

Re: Housing Mix Justification – Proposed Residential Conversion, Buxton Town Centre

Dear Sir/Madam

We write in support of the proposed residential conversion development in Buxton town centre and to provide justification for the housing mix proposed.

The Council's preferred housing mix, comprising one-bedroom, two-bedroom, three-bedroom and four-bedroom dwellings, does not reflect the realities of the local town centre housing market or the characteristics of the application site. Whilst such a mix may be appropriate for larger greenfield housing developments aimed at family occupation, it is neither viable nor suitable for the conversion of an existing town centre building.

The proposed development comprises a total of 39 apartments, consisting of:

- 34no. one-bedroom apartments;
- 3no. two-bedroom apartments; and
- 2no. three-bedroom apartment.

This mix has been carefully considered in response to market demand, the constraints of the existing building, and the objective of delivering a viable and sustainable redevelopment.

Evidence from recent market activity demonstrates that demand within Buxton town centre is overwhelmingly focused on smaller, more affordable homes. One-bedroom apartments represent the strongest segment of the market, appealing to first-time buyers, single professionals, young couples, downsizers and investors. There is also a modest demand for two-bedroom apartments, whereas demand for three and four-bedroom dwellings within the town centre apartment market is significantly more limited.

Family households seeking larger three and four-bedroom homes generally favour traditional houses with private gardens, parking and access to suburban or edge-of-town locations. Such accommodation is rarely sought within converted town centre apartment developments. Requiring the development to provide the Council's preferred proportion of larger units would therefore result in homes that are considerably more difficult to sell or let, increasing commercial risk and undermining the viability of the scheme.

It is also considered that these occupier groups typically demonstrate lower levels of car ownership than larger family households, particularly where accommodation is located within town centres offering excellent access to employment, services and public transport. The proposed housing mix therefore naturally lends itself to lower parking demand than conventional suburban housing developments. The absence of on-site parking is considered to be entirely appropriate for this development. 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.

The proposed housing mix proposed in the scheme reflects genuine market demand and will maximise the likelihood of successful occupation, ensuring the long-term sustainability of the development while contributing positively to Buxton's housing supply. The predominance of one-bedroom apartments provides much-needed starter homes and smaller dwellings, a sector of the housing market that remains under-supplied in many town centre locations.

The proposed mix is both justified and proportionate, reflecting the nature of the site, the existing building, market evidence and the need to secure a viable redevelopment.

Yours faithfully,

Crowther Key Ltd – 25/08/2026

