

Design, Access & Heritage Statement

September 2024

Proposed Change of Use Class from E(b) Hot food consumed on the premises to Mixed Use E(b) with Sui Generis for hot food takeaway at Ground Floor, 28a High Street, Buxton including retrospective planning permission for alterations to the shop frontage including proposed illuminated advertising signage.

The property is a terraced unit with a restaurant at ground floor level and residential accommodation above. It is located along the High Street within the Buxton Central Conservation Area. The High Street contains a diverse and interesting range of businesses including shops, galleries, cafés, bars and restaurants.

The property is two storeys with an ashlar style render to the front elevation with distinctive timber cornices and frieze and a bay window at first floor. The ground floor retail unit has contained different restaurants over the years but has been vacant in recent months.

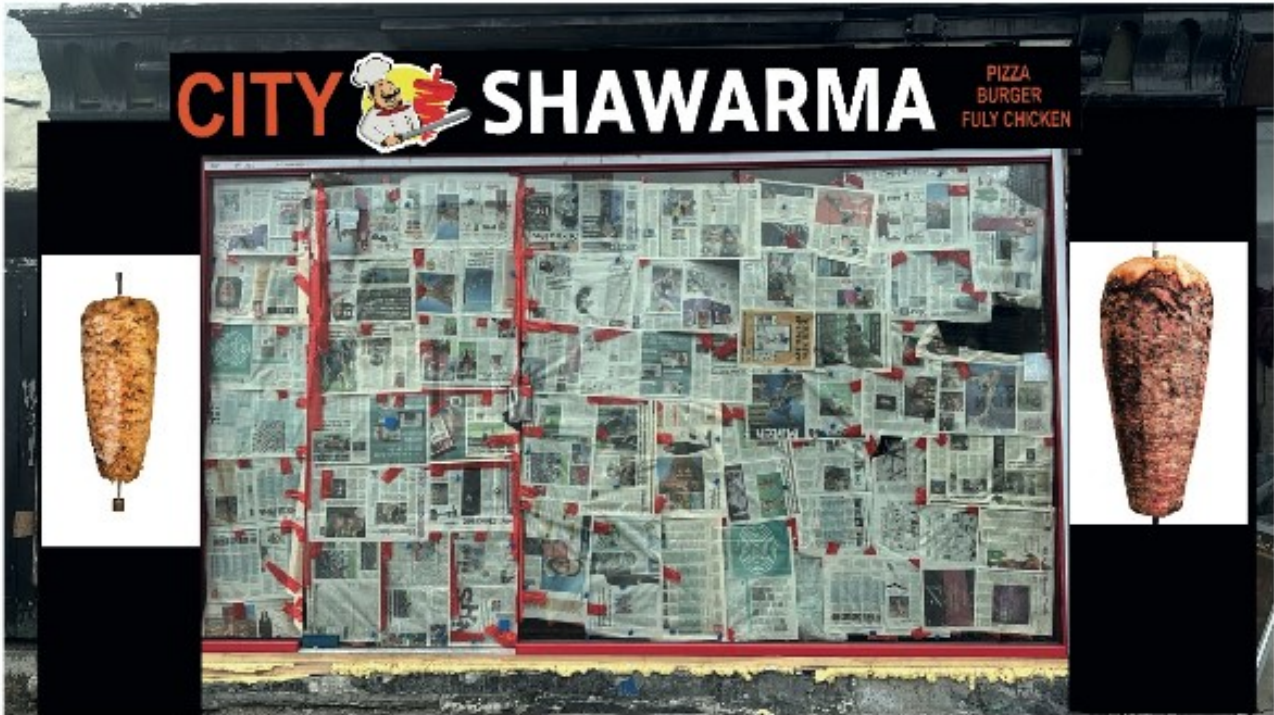
The proposed change of use to mixed use for hot food to be consumed on and off the premises will allow a new business to open, supporting the economic growth and productivity of the High Street. A number of people will be employed within the business, and it will encourage visitors to the other High Street shops and bars. It will therefore contribute positively to the character, vitality and viability of the immediate and surrounding area.

This planning application also seeks the retrospective consent for the alterations to the shop frontage. A simple glazed elevation has been installed. The original window was in a poor state of repair, and this will provide a clean and visually active frontage. The timber detailing above the window has been retained. There are many similar shop frontages along the High Street.

The proposal also includes new illuminated signage associated with the new restaurant/takeaway. The previous restaurant had illumination above the main sign and at either side of the shop window. The proposed signage in this case will be streamlined with integral illumination.

The property will continue to contribute to the diverse character of the Conservation Area and the proposal will not result in a harmful impact on the building's significance as a heritage asset, or the Conservation Area in which it is sited.

Proposed restaurant/ takeaway façade with signage and illumination detail information:



Circular Projecting LED Lightbox

Specs:

- * Size: 70 cm diameter
- * Thickness: 7 cm
- Technical Information:
- * Power: 30W
- * Input Voltage: AC240V 50/60HZ
- * PF: 85%
- * Working Temperature: (-25° — +45°)
- * LED type: 1.2w
- * Light source: LED
- * Color Temperature: 3800±100
- * Color Rendering Index: 845
- * Lumen/W: 650-700LM
- * Beam angle: 120
- * Material:
- * Frame & Brackets: Aluminium (silver colour)

Shop front facial sign - 11 letters 3D with only facial light

Specs:

- * Size: 4700x460mm
- * Thickness: 70mm
- Technical Information:
- * Power: 180W
- * Input Voltage: AC240V 50/60HZ
- * PF: 85%
- * Working Temperature: (-25° — +45°)
- * LED type: 1.2w
- * Light source: LED
- * Color Temperature: 3800±100
- * Color Rendering Index: 845
- * Lumen for each letter: 450±50
- * Beam angle: 160
- * Material:
- * Aluminium composite and Acrilic

Wylie Architecture

Residential Architecture Design and Planning

Previous restaurant façades:

