



Conservation Team Advice

Date: 24th February 2025
Application Ref: HPK/2024/0519, HPK/2024/0521 & HPK/2024/0520
Site Address: 5-6 The Quadrant, Buxton
Proposal:

- Listed building consent installation of advertisements & awning and the removal of left-sided glazed door and replacement with window to match others. Removal of existing partition stud walls
- Installation of advertisements & awning and the removal of left-sided glazed door and replacement with window to match others
- Consent to display advertisement for the installation of advertisements & awning and the removal of left-sided glazed door and replacement with window to match others. Removal of existing partition stud walls

Heritage assets affected:		
Designated Heritage Asset(s):	☒	• 1-9 The Quadrant – Grade II (listing ref: 1257833) • Cavendish Shopping Arcade – Grade II (listing ref: 1257910) • Buxton Central Conservation Area
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

The proposal would involve alterations to a Grade II listed building, which is situated in Buxton Central Conservation Area and immediately opposite Cavendish Shopping Arcade (Grade II).

1-9 The Quadrant (Grade II) is a row of shops dating c.1860 with 20th century alterations. The buildings are 3-storeys, stepped and curved along the street and constructed in

stone with slate roof. The buildings have symmetrical facades with 3-light windows to first and second floor and rusticated pilasters. The significance of the buildings relates to their illustrative eclectic mix of Neo-Classical detailing and association with the continued expansion of Buxton in the Victorian period.

Cavendish Arcade (Grade II) was built as a thermal hot bath in c.1853 and later remodelled to a shopping arcade in the 1980s. The building is constructed in ashlar with a slate roof. The significance relates to its association with the development of Buxton as a spa town, retention of ornate internal décor and layout as a former baths.

Buxton Central Conservation Area was designated for its predominant association as a planned spa town settlement implemented by the principal landowners – the Dukes of Devonshire – from late-18th century. The central part of the town is characterised by its high proportion of Georgian and Victorian buildings, association with select group of notable architects, cohesive design of buildings and high quality parks and landmarks. The development site makes a positive contribution to the area's character and appearance.

Assessment and Impact

Advertisement

The proposal would involve the installation of aluminium lettering above the entrance and this lettering would be halo-lit. Internal and halo-lit illumination for advertisements is usually discouraged on a Listed Building and in a Conservation Area as it can be quite gaudy and garish, which detracts from the designed architectural interest of the historic building. In addition, it is not clear whether there would be justification for any illumination of the lettering as it is assumed the use would not be operable during evening hours. It would be recommended that the halo-lit illumination is removed from the lettering to minimise the visual impact on the architectural interest of the building. Further clarification would also be required on the lettering and its fixings – will the lettering be flat profile metal letters or 3D lettering? Also, will the lettering be attached via locators?

The visualisation on dwg no. A2201 shows a hanging sign to the building, although there is no mention of this in the Advertisement Consent application and no specific details

have been provided in the supporting documents. We would require a technical drawing of this if it is proposed and details of the materials and any illumination. If the halo-lighting is removed from the individual lettering then maybe a simple trough lit could be installed to the hanging sign. Although, as above, there may not be justification for this if the use is not intended for evening opening hours.

The visualisation also indicates vinyls/graphics to the shop windows. Further details of these would also be required as they would be attached to a listed building.

External alterations

The proposal would involve the replacement of external windows and a door to the ground floor. The existing are modern and of no heritage value. The proposed replacements would be timber and have been designed sympathetically. These alterations would have limited impact on the heritage significance.

The proposal would also involve the installation of a projecting canopy above the entrance door. It is recommended that canopies and awnings are only used where necessary (e.g. protecting goods being sold on the street), should be fully retractable and designed to be integrated into the shop design (i.e. the box is discreetly positioned within or ontop of the fascia). It is considered that a permanent canopy here would interrupt the streetscene and appreciation of this listed building. It does not appear to be a retractable one and due to the particular design of this ground floor unit, there is no fascia to hide the box and minimise its appearance. It would be recommended that this aspect of the proposal is removed to better respect the character of the principal building.

The visualisation on dwg no. A2200 indicates outdoor seating – would there be any café barriers/signage around the seating areas?

Are any flues required for the proposed new use, if so details of these would be required.

Internal alterations

Internally, the building has been altered for its commercial use and the proposed internal alterations would likely have a negligible impact on the significance of the building.

Overall, the proposed works would cause a degree of harm to the significance of the listed building and character and appearance of the conservation area – notably the signage and canopy. It would be recommended that alterations are made to the design and further clarification on some of the adverts are provided to minimise and reduce the level of heritage harm.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving the setting of the Listed Building (s.66), the special interest of the Listed Building (s.16) and preserving or enhancing the character and appearance of the Conservation Area (s.72).

National Planning Policy Framework (NPPF) 2024

In determining applications, local authorities should take account of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, the desirability of new development making a positive contribution to local character and distinctiveness (par.210).

Any harm to the significance of a designated heritage asset (from its alteration or destruction, or from development within the setting), should require clear and convincing justification (par.213).

Where a proposed development would lead to less than substantial harm to the significance of a designated heritage asset, this should be weighed against the public benefits of the proposal, including securing its optimum viable use (par.215).

Local Development Framework

Consideration should also be given to the following documents and local development framework policies:

- High Peak Local Plan (Adopted 2016) – EQ7 Built and Historic Environment
- Buxton Conservation Areas Character Appraisal (2007)

Conclusions and Recommendations

In summary, the proposal would result in moderate level of harm to the special interest of the Listed Building, minor harm to the setting of nearby Listed Buildings and minor harm to the overall character and appearance of the Conservation Area. This would be contrary to s.16, 66 and 72 of the Act. With reference to planning policies, this would be ‘less than substantial harm’ to the designated heritage assets (par.215 of the NPPF and policy EQ7 of the local development framework). There does not appear to be clear and convincing justification for the proposed level of heritage harm (par.213 of NPPF) and, as set out above, amendments to the scheme could remove the level of heritage harm.

We object to the proposal from a conservation perspective and recommend the proposal is amended as follows:

- Removal of illumination on the lettering advertisement
- Removal of the awning/canopy to the front entrance

Further information is also required for the following:

- Clarification on the lettering advertisement – is it flat or 3D profile lettering and what are the types of fixings to the masonry?
- Details of any hanging sign (and any illumination)
- Details of vinyls to shopfront windows

- If there is outdoor seating proposed, will there be freestanding café barriers / signage on the highway around the seating areas?
- Details of any external flues or vents required for the new use

Conservation Officer: Megan Atkinson