



Spring Gardens Masterplan

Future High Street Fund Bid

Welcome!

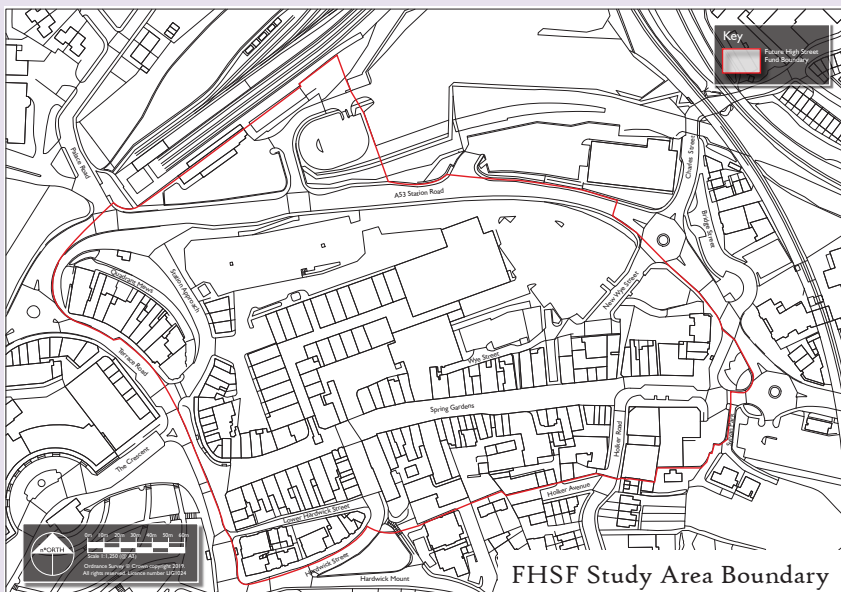
Welcome to our Drop-in Day in Buxton town centre.

We are sharing our proposals and ideas to change the central shopping area of Buxton's town centre so that it can adapt to the challenges that the traditional 'high street' across the UK is facing and transform this area to deliver a town centre fit for the 21st century.

We are keen to hear what you think of these emerging proposals. Please view the latest designs on these panels, talk to the team members present and complete one of our comments sheets.

Introduction

High Peak Borough Council have applied to Government for funding under the 'Future High Street Fund'. This supports Councils, working with partners, to put together plans to help transform town centres. It aims to help them move away from just traditional retail (which is facing a range of challenges including internet shopping, to the way that people live their lives and how they spend their money) to create a more diverse town centre with a wider range of uses. They can then apply for additional funding to help implement these proposals.



The proposals for Buxton would introduce:

New uses such leisure (gym and/or commercial cinema), cafes/restaurants, office workspace, a new home for Further Education Courses delivered by Buxton & Leek College and new housing. A new pedestrian route would link the town centre to the station and proposed new health hub and there would be improvements to the public realm and historic shop fronts on Spring Gardens (delivered by a supplementary £1m Heritage Action Zone scheme which the Council has already secured funding towards).

Other parts of Buxton are performing well – including the independent shopping offer in Higher Buxton and the more visitor focused area close to the Crescent. These proposals aim to complement this wider offer and provide an attractive centre for local residents to use and enjoy.

In order to win this funding the Council needs to work with a private sector development partner to deliver the proposals. Commercial viability and deliverability will be a key factor.



The Council have appointed a consultant team to help them with their bid and develop proposals for change. The team is led by planning and property consultants Lambert Smith Hampton and also includes masterplanners e*SCAPE Urbanists and transport consultants Pell Frischmann.





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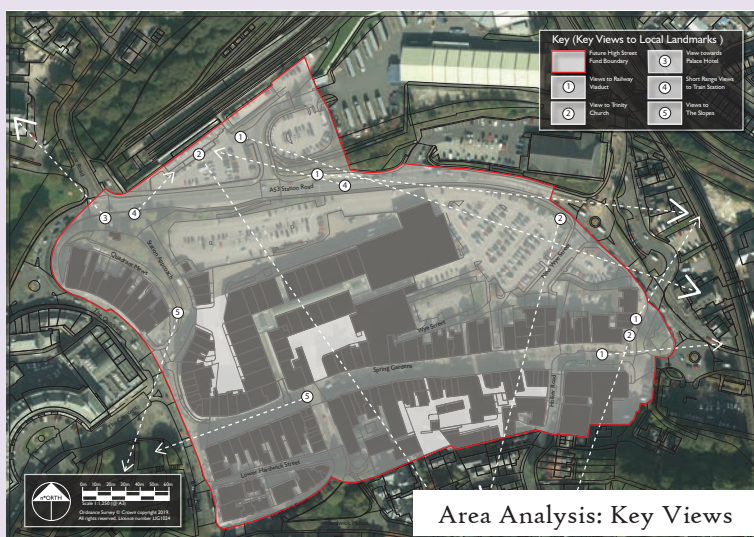
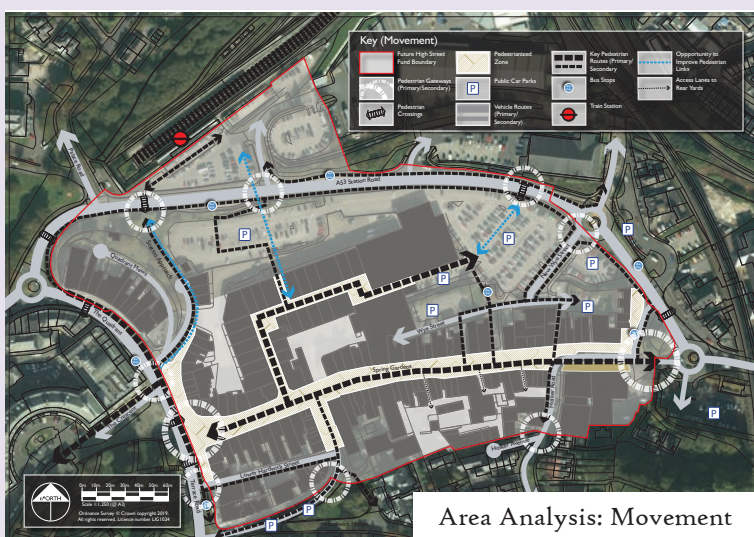
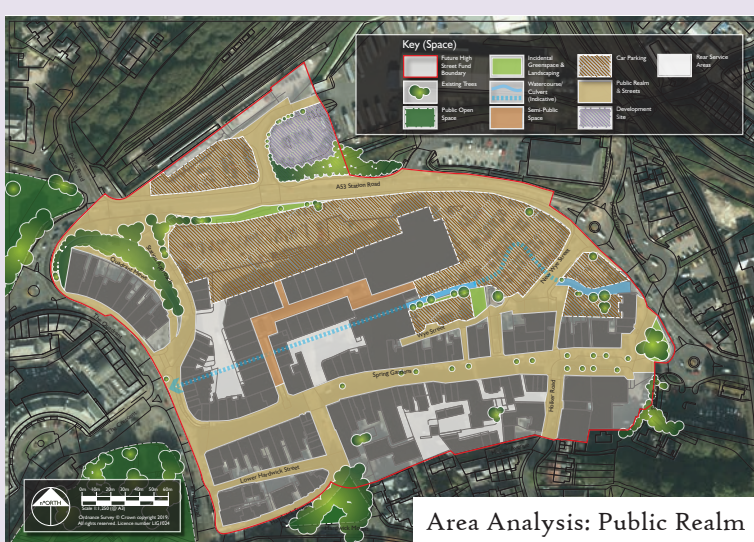
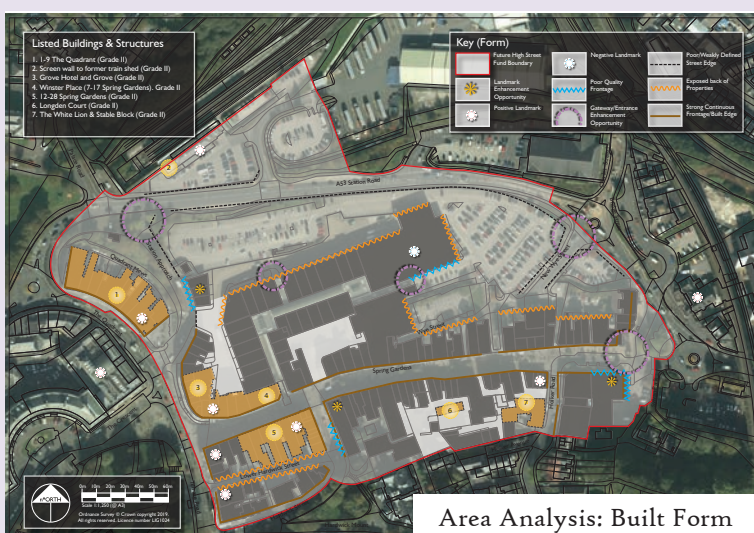
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Opportunities

Our team has already been talking to property owners, potential commercial tenants, and a wide range of stakeholders including key organisations and community groups – and have analysed the area, and its issues and opportunities.

The area needs to:

- Diversify uses - by co-locating shops with residential, workspace, leisure users and a new FE building, it not only provides new facilities for local residents, businesses and jobs, but also will bring in new customers into the shopping core;
- Using new buildings to improve the poor visual gateway to Buxton – including concealing 'The Springs' and the rear view of Spring Gardens properties as seen from main car park;
- Improving the street environment on Spring Gardens – with more quality public spaces to relax, enjoy and meet people in;
- Creating a direct and attractive pedestrian route from the train station, new retirement homes and health hub into Spring Gardens;
- Relocating pedestrian crossings to make it easier to walk across Terrace Road and Station Road, whilst also not delaying through traffic;
- Increase use of upper floors on Spring Gardens by tackling barriers to bringing them back into use.
- Improving car parking provision – making sure there is no net loss of spaces for customers, plus meeting the needs of new users and delivering better quality parking.



Weak Street Edges to Station Road



River Wye in hidden culvert



Vista to Trinity Church from Station





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Emerging Option

The proposals from our latest emerging option are displayed here. This has been developed by High Peak Council and their consultant team, working with key stakeholders and community partners who make up the Buxton Visitor Economy Strategy (VES) & Town Centre Board.

The proposals will continue to be developed in response to your feedback – so please let us know your views.



Who is the Visitor Economy Strategy & Town Centre Board?

The Board includes representatives from: Buxton Crescent Heritage Trust; University of Derby; Buxton & Leek College; Buxton Opera House; Buxton International Festival; Vision Buxton; Buxton Town Team; East Midlands Chamber; D2N2 Local Enterprise Partnership; Marketing Peak District & Derbyshire; Derbyshire NHS Foundation Trust; Buxton Civic Association; High Peak Access Group; Parkwood Leisure; Buxton Crescent Hotel & Thermal Spa; Derbyshire County Council and High Peak Borough Council.

What is their role?

The purpose of the Board is to oversee the delivery of projects in Buxton – it brings together a wide range of statutory, private and voluntary groups that operate in the town and acts as a partnership to help implement plans in line with agreed strategies for the area.





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Station & New Link

- Creating a new transport hub in front of the train station – with a better bus stop provision, taxi rank, cycle parking and space for cycle hire and new planting scheme;
- Relocate existing pedestrian crossing to create a new direct & wider entrance to and from the station to the town centre shopping core;
- Creating a new pedestrian street, with lifts & steps, directly into The Springs to draw footfall into the shopping core;
- Provide new residential apartments, space for offices and café so that Station Approach becomes less of a town centre bypass - and thus the station & adjacent developments in the former bottling site are better linked to the town centre;
- Car parking for station & new housing/offices would be provided as an undercroft to the new development areas.





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The Springs & New Public Square

- New multi-level car parking will be provided behind 'The Springs' – which will make use of the level change and hide the existing unattractive building;
- Existing surface level car parking would then be used to create a new high quality public space ('Wye Square'), making a landscape feature of the revealed River Wye;
- Improving the appearance of the current Waitrose store to face the square;
- Introducing a major new leisure attraction (such as a mainstream cinema) with complementary family restaurants and cafes near to it – providing new facilities & users but also masking the rear buildings of Spring Gardens;
- New public toilets and a Changing Places Toilet;
- Providing a new building for Further Education Courses delivered by Buxton & Leek College;
- Bringing a new retail use back to the former M&S store – this may be another large store or may be broken up for several smaller stores; in both options a route through will be preserved;
- Improving the appearance of pedestrians routes to walk to/from Spring Gardens via Wye Street.



Artists Impression - Wye Square

The New Public Square could include a large Digital Screen – allowing for use by Fringe, Buxton International Festival, summer film shows or even 'digital fireworks'.





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- Re-develop existing dual crossings between Spring Gardens and The Crescent into a new single wider pedestrian crossing;
- Removing the existing canopy entrance to The Springs, street clutter and re-fresh public space;
- Improving the appearance of the pedestrian area in front of Hays Travel (formerly Thomas Cook) through to Wye Street;
- Increase use of upper floors on Spring Gardens by tacking barriers to bringing them back into use;
- Exploring opportunities to improve rear courtyards as the 'Yards Quarter' with spaces for independent creative businesses above and behind shops;
- Grants to help restore historic shop fronts on Spring Gardens (delivered by a supplementary £1m Heritage Action Zone scheme which the Council has already secured funding towards).



Spring Gardens Public Realm Improvements (East)



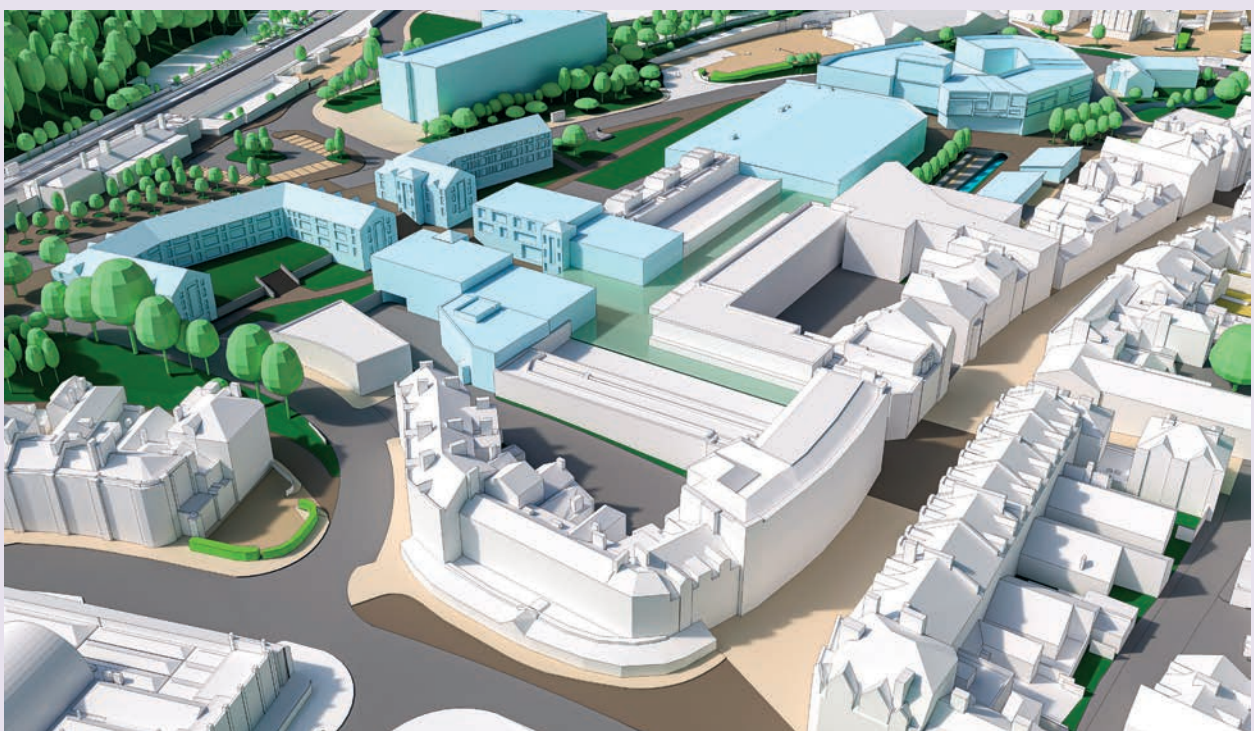
Spring Gardens Public Realm Improvements (West)

The improved public space near Hays Travel could include new public artwork or giant picture frame – which could 'frame' the view of Viaduct, create a 'photo-opp' and provide a space for street performers.



Other

- Introducing opportunities for smart parking and electric vehicle charging;
- Improving fibre broadband provision to support local businesses.





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What Happens Next?

What will you do with the feedback?

We will be reviewing all responses, including those from the public, stakeholders, local businesses, elected representatives and responses from youth consultation events and use this feedback to amend the emerging proposals as well as ensuring that all key communities or interest groups have had the chance to comment.

The revised proposals will be reviewed not only by the Council but also by members of the Visitor Economy Strategy and Town Centre Board.

Our timescale for consultation has been determined by the Government's timetable for the Future High Street Fund application.

What happens then?

After a revised scheme has been developed and costed, it is proposed that elected members review the financial investment required to turn proposals into reality; as proposals will require substantial investment not only from Central government and the private sector, but also from potentially High Peak, Derbyshire County Council and others. At this early stage, no commitment of resources has been made.

Subject to approval, a full Business Case would be submitted to the government at the end of April 2020. This will request funding from the Government to help pay for the proposals under their Future High Street Fund. It is likely to be a very competitive process and at this point, although Buxton has been shortlisted there is no guarantee that Buxton will secure this funding.

We should hear if we have been successful by late Summer/early Autumn 2020, but during the summer the council will continue working closely with the private sector developer partner to refine the designs and deliver the proposals. This will include a preparation of a planning application, which will provide a further opportunity for consultation, including all the design elements of the final scheme.

www.highpeak.gov.uk/article/4350/Future-High-Street-Fund-Application-for-Buxton

