

PLANNING APPLICATION

Site: High Peak Glossop And West Derbyshire Magistrates Terrace Road, Buxton

REF: HPK/2026/0379

Proposed development: Change of use to form mixed use development of 39 Residential units, Office and Community Use.

Economic Development Statement – High Peak Borough Council Regeneration Service.

06/10/2026

To assess the economic impact of this pre application enquiry, we have relied upon the data supplied by the applicant and used the Council's approved multipliers to prepare these comments.

The existing site is currently a vacant property. The application indicates that the last use ceased on 1 June 2023, although elsewhere within the documentation Hardwick Hall is stated to have remained in use until 1 December 2024.

The site comprises of two buildings:

- Peak Buildings, formerly accommodating Buxton Museum and Art Gallery together with the Magistrates' and County Court facilities.
- Hardwick Hall, which previously provided community uses including a Royal British Legion Club and accommodation for The Green Man Gallery.

The proposal is for a change of use proposing the creation of 39 residential units comprising:

- 34 one-bedroom flats
- 3 two-bedroom flats
- 2 three-bedroom flats

In total, 39 residential units and 1856 sq. m of internal floorspace with a mezzanine floor.

The proposal also includes 350 sq. metres of F2 - Local community uses (essential shops, meeting places, sport, and recreation); which represents a loss of 80 sq. m gross internal floorspace from the former use and the loss of 3,251 sq. m for F1 - Learning and non-residential institutions – overall a loss/change of use of 3,331 metres.

The two buildings on site, are to be retained. The proposal indicates that:

- Peak Buildings will provide a mixed-use development comprising Class C3 residential accommodation and Class E office space (approximately 2,231 sq. m).
- Hardwick Hall will be retained for a combination of Class F2 community use and Class C3 residential accommodation (approximately 1,280 sq. m).

Whilst Class E is not referenced in the application form at section *All Types of Development: Non-Residential Floorspace* however the accompanying planning statement, below indicates that there will be 300 sq. m of Class E office accommodation.

"The office accommodation will support local employment and provide opportunities for businesses and professionals to operate from a central Buxton location. This is consistent with Policy S7, which seeks to encourage local employment opportunities and support Buxton's role as a service centre."

The application advises that there are currently no employees based at the site and indicates that there will be no net increase or decrease in employee numbers. No employment projections have been provided for either the community or office elements of the scheme.

Using the Council's agreed employment density assumptions for office accommodation, and the figures provided in the above statement, 300 sq. m of office floorspace could support approximately 21 full-time equivalent jobs based on an employment density of one job per 14 sq. m.

However, it is unclear whether the proposed office space would operate as conventional office accommodation, serviced offices, co-working space, or hot-desk facilities. Consequently, the actual employment impact cannot be accurately quantified from the information submitted.

Assuming occupancy equivalent to 21 full-time jobs, local expenditure associated with employees could generate an estimated £29,274 per annum of additional expenditure within nearby businesses. This is based upon current Council assumptions between 4.5 and 9% of employee's overall household spend is spent within 2-3 miles of their place of employment. In High Peak this would equate to £1,394 per annum regarding employee spending within the local economy.

The proposed office floorspace would also have the potential to generate additional Non-Domestic Rates (NNDR) income where liable and occupied.

The accompanying heritage assessment states that "The main entrance on Terrace Road (built as the main entrance to the Peak Hydropathic Hotel) will serve the suite of flexible business spaces utilising the existing configuration almost 'as found' and therefore offer a degree of public access to the most decorative and significant of all the spaces in the complex." and "The business use extends to the first floor (as did the Museum & Art Gallery use)." However, the noise report states that "The first through fourth floors are intended to be converted into apartments." Further clarification is therefore required to enable a fuller assessment of the employment and economic benefits arising from the proposal.

The proposal would also be expected to generate temporary economic benefits during the construction phase through construction employment and expenditure within local supply chains.

The development would bring an empty commercial property back into use albeit as predominantly private housing and there are likely to be construction jobs and benefits to the local supply chain during the construction period if approved.

Regeneration Officer
High Peak Borough Council