

HERITAGE STATEMENT – MARCH 2024

CHANGE OF USE FROM A3 TO SUI GENERIS – CAFÉ RESTAURANT TO MICRO BAR AT 9, CAVENDISH CIRCUS, BUXTON, DERBYSHIRE.

We submit this statement regarding the proposed change of use from a café to a small bar in the heart of Buxton.

Situated amidst the central heritage area of Georgian architecture, the transformation aims to enhance the cultural and social fabric of the community while preserving the historical significance and aesthetic integrity of the area. The proposed change of use respects this heritage by fully retaining the existing structure and character-defining elements of the building.

No external alterations will be made, ensuring the seamless integration of the bar within the surrounding historical context. The original Art Nouveau tiling to the front will be used as an inspiration for the colour scheme of the refurbishment, adding vibrancy and character to the streetscape.

The unit is in a prime location on entry to the central area of Buxton but has been empty or under-utilised for some length of time, despite being close to the magnificent Opera House and being advertised in the usual ways. We propose that this development will bring the space back into full use, appealing to the desires of modern visitors to the High Peak area, and adding to the wealth of experience for both locals and tourists alike.

The proposed change of use will contribute positively to the social and economic vitality of Buxton. By providing a warm and welcoming space for residents and visitors to gather, socialise, and unwind, the bar will foster a sense of community, cohesion and pride. Furthermore, the project will generate employment opportunities and stimulate local economic growth, thereby benefiting both nearby businesses and residents. The proposed development of 9 Cavendish Circus will attract additional visitors to the town seeking out the craft beer scene, which has seen exponential growth over the past few years, to the small hub of independent bars, restaurants and retail outlets that already exist in this area.

In conclusion, the proposed change of use from a café to a micro-bar in Buxton represents a thoughtful and culturally sensitive development that embraces the town's Georgian heritage and architectural legacy. With a commitment to preserving the historical fabric of the, we believe that the project will enrich the community while honouring and adding to the unique identity of the town.