2 Site Conditions and Heritage Significance	09
9.0 HERITAGE IMPACT ASSESSMENT OF PROPOSALS	10
9.1 The Proposal	10
9.2 Materiality	10
9.0 HERITAGE IMPACT ASSESSMENT OF PROPOSALS	11
9.3 Fascia Design Justification	11
APPENDIX A: BIBLIOGRAPHY	13
APPENDIX B: GENERAL PHOTOS	14

1.0 Introduction

Darwent Architecture LTD have been appointed by the client to prepare proposals for 70-72 Spring Gardens. This Design & Access Heritage Statement has been written to accompany the attached planning application.

The site is located within the Buxton Hardwick Conservation Area. High Peak Council have an Article 4 Directive in place.

The Heritage Statement explores the history of the site, its significance as a heritage asset and as part of the setting of other heritage assets, and the impact that the reconstitution of a historic frontage may have within the community.

2.0 Site and Location

70-72 Spring Gardens is situated in the village of Buxton, a spa town in the Borough of High Peak in the district of Derbyshire, England. The site can be accessed by a wide, pedestrianised street in the centre of Buxton.

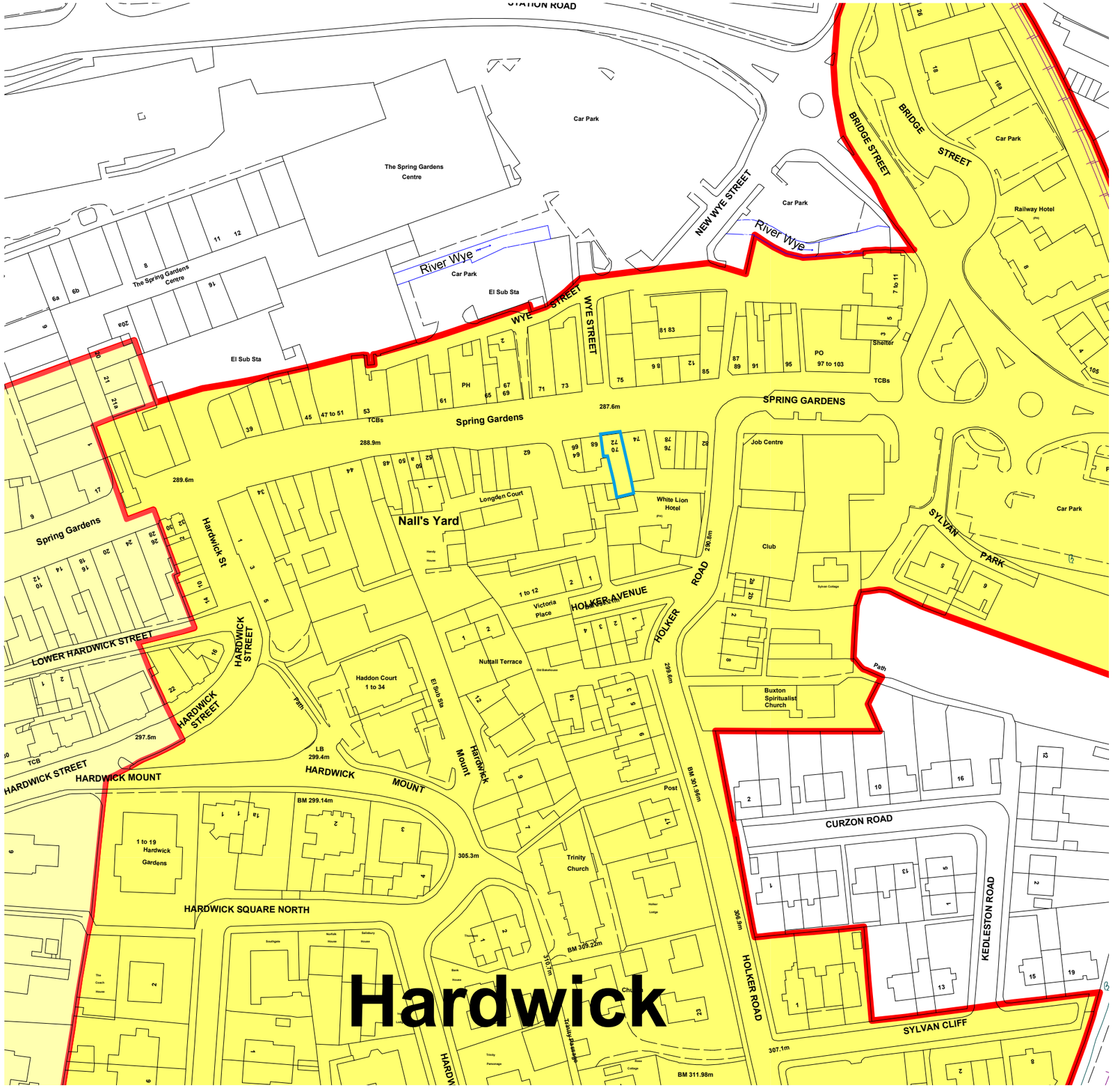
Spring Gardens follows the route of a turnpike established in 1759 which was historically the main route into Buxton from Sheffield. Inns and isolated dwellings existed along the route from the early 18th century, the street then developed as a commercial street from the late 18th century in conjunction with the growth of the town's popularity.

The purpose-built row of shops once housed some of the best shop frontages in the town. This can be seen in the historic pictures by the size and quality of each shop front.

The building is located within the conservation area and the property is not listed. Whilst the original shop fittings no longer remain, 70-72 Spring Gardens has a distinctive character and design is a key contributor to the wider context.



Extract from Historic England: Listed buildings marked with a triangle.



Extract from Peak Park: Buxton Conservation Plan. Site Boundary overlaid.

©darwent architecture ltd

3.0 Buxton Character Appraisals

Spring Gardens is with Hardwick Conservation Area. A full Conservation Area character appraisal has been carried out by High Peak Borough Council which provides extensive historic detail of the evolution of the street and surrounding area.

The Conservation Area Character Appraisal describes Spring Gardens in its Part Three, Section 3 and sets out the main characteristics of the area:
'• Linear, almost continuous, built-up frontage forming a strong enclosure
• Mainly flat landform tracking the route of the River Wye in the valley bottom
• Glimpsed views into back yards and narrow streets
• A variety of building styles & materials
• Views opening out into wide vistas at each end of street, dominated by The Crescent at the west end and the Viaduct at the east end'

According to the Conservation Area Character Appraisal Spring Gardens is a long street with continuous settlement along its length. The street has a busy and active frontage, with buildings built close together. Due to its shallow curve and continuous frontage, there are limited opportunities for prominent landmarks. The east end of the street has lower buildings compared to the west end, which reflects its original role as the entrance to the main shopping street. The railway viaduct dominates the views at the east end, and the visual clutter and a low building called Iceland detract from the character of Spring Gardens. The viaduct creates a dramatic skyline and is a significant landmark, along with the buildings lining Bridge Street. The southern side of Bridge Street has a public car park, once a park with small villas, but now degraded. The viaduct arches and ancillary workshops can be seen from Bridge Street, along with the old Co-operative Hall. Trinity Church's tower is a prominent landmark to the south from the junction of Station Road and Bridge Street.

Spring Gardens in the 19th century had a rhythmic frontage with repeated bay windows along the north side. An arcade, added in the early 20th century, created a gradual curving and high-quality frontage. The two-story buildings were late Georgian, with The Milton's Head as a notable example. The character of the north side has become fragmented over time, while the south side has well-preserved Victorian three-story buildings. Spring Gardens, driven by commerce and fewer architectural constraints, has the potential for buildings of individual quality, with both standout examples and recent eyesores.



Spring Gardens Historic Postcard- Date unknown



Spring Gardens in 1966 looking towards 70-72.
Source: Buxton of Yesteryear


Spring Gardens in present day



Spring Gardens in present day at immediate site of 70-72

©darwent architecture ltd

4.0 Legislative & Policy Context

This section assesses specific design and access policy set out in the Development Plan as well as in local supplementary planning guidance and national policy.

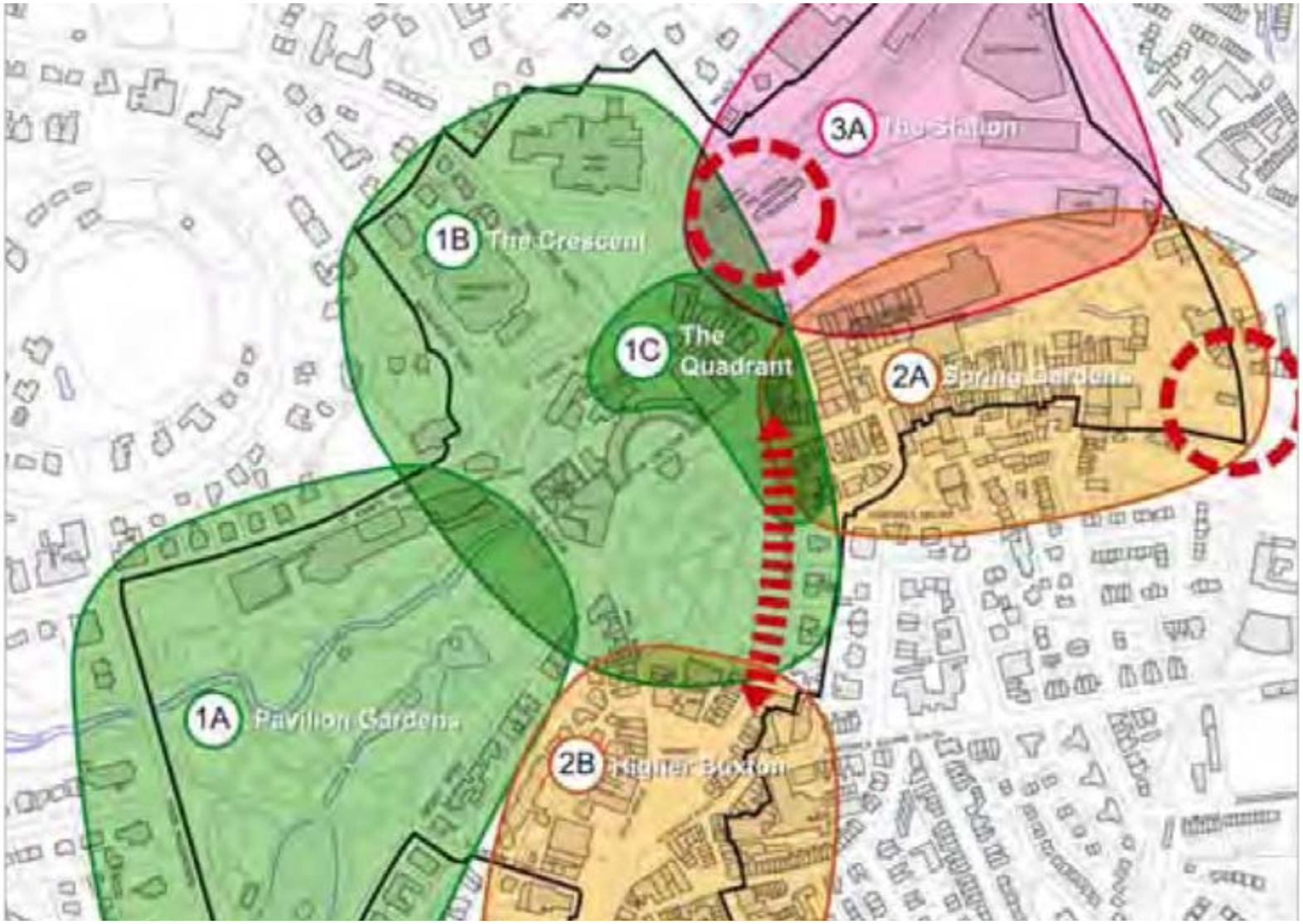
Planning Act 1990.
Conservation Areas are afforded statutory protection under the Planning (Listed Buildings and Conservation Areas) Act 1990.
Paragraph 72 (1) of the Act states that: *'…with respect to any buildings or other land in a conservation area… special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'*

High Peak Adopted Local Plan
The adopted Local plan outlines the council's vision for Buxton as a leading spa town by supporting the distinctiveness of the town centre, including Spring Gardens.
Paragraph 4.44 states that: *'The hierarchy of Town and Local Centres is derived from their current role and function and evidence from the Retail and Town Centre Study which highlights the importance of maintaining Buxton and Glossop as the principal centres for retail, services and leisure facilities.'*

Buxton Design & Place Making Strategy
Design and Place Making Strategy also identifies distinct quarters within Buxton town centre, each with their own unique character and distinctiveness which should be reinforced and nurtured to help achieve the vision for the town.

The document describes Spring Gardens as follows:

'5.3 Spring Gardens
Key Issues
Pedestrianisation has helped reinforce Spring Gardens' role as Buxton's 'high street'. Both the shops and the buildings themselves are of a mixed quality, but the architecture is generally better towards the Crescent. The shopping centre is dated and creates a barrier between Spring Gardens and the Station area.
Vision
A 'smart high street' area that contains a number of national multiples, as well as local retailers, to serve Buxton and its hinterland Design Principles
Historic buildings must be conserved and enhanced in order to protect the character of the main shopping street. New interventions will be limited on the main shopping street and likely involve upgrading shop fronts and building elevations. Where infill buildings are required along the main shopping street, these must be sensitive to the historic context. For new buildings associated with the modern shopping centre, a contemporary approach can be adopted, but should be at an appropriate scale and massing and make use of local materials.
Building heights should generally be 3 storeys to create good continuity and enclosure. Where possible, frontage should be created to screen



Extract from Buxton Design & Place Making Strategy

'6.2 Levels of Intervention
To ensure the urban design principles outlined in Section 4 are implemented across the town centre in each of the character areas identified in Section 5, a simple three tier graded approach has been adopted to guide future change. These three levels or degrees of intervention determine the extent of development or conservation required to support the overall vision for the town centre:
Repair and Recovery
- *Areas with elements of distinct character and quality, but require 'repair'*
- *Innovative and creative interventions possible to reinforce an area's character, but new buildings should respect and repair the historic urban fabric*
- *Past inappropriate and insensitive development must not be used as precedent'*



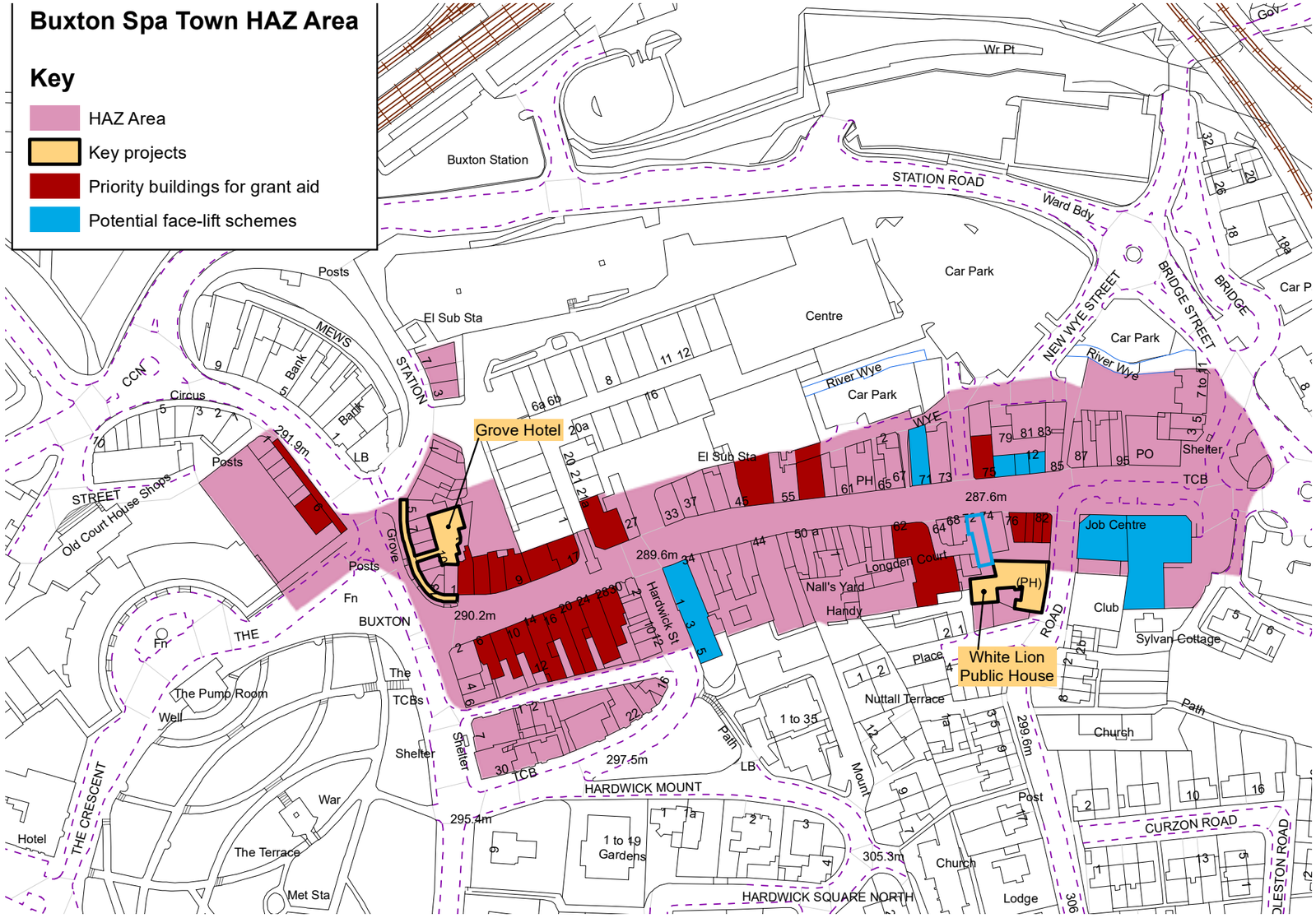
©darwent architecture ltd

5.0 HSHAZ Grant scheme

The HSHAZ is a £95 million nationwide government funded programme, which is being delivered by Historic England. The HSHAZ initiative will run until 31st March 2024 and its aim is to breath new life into our town centre, making the high street a more attractive, engaging and vibrant place to live, work and spend time.

Buxton was selected as one of more than 60 towns across the country to receive a share of the grant and has secured £926,700. Historic England have announced a further £100,000 has been awarded to the HSHAZ Cultural Consortia. The HSHAZ programme will support the repair and reinstatement of historic shop fronts, support a diverse cultural and educational programme designed to celebrate our high street; and give the local community a key role in deciding what works and what you want to see happening in our high street.

These works will be subject to a funded application for the HSHAZ Grant Scheme for the replacement shop front and associated works.



Extract from Buxton Spa Town HAZ Area map. Site Boundary overlaid.

©darwent architecture ltd

6.0 Heritage Statement

6.1 Introduction

This heritage statement serves as a comprehensive overview of the historical significance and cultural value of the site located in Spring Gardens, Buxton. Under the NPPF framework we are advised as applicants to “describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

6.2 Wider Context of 70-72 Spring Gardens

The architectural history of Spring Gardens is characterized by a blend of styles influenced by different periods, reflecting the evolution of the site over time.

Georgian and Regency Period (Late 18th to Early 19th Century):
During this period, Buxton experienced a surge in popularity as a spa town, attracting visitors seeking the healing properties of its thermal waters. The architectural style of Spring Gardens from this era reflects the classical influences of Georgian and Regency design. Key features include symmetrical facades, sash windows with delicate glazing bars, and grand entrances adorned with decorative pediments and columns. The use of locally quarried limestone, known as Buxton Ashlar, was prevalent, giving the buildings a distinctive appearance.
One notable Georgian structure in Spring Gardens is the Crescent. Designed by John Carr of York and completed in 1789, it is a prominent landmark showcasing elegant Georgian architecture. The Crescent consists of a crescent-shaped row of townhouses, adorned with Ionic and Corinthian columns, ornate balconies, and intricate friezes. Its grand scale and architectural beauty make it an iconic representation of the period.

Victorian Era (Mid to Late 19th Century):
During the Victorian era, Buxton continued to flourish as a fashionable spa town. The architectural developments of Spring Gardens during this time responded to the growing demand for amenities and accommodations. Many buildings were constructed or renovated in a style that combined Victorian Gothic, Italianate, and Queen Anne Revival influences.

Arts and Crafts Movement (Late 19th to Early 20th Century):
The Arts and Crafts movement, led by influential figures like William Morris, emphasized the importance of craftsmanship and the use of natural materials. While Spring Gardens may not have as many overt examples of Arts and Crafts architecture as other areas, some buildings may exhibit elements inspired by the movement.

20th-Century Developments:
Throughout the 20th century, Spring Gardens underwent further transformations to meet changing needs and architectural trends. Some older buildings were re-purposed, and new structures were erected, reflecting a range of architectural styles from the period.

6.3 70-72 Spring Gardens - Historic Research

Darwent Architecture has conducted historical research on the property. According to the 1881 Census, Elizabeth and Richard Hanson, both hairdressers, and their family resided at 71 Spring Gardens. The 1891 and 1901 Census records indicate that Thomas and Fanny Brettain and their family were then the occupiers.

In the 1911 Census, it was observed that two families were living at the site. Thomas and Fanny Brettain, aged 72, were still residing there, suggesting a long tenure. Additionally, George and Violet Kidd and their family were also listed as occupants. This suggests that the building’s upper floors are likely to have been divided into flats to accommodate multiple families. The ground floor retail unit would not have been illustrated in the data.

Furthermore, it is believed that the shop associated with the property was either rented or owned by a neighboring family residing at 56 Spring Gardens. The name of John Edward Shufflebotham is associated with this address, which coincides with the historic shop front picture, where J E Shufflebotham’s name is displayed on the signage.



Photo provided by Buxton Museum- Taken by J.D.Meddins on 2.9.1946

Census Transcript Household Derbyshire 1911

Images	Cover · Address · Household
Image Type	Normal Household
Address	56, Spring Gardens, Buxton
Civil Parish	Buxton
Sub District	Buxton
Registration District	Chapel En Le Frith
Image Reference	RG14 PN:21240 RD:440 SD:1 ED:8 SN:75 Page:151

Found 4 Results.

Forename	Surname	Age	Year Born	Gender	Relation	Marriage Status	Years Married	Birth Place	Occupation
John Edward	Shufflebotham	43	1868	Male	Head	Married	18	Burbage, Derbyshire	Bronmonger & Tinman
Fanny Gertrude	Shufflebotham	41	1870	Female	Wife	Married	18	Eston, Leicestershire	Assisting In the Business
Gertrude	Shufflebotham	17	1894	Female	Daughter	Single	0	Buxton, Derbyshire	Assisting In the Business
Ada	Jones	22	1889	Female	Servant	Single	0	Derby	General Servant (Domestic)

Census information illustrates Shufflebothem’s lived close to the shop in housing or flat behind Spring Gardens

©darwent architecture ltd

7.0 Existing Shop-Front

7.1 Condition Survey

A comprehensive Measured Survey of the front elevation and shop-front plan has been carried out by The Architectural & Land Survey Partnership and forms the basis for the Existing and Proposed Drawings.

7.2 Site Investigation

The client then arranged for an invasive site investigation to be carried out on the 2nd of May 2023 where Darwent Architecture were also in attendance.

The works involved the partial removal of the existing shop front signage to reveal the historic shop fronts and supporting structure underneath. Please refer to application drawing 428_PL006-Existing Shop Front for a detailed section of the make-up of the existing shop-front.

The existing frontage has been planted onto an earlier 1970's mosaic clad frontage which is in turn held off the stone face by a timber framework structure. Newspaper filler from site dates this work which ties in visually with the styling.

The stonework front facade of the building is supported off two large timber beams spanning the full width of the shop front and depth of wall construction. It appears they were strengthened in the 1970's with steel plates and columns either side. The primary structure is considered to be structurally sound unless significant decay is found once fully openend up.





1970's mosaic frontage over original stone front



Steel plate visible over timber beams



1970's roller shutter hidden behind modern signage



Render applied to stonework under modern timber framework

©darwent architecture ltd

8.0 Assessment of Heritage Significance

8.1 Introduction

70-72 Spring Gardens is a key example of the architecture found in the town, which found fame in the late 18th and early 19th centuries for the health benefits associated with the presence of thermal spring water.

To access the significance of 70-72 Spring Gardens this document has taken guidance from the English Heritage Publication; Conservation Principles: Polices and Guidance. The guidance provides a set of four heritage values used to access the significance of a heritage asset. These values are:

Evidential Value
The potential of a place to demonstrate evidence of past human activity.

Historical Value
Derives from the way in which past people, events and aspects of life can be connected through a place to the present- this tends to be illustrative or associative.

Aesthetic Value
Derives from the ways in which people draw sensory and intellectual stimulation from a place.

Communal Value
Derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience of memory.

8.2 Site Conditions and Heritage Significance

To assess the heritage significance of the site further we must take into account the significance 70-72 Spring Gardens in the wider context of Spring Gardens. Heritage significance can be measured according to hierarchical levels as follows:

High: A designated assets important at a regional level and also at a nation level, including Grade II listed buildings and conservation areas. The NPPF advises that substantial harm should be exceptional

Medium: An undesignated assets important at local to regional level, including local (non-statutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings. Buildings and parts of structure in this category should be retained where possible, although there is usually scope for adaption.

Low: Structure or feature of very limited heritage or other cultural value and not defined as a heritage asset. May include insignificant interventions to listed buildings, and buildings that do not contribute positively to a conservation area. The removal or adaption of structures in this category is usually acceptable where the work will enhance a related heritage asset.

A site visit was conducted on 2nd of May 2023 by Darwent Architecture Ltd to conduct on-site visual investigations of the existing buildings and compile a photographic record (Appendix B) of existing site conditions.



Existing Front Elevation

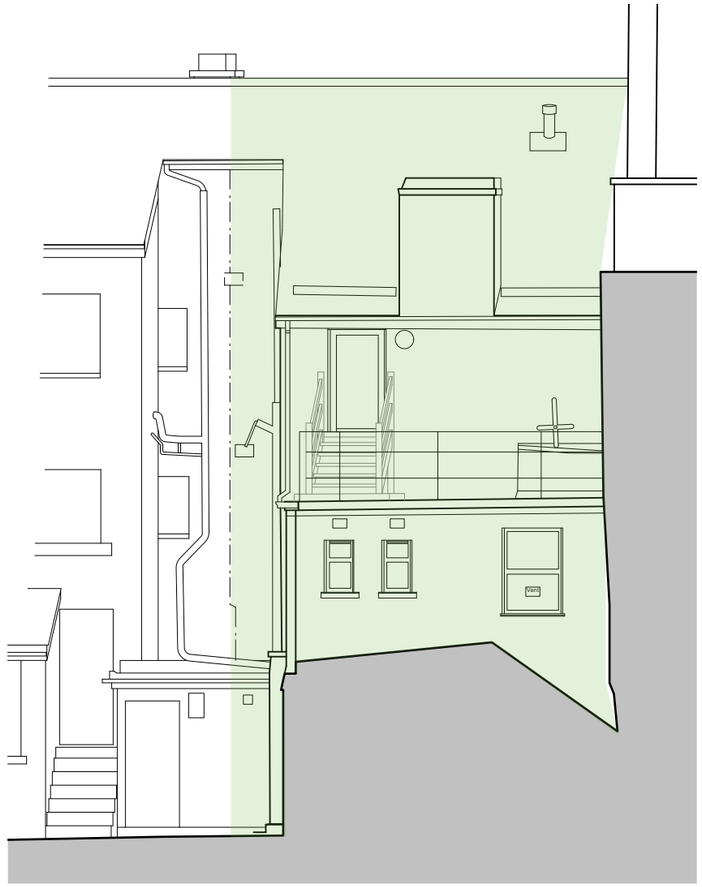
General Assessment of Significance: High
The building has a high communal & historic value.

Massing/ Scale: Medium / High
The roof form and eaves heights are perceived to be as originally built. This provides us with a medium /high heritage significance as it allows us to understand the past use and scale of the building.

Materials: High / Low
The materials found include the original gritstone walls and slate roofs. The use of these materials offer us a high heritage significance as they contribute to the understanding of the use of materials in the wider context. The modern shop frontage however detracts form the overall form

Windows: Medium
The traditional timber windows have been replaced, but in a similar sash style to the originals. The stone surrounds are original.

Shop Frontage: Low
The traditional timber shop-front has been replaced with modern UPVC and Aluminium fenestration with elongated signage zones and other non traditional detailing



Existing Rear Elevation

General Assessment of Significance: High
The building has a high communal & historic value.

Massing/ Scale: Low
Significant changes to the rear elevations as well as internal elements with structural and material variations from the original that reduces the significance of the facade.

Materials: Low
The rear facade is currently rendered.

Windows: Low
The traditional timber windows have been replaced by uPVC windows.

©darwent architecture ltd

9.0 Heritage Impact Assessment of Proposals

9.1 The Proposal

The proposal includes the removal of the 1970s uPVC framed shop-front and substitute it with a new shop-front designed based on a historic photograph obtained from Buxton Museum, enhancing the character and appearance of the Conservation area.

The historic photograph illustrates the shop access located at the right hand side of the building with a centralised shop display with tilled stall risers. A secondary domestic door is located to the left hand side to give access to the upper floors from the street. Three timber pilasters with stone base set the start and end of the facade and differentiates the commercial entrance from the residential access.

The historic fascia consists of a narrow flat panel sign with a cornice above. The signage consists of the shop's name 'J E Shufflebotham LTD' hand painted in light coloured letters. There is also signage in the fan-lights above each door.

It is proposed in this application to reinstate the historic shop-front in as original form as possible to integrate with the current usage and building fabric.

The main divergence from the original design is the slight increase in depth of signage zone as otherwise the original slim fascia would make the reinstatement commercially unviable to the client and tenants. Further justification on the fascia design has been illustrated in the following page.

The proposal includes retaining the existing structure of the building, utilising the existing timber lintels and steel supports.

Once the new shop-front is installed, the existing contemporary suspended ceiling will be reinstated and made good.

The shop-front will be painted in a sympathetic heritage colour with new brass ironmongery also to be installed.

No changes are proposed to the upper floors of the building except for the re-instatement of the damaged window stone window cill, and for the re-introduction of panelling below the bay window to adjoin the shop fascia.

A led strip has been proposed running behind the fascia illuminating the front elevation. The led strip will be maximum 1kcd2 Candelas.

The size of lettering has been specified and in a hand painted application which sets guidance and boundaries for the existing and future tenants, without needing to make a new future application.



Proposed Front Elevation



Proposed Front Elevation

9.2 Materiality

The proposed materiality for the replacement of the shop frontage seeks to replicate the original historic design and contribute to the preservation of the building's heritage.

The existing uPVC and aluminium clad shop frontage will be replaced with timber windows and doors. Timber has long been associated with traditional shop frontages and is known for its durability, aesthetic appeal, and ability to age gracefully. The timber windows and doors will be crafted to replicate the original design, ensuring an accurate restoration of the shop frontage.

The stool riser will have a base course of gritstone with be metro style tiles above to enhance the authenticity of the replicated shop frontage. These tiles, chosen in a glazed heritage colour palette, will closely match the blue tones of the window and signage colour and mimic the appearance of the historic image.

In keeping with the original character of the building, the signage for the shop frontage will be hand-painted. This traditional method of sign-making is a nod to the craftsmanship and artistic techniques prevalent during the period in which the building was constructed. The hand-painted signage will be carefully executed to match the style and typography of the era, contributing to the overall historical authenticity of the shop frontage.

Overall the materials proposed will respect the heritage significance of the wider context and will be **positive** to the overall understanding of the heritage significance of the wider context.

9.0 Heritage Impact Assessment of Proposals

9.3 Fascia Design Justification

As part of the restoration project, it is proposed to enlarge the historic fascia. This justification aims to outline the reasons behind this enlargement, considering both the historical context and the requirements of modern retail practices.

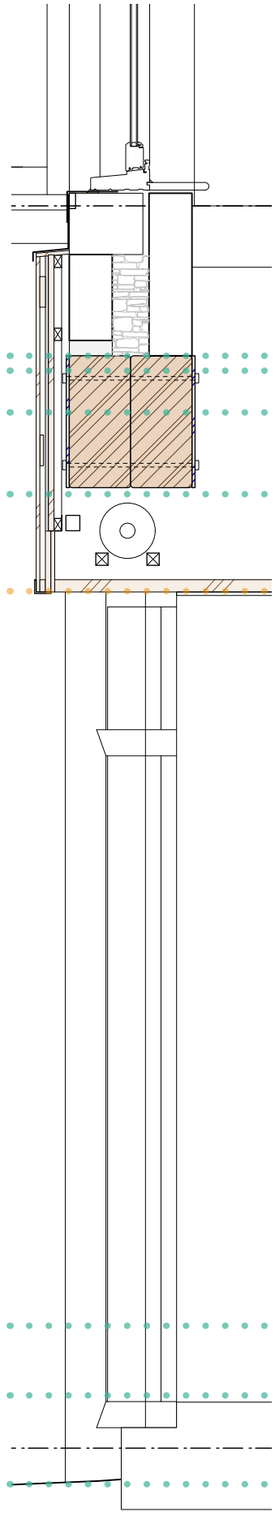
While the historical image illustrates a fascia of very modest scale, believed to be a reflection of its original purpose as an ironmongery shop, it is worth noting that larger fascias were present on the same street during that time.

Furthermore, the evolution of retail practices over the years has emphasized the importance of effective signage and branding for attracting customers. Enlarging the fascia is therefore considered necessary to align the historic shop front with modern retail expectations, enabling businesses to prominently display signage and communicate their presence to passers-by.

Retaining the existing size of the historic fascia would also require significant modifications to the existing ceiling of the charity shop, which currently has a lower height, as shown in the existing shop-front section with the indicated orange-dotted ceiling. Accommodating the historical proportions of the fascia would entail altering or removing the shop's ceiling.

Considering the existing site constraints and modern standards, the height of the proposed cornice, fascia depth, and window head have been influenced. The design of the proposed shop-front and its surroundings has been meticulously detailed to create a balanced elevation that harmonizes with the building. The enlargement of the fascia depth has been counterbalanced by the addition of a moulded edging.

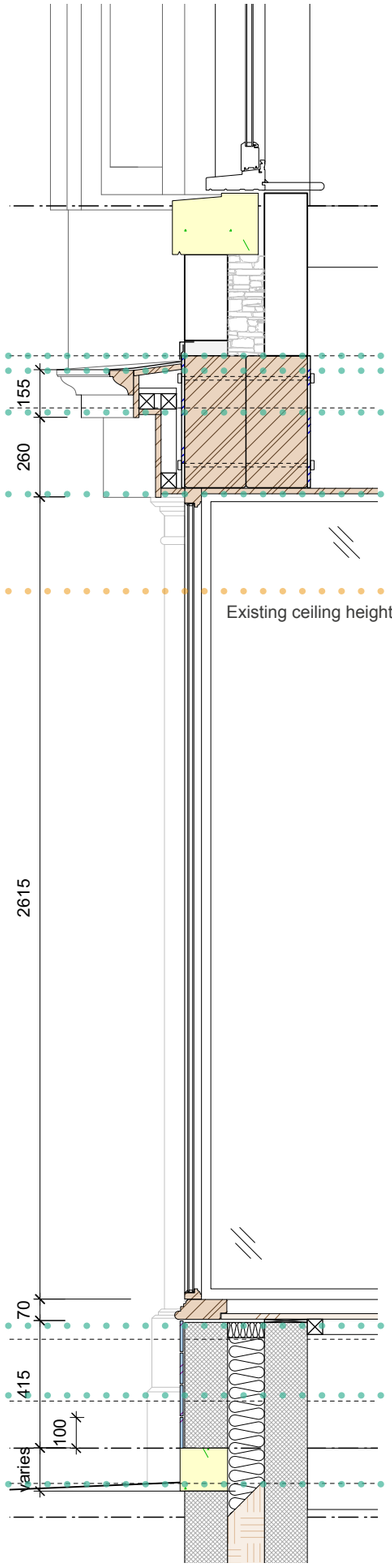
The scale and proportions of the proposed fascia have been carefully considered in relation to the overall building. The inclusion of traditional profiled pilasters and the addition of timber panelling under the bay window will enhance the vertical appearance and unity of the building's elevation.



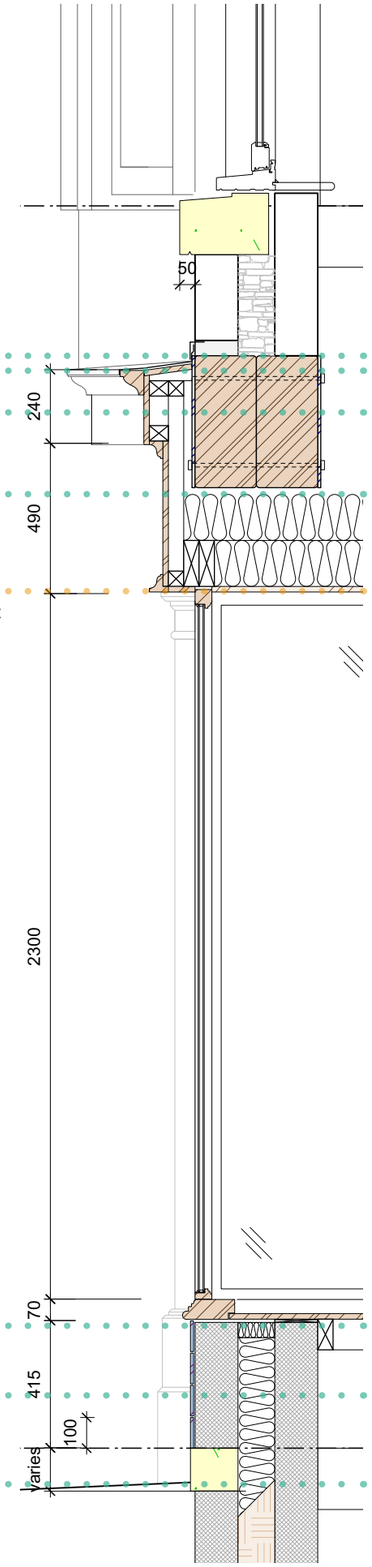
Existing Shop-Front Section



Historic Shop-Front Elevation



Interpretation of Historic Shop-Front Section



Proposed Shop-Front Section

©darwent architecture ltd

10.0 Impact on Neighbouring Buildings

The proposed development will significantly enhance the character and appearance of Buxton's Conservation Area. The building is in a prominent position at the east end of Spring Gardens, with an access point directly in front of the building.

By focusing on the design, detailing, and material selection of the new shop frontage, the proposed development seeks to restore the historic charm that once defined the street. Emphasizing architectural elements that are in line with the area's heritage will contribute to a more cohesive and visually pleasing environment.



Frontage highly visible on important vista along Wye Street leading from Spring Gardens public car park

11.0 Drainage

A full inspection of the rainwater goods including guttering and downpipes will take place as part of the proposal. Repair and replacement will occur where required on a like-for-like basis and redecoration carried out in suitable black paint.

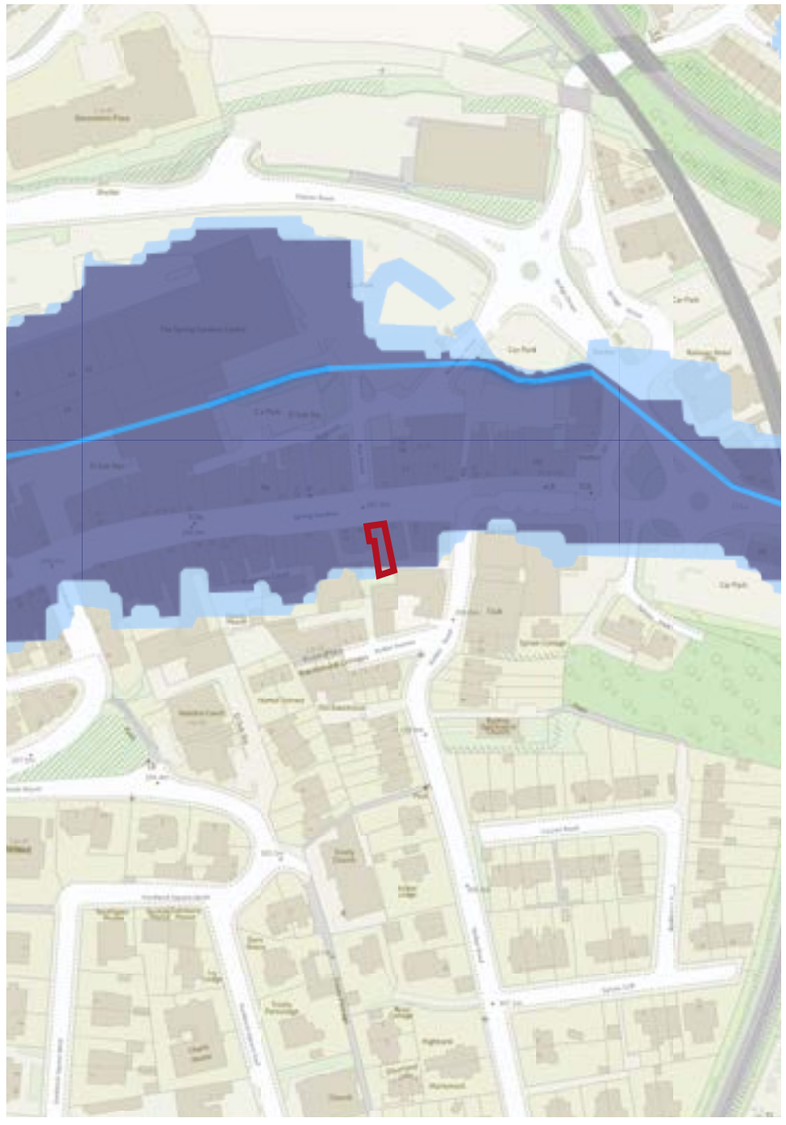
12.0 Further Information

For further Information please refer to planning drawings, documents and supporting statements:
428_PL001-Location Plan
428_PL002-Site Plan
428_PL003-Existing Ground & First Floor Plan
428_PL004-Existing Second & Roof Floor Plan
428_PL005-Existing Elevations
428_PL006-Existing Shop Front
428_PL007-Proposed Ground Plan and Elevation
428_PL008-Proposed Signage & Joinery Details

13.0 Flood Impact

The site sits in Environment Agency's map Flood Zone 3, an area with a high probability of flooding.
The surface water flood risk potential of the site is 'high'.
The rivers and sea flood risk potential of the site is 'medium'
The groundwater flood risk postential is unlikely in this area.

A floor risk assessment is however not deemed to be necessary as the application as the proposed works do not increase the building's vulnerability to flooding, nor increases the site's potential to flood.



14.0 Conclusion

In summary and conclusion, the proposed replacement of the shop front at 70-72 Spring Gardens has been carefully designed and is considered acceptable.

The design takes into account the historical significance of the site, the character of the surrounding area, and the preservation and enhancement of the heritage assets within the Buxton Hardwick Conservation Area.

The proposed shop-front aims to contribute to the overall character and appearance of the street while respecting the local context and design principles outlined in the relevant legislation and policy documents.

It is believed that the proposed restoration will not only improve the visual appeal of the building but also have a positive impact on the local community and contribute to the ongoing revitalization efforts in Buxton town center.

©darwent architecture ltd

Appendix A: Bibliography

Planning (Listed Building and Conservation Areas) Act 1990

National Planning Policy Framework, NPPF, March 2012

Historic Environment Planning Practice Guide, 2010

PPG: Conserving and Enhancing the Historic Environment

Conservation Principles, Policies and Guidance (Historic England 2008)

Commerce and Exchange Buildings- Listing Selection Guide (Historic England 2011)

Managing Significance in decision-taking in the Historic Environment (Historic England 2015)

The setting of heritages assets (Historic England 2017)

Making changes to heritage assets (Historic England 2016)

Buxton_HAZ_leaflet_web

Buxton Design & Place Making Stategy

High Peak Local Plan Adopted

Buxton Museum & Art Gallery

©darwent architecture ltd

Appendix B: General Photos



Existing front elevation - Shop frontage



Existing back elevation



Existing ceiling level 01



Existing ceiling level 02



Existing access ramp



Existing mullions detail



Existing ceiling level 03

©darwent architecture ltd