



Residential Architecture Design and Planning

Design, Access & Heritage Statement

February 2025

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 planning permission for alterations to the shop frontage including proposed 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. Several 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 consent for the alterations to the shop frontage. A glazed aluminium shop window and door had been installed but the applicant proposes to reinstate a timber shop front window and door. The timber window and door will be a traditional arrangement with a timber panelled stallriser below the window, all painted in gloss black. The timber detailing above the window has been retained. A gritstone step will allow access into the shop via a traditional doorway set back from the main facade. There are many similar shop frontages along the High Street and it is proposed the new window arrangement will enhance the surrounding conservation area.

The proposal also includes new painted 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 signage in this proposal will be flat with painted letters and have a narrow strip of

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lighting hidden behind the fascia. The proposal seeks to integrate the new business sensitively within the High Street while promoting the business and attracting customers.

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.

Previous restaurant façades:

