

Inc Architects Limited

HEADS OF TERMS

Mixed Use Development
at Hardwick Hall / Buxton Museum,
Terrace Road, Buxton,
Derbyshire, SK17 6DY

Issued: September 2026

Job Reference: 25 012



Site Address:

Hardwick Hall / Buxton Museum, Terrace Road, Buxton, Derbyshire, SK17 6DY

Client:

Vanguard Group Developments (UK) Limited

Proposal:

Mixed Use Development at Hardwick Hall / Buxton Museum,
Terrace Road, Buxton, Derbyshire, SK17 6DY

Contact Details:

Inc Architects Ltd
2nd Floor, Piccadilly House,
59 Piccadilly, Hanley,
Stoke-on-Trent,
ST1 1HR

Email: office@incarchitects.co.uk

Tel: 01782 479644



1. INTRODUCTION

- 1.1 These Heads of terms are set out on behalf of the applicant to inform the preparation and negotiation of a S106 agreement with High Peak Borough Council to support a full planning application for the proposed conversion and redevelopment of the existing Peak Buildings / Hardwick Hall / Buxton Museum, Buxton, Derbyshire, SK17 6DY
- 1.2 These Heads of Terms are submitted as part of the application HPK/2026/0379 on a without prejudice basis and are subject to the receipt of formal consultation responses and evidence from those to whom the obligation is to be given that the obligation satisfies the requirements of Regulation 122 of the Community Infrastructure Levy Regulations 2010. This requires that planning obligations set out in a section 106 agreement must be:
- i) Necessary to make the development acceptable in planning terms;
 - ii) Directly related to the development; and
 - iii) Fairly and reasonably related in scale and kind to the development.
- 1.3 The applicant will continue discussions with High Peak Borough Council and relevant consultees within relevant development plan policies and supplementary guidance and frameworks.
- 1.4 The details of the obligation below will be formally agreed with council as part of the application process. However, the applicant reserves the right to withdraw or amend these obligations during negotiations with the council. Particularly if any obligation cannot be fully justified in accordance with Regulation 122 of the Community Infrastructure Regulations 2010 and Government Guidance on Planning Obligations.

2. PROPOSED DEVELOPMENT

- 2.1 The full planning application submitted proposes the comprehensive reuse of the existing vacant building to provide:
- 39no. residential apartments;
 - Compromising 34no. one-bedroom apartments; 3no. two-bedroom apartments; 2no. three-bedroom apartments
 - New Class E office accommodation; and
 - retention of the community hall within Hardwick Hall under Use Class F2.

3. PARTIES

- (1) HIGH PEAK BOROUGH COUNCIL of Market Place, Buxton, Derbyshire, SK17 6EL (the "Council") and;
- (2) Vanguard Group Developments (Uk1) Limited of Unit 7, Salisbury House Wheatfield Way, Hinckley, Leicester, LE10 1YG (the "Owner/Developer")

4. DRAFT HEADS OF TERMS

- 4.1 Based on the content of the HPBC's Development Plan and the information available at the time of submission of the planning application it is envisaged that the section 106 agreement may include the obligations set out below.
- 4.2 It is proposed that the Agreement will include an obligation for the provision of a mix of affordable housing which is considered viable for the Development or part thereof to provide.

