

Subject: HPK/2024/0015

Hi James,

65 Spring Gardens, Buxton, SK17 6BJ.

Objection. Recommended refusal.

The scheme appears to show the existing conditions, subject to an enforcement notice, simply covered up with timber framing. Unfortunately the design is not well thought out and appears to begin to encroach on the public domain without much regard for the long term durability of the scheme. I am concerned it appears quite careless with a lack of attention to detail. It is not clear how these items will be stuck on or how it will effect the pillars either side which are quite ornate and modest.

The guidance set by the LPA with regard to shopfront design guides is shown. Though I am not confident cladding the metal framing with timber and replicating stallrisers on top of the glass is a quality scheme. This will be obvious and unattractive, again without the long term durability of the materials in mind. Where there are traditional shopfronts nearby, the doors and entries are set back from the stallrisers(of which are full pieces) where in this case it is totally flush across the front plane which looks to be depreciating and unfortunately quite inferior.

There are reference to some detailed drawings for the risers but I don't see them attached to the application.

The signage is under HPK/2021/0540, which is a refused application. Notwithstanding this the current signage would not be acceptable in any case against this timber clad scheme.

The scheme does not satisfy previous concerns and previous unauthorised works, and does not provide a satisfactory high quality alternative. Consequently I cannot provide full support at this time, and recommend a total revision of the frontage with accurate high quality materials and design, details, construction and finishes with an addition of a traditional and respectful piece of signage.

Thanks

In your communications with me please always quote the planning reference number if you have one.

Please note, due to work levels at this current time I may not be able to respond to your query immediately, however, I shall endeavour to do so as soon as possible.

Emily Holland. Principal Conservation Officer.

Development Services.

High Peak Borough Council / Staffordshire Moorlands District Council.

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