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DESIGN AND ACCESS STATEMENT

Conversion, Alterations and Extension of
Hardwick Hall / Buxton Museum,
Buxton, Derbyshire, SK17 6DY

Revision: A
Issued: September 2026
Job Reference: 25 012



Client:
Vanguard Group

Proposal:
Conversion, Alterations and Extension of Hardwick Hall / Buxton Museum, Buxton, Derbyshire, SK17 6DY

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1. INTRODUCTION...

1.1 Requirement...

This document outlines the background to the design of the proposed development illustrated through diagrams, images, plans and sketches. The document follows the suggested structure as stated in the CABE Design and Access Guidance Publication.

The Design and Access Statement describes the design approach taken to inform the Proposed Design of the Conversion, Alterations and Extension of Hardwick Hall / Buxton Museum, Buxton, Derbyshire, SK17 6DY, which is aimed at creating a high quality development with sympathetic design.

It sets out how the development proposal has followed the sequence of steps set out in recent government guidance on Design and Access Statements including:

- Assessment – providing a review and analysis of the local area and site analysis.
- Involvement – review pre-application consultation.
- Evaluation – outlining how the analysis and local authority consultation on the previous application have influenced the design.
- Design – Illustrating the proposals for the development.

The design development process has rigorously been developed in conjunction and in consultation with other technical consultants.

1.2 Planning Context...

The application site is not located within the green belt.

The application site is within the Buxton Central designated conservation area.

The application site is not a listed building, however there are several listed buildings surrounding the site including Buxton House and Town Hall.

The application site is not a SSSI.

1.3 Planning History...

Relevant Planning History surrounding the site or nearby:

- HPK/2009/0390
 - Provision to rear of platform lift and associated porch, DDA door & signage and replacement windows to incorporate double-glazed units
 - Status: Planning Permission Approved

1.4 Pre App Advice...

Pre application advice was sought on the application under reference PAD/2025/0009 dated 12/02/2026. The pre application advice was positive and concluded / addressed:

- Housing Mix and size review
- Parking statement
- Ecology
- Nutrient Neutrality
- Affordable Housing
- Contributions

The report concluded 'The introduction of new housing on to this site fully supports relevant strategic Local Development Plan policies and NPPF policies within Chapters 5 and 11' and 'any forthcoming application will be supported as a matter of principle'.



2. ASSESSMENT...

2.1 Site Analysis...

Use...

The site contains a cluster of 3no buildings made up of a former Museum (F1 Use Class); a former Court Room (F1 Use Class) known as Peak Buildings; and a Social Club (F2 Use Class) known as Hardwick Studios. There has also been previous Commercial and Office use (E use class) within the building, and are varying other use classes (C1, C3, C4, E and Sui Generis) in nearby surrounding properties.

Boundaries...

The site forms part of a Highstreet which continues to the South with an array of independent shops, pubs and medical facilities. There is carparking to the West of the site, which is also used as a square for fairgrounds and markets. St Anne's Church sits to the North of the site, to the East are Victorian/ Edwardian terraced houses along with a new housing development. The site is generally bounded by stone buildings, single carriageways and pavements. Extensive parkland, The Slopes, sits to the North West of the site, along with the Grade I listed Buxton Crescent.

Topography...

The existing site topography is varied, The topography along Terrace road falls from a high in the South towards the entrance of the Peak building (in the North). It also falls marginally along Hardwick Square South from East to West to the rear of the site.

Access...

The Museum building has a pedestrian frontage directly on to Terrace Road, whilst the other two buildings are situated south and south east respectively. There is also vehicular access onto the site via Hardwick Square South, along with pedestrian entrance to Hardwick Hall.

Surrounding Facilities & Attractions...

The development site is well placed and benefits from several facilities that surround the site, within Buxton. Within walking distance, are a variety of shops and convenience stores, as well as cafes, restaurants and pubs. There are also several nearby attractions including The Cresnet, Buxton Opera House and Pavillion Gardens & The Slopes. Medical facilities such a Elmwood Medical Centre & Pharmacy. Overall, the Town is well equipped for tourists and residents alike. Further afield, the Peak District National Park can be reached with extensive footpaths and hiking trails as well as historical landmarks such as Solomon's Temple.

The site is also well located for vehicular transport and is located on the A34 which offers excellent travel connections. There are also bus stops offering local transport connections within walking distance of the site. There is also good opportunities for travel to the wider travel network via Buxton Railway Station within a short walk of the site, which offer regular services from the stations to further afield.



Figure 1-3
Buxton Crescent, Buxton Pavillion
Gardens and Buxton Opera House (L-R)



2.2 Local Vernacular Assessment...

The development site is located in the Spa Town of Buxton, Derbyshire, on the edge of the Peak District National Park.

Form and Layout...

- *urban grain** loosely surrounds the existing highway infrastructure.
- there is a fixed building line with buildings generally set on the edge of the highway within the town centre
- The site forms part of the Highstreet.
- Landscaping, hedges and stone walls are used to define the boundary, if there is one, if not it is generally the pavement.

Parking...

- Parking is predominantly not provided by buildings, and is provided by public off street car parks across the town centre.
- Where it is provided by buildings, it is generally off street in small clusters

Density...

- Generally the surrounding area consists of a high density units with mixed use developments (shops etc at ground floor and residential at upper floors).
- Predominately large terraced buildings or apartments are common for residential.

Materials...

- The buildings in Buxton are primarily constructed from two locally sourced, Carboniferous stones: Millstone Grit and Limestone.
- There are also examples of stone, brick and render locally used.

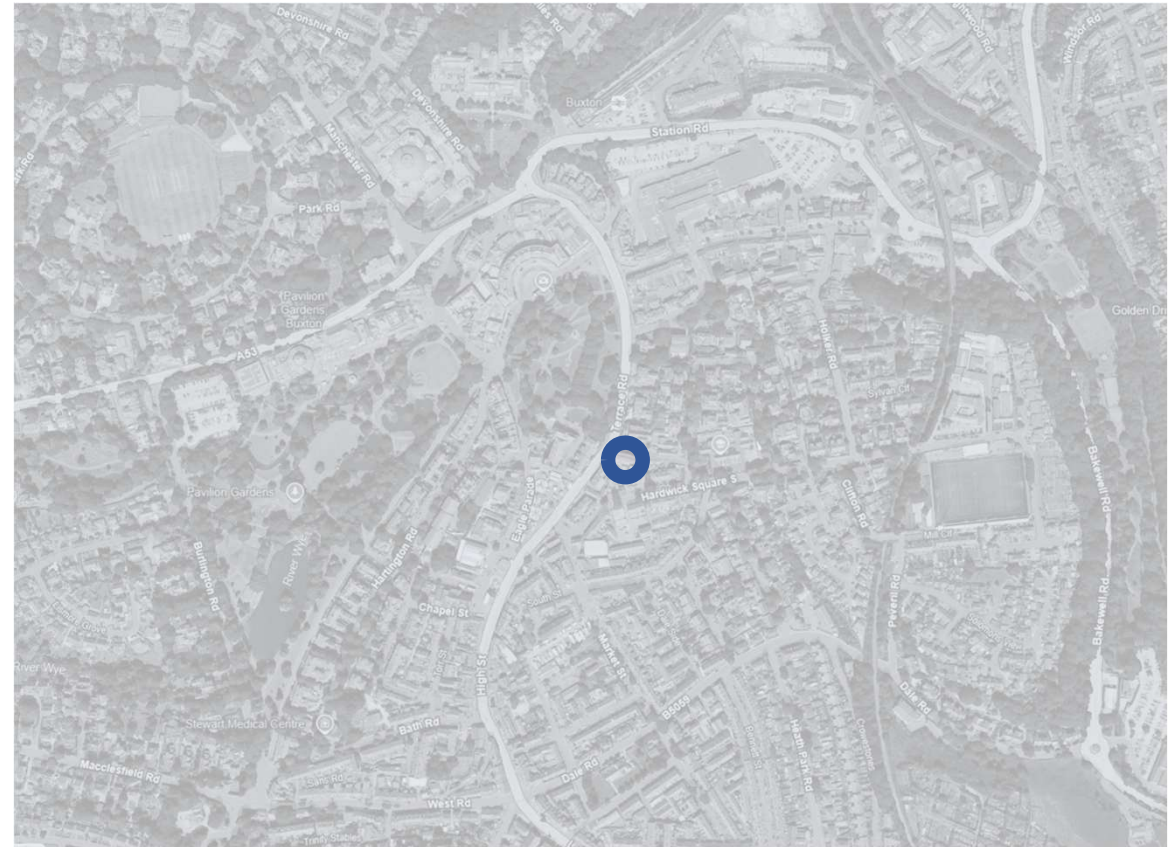


Figure 4

Application Site Location Circled (source google maps)

2.2 Local Vernacular Assessment...



Figure 4
View of site along Terrace Road (North)



Figure 5
View of site along Terrace Road (Entrance to Museum)



Figure 6
View to Rear of Site (Hardwick Hall) along Hardwick Square South



Figure 7
View to Rear of Site along Hardwick Square South

3. DESIGN...

3.1 Design Principles...

The introduction and assessment sections of this design and access statement (sections 1 & 2) have provided valuable information to inform the development of the site. The evaluation of this information has enabled us to set out the following design principles:-

- Provide a balanced and sustainable new development which respects and enhances the local environment.
- Makes to best use the existing landform and natural features in and around the site.
- To create a sense of place with a distinctive character
- Is of a design, layout, scale and mass compatible with the locality of surrounding build form and spaces, safeguarding the amenities of adjoining properties.
- Provision of a high quality mixed use development
- Materials will be locally sought where possible and be of a high quality promoting diversity and hierarchy.

In line with National and Local Government Guidance and Policy, considerable importance has been placed on achieving a high standard of design. Successful design is dependent upon achieving an appropriate relationship between community needs, development principles, development form and a positive response to local conditions.

To ensure a high quality and responsive layout is achieved, development principles have been used to prepare the proposed illustrative site plan, which sets out the broad distribution and framework of land uses. These principles are derived in response to the assessment, evaluation and involvement sections of this document and will enable the proposals to be sensitively assimilated into the surrounding landscape and building fabric.

In the context of the criteria of the National Planning Policy Framework, the design principles of the proposed illustrative masterplan are as follows.

Sustainability

“will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development”

Paragraph 127, point (a), NPPF 2018.

Design Quality

“are visually attractive as a result of good architecture, layout and appropriate and effective landscaping”

Paragraph 127, point (b), NPPF 2018.

Response To Context

“are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change such as increased densities”

Paragraph 127, point (c), NPPF 2012.

The development proposals all adhere to the set out design principles and are described and explained over the following sections.



3.2 Design Rationale...

This section sets out the development proposals for the site, the conclusions drawn from previous sections have been utilised to inform the design process. The following areas will be illustrated;

- **Use** – what the land will be used for.
- **Amount** – the amount/type of accommodation and the tenure of residential; dwellings
- **Layout** – why the layout was chosen and how it will work and fit in with its surroundings.
- **Appearance (scale)** – how character zones will deliver an attractive and varied public realm.
- **Landscaping** – principles behind the landscape details.
- **Sustainability** – the social, economic and environmental principles utilised.
- **Drainage & Flood Risk** – details of proposed drainage strategy.
- **Access and Movement** – assessment of the access principles.
- **Noise** – assessment of existing noise constraints



Figure 8
Site Location Plan

3.3 Use and Amount...

The site contains a cluster of 3no buildings made up of a former Museum (F1 Use Class); a former Court Room (F1 Use Class) known as Peak Buildings; and a Social Club (F2 Use Class) known as Hardwick Studios. There has also been previous Commercial and Office use (E use class) within the building, and are varying other use classes (C1, C3, C4, E, F and Sui Generis) in nearby surrounding properties.

The proposed development comprises a mixed-use scheme incorporating residential accommodation (Use Class C3), office accommodation (Use Class E) and community floorspace (Use Class F2). The proposed uses have been selected to respond positively to the site's town centre location and to support the long-term vitality, viability and regeneration of Buxton.

The development represents the sustainable re-use of an existing building, introducing complementary uses that are compatible with both the surrounding town centre environment and the character of the building itself. The proposed mix will create an active, well-utilised building throughout the day and evening, contributing to increased footfall, natural surveillance and economic activity within the town centre.

The residential element comprises 39no. apartments which will make a significant contribution towards the Borough's housing supply by delivering much-needed smaller homes in one of the most sustainable locations within High Peak. The apartments are particularly suited to entry level couples, young professionals, key workers and downsizers wishing to live within walking distance of employment, retail, leisure and public transport facilities.

The inclusion of office accommodation under Use Class E provides flexible employment space capable of supporting local businesses, professional services and small enterprises. Retaining employment-generating uses within the town centre accords with the wider objectives of maintaining Buxton as the principal commercial and administrative centre of the Borough. The office accommodation will complement the residential use by encouraging daytime activity and supporting the local economy.

The proposed community space (Use Class F2) provides an important social function by creating flexible accommodation capable of hosting community meetings, educational activities, exhibitions and other local events. This use will help reinforce the role of the building as an accessible destination within the town centre and contribute towards social cohesion and community wellbeing.

The provision of 5no. Air BNBs also support the use classes within the existing building, providing temporary accommodation for the E and F2 uses, which supports people staying and spending within the town centre.

The National Planning Policy Framework (NPPF) strongly supports the reuse of previously developed land and existing buildings where this would contribute towards sustainable development. It promotes town centre investment, encourages the diversification of town centre uses and supports proposals that make effective use of land whilst meeting identified housing and economic needs. The Framework also seeks to ensure that planning decisions support economic growth, strengthen the social role of town centres and enhance their vitality and viability through an appropriate mix of uses.

The proposal aligns with these national objectives by securing the long-term beneficial use of an existing building through a balanced mix of residential, employment and community uses. The complementary nature of the proposed uses will improve the resilience of the building by reducing reliance on a single occupier or sector whilst supporting activity throughout the day.

The proposals also include for a two storey extension above the former magistrate's courts area which will be used to create additional residential apartments. The height and form of the extension is proportionate to the surrounding buildings height and massing and therefore deemed appropriate for the location and character of the site.

Overall, the amount and combination proposed combination of Use Classes C3, E and F2 represents an appropriate and sustainable form of development for this prominent town centre location. The mix of uses responds directly to national and local planning policy objectives by delivering new homes, supporting economic growth, providing community infrastructure and securing the long-term regeneration and beneficial use of an existing building and is deemed appropriate for the location and character of the site. The proposal will make a positive contribution to the vitality and viability of Buxton town centre whilst ensuring that this important building remains in active and productive use for the future.



3.4 Housing Mix...

The proposed development comprises 39no. residential apartments, consisting of 34no. one-bedroom apartments; 3no. two-bedroom apartments; and 2no. three-bedroom apartment. This mix has been deliberately developed to respond to identified market demand, the physical constraints of the existing building and the need to deliver a viable scheme capable of bringing a currently underutilised building back into productive use.

The National Planning Policy Framework (NPPF) is clear that planning decisions should support sustainable development by making effective use of previously developed land and existing buildings while ensuring that developments respond to local market needs rather than applying inflexible standards.

Paragraphs relating to delivering a sufficient supply of homes require planning decisions to significantly boost the supply of homes and ensure that the size, type and tenure of housing needed for different groups within the community are reflected in proposals. The NPPF also supports the efficient use of land, particularly in sustainable locations such as town centres, and recognises that viability is an essential consideration in ensuring development can come forward. Furthermore, the Framework promotes the effective reuse of existing buildings and encourages development that supports the vitality and regeneration of town centres.

The proposal accords with these principles. Rather than seeking to meet a strategic housing mix designed primarily for larger housing allocations, the development responds directly to the characteristics of the site and the established demand within Buxton town centre. Evidence from local market activity consistently demonstrates that demand within the town centre is overwhelmingly for smaller, more affordable homes. One-bedroom apartments appeal to entry level couples, young professionals, single occupants, key workers, downsizers and private renters seeking accommodation within walking distance of employment, services and public transport. There is also a more limited but identifiable demand for two-bedroom apartments. Conversely, demand for three and four-bedroom apartments within converted town centre buildings is extremely limited.. Larger family households seeking three or four-bedroom accommodation generally prefer traditional houses offering private gardens, parking and larger living environments in suburban or edge-of-settlement locations. Such purchasers rarely seek apartment accommodation within town centres.

Consequently, requiring this development to provide approximately high percentages of its accommodation as three and four-bedroom dwellings, in accordance with the Council's preferred housing mix, would not reflect market demand and would materially undermine the commercial viability of the scheme.

In practical terms, increasing the proportion of larger apartments would reduce the overall number of dwellings that could be delivered, make less efficient use of the existing building, increase sales risk and reduce development value to the extent that the delivery of the scheme could be jeopardised. This outcome would be contrary to the objectives of the NPPF, which seeks to ensure that planning decisions facilitate sustainable and deliverable development.

3.5 Layout...

The proposed layout has been formed by the initial site appraisal and context analysis, together with the suite of supporting full application documents and drawings, to provide a clear and coherent design for the overall layout to fit in comfortably into the existing building and the development grain of the local area, building line and harmonise with the mass, form and context of the area.

The layout has been carefully designed to maximise the efficient use of the existing building whilst respecting its structural form, architectural character and physical constraints. with the internal arrangement responding to the existing structure, floor levels, openings and circulation routes. Rather than undertaking extensive structural alterations, the design utilises the building's inherent characteristics to create well-proportioned mixed use that complies with modern residential standards (NDSS) whilst preserving the integrity of the existing building.

The proposed layout represents an efficient and sustainable use of a previously developed site in a highly accessible town centre location. By retaining and adapting the existing building, the proposal significantly reduces the environmental impacts associated with demolition and new construction, whilst contributing to the continued regeneration and vitality of Buxton town centre.

Overall, the proposed layout demonstrates a thoughtful and efficient approach to the conversion of an existing building without major modification to ensure that the proposals have been designed to be sympathetic in layout, design and character to the surroundings. It respects the constraints and opportunities presented by the structure, minimises unnecessary intervention, ensures that the history of the buildings are preserved as much as possible and supports the sustainable reuse of previously developed land and delivers high-quality office, community and residential accommodation in accordance with national and local planning policy



3.6 Appearance...

The design philosophy aims to ensure that the development responds positively and sensitivity to its location. Consideration has been taken to create a proposal which is both good quality and well designed. The development aims to continue the principles of the surrounding areas to create a development which preserves the integrity, character and history of the site for future generations. The existing building has been left generally as is, with the re-use of existing openings and windows throughout, with minimal amendments to the external (other than the rear extension).

The indicative general proportions, scale and massing of the extension have been deliberately designed to reflect and continue the established principles and proportions of the surrounding areas to provide and reaffirm a strong character to the area.. The proposed materials are to match existing to ensure continuity of development is assured.

3.7 Landscaping

The proposed site, due to been an existing developed building which is proposed to be converted, there is minimal external landscaping onsite, however, the proposed illustrative layout aims to minimise the impact of built forms by retaining existing landscape features and enhance existing vegetation where possible and introduce planting and soft landscape areas into the site where possible.

3.8 Sustainability...

It is important to promote a sustainable development through its lifetime by minimising resource uses and maximising energy efficiency. For a development to be truly sustainable it must address social, economic and environmental issues. The following outlines the principles of development that help ensure the proposal will deliver a sustainable development for the future, and in compliance with High Peak Borough Council's Local Plan Policy S1 (Sustainable Development Principles) that a proposed development supports community sustainability, uses land efficiently within settlement boundaries, protects local landscapes and heritage, and integrates proper infrastructure and environmental safeguards

3.8.1. Location...

The proposals are for acceptable development within the site and propose the re-use of an existing town centre building that is sustainable and has good existing accesses to nearby road networks and facilities.

3.8.2. Social...

- Areas will be overlooked by active frontages in order to reduce the opportunity for crime and the fear of crime.
- The development will provide storage area for Refuse and recycling waste bins within in a bin storage collection point
- The environment, setting and surroundings of the proposals aim to improve mental health of the users.
- Provide new private and social housing stock to the local area
- Provides new flexible office space and employment opportunities to the town centre
- Re-use of an important building within the town centre of Buxton

3.8.3 Environmental...

- The development will seek to protect, maintain and enhance areas of biodiversity by retaining much of the existing boundary planting, and reinforcing this with new planting.
- Inclusion of provision of electric charging stations for vehicles, ensures future proofing of the site.
- Provision of cycle storage encouraging sustainable travel
- The proposals include renewable energy
- The proposed residential development will meet the required Building Regulations Part L1A: *Conservation of fuel and power in new dwellings*, thus ensuring the proposals are compliant and provide sustainable design.
- Locally sourced materials will be utilised where possible

3.8.4 Economical...

- The development will provide new hot desk offices facilities for new employment opportunities and businesses within the surrounding area.
- The development will bring people into the town and will assist in the use of local facilities, from shops / cafes / restaurants within neighbouring areas
- Encourage economical growth within the town centre.
- The development will provide income via rates to the local authority.
- The development will provide new small scale employment opportunities for the local area during the build process.
- Provide new housing stock to the local area, which in turn will increase rates received by the local authority.



3.9 Flood Risk...

The proposed development is located within in flood zone 1, which is defined as an area with a low probability of flooding.

There will be no increase in flood risk due to the construction of the proposed development and there should be no reason to refuse the planning application on the grounds of flood risk.

3.10 Parking Requirements...

The proposed development does not provide on-site vehicle parking. This approach is entirely appropriate given the site's location within the heart of Buxton Town Centre, the nature of the proposal as the conversion of an existing building, and the accessibility of the site by a range of sustainable transport modes. The absence of dedicated parking is therefore a deliberate design response rather than a development constraint.

The National Planning Policy Framework (NPPF) promotes patterns of development that reduce reliance on the private motor vehicle and maximise opportunities for sustainable travel. It requires planning decisions to actively manage patterns of growth so that walking, cycling and public transport are the preferred means of travel for everyday journeys. The Framework also recognises that parking standards should take account of the accessibility of the development, the availability of public transport, local car ownership levels and the type, mix and use of the development. Accordingly, national policy does not require all developments to provide parking as a matter of course, particularly where sites are located within highly sustainable town centre locations.

The application site occupies one of the most accessible locations within the Borough. Future residents, employees and visitors will be within a short walking distance of supermarkets, retail facilities, healthcare services, education, leisure facilities, cafés, restaurants, public open space and a wide range of employment opportunities. Buxton Railway Station and the town's principal bus interchange are both within convenient walking distance, providing regular public transport connections throughout the High Peak, Greater Manchester and Derbyshire. This level of accessibility substantially reduces dependence upon private vehicle ownership.

The proposal also reflects the objectives of the Derbyshire County Council Residential Car Parking Standards, which recognise that parking provision should not be applied rigidly but should respond to the characteristics of individual sites. The Standards acknowledge that developments located within town centres, close to public transport and local services, may justify reduced parking provision where accessibility is high and reliance on private cars is consequently lower. The proposed development falls squarely within this category.

Furthermore, the scheme principally provides one-bedroom apartments intended for entry level couples, young professionals, single-person households and downsizers. National travel data consistently demonstrates that these household groups typically exhibit significantly lower rates of vehicle ownership than larger family households, particularly where accommodation is located within accessible town centres. The proposed housing mix therefore naturally lends itself to lower parking demand than conventional suburban housing developments.

Importantly, the proposal does not result in a location devoid of parking opportunities. Buxton town centre is exceptionally well served by existing public car parks operated by High Peak Borough Council and other providers. These facilities provide both short-stay and long-stay parking within easy walking distance of the application site, ensuring that parking remains available for residents, visitors, employees and community users where required.

Collectively, these facilities provide a significant level of publicly available parking capacity across Buxton town centre. Their close proximity means that occasional vehicle parking associated with residents, visitors, office users or community events can be accommodated without the need to provide dedicated on-site spaces.



3.10 Parking Requirements...

The proposal is consistent with the adopted High Peak Local Plan.

- Policy S1 – Sustainable Development Principles seeks to reduce reliance on the private car and promote sustainable travel choices whilst making efficient use of previously developed land and existing infrastructure.
- Policy S2 – Settlement Hierarchy identifies Buxton as the Borough's principal settlement where growth should be directed because of its accessibility and concentration of services.
- Policy S6 – Central Sub-area Strategy supports regeneration and investment within Buxton town centre, encouraging development that reinforces its vitality and viability. In transport terms,
- Policy CF7 – Infrastructure, Utilities and Transport promotes development that improves accessibility and prioritises walking, cycling and public transport over private car use.

Secure cycle parking will be provided within the development together with convenient pedestrian access to the surrounding highway network, public transport facilities and town centre services. This further supports the sustainable travel objectives of both national and local planning policy.

The proposal also reflects the objectives of the Derbyshire County Council Residential Car Parking Standards, which recognise that parking provision should not be applied rigidly but should respond to the characteristics of individual sites. The Standards acknowledge that developments located within town centres, close to public transport and local services, may justify reduced parking provision where accessibility is high and reliance on private cars is consequently lower. The proposed development falls squarely within this category.

The NPPF states that local planning policies should take into account the accessibility of development and opportunities for sustainable transport when setting parking standards. The proposed five-space increase therefore represents an appropriate balance between providing some additional on-site parking and recognising the sustainable nature of the location.

The proposal should not be judged against the parking expectations of a peripheral housing development. Its location within the centre of Buxton means that residents have genuine alternatives to private car ownership. Furthermore, the retention of the existing building and the reconfiguration of existing landscaping provides an opportunity to secure additional parking without creating a new extensive car park or substantially increasing the developed footprint.

Overall, the absence of on-site parking should not be viewed as a deficiency but as an appropriate and sustainable design response to the site's exceptional accessibility and urban context.

The proposal makes optimum use of an existing building, supports the continued regeneration of Buxton town centre, encourages sustainable patterns of movement and avoids unnecessary land take for vehicle parking where comprehensive public parking facilities already exist.

It is therefore considered that a departure from conventional parking provision is fully justified by the location, nature and characteristics of the development and accords with the National Planning Policy Framework, the Derbyshire County Council Residential Car Parking Standards and the adopted High Peak Local Plan.

3.11 Cycle Provision and Storage...

Cycle parking will be provided within the development together with convenient pedestrian access to the surrounding highway network, public transport facilities and town centre services. This further supports the sustainable travel objectives of both national and local planning policy.

3.12 Refuse Storage...

The proposal provides a storage area for refuse and recycling bins within the dwelling. A bin storage point is also to be incorporated within the demise of the property. This helps ensure and reinforce the environmental credentials the development proposals with the promotion of recycling.

3.13 Noise...

The development proposals will not adversely impact noise levels to the surrounding area and have good separation distances to the nearest dwellings. It is therefore deemed the proposals are suitable for a residential development in respect to noise and its surrounding environment. Please refer to specialist report for further details.

3.14 Access & Movement...

The proposed development makes use of the existing pedestrian and vehicular access arrangements, with no alterations to the established points of access to the site. This approach minimises intervention to the surrounding highway network whilst making efficient use of the existing infrastructure.

Pedestrian access will be provided via the existing entrances from the adjoining public highway, offering safe, convenient and direct access to the residential, office and community uses

Existing vehicular access to the rear of the site will be retained to facilitate servicing, maintenance, emergency access and some parking where required. No changes to the surrounding highway network are proposed, and the development is not expected to give rise to any adverse impacts on highway safety or traffic operation.



4. SUMMARY...

4.1 Proposal Summary / Conclusion...

The proposed development represents a sustainable and well-considered redevelopment of an existing building within the heart of Buxton town centre. The scheme has been carefully designed to respect the character and constraints of the existing building while making efficient and effective use of previously developed land through its sensitive conversion to a high-quality mixed-use development comprising residential (Use Class C3), office (Use Class E) and community (Use Class F2) accommodation.

The design has been informed by the existing form and fabric of the building, ensuring that the layout maximises the potential of the available floorspace whilst delivering attractive, functional and accessible accommodation. The proposed housing mix responds to identified market demand for smaller town centre dwellings and provides much-needed homes in a highly sustainable location.

The development benefits from excellent pedestrian connectivity and accessibility to public transport, employment, retail, leisure and community facilities. Retaining the existing access arrangements and adopting a car-free approach is appropriate given the site's central location, the availability of nearby public parking and the clear emphasis within national and local planning policy on promoting sustainable modes of travel.

Overall, the proposal demonstrates high-quality design, the efficient reuse of an existing building and a positive contribution to the ongoing regeneration of Buxton town centre.

The proposals aligns with the objectives of the National Planning Policy Framework and the adopted High Peak Local Plan by supporting sustainable development, making effective use of land, enhancing the vitality and viability of the town centre, and delivering development that responds appropriately to its context. The scheme will secure the long-term beneficial use of the building, provide new homes, employment opportunities and community facilities, and make a lasting positive contribution to the social, economic and environmental objectives of the Borough.

By virtue of the details set out within this design and access statement, it is considered that the proposals providing a sustainable development use acceptable under planning policy