

Submitted via Planning Portal

Planning and Buildings
High Peak Borough Council

20 December 2024

Our Ref: 7825HER

Dear Sir / Madam,

Applications for Full Planning Permission, Advertisement Consent and Listed Building Consent at 5-6 The Quadrant, Buxton, SK17 6AW

This letter serves as a proportionate Planning, Heritage, Design and Access Statement, as required by Paragraph 207 of the NPPF, and has been prepared on behalf of our client Gail's Ltd in respect of applications for Planning Permission, Advertisement Consent and Listed Building Consent. Gail's seek permission for internal and external alterations to facilitate their occupation at the above address, and their opening of a new bakery in Buxton Town Centre.

The Statement has been prepared under the guidance of Niall Hanrahan of Heritage Potential. Niall has a MSc in Historic Conservation and is also MRTPI accredited. This joint heritage and planning specialism allows him to effectively balance the public benefits of proposals against any identified harm to heritage assets.

In summary, the proposals seek for minor internal works to the ground floor, shopfront alterations and installation of new advertisements, to facilitate occupation by Gail's. The proposals seek to work with the character of the building, with an overall minor degree of alteration required given the site's longstanding association with commercial uses.

Application Site Context

The application site itself consists of ground floor commercial floorspace within 5-6 The Quadrant, Buxton, forming part of the terrace building at 1-9 The Quadrant, constructed c. 1860. The front elevation facing The Quadrant comprises a gritstone façade; the shopfront is a modern installation, containing a contemporary glazing arrangement befitting of its primary retail location.

1-9 The Quadrant was Grade II Listed on 21 January 1974 (list entry – 1257833). The site is also located within Buxton Central Conservation Area, and within the setting of other Designated Heritage Assets, including 4 Cavendish Circus to the south-west Grade II Listed), and the Cavendish Shopping Arcade to the south-east (Grade II Listed).

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Dan Templeton | Elliot Jones | Katie Turvey

Consultant
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Associate Directors
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5-6 The Quadrant has a longstanding history of being occupied by commercial operators, having most recently been occupied by C W Sellors (jeweller – Use Class E). Prior to this, the site was occupied extensively by Barclays Bank. Despite longstanding commercial use, the floorspace has been vacant for over a year.

Located on Primary Shopping Frontage within Buxton Town Centre, the surrounding area is characterised by buildings comprising commercial uses at ground floor, with a mix of commercial and residential uses above. The façade treatments vary from traditional to modern brickwork and stone. Shopfront designs at ground floor vary; whilst some maintain traditional features including stallrisers, pilasters and fascias, many are host to more contemporary shopfront designs and glazing arrangements.

Planning History

The site has been subject to numerous full planning, advertisement and listed building applications relating to both the exterior and interior, supporting the sites various commercial operations. Key relevant applications are summarised below:

- **HPK/2007/0962** – Listed Building Consent: Removal of 2 x chimneys located on the lower rear extensions of 3,4 & 5 The Quadrant, Buxton. Re-roof to match existing slates, after chimney removal, to areas of removed chimneys. Approved 31.01.08.
- **HPK/2010/0648** – Change of use of first and second floors from office use to a house of multiple occupancy (student accommodation). Approved 31.01.11.

- **HPK/2010/0649** – Listed Building Consent for change of use of first and second floors from office use to a house of multiple occupancy (student accommodation).. Approved 31.01.11.
- **HPK/2012/0069** – Proposed new replacement signage. Approved 10.04.12.
- **HPK/2012/0071** – Proposed CCTV dome shaped camera and new ATM shroud, all to the front elevation and M&E Condenser Units to the rear. Approved 17.04.12.
- **HPK/2012/0098** – Listed Building Consent for proposed new replacement signage, new CCTV dome shaped camera, new ATM shroud - to the front elevation and new M&E condenser units to rear and internal alterations.. Approved 17.04.12.
- **HPK/2018/0385** – Conversion of the upper floors into 5no self contained apartments including the formation of a new rear infill extension housing a glazed lift access, escape stairs, the installation of 2no dormers to the rear roof slope and 2no conservation type roof lights to the front roof slope. Approved 14.05.19.
- **HPK/2018/0386** – Listed Building Consent for the conversion of the upper floors into 5no self contained apartments including the formation of a new rear infill extension housing a glazed lift access, escape stairs, the installation of 2no dormers to the rear roof slope and 2no conservation type roof lights to the front roof slope. Approved 14.05.19.
- **HPK/2021/0395** – Removal of the existing individual lettering and projecting Barclay's Signage, allow for masonry to be made good on completion. Removal of the existing nightsafe and ATM including surrounding masonry infill and replacement with timber glazing to match existing. Approved 24.09.21.
- **HPK/2021/0490** – Listed Building Consent for removal of the existing corporate signage. Removal of the existing nightsafe and ATM including surrounding masonry infill and replacement with timber glazing to match existing. Approved 24.09.21.
- **HPK/2022/0082** – Proposed alterations and conversion of the upper floors to provide residential accommodation. Alterations to the ground floor and new shop fronts to create retail space. Approved 26.07.23.
- **HPK/2022/0083** – Listed building consent for proposed alterations and conversion of the upper floors to provide residential accommodation. Alterations to the ground floor and new shop fronts to create retail space. Approved 26.07.23.
- **HPK/2023/0161** – Alterations to ground floor including a small single-storey rear extension, and new shop fronts to create retail space. Approved 12.09.23.
- **HPK/2023/0162** – Listed Building consent for Alterations to ground floor including a small single-storey rear extension, and new shop fronts to create retail space. Approved 12.09.23.

Heritage Assessment

Two Designated Heritage Assets have been identified for the purposes of this proportionate assessment; 1-9 The Quadrant (Grade II Listed), and the Buxton Central Conservation Area.

1-9 The Quadrant was listed as Grade II on 21 January 1974 (list entry – 1257833). The extract below from Historic England refers to the building as follows:

BUXTON

SK0573NE THE QUADRANT 616-1/3/84 (East side) 21/01/74 Nos. 1-9 (Consecutive)

GV II

Row of shops with offices above. c1860, extended 1905, with late C20 alterations. Dressed gritstone with ashlar dressings and Welsh slate roofs with grouped stone stacks. Eaves band and moulded eaves cornice. EXTERIOR: 3-storeys, Stepped street front has 9 windows with curved single window ends and 2 window returns, that to left now 6 windows. Facade divided by tall pilaster strips with vermiculated rustication and curved brackets to ground floor and eaves. 9 varied shop fronts, mostly renewed C20. Tall 3-light mullion windows to first floor with tooled ashlar surrounds, and 3 round headed lights above also with tooled surrounds keystones and projecting sills on stone brackets. Most windows have original casements. Curved entrance at bottom right has doorway with Tuscan Doric columned surround with entablature, above single window and above again single round headed window. Right return has 2 similar windows on the upper floors and a glazed single storey addition of 1905 below with ornate iron parapet. Curved bay at top left has 3-light mullion window to ground floor and single windows above, left return has 6 single windows in similar tooled surrounds. INTERIOR: not inspected.

Listing NGR: SK0583773657

The primary significance of the building derives from the front elevational features at upper floor level, including the dressed gritstone façade, upper floor window arrangement and stone detailing. The ground floor shops are defined as modern 20th Century installations.

The existing interior fit out of the ground floor is entirely modern, and at present is completely stripped out and empty following departure of the previous operator. It has been subject to numerous layers of modern commercial use, with no historic fabric nor remnants of previous historic commercial uses. Modern installations have included plant, vents, louvres, AC cassettes, internal partitions and commercial facilities and utilities.

The shopfront of no's. 5 and 6 are modern installations, with the currently installed glazing arrangement approved with permission ref. HPK/2021/0395 following the departure of Barclays Bank and associated removal of ATM and nightsafe relating to bank use. Although a contemporary shopfront with large arched windows, it retains host to gritstone surround matching that of the remainder of the façade of no's. 1-9. It is noted that each shopfront of no's 1-9 is host to different proportions, styles and materials, with few retaining historic shopfront proportions or features. Notwithstanding, the scale of the shopfront proportions of no's 5-6, and its retention of gritstone surround, ensures it has neutral impact on the buildings listed status, and respects the elevational qualities of the upper floor façade.

The northern end (rear) of the site comprises a rear storage, servicing and parking area to businesses at 1-9 The Quadrant, with access via Station Approach. The rear façade, which of the same material as that at the front, is host to various modern commercial installations including access doors, louvres and bin storage installations. The rear façade of 5-6 The Quadrant specifically faces away from the heart of the Conservation Area. It can therefore be determined the rear façade and back of house area are neutral contributors to the site's significance and the Conservation Area.

The site is located within the Buxton Central Conservation Area. As the site is located on designated retail frontage, with continuous passing pedestrian traffic in and out of the town centre, it is considered to be a prominent location, with the front elevation being viewed extensively from various points on The Quadrant, Station Road, Terrace Road and The Crescent. Indeed, the Buxton Central Conservation Area Appraisal identifies this, stating The Quadrant to be a 'best example of a commercial terrace', "*of high quality designs in their own right but also have a townscape function and help to create a strong architectural framework for the two commercial areas of the town*". The building therefore positively contributes to the Conservation Area through its architectural appearance, and from how vastly it is experienced from numerous viewpoints within the town centre. As identified above, this is predominantly generated through the identified features and materials at upper floor levels. Whilst there is no uniformed approach taken to shopfront arrangements in the site's immediate surroundings,

it is acknowledged that the existing shopfront is a neutral contributor to the sites significance, and respects the elevational proportions of the upper floors.

Application Proposals

In summary, the proposed works to the externals and internals, to facilitate occupation by Gail's are listed below. For ease of reference, these have been split into internal and external works:

Internals

- Removal of existing partition stud walls (related to previous commercial occupier);
- Installation of new fixtures relating to proposed use as Café/Bakery, including: partitions, counters, re-heating equipment, food and drink preparation areas, sinks, shelves, customer seating, storage, and customer and staff restrooms. Minor reconfiguration to drainage layout to facilitate kitchen/washing up areas and new WCs

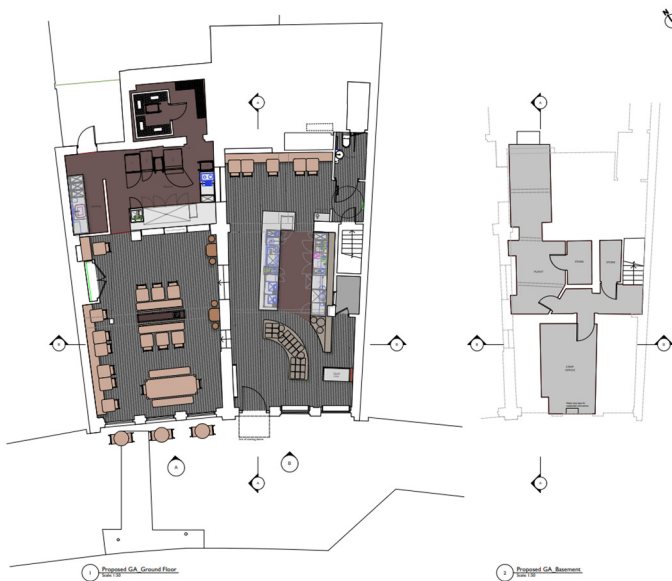
Externals

- Replacement of left-sided shopfront door with glazed window (to match others);
- Installation of 1 no. halo-lit fascia lettering sign;
- 1 no. projecting awning with lettering

Assessment and Justification of Proposals

Internals

The proposals seek a modest update to the internal facilities that work within the buildings existing structure, avoiding harm to any historic fabric. Works comprise the installation of new partitions, counters, re-heating equipment, food and drink preparation areas, sinks, shelves, customer seating, storage, and customer and staff restrooms, associated with a café/bakery use. The incorporation of these proposals have been guided by a minimal intervention approach and will ensure that the original internal structure is retained, whilst sufficiently facilitating the operational requirements of Gail's. All works are reversible and will not cause any harm to the building. Gail's also propose to utilise the existing M&E & HVAC routing and equipment, connecting to existing louvres and vents towards the rear of the building. The existing AC units, located to the rear of the building under the existing flat roof, are to be utilised as part of these proposals.



Indeed, the internal works collectively contribute to this commercial floorspace returning to viable use for the first time in over a year, thus improving the viability and health of a town centre commercial unit. To this end, the works to the internal arrangement of the building will ensure complete compliance with High Peak Local Plan Policy EQ7, which encourages development within listed buildings to demonstrate consideration of being a optimum, sustainable and viable use, that involves the least change to fabric, interior and setting of the building.

It should be noted that Gail's are a long term occupier of their buildings and have a strong track record of maintaining listed buildings during their tenancy. Examples can be seen from Marlow, Hitchin, Golders Green, Greenwich, Berkhamsted, Solihull and Buckingham Palace Road, Westminster, where some initial minor works have led to a viable premises and the long term conservation of the buildings.

Cooking / Ventilation

Gail's seek to provide their standard menu at this location, which will only include a small amount of primary cooking on site (typically porridge and eggs). The vast majority of food would be simply reheated in an oven or baked within a proofing oven, and therefore typical of a bakery use. As such, the application does not involve the installation of new external extraction at the site. The existing AC units, located to the rear of the building under the existing flat roof, are to be utilised as part of these proposals.

Gail's propose to utilise the existing M&E & HVAC routing, connecting to existing louvres and vents towards the rear of the building. The HVAC layout drawing has been submitted as part of these proposals, and indeed already sits within a modern suspended ceiling, reflective of various layers of previous commercial use at the site.

External Alterations and Advertisements

The proposals for the shopfront are minor in nature, resulting in no alteration to the architectural features or structure of the wider shopfront stonework, and will not result in any significant alteration to the buildings overall appearance or presence within the Conservation Area.

Consent is sought for the installation of a retractable fabric awning, to sit below the fanlight and above the shopfront entrance. The proposed installation will result in no harm or significant alteration to the structure or finish of the existing fascia, and will

not result in the hiding of any attractive shopfront elements, nor result in the additional of a feature that can be considered overbearing. The awning will be traditional in respect of its design, mechanism and material, and to this end will relate to the building as an entity and as part of the Buxton Central Conservation Area.



The proposed fascia sign is also proportionate to the scale of the unit and are entirely inkeeping with the advertisement arrangements of surrounding shopfronts. The use of discrete halo-lit illumination for the proposed fascia lettering ensures the method of illumination is discreetly hidden, which is supportive of the principles of High Peak Supplementary Planning Document entitled 'Design Guide for Signs'.

Indeed, these proposals offer a shopfront and advertisement arrangement entirely in-keeping with its commercial surroundings, and as previously stated, would result in no change to the existing arrangement and appearance of the shopfront. These collective works are traditional in character, are sensitive to the significance of the Listed Building and its contribution to the Buxton Central Conservation Area, demonstrating complete compliance with Local Plan Policy EQ7.

Summary

The documents submitted demonstrate that the proposals have been carefully considered to ensure they are in full accordance with the Local Development Plan, as well as national planning policy and heritage legislation. Overall, the proposals are not considered to result in harm to the building. In compliance with Paragraph 210 of the NPPF, which requires local authorities to take account of the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, the proposed alterations to the building's exterior and interior contribute to the re-occupation of a longstanding vacant commercial unit, bringing it back to viable use within this town centre location.

In support of this application, please find enclosed the following:

- Applications Forms;
- Application Fee of £458.00 (covering full planning and advertisement applications);
- Drawing Pack;
- Planning, Heritage, Design & Access Statement (included within this letter)

We trust that the application meets the council's validation requirements, but should you require anything further please do not hesitate in contacting the undersigned.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'James Baker', with a stylized flourish at the end.

James Baker

Planner

Planning Potential

London

Enc.