

Conservation Team Advice

Date: 08/07/2026

Application Ref: HPK/2026/0206 (Ad Consent) and HPK/2026/0213 (FULL)

Site Address: 34 Spring Gardens, Buxton

Proposal: (Ad consent) Advertisement Consent - Proposed works include a new shop front, internal alterations to a vacant unit with a full fit out into a retail banking hub, installation of illuminated signs including fascia signage, projecting sign, directory of services and vinyls to the front of the property and installation of ventilation grilles and condenser units to the rear of the property

AND

(FULL) Proposed works include a new shop front, internal alterations to a vacant unit with a full fit out into a retail banking hub, installation of illuminated signs including fascia signage, projecting sign, directory of services and vinyls to the front of the property and installation of ventilation grilles and condenser units to the rear of the property

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Buxton Hardwick Conservation Area
Non-Designated Heritage Assets(s) (NDHAs):	☐	

Conservation Advice

Summary of Significance

The Buxton Hardwick CA incorporates a residential area of Villas and Spring Gardens. Spring Gardens is the main commercial street within Buxton. The character of Spring Gardens changes from the west to east end. The western end is characterised by high quality three storey buildings. The eastern end holds a more understated character with lower buildings, this end once formed the original entrance to the shopping street, and main approach into Buxton. The eastern end of Spring Gardens is dominated by views of the Hogshaw Viaduct, which acts as a landmark feature in the area.

No. 34 Spring Gardens is a three-storey end terrace property. The application relates to the ground floor commercial property.

Assessment and Impact

The applications seek consent to convert the vacant unit into a banking hub, including a new shopfront, internal alterations and illuminated signage. As the building is not listed, there are no heritage objections to the change of use and internal alterations.

New Shopfront

The proposed new shopfront is a timber shopfront, with pilasters, stallrisers and mullions. This is in keeping with traditional shopfront design principles as outlined in the High Peak Design Guide for Shop Fronts SPD. The traditional shopfront design is complementary of the Spring Gardens street scene and host building. As such there are no heritage objections to the new shopfront.

Internally Illuminated directory

It is proposed to install an internally illuminated directory of services to be suspended in the shopfront window. Promotional TV's are considered inappropriate within this setting. Internal illumination is not considered acceptable within the conservation area as it creates a garish and unsightly glow which is out of character within the historic street scape of Spring Gardens. As such the internally illuminated directory is considered harmful to the character and appearance conservation area. Therefore, it is advised that the TVs are removed from the scheme.

New Fascia sign and hanging sign

The application seeks consent for an externally illuminated fascia sign and heritage projecting sign. The proposed signage is in keeping with other commercial units along Spring Gardens. Furthermore, the external lighting is subtle swan neck design which provides a softer illumination than internal illumination which does not overspill into the street scene.

Vinyl window lettering

It is proposed to include a vinyl welcome slogan in the shopfront window. The slogan occupies a large portion of the shop front window, which is not in keeping with commercial properties within the conservation area. The High Peak Design Guide for Signs states that signs on glass are only appropriate where there is no appropriate place for a standard sign. The proposed vinyl letter contradicts this and creates a cluttered visual appearance within the front window, and is not necessary for signposting or advertisement of the commercial use. As such it is recommended that the vinyl slogan be removed from the proposed scheme.

Legislation and Policy

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area.

National Planning Policy Framework

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).

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. (para 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 area character appraisal (adopted April 2007)
- High Peak Design guide for signs
- High Peak Design guide for shop fronts

Conclusions and Recommendations

In summary, the proposed new shopfront, fasci sign and hanging sign are considered in keeping with the character and appearance of the conservation area. However, the proposed internally illuminated directory and window vinyl create visual clutter in the shopfront window, which is not traditional of shopfronts within the Conservation Area. Furthermore, the proposed use of internal illumination is considered inappropriate for use within the conservation area as outlined above. As such it is recommended that the proposed internally illuminated directory and window vinyl's are removed from the proposed scheme in order to protect the character and appearance of the conservation area.

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