

Heritage Statement

70-72 Spring Gardens, Buxton SK17 6BZ

Proposed external shop front lighting

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

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1.0 Introduction

Darwent Architecture LTD have been appointed by the client to prepare proposals for 70-72 Spring Gardens. This 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 external shop front lighting may have on the historic frontage.

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.

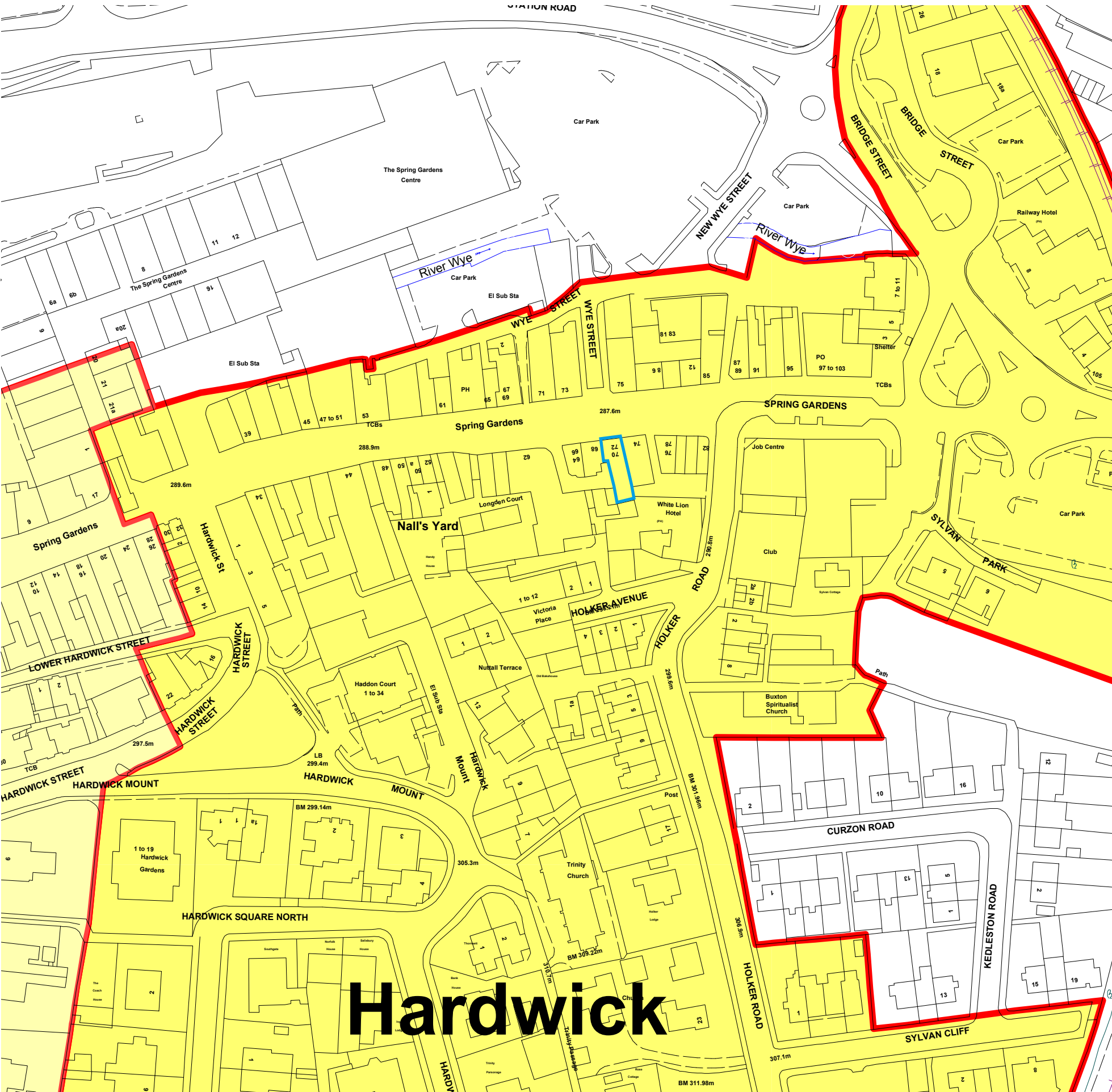
Spring Gardens follows the route of a turnpike established in 1759 which was historically the main route into Buxton from Sheffield. Inns and isolated dwellings existed along the route from the early 18th century, the street then developed as a commercial street from the late 18th century in conjunction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

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

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

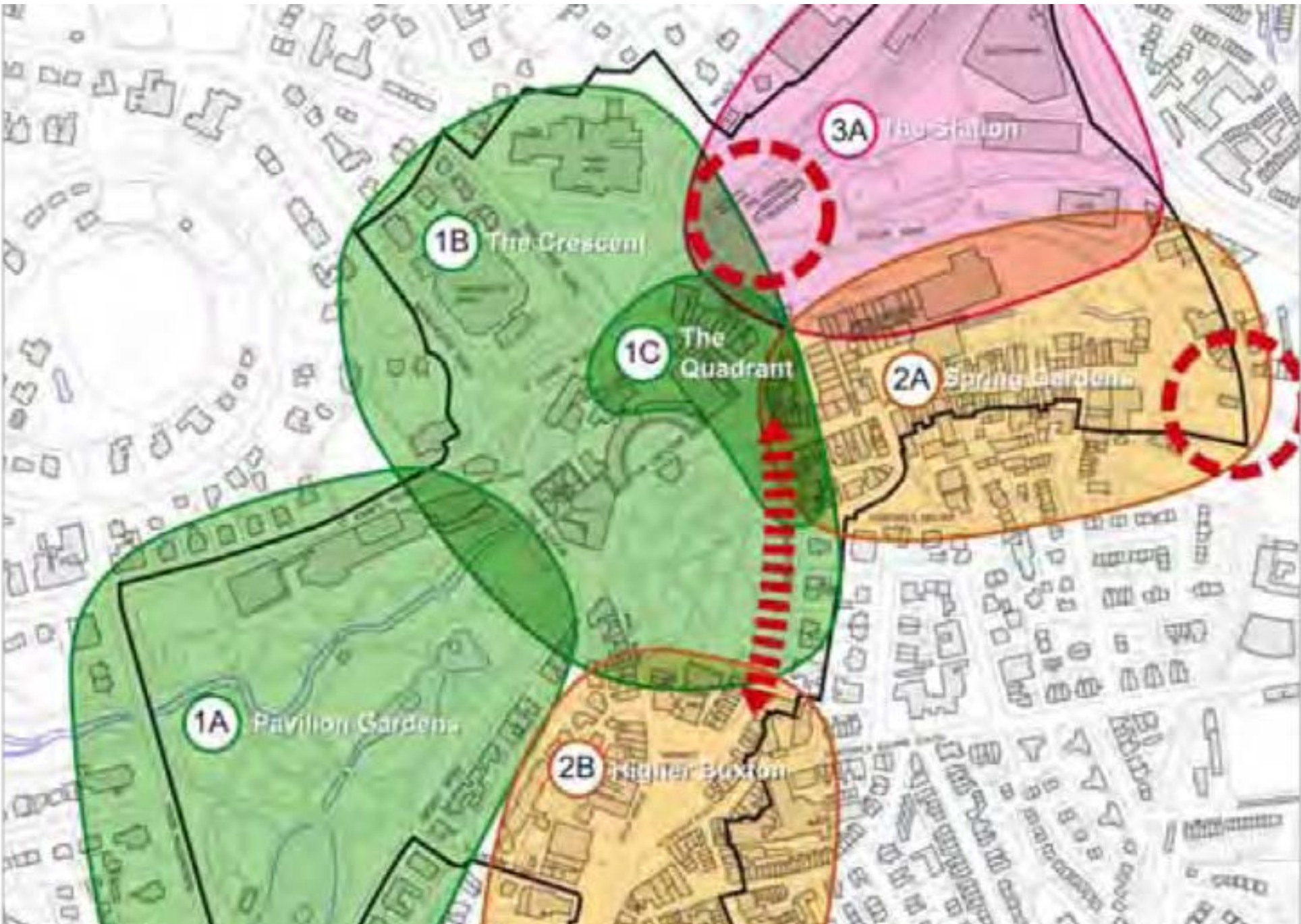
Pedestrianisation has helped reinforce Spring Gardens’ role as Buxton’s ‘high street’. Both the shops and the buildings themselves are of a mixed quality, but the architecture is generally better towards the Crescent. The shopping centre is dated and creates a barrier between Spring Gardens and the Station 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.”



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’

- 1 CONSERVATION
- 2 REPAIR & RECOVERY
- 3 REINVENTION & RECONFIGURATION
- KEY LINK
- KEY TOWN CENTRE GATEWAYS

5.0 Heritage Statement

5.1 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.

5.2 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.

5.3 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

6.0 Assessment of Heritage Significance

6.1 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: Policies 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.

6.2 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.



Existing Front Elevation- as per application HPK/2023/0238 and 285

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 from 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 shop-front has been replaced under the application (HPK/2023/0238 and 285) with a modern timber design to reflect the age and style of the building.

7.0 Heritage Impact Assessment of Proposals

7.1 The Proposal

The proposal is focused on the new frontage built under the application (HPK/2023/0238 and 285). An led strip has been proposed running behind the fascia illuminating the front elevation. The led strip will be a maximum of 1kcd2 Candelas.

Overall the proposal enhances the existing design of the frontage and does not have a wide impact on the heritage of the building. The addition of the LED does not create additional light pollution and creates a good balance between the internal and external lighting design. We would therefore consider the proposal to have a **positive** impact on the understanding of the heritage significance of the wider context.

8.0 Conclusion

In summary and conclusion, the proposed addition of the LED strip light has a positive effect on the building’s design and understanding with the historic street-scape.

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.



Existing Front Elevation



Existing Front Elevation



Proposed Front Elevation- Lighting design

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 Strategy

High Peak Local Plan Adopted

Buxton Museum & Art Gallery

Appendix B: General Photos



Existing front elevation - Shop frontage



Existing front elevation - Mock up LED