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DESIGN AND ACCESS HERITAGE STATEMENT: JANUARY 2016

CONVERSION OF COURTYARD BUILDINGS TO MYCOCKS YARD OFF BROOKLYN PLACE, BUXTON TO FORM 14 DWELLINGS.

This application follows planning permission for a similar scheme in 2009 under: HPK/2009/0287 and subsequent successful application to replace the extant permission in 2012. Since this date an agreement of sale has now been completed with a condition of the sale being obtaining the now expired planning permission. With this in mind, the proposal is now to start works on site as soon as approval can be gained.

The courtyard in question has had a varied history but started life as livery stables for visiting guests to the Ashwood Park Hotel, The Old Hall Hotel and also for visitors staying at other guest houses within the town. Since this original purpose of use, the yard has been used for the storage of vehicles for sale and repair, the depot for milk floats and following this, general storage and garaging – a use it has to date.

The buildings sit in a two storey courtyard arrangement behind the four storey Brooklyn Place to the frontage of Fairfield Road. The buildings themselves are of strong architectural character with coursed gritstone to the front and random rubble limestone to the rear. To the side of the courtyard sits the workwear company – IWS, although this presents a largely blank facade to the main buildings. Many of the original detailing is still in place and the original window types can still be seen. Not with standing this, the buildings are in quite poor condition and largely require the catalyst of a residential change of use in order to undertake a much need major renovation of all the buildings in question. The income from commercial storage in no way allowing for the free capital to undertake same.

The courtyard area in front of the buildings is today in very poor condition with little of the original form that may have once stood there – a cobbled stone circle is understood to have been in place for the exercising of horses – little of this is evident today however. The courtyard itself is largely gravel and pocketed areas of cobbles. The proposal will however utilise the existing cobbles to outline parking areas, footpaths and larger areas of turning space, whilst tarmac areas will be used in the traffic intensive spaces

The proposed scheme is designed to offer affordable rental and sale property within a town centre location that will once again bring a sense of place to the courtyard and offer an attractive residential community on the door step of all Buxton has to offer. In total 14 units

are proposed in the form of 12 2bed apartments/maisonettes with 2 smaller one bedroom units. Existing office space is also to be retained and is indicated on the proposed scheme, this space being utilised through renovation and not a change of use in itself.

Unlike the original application for this site, all accommodation will now be provided through renovation of the original buildings with only a small area of new in the corner to lift this element to 3 storey adjacent to existing structure. The renovation of the existing buildings throughout is seen as a far more sensitive approach to the courtyard and takes into account the principles normally applied to such conservation area locations. The buildings themselves require a complete strip back renovation with all floor and roof areas to be removed. This requirement is used as catalyst to remove existing party walls and utilise the internal spaces in a number of ways to provide a mix of accommodation through apartments and maisonettes with mezzanine levels. New structure internally will be used to add character back into the building with certain areas of exposed timber, kingpost trusses and open roof spaces etc. The aim being to maximise space within the existing building shell. Externally all existing natural materials will be used as reclaim replacement with natural blue/grey slated roof coverings, natural coursed gritstone to the courtyard to be fully raked out and repointed in bag/brush pointing. The limestone walls to the rear will be rebuilt in certain areas where required to match and all areas again bag/brush pointed. All windows will be replaced in painted hardwood double glazed units with window profiles to match existing with 18MM glazing bars to replicate the existing form. At ground floor level the existing openings will be utilised to offer bi-fold screens and a variety of door/window combinations that will allow internal and external spaces to work together in the limited space on offer.

Externally 21 parking spaces will be offered – a 150% ratio whilst vehicle access will be maintained to IWS as required. The number of spaces in the proposal has long since being accepted as a reduction in the potential number of existing commercial use and the reduction in vehicle movements that will bring. The principles outlined in the original traffic statement still apply and this document is still used within this application. The new layout also makes further use of amenity space and pedestrian access within the courtyard to break up the hard landscape with grassed areas at ground floor to relate external spaces to certain dwellings and further give a sense of place to the scheme as a whole.

The flood risk assessment is still used as part of this proposal and the same principles have been applied that related to the original scheme. The access arrangements have also been maintained as part of the layout for emergency services etc and the new parking layout will hopefully allow a more free traffic movement within the courtyard with thought given to vehicle passing in the new layout.

As before it is hoped that this scheme can continue to be looked at in the very positive light in which it has been over the last 7 years through approval and be seen to offer a much needed affordable housing mix in a town centre location whilst also bringing back to life an historic courtyard through a major and sensitive renovation.