

## A.J.S ARCHITECTURE



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### **SUSTAINABILITY DOCUMENT: JANUARY 2016**

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

- The current usage of the site relating to site storage and garaging has, for many years, had a very limited economic sustainable future. The commercial rents within the courtyard are very low and in many ways represent the reason why very little has been done to the building in terms of maintenance. The structure is in significant need of a major cash injection and with the current commercial use, that will simply not be forth coming. Better units are widely available in purpose made commercial and business parks around the town and the viability of such a use in a town centre location becomes increasingly difficult to argue.
- The intended domestic use ticks all the boxes in terms of a long term viable proposal for the site. The works are intended through conversion and do not represent any demolition of what is a building of some strong architectural character within the boundaries of a conservation area. The main buildings around the site are domestic and this courtyard in many ways represents the last part of proposed domestic use before the mainly commercial and retail town centre activities. The current storage use relating to a far less attractive and acceptable use of the site or its location.
- All the usual town centre amenities are on the door step of the site with shops, supermarkets, restaurants, public houses and main transport links within a few steps from the proposed.
- Three schools are within walking distance of the site covering all educational ages.
- With regard to the building and site itself, the conversion to domestic use is the only real economic generator for a viable future use of the building. The use allowing for a very sensitive conversion of a relatively historical courtyard, something that the current use will never do. External spaces and the private courtyard also bringing back a sense of community to the space.
- The conversion will intend to use all existing services where/if practical as a means of trying to minimise disruption.
- The change of use works do of course mean that current building regulation standards need to be met, providing thermally efficient and economical to run affordable homes.
- Taking into account the character appearance of the build, green energy features will not be used with traditional compliant fittings and thermal upgrade works being used to comply