

10.0 Conclusion and Key Benefits

The Buxton Masterplan represents a carefully considered, contextually grounded framework for the town’s regeneration. It is the result of an iterative design process in which stephenson hamilton risley STUDIO has worked closely with Capital & Centric, High Peak Borough Council, Urban Imprint, Turley Heritage, Design Team consultants, local stakeholders, and the wider community to create a plan that is specifically tailored to Buxton’s distinctive character, heritage, and urban form. The proposal demonstrates a clear commitment to high-quality placemaking, sustainability, and inclusivity, while ensuring that every element of the scheme is rooted in Buxton’s identity rather than a generic or standardised approach.

Architecture and Built Form

The architecture proposed within the masterplan is deliberately and carefully derived from Buxton’s vernacular and historic character. Each building has been designed to reflect the town’s distinctive features, including bay windows, mansard roofscapes, dormer windows, curved corners, stringcourses, and locally sourced stone. These elements have been employed in a contemporary manner to create buildings that are at once modern, functional, and unmistakably “of Buxton.”

The masterplan maintains a coherent architectural language across most blocks, ensuring that the townscape reads as a harmonious ensemble while preserving individuality for each building. By responding to Buxton’s scale, form, and materiality, the development ensures that new interventions are integrated seamlessly into the existing urban fabric. The design approach respects the rhythm, proportion, and texture of the town, reinforcing Buxton’s unique sense of place rather than imposing a form that could belong anywhere else.

Heritage and Townscape Integration

A key objective throughout the design process has been to ensure that the masterplan enhances Buxton’s historic environment. Through collaboration with Turley Heritage and careful assessment of key viewpoints, the design team has identified areas of the townscape and skyline that are particularly sensitive to change. Visualisations prepared for these viewpoints have informed the massing and design of buildings to ensure minimal visual intrusion while maximising positive contributions to the streetscape.

The reduction in height of the Observation Tower exemplifies this approach, maintaining the tower’s prominence without competing with Buxton’s established heritage landmarks. Views along Station Road have been transformed into a cohesive, active frontage, redefining the streetscape in a manner that both complements and enhances the historic character of the town. By anchoring the masterplan in the town’s heritage context, the proposals strengthen Buxton’s civic identity and protect the integrity of its conservation areas.

Public Realm and Connectivity

The masterplan prioritises connectivity, accessibility, and high-quality public spaces. Streets, squares, and riverside areas have been arranged to reinforce Buxton’s historic patterns of movement and civic interaction. Strategic interventions, such as the reopening of the River Wye, the provision of colonnades for covered pedestrian routes, and the creation of a dedicated civic square with performance space, respond directly to Buxton’s topography and urban grain. These public realm enhancements are not generic urban design solutions; they are tailored to the unique needs and character of Buxton, promoting civic pride and community engagement.

The incorporation of accessible design principles, including DDA-compliant routes and Changing Places toilet facilities, ensures that the town’s public spaces are inclusive for all residents and visitors. Pedestrian and cycling links have been prioritised, creating safe and attractive routes that encourage active travel and connectivity across the town.

Sustainability and Longevity

Sustainability is a central pillar of the masterplan. The proposals incorporate energy-efficient homes, solar panels, and high-quality insulation, reflecting both contemporary environmental standards and Buxton’s community priorities. Material choices prioritise durability, local sourcing, and visual harmony with the town’s historic architecture, ensuring that the development is both environmentally responsible and contextually appropriate.

Housing provision has been carefully considered to meet the long-term needs of the Buxton community. A mix of apartments, town houses, and family housing has been integrated into the masterplan to promote social cohesion, long-term occupation, and intergenerational living. By prioritising permanent homes over short-term lets, the scheme reinforces Buxton’s community fabric while addressing local housing needs.

Collaborative and Community-Led Process

The masterplan is underpinned by an extensive programme of consultation with planning officers, heritage advisors, statutory stakeholders, and the wider public. Over the course of two major public consultation events, alongside numerous workshops and stakeholder meetings, the design team gathered extensive feedback on local priorities, heritage sensitivities, sustainability, and civic amenity.

Key community-led enhancements incorporated into the final design include:

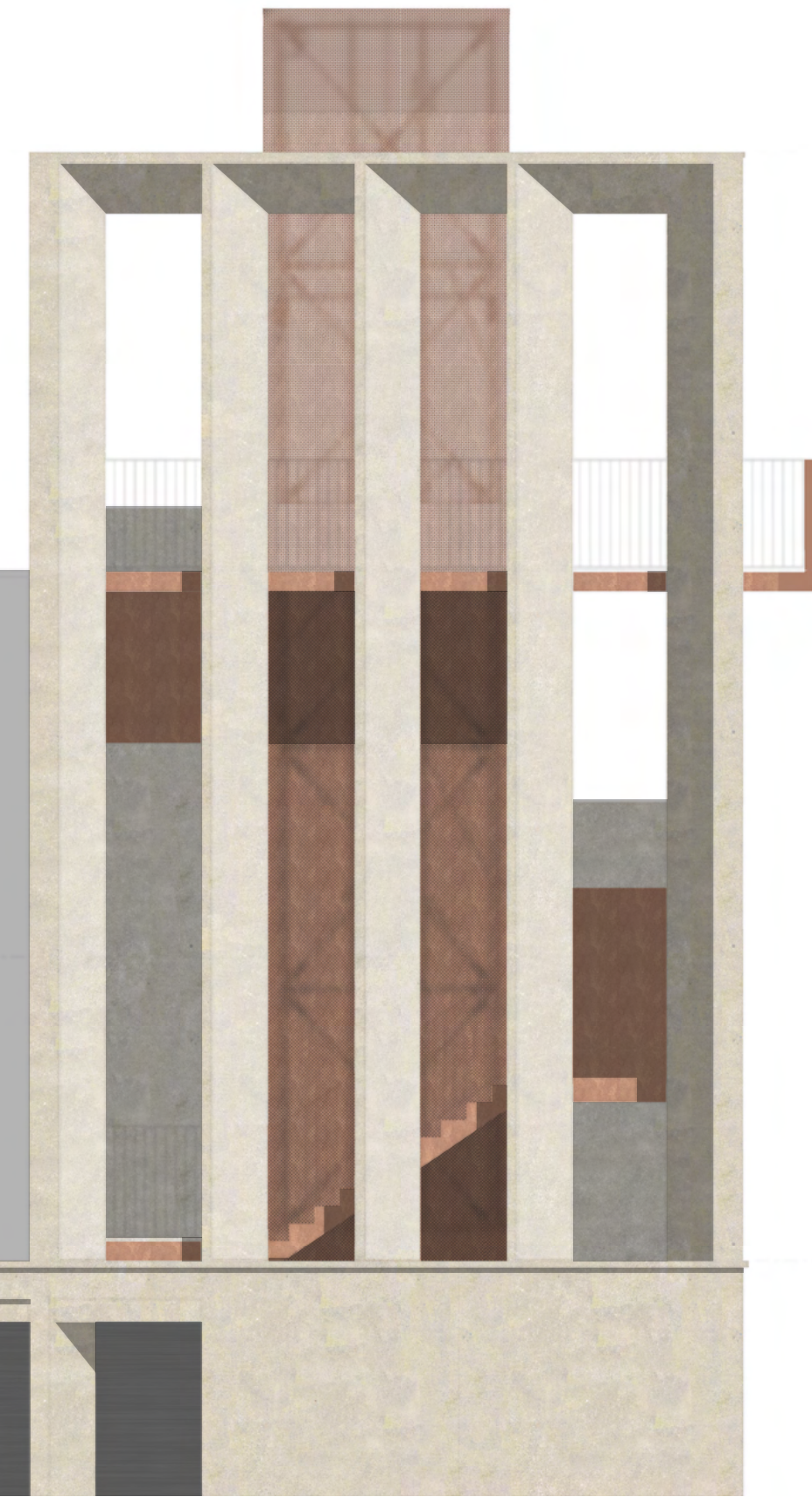
- Covered pedestrian routes through colonnades, providing sheltered circulation in the town centre.
- The provision of a dedicated performance space at the heart of the civic square, supporting cultural activity and public engagement.
- Redesigned riverside landscaping, improving public access to the River Wye and reconnecting the town with this natural asset.
- Enhanced accessibility across streets, steps, and public spaces, ensuring inclusivity for residents of all abilities.

The iterative process demonstrates the value of responsive, collaborative design, producing a masterplan that is both informed by and responsive to the unique characteristics of Buxton and the aspirations of its community.

Key Benefits

The resulting masterplan offers a comprehensive set of benefits, directly tailored to Buxton:

- Place-Specific Design: Architecture and urban form are derived from Buxton’s vernacular, ensuring new development feels intrinsic to the town’s identity.
- Heritage Sensitivity: Minimal impact on key viewpoints and historic assets, with new buildings enhancing rather than competing with the townscape.
- Improved Public Realm: Creation of active streets, civic squares, riverside access, and inclusive public spaces.
- Sustainability: High-quality, energy-efficient, durable buildings that respond to environmental imperatives.
- Housing Diversity: A mix of apartments, townhouses, accessible, and family housing to support community stability and cohesion.
- Community-Led Evolution: Proposals shaped by extensive consultation, reflecting local priorities and values.
- Civic and Economic Activation: Revitalisation of Station Road and other town-centre streets supports local commerce, culture, and social interaction.



abstract from block 10 elevation

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Conclusion

The Buxton Masterplan is more than a development proposal; it is a bespoke regeneration strategy, conceived specifically for Buxton’s physical, cultural, and social context. It demonstrates that contemporary architecture and urban design can be applied in a manner that respects heritage, enhances townscape, and reflects local identity. By embedding community input, heritage sensitivity, sustainability, and bespoke design principles, the proposals create a high-quality, inclusive, and resilient town centre framework.

Ultimately, the masterplan provides a blueprint for Buxton’s future that is rooted in the town’s history, responsive to its present, and capable of sustaining its civic pride and distinctiveness for generations to come. It is a comprehensive and contextually grounded strategy, ensuring that every aspect of the development is unmistakably “of Buxton, for Buxton, and with Buxton.”



view from station road through new gateway



11.0 Appendix A - Architect’s planning documents

Existing drawings					
site location plan	al(02)0001	Block 04, proposed level 03 (part a)	al(04)1404	context elevation - Spring Gardens East end	al(04)2203
existing topographic survey / site plan	al(02)0002	Block 04, proposed level 03 (part b)	al(04)1405	context elevation - Boulevard, facing East	al(04)2204
existing ground floor plan	al(02)0010	Block 04, proposed level 04 (part a)	al(04)1406	context elevation - Boulevard, facing West	al(04)2205
existing first floor plan	al(02)0011	Block 04, proposed level 04 (part b)	al(04)1407	context elevation - Station Approach	al(04)2206
existing roof plan	al(02)0012	Block 04, proposed level 05 (part a)	al(04)1408	context elevation - Eastern Square	al(04)2207
shopping centre existing elevations	al(02)0100	Block 04, proposed level 05 (part b)	al(04)1409		
shopping centre existing elevations	al(02)0101	Block 04, proposed roof plan (part a)	al(04)1410	Elevation Bay Studies	
conways existing elevations	al(02)0102	Block 04, proposed roof plan (part b)	al(04)1411	Block 1 bay study 01	al(04)2500
existing site section - springs shopping	al(02)0200	Block 04, proposed elevations	al(04)1420	Block 1 bay study 02	al(04)2501
existing site section - station road	al(02)0201	Block 04, proposed elevations	al(04)1421	Block 2 bay study	al(04)2505
		Block 04, proposed elevations	al(04)1422	Block 3 bay study	al(04)2510
				Block 4 bay study 01	al(04)2515
Demolitions		Block 06		Block 4 bay study 02	al(04)2516
site demolition plan	al(03)0001	Block 06, proposed level 00	al(04)1600	Block 6 bay study	al(04)2520
shopping centre demolition elevations	al(03)0100	Block 06, proposed level 01	al(04)1601	Block 7 bay study	al(04)2525
shopping centre demolition elevations	al(03)0101	Block 06, proposed level 02	al(04)1602	Block 9 bay study	al(04)2530
conways demolition elevations	al(03)0102	Block 06, proposed level 03	al(04)1603	Block 10/11 bay study 01	al(04)2535
		Block 06, proposed roof plan	al(04)1606	Block 10/11 bay study 02	al(04)2536
		Block 06, proposed elevations	al(04)1610		
Site Wide Plans		Block 07		Heritage Views	
proposed level 00	al(04)0100	Block 07, proposed level 00	al(04)1700	proposed site plan: heritage view locations	al(04)2600
proposed car park mezzanine	al(04)0101	Block 07, proposed level 01	al(04)1701	heritage view 01 existing	al(04)2601
proposed level 01	al(04)0102	Block 07, proposed level 02	al(04)1702	heritage view 01 proposed	al(04)2602
proposed level 02	al(04)0103	Block 07, proposed level 03	al(04)1703	heritage view 02 existing	al(04)2603
proposed level 03	al(04)0104	Block 07, proposed level 04	al(04)1704	heritage view 02 proposed	al(04)2604
proposed level 04	al(04)0105	Block 07, proposed roof plan	al(04)1706	heritage view 03 existing	al(04)2605
proposed level 05	al(04)0106	Block 07, proposed elevations	al(04)1710	heritage view 03 proposed	al(04)2606
proposed roof plan	al(04)0107			heritage view 04 existing	al(04)2607
Block 01		Block 09		heritage view 04 proposed	al(04)2608
Block 1, proposed level 00	al(04)1100	Block 09, proposed level 00	al(04)1900	heritage view 05 existing	al(04)2609
Block 1, proposed level 01	al(04)1101	Block 09, proposed level 01	al(04)1901	heritage view 05 proposed	al(04)2610
Block 1, proposed level 02	al(04)1102	Block 09, proposed level 02	al(04)1902	heritage view 06 existing	al(04)2611
Block 1, proposed level 03	al(04)1103	Block 09, proposed level 03	al(04)1903	heritage view 06 proposed	al(04)2612
Block 1, proposed level 04	al(04)1104	Block 09, proposed level 04	al(04)1904	heritage view 07 existing	al(04)2613
Block 1, proposed roof plan	al(04)1106	Block 09, proposed roof plan	al(04)1906	heritage view 07 proposed	al(04)2614
Block 1, proposed elevations	al(04)1110	Block 09, proposed elevations	al(04)1910	heritage view 08 existing	al(04)2615
Block 1, proposed elevations	al(04)1111	Block 09, proposed elevations	al(04)1911	heritage view 08 proposed	al(04)2616
Block 02		Block 10/11 & shopping centre interface		heritage view 09 existing	al(04)2617
Block 02, proposed level 00	al(04)1200	Block 10/11, proposed level 00	al(04)2000	heritage view 09 proposed	al(04)2618
Block 02, proposed level 01	al(04)1201	Block 10/11, proposed level 01	al(04)2001	heritage view 10 existing	al(04)2619
Block 02, proposed level 02	al(04)1202	Block 10/11, proposed level 02	al(04)2002	heritage view 10 proposed	al(04)2620
Block 02, proposed level 03	al(04)1203	Block 10/11, proposed level 03	al(04)2003	heritage view 11 existing	al(04)2621
Block 02, proposed level 04	al(04)1204	Block 10/11, proposed level 04	al(04)2004	heritage view 11 proposed	al(04)2622
Block 02, proposed roof plan	al(04)1206	Block 10/11, proposed level 05	al(04)2005	heritage view 12 existing	al(04)2623
Block 02, proposed elevations	al(04)1210	Block 10/11, proposed roof plan	al(04)2006	heritage view 12 proposed	al(04)2624
Block 02, proposed elevations	al(04)1211	Block 10/11, proposed elevations	al(04)2010	heritage view 13 existing	al(04)2625
Block 03		Block 10/11, proposed elevations	al(04)2011	heritage view 13 proposed	al(04)2626
Block 03, proposed level 00	al(04)1300	Block 10/11, proposed elevations	al(04)2012	heritage view 14 existing	al(04)2627
Block 03, proposed level 01	al(04)1301	Block 12 (substation)		heritage view 14 proposed	al(04)2628
Block 03, proposed level 02	al(04)1302	Block 12, proposed level 00 & elevations	al(04)2100	heritage view 15 existing	al(04)2629
Block 03, proposed level 03	al(04)1303			heritage view 15 proposed	al(04)2630
Block 03, proposed level 04	al(04)1304	Shopping Centre drawings		Apartment Type Plans	
Block 03, proposed roof plan	al(04)1306	shopping centre, proposed elevations	al(04)2150	typical 1, 2 & 3 bedroom dwelling	al(04)2700
Block 03, proposed elevations	al(04)1310	shopping centre, proposed elevations	al(04)2151	Design & Access Statement	
Block 04		context elevation - Station Road East end	al(04)2200	document	7667-DAS
Block 04, proposed level 00 (part a)	al(04)1400	context elevation - Station Road West end	al(04)2201	Waste Management Strategy	
Block 04, proposed level 00 (part b)	al(04)1401	context elevation - Spring Gardens West end	al(04)2202	document	7667-WMS
Block 04, proposed level 02 (part a)	al(04)1402				
Block 04, proposed level 02 (part b)	al(04)1403				