

From: [Planning Comments \(HPBC\)](#) Comment
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Application Reference No. : HPK/2023/0189
Site Address: High Peak Halls Bridge Street Buxton Derbyshire SK17 6BB Buxton
Comments by: Peter Milway
From:
42
Macclesfield Old Road
Burbage
Buxton

Phone:
Email:
Submission: Support
Comments: I support this proposal to bring a large building back into use after it has been vacant for a number of years.

The building is well located for residential use - it is close to town centre amenities and public transport is very accessible from the building. Its former use as student accommodation makes it well suited for the proposed use. Also, being a relatively recently built student accommodation, the original planning approval should have considered the impacts of the number of anticipated residents on local services - however if it is anticipated that families will be living in the accommodation then capacity at local schools needs to be assessed.

My main concern is that a full survey of the building must be undertaken to identify any fire, structural or other risks that need to be addressed prior to the building being occupied. Safety of residents in their homes is paramount and it is critical that any risks are identified and mitigated prior to occupation. It should not be assumed that the building is safe. Many recently built or converted buildings have been found to have serious defects that can lead to compromised safety. Ideally the building should also be brought up to current standards in terms of energy efficiency and thermal comfort of residents.

To regenerate the town centre I think it is vital that more residential and mixed use developments are encouraged close to the town centre, reusing existing buildings and brownfield sites but that do not negatively impact on the historic character of the area around pavilion gardens and the crescent.

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