



Energy & Sustainability Statement

Proposed conversion of existing hotel into residential accommodation

The Grove Hotel
10 Grove Parade
Buxton
SK17 6AJ

Client | AH2 Developments
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Notes	

Energy & Sustainability Statement

This statement should be read in conjunction with the following drawings which are appended to the application as supporting documentation;

Architectural proposals. Drawing refs:

P001	Proposed Ground Floor Plan GA
P101	Proposed First Floor Plan GA
P201	Proposed Second Floor Plan GA
P301	Proposed Third Floor Plan GA
P401	Proposed Fourth Floor Plan GA
P600	Proposed Roof Plan GA
P700	Proposed Elevations - Sheet 1
P701	Proposed Elevations - Sheet 2
P750	3D Massing Diagram
P1000	Proposed Site Plan
E001	Existing Ground Floor Plan GA
E101	Existing First Floor Plan GA
E201	Existing Second Floor Plan GA
E301	Existing Third Floor Plan GA
E600	Existing Roof Plan GA
E700	Existing Elevations GA
L001	Location Plan

The proposals for the conversion address sustainability issues on three key fronts: social, economic and environmental.

The proposals for the conversion of the existing hotel into apartments will help generate new homes, addressing the identified acute need for housing (High Peak Sustainability Appraisal A (Sept 2005)). The proposals will create 20no. properties that will be suitable for first-time buyers and, due to the nature of the construction (conversion), the generation of these apartments will mitigate the loss of any existing open space. Additionally, the future occupation by potential residents will encourage “inward investment” within the local community.

The proposals will help bring an existing and unoccupied heritage asset back into use - helping to regenerate the town centre and preserving the further loss/damage through further degeneration of the existing structure.

In terms of environmental impact, the conversion will see modifications to the existing building fabric that will improve the energy performance of the building - whilst adopting a sensitive approach to the conservation of the Listed Building’s character. This will involve the installation of internal wall insulation (IWI) to help improve the building’s U-Values. This upgrade to the existing fabric will have no external visual impact on the building frontage to Grove Parade.

In addition, high-efficiency services will be installed in apartments that are not suitable for the installation of IWI. Servicing of these apartments will be via the installation of high-efficiency MVHR (Mechanical Ventilation with Heat Recovery) units that will improve the energy performance of the building.

Similarly, The proposals will see the installation of replacement windows, in consultation with relevant heritage bodies, to improve the u-value performance of the building in line with the latest requirements of the Approved Documents (Part L).

Energy & Sustainability Statement (cont)

All areas of the proposed extensions to the existing building will be completed to meet the latest requirements of Approved documents (Part L), in terms of building fabric performance, via the installation of appropriate insulation and specification of new windows/doors.

The location of the development, a short walk from the train station, means that the proposals will encourage the use of public transport. The site plan also identifies the installation of secure bicycle storage at the rear of the property - to enable and encourage future occupants to utilise sustainable methods of transport.

In addition to the measures noted above, consideration will be given to the sourcing of local labour and materials during the construction process, where practicable.