



High Peak Borough Council

working for our community

Conservation Team Advice

Date: 30th April 2026
Application Ref: HPK/2026/0046
Site Address: 5-6 The Quadrant, Buxton
Proposal: Listed Building Consent for Installation of 1 no. non-illuminated projecting sign to the shopfront.

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

The proposal would involve installation of a non-illuminated hanging sign to the front elevation of the building. In principle there are no concerns with this as the colours are muted, the size of the sign is proportionate to the building and, overall, this would not detract from the building's architectural interest.

The application, however, doesn't specify the material of the sign and the bracket – which would be required along with the finish (i.e. matt finish?). In addition, is the lettering on the sign proposed to be flush or are these applied lettering?

In addition to the above, it is also noted that the concept visualisation still shows a projecting awning, the detail of which was removed from previous permissions (application refs: HPK/2024/0521 & HPK/2024/0520 & HPK/2024/0519) so we would recommend a condition to be worded that these details are not approved under this permission.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of the special interest of the Listed Building (s.16).

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).

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, there are no objections to the principle of the proposal from a conservation perspective as the proposed size of the sign would be proportionate to the building and the colours are relatively muted so would not detract from the architectural interest. However, as noted above, there are some technical details missing from the application and we would require clarification on the following:

- Material of the sign and bracket
- Finish to the sign (e.g. matt finish?)
- Details on the lettering of the sign (e.g. raised or flush lettering?)

Conservation Officer: Megan Atkinson