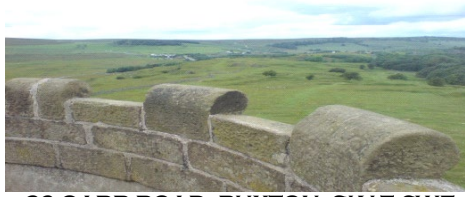


A.J.S ARCHITECTURE



32 CARR ROAD, BUXTON, SK17 6WF
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Project :

Change of use of existing dwelling to 9 self contained apartments and 1 holiday bedsit through garage conversion

SUSTAINABILITY STATEMENT:

Foxlow Grange is a substantial detached property sat in open grounds with a large tree lined frontage and courtyard area to the rear. The original structure related to a coursed gritstone structure to a rubble inner and plaster finish internally. Windows when first constructed would have been single glazed softwood with an insulated roof space to slate roof coverings.

Originally constructed as a landowners mansion building it has evolved over the years through use as a bed and breakfast/guest house and in the last few years the current owner has been undertaking numerous refurbishment works internally to modernise the building to provide a future as self contained apartments:

Works undertaken recently have included.

All windows have been replaced with double glazing over the recent years to replace the original decayed windows.

Insulation to all void floor areas over large cellar.

Roof area completely insulated and underdrawn within last few years.

Building has been completely rewired and original heating system replaced with a eco friendly pressurised system boiler with plug and play technology that allows for feeding renewables where appropriate. The system is designed so it can be zoned to each proposed apartment and metered thereto accordingly. Heating costs relating to same have come down significantly relating to the size of property and rooms fed etc.

All new bathroom suits use high pressure eco showers reducing water use.

As the applicant owns a well known local construction and services company, all works undertaken to date and as proposed have used locally sourced

materials where appropriate and all works undertaken by local contractors through his own company

Externally all existing trees to the frontage of the site are retained and parking is set out to work with same. The application also allows for the introduction of a soft landscape thereto in the form of a grassed garden frontage to further protect the tree line. To the rear all stone flags have been locally sourced as has been all gravel to the parking frontage.

All parking for the apartments as proposed is easily allowed for within site

The building sits back from Harpur Hill Road and has all amenities close by:

A bus stop that feeds into Buxton town centre is opposite Foxlow Grange.

Harpur Hill Junior School is opposite (main school within 1 mile)

Cottage Hospital within half a mile and doctors surgery 1 mile

Local shop within half a mile

Buxton town centre within 1 mile with all local amenities thereto

Housing mix of 1 and 2 bedroom units has a proven need locally and within Buxton in general and units as proposed are comfortably over all minimum space standards for same.

The use of the building as proposed is of course the only real sustainable use going forward as the property has no real viable use as a single dwelling and all attempts over the years to sell as such have met with no interest.