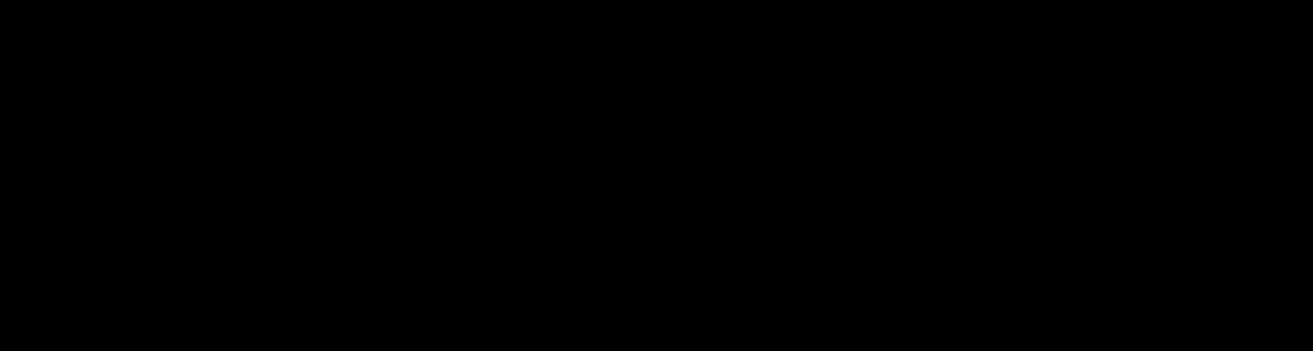




Application Reference No. : HPK/2026/0228 Site Address: Spring Shopping Centre & Land South of Station Road
Buxton Derbyshire Comments by: A Quas-Cohen
From:

Aldwark Road
Cote Heath
Buxton

SK17 9HA



Submission: Objection

Comments: Firstly, I would like to say that there is a lot about these plans that I like (materials, vegetation, play elements, artworks, covered walk-ways etc), and I recognise the huge amount of work that have gone into them. However, overall I must object due to some specific concerns.

1. Architecture & Buxton is a heritage town and any building development in the town centre should reflect this. I believe we should not lose this character of the town as it is one of its greatest aspects. The building design, to me, just does not reflect this. Yes, the building materials may do so, but the overall design does not. It looks like generic urban blocks and they will spoil the character of the town centre. I have tried to work out what it is in particular that I don't like, and I think it's the boxes, windows, arches, and roofs.

Roofs - flat roofs are not a particular feature of Buxton, they should be pitched (particularly for rain and snow consideration). Some upper floors, e.g. Block 4, have an angled part but the angle is wrong, it's too steep. They just look like European concrete high-rise blocks. If you are having flat roofs, at least do something with them & greenery, allotments, solar panels.

Windows - the windows are characterless rectangles of glass. Where are the struts? They all look too devoid of heritage character.

Arches & the arches on Block 1 should be on the ground floor, not the top floor, akin to the Crescent, Winster Place, Devonshire Dome; the covered colonnades should have arched pillars akin to the Crescent, Square; and other ground floors should have arches on the ground floor. This would at least link the development to other buildings in the town centre.

Boxes & the sticky out boxes and balconies on Block 9 make it look like European holiday accommodation units, not an English heritage town.

2. Parking Capacity & I am utterly unconvinced that the development provides enough parking capacity for the new residents, town centre workers, town residents coming into town, and visitors.

3. Accessible Parking – there needs to be considerably more accessible parking for those with disabilities and young families with push chairs etc at the eastern end of the development. We should be welcoming them and catering for them, rather than making it more difficult for them. Where is the consideration? I think that Block 7 should be scrapped and a considerable number of spaces allocated in that space, along with a second bridge over the Wye straight to the door of The Springs/Waitrose. The current accessible parking provision is too far from the entrance and too few in number.

4. Building Height – I think that a number of the buildings are one storey too high, particularly those along Station Road. Most buildings in Buxton are 3 storeys plus a pitched roof. These are more than that. Coupled with them being located on the highest part of the site, they interfere with the views across the town, being clearly seen above the current roof level, and will block out sunshine. We are not a city and do not want a city skyline. They should be brought down a level and pitched roofs added. (Fewer residents would reduce the amount of parking spaces required.)

5. River Wye – another reason why I think Block 7 should be scrapped is it blocks sunshine reaching the landscaping around the River Wye; even your sunshine studies show this. Who will want to spend any time there if it isn't a sunny spot?

Other concerns/considerations which are not addressed...

6. Fan Window – the Pocket Garden on Station Road is a nice addition to soften the view along the road, but it means you are no longer able to recreate the lost fan window. Could a transparent but marked screen be added to do this? When you talk of heritage of the development area, that's the biggest loss.

7. Car Park Access – is it possible to add in a lower entrance to the car park by Station Approach underneath the boulevard steps? Station Road is often grid-locked so it will take forever to get in and out of the car park, which I imagine will become very frustrating, particularly for residents. A lower access route might relieve some traffic and aid access to/from Higher Buxton.

8. Rejuvenation of Spring Gardens – the revitalisation project was to add new uses to the town centre and improve through-flow to the eastern end of Spring Gardens. I can't see how this development does either. There is no better connections with the eastern end, and no new uses – it's all retail, food/drink and accommodation, which we already have. Where is the entertainment, attractions, college, offices?

9. Civic Square – what is going to be there? Is the new Derbyshire North local authority going to have offices there? Is the museum and library going to be moving there? There's no point building something which isn't going to be used or that's fit-for-purpose. What's the contingency plan?

I haven't looked in detail at all the amenities and surveys for this proposal. I am hoping the relevant organisations have been through them in detail and I refer to their expertise on those matters.

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