

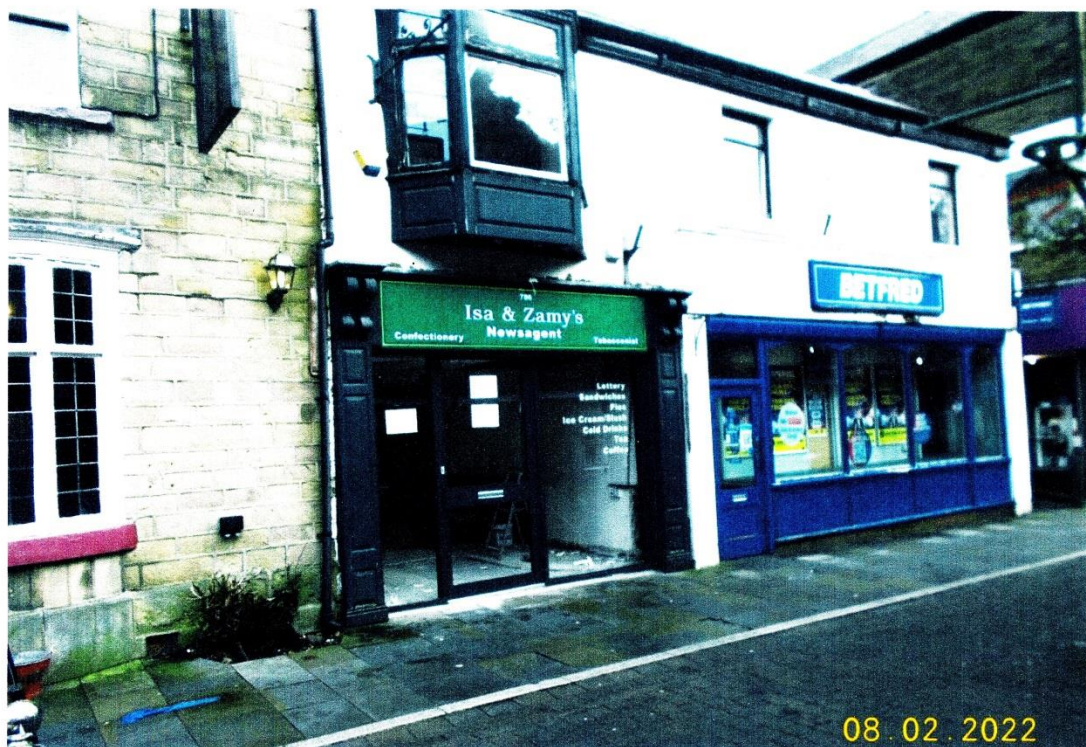
PLANNING STATEMENT IN SUPPORT OF A PLANNING APPLICATION TO RETAIN WITH
MODIFICATIONS THE RECENTLY REPLACED SHOP FRONT AT **65 SPRING GARDENS** BUXTON SK17 6BJ

JANUARY 2024

The applicant has recently acquired an interest in the retail shop unit at 65 Spring Gardens and was consequently required to change the shop front to suit the current retail usage.

The current front shown by the photograph below

Note : the retained dark painted pilasters to both sides and the projecting bay over



The previous shop front was heavily indented so as to maximise the external browsing area appropriate to a retail jewellers. The current front is more suited to the current use as a newsagent with some convenience products in that it provides a greater shop floor area to what is otherwise a rather small retail unit.

The shop front as now existing was however deemed to be unsatisfactory by the Local Planning Authority (LPA) in respect of its perceived modern appearance in the context of the Conservation Area within which it is situated; although deemed causing *less than substantial harm*.

HERITAGE STATEMENT

The property at 65 Spring Gardens was built as part of a terrace of two and three storey houses in the first quarter of the 19th. cent with the urban grain of development being determined by the formerly enclosed land parcels giving rise to fairly narrow fronted houses within deep plots.

All were built in stone but with only fragments now remaining having been heavily altered and indeed redeveloped in parts with nearly all now being ground floor retail shop units accessed directly off the now pedestrianised linear street.

In the case of no. 65, the front stone wall facings have been retained but painted white. The first floor bay window has been retained along with painted pilasters to both sides of the shop front.

The replacement shop entrance / front replaces that previously being a faux Georgian double bow window more suited to the previous retail use as a jewellers.

The replacement front offers more space internally and greater transparency . It is of modern simple design and darkly coloured. It is contended therefore that the replacement front will have no greater visual impact upon the general appearance of this shop unit in its street scene context and indeed offers a general improvement to the street frontage compared to the rather drab appearance of the previous and is a substantial betterment over that of the adjacent front to the Bet Fred betting shop.

MODIFICATIONS

As mentioned the current design was deemed inappropriate by the LPA and so some modifications are here proposed to bring the design closer to those examples suggested by the LPA's design guide. An extract of the guide is shown below.



A modern fascia has been incorporated into the shopfront which is too deep and out of character with the building. The original fascia may survive underneath.



High Street West, Glossop

This modern shopfront has been designed to respect each individual building. Unity of ownership has been established by a single colour and lettering scheme.

Further information on fascia design is available from the Borough Council's leaflet entitled 'A Design Guide for Signs'.

2. STALLRISERS

Stallrisers are an essential element of the traditional shopfront and should be retained where they exist. They provide weather protection and a visual anchor to the ground. They are often panelled in timber but may also be finished using glazed tile or stone. Doors are often panelled to reflect the height of the stallriser. On traditional shopfronts it is important to form true recessed panels with exposed frames separated by a moulding. This gives a far better visual depth than false panelling formed by applied beading.

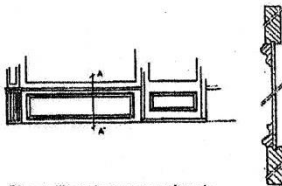


Diagram illustrating true recessed panels.

3. MATERIALS

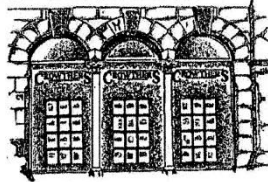
The number of materials used should be kept to a minimum with a quality to withstand weathering, and be easily cleaned. Timber is the traditional shopfront material, treated softwood finished in gloss paint being preferred to stained hardwood. Timber can offer versatility and durability and be easily repaired.

4. COLOURS

The sensitive use of colour offers much scope for improving the street scene. Traditionally colours are of a rich dark variety. The corporate style of some retailers may in some cases clash with the character of the street. Whilst the importance of these styles is recognised, minor variations may be required which can respect the above principles.

5. WINDOWS AND DISPLAYS

Large expanses of glass should be avoided, both on aesthetic grounds and due to the replacement cost. Use of vertical glazing bars and mullions can be used to subdivide large windows. The display is crucial in attracting customers and, in cases of financial premises, an imaginative approach is required. A proliferation of advertisements and stickers needs to be resisted as a shop window should be looked through to the display behind the glass.

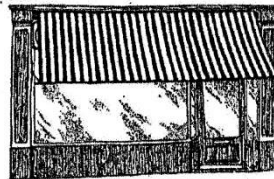


The Quadrant, Buxton

This shop window illustrates how a non retail outlet has produced a display that respects the style and design of the building and the form of the windows.

6. CANOPIES AND BLINDS

As well as serving the function of protecting merchandise from the weather, retractable canopies and blinds, when well designed and sensitively located, can add to the attractiveness of the shops and street. They should be designed to fit in with the style and character of the building. Reflective shiny materials should be avoided and all canopies and blinds should be fully retractable within a blind box positioned above the fascia. Dutch blinds, although retractable, do not fit within a blind box and would therefore not prove an acceptable option. A fixed canopy is less desirable as it can obscure architectural and traditional details.



High Street, Buxton

Attractive retractable awning.

The modifications proposed seek to replicate the design approach shown titled by *High Street Glossop* and *High Street Buxton* with the stall risers as 2 added and materials as 3. See detailed drawing numbered 65 SGB 03 for details.

End

ROBERT L FORD

private architectural practitioner and rural development consultant

PARKSIDE PARK ROAD LEEK STAFFORDSHIRE ST13 8JT

roblford@phonecoop.coop 01538 389290 / 07969 68 68 86

