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Inc Architects Limited
Energy & Sustainability Statement

Conversion, Alterations and Extension of
Hardwick Hall / Buxton Museum,
Buxton, Derbyshire, SK17 6DY

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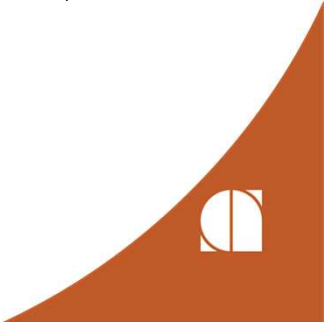
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Proposal:
Conversion, Alterations and Extension of Hardwick Hall / Buxton Museum, Buxton, Derbyshire, SK17 6DY

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1. INTRODUCTION...

This Energy and Sustainability Statement has been prepared in support of the proposed conversion and redevelopment of the existing Peak Buildings / Hardwick Hall / Buxton Museum, Buxton, Derbyshire, SK17 6DY, within Buxton town centre.

The proposal seeks to deliver a sustainable mixed-use development comprising: 39 residential apartments (Use Class C3), Office accommodation (Use Class E); and Community accommodation (Use Class F2).

The proposal represents the sustainable reuse of an existing building within a highly accessible town centre location. The development has been designed to make efficient use of the existing built fabric, minimise unnecessary demolition and construction, reduce reliance on private car travel and provide accommodation that can be sustainably occupied over the long term.

Sustainability has therefore been considered as an integral part of the design rather than as a separate consideration. The approach incorporates environmental, social and economic sustainability principles appropriate to the conversion of an existing town centre building.

2. EXISTING SITE...

The site contains a cluster of 3no buildings made up of a former Museum (F1 Use Class); a former Court Room (F1 Use Class) known as Peak Buildings; and a Social Club (F2 Use Class) known as Hardwick Studios. There has also been previous Commercial and Office use (E use class) within the building, and are varying other use classes (C1, C3, C4, E and Sui Generis) in nearby surrounding properties.

The existing site topography is varied, The topography along Terrace road falls from a high in the South towards the entrance of the Peak building (in the North). It also falls marginally along Hardwick Square South from East to West to the rear of the site.

The Museum building has a pedestrian frontage directly on to Terrace Road, whilst the other two buildings are situated south and south east respectively. There is also vehicular access onto the site via Hardwick Square South, along with pedestrian entrance to Hardwick Hall.

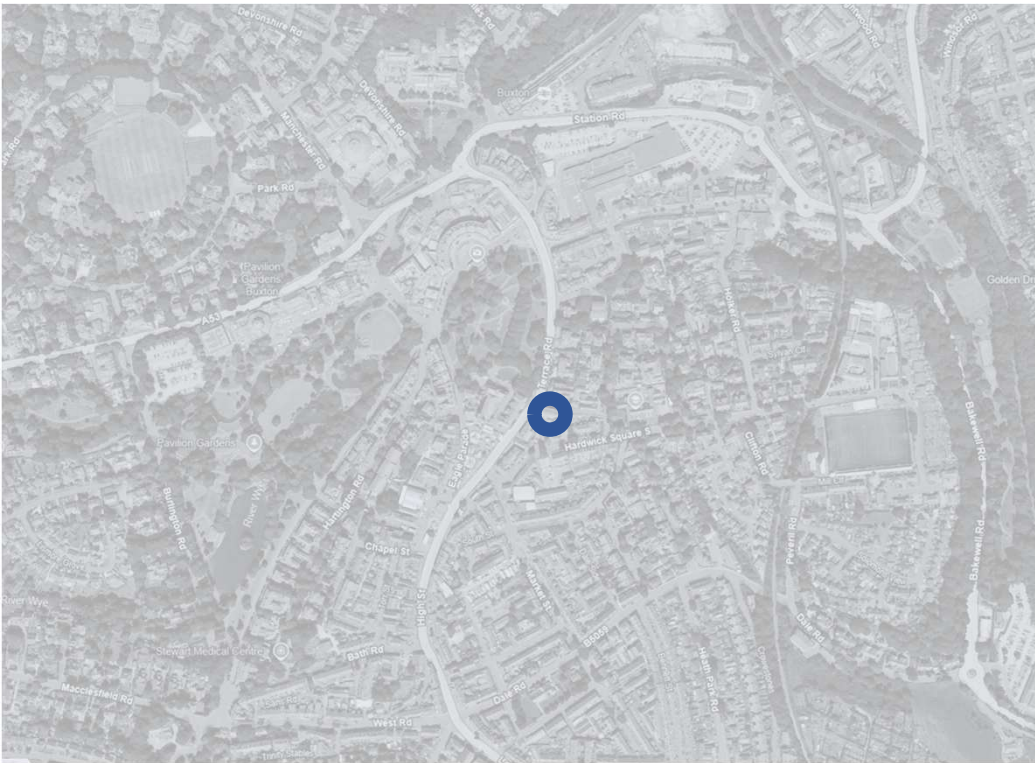


Figure 1
Application Site Location Circled (source google maps)



3. ENERGY AND SUSTAINABILITY STATEMENT...

3.1 Sustainable Reuse of the Existing Building...

A fundamental sustainability benefit of the proposal is the retention and conversion of the existing building. The development avoids the significant embodied carbon, construction waste and resource consumption associated with demolition and replacement construction. Retaining the existing structure allows the embodied energy and materials already invested in the building to continue to be utilised. The proposal therefore represents an effective form of urban regeneration, bringing an existing and underutilised building back into productive use rather than requiring the development of a new greenfield site.

The internal layout has been designed around the existing structure, floorplates, openings and circulation arrangements wherever practicable. This approach reduces the extent of structural intervention required and ensures that the building is used as efficiently as possible.

The proposal is consistent with the objectives of the National Planning Policy Framework (NPPF), which promotes the effective use of land, the reuse of suitable existing buildings and the delivery of sustainable development in locations where existing infrastructure and services can be utilised.

3.2 Sustainable Location...

The location of the development within Buxton town centre is a significant sustainability benefit. The site is located within an established urban area and is within convenient walking distance of a comprehensive range of facilities and services, including: retail and food shopping; supermarkets; cafés and restaurants; employment opportunities; healthcare facilities; leisure and recreational facilities; community facilities; public open spaces; and public transport services.

Buxton railway station and the town's principal bus services provide opportunities for longer-distance journeys without reliance upon the private car. The location therefore allows residents, office users and community users to undertake many everyday journeys by walking, cycling or public transport. The proposal consequently supports the NPPF objective of directing development towards locations which reduce the need to travel and provide genuine opportunities for sustainable transport.

3.3 Sustainable Transport and Parking...

The development does not propose dedicated on-site car parking.

This is considered an appropriate and sustainable response to the site's town centre location. The proximity of services and public transport provides realistic alternatives to private car ownership, particularly given the predominantly one-bedroom nature of the residential accommodation.

The proposal retains the existing vehicular access arrangements for servicing, maintenance and emergency access, whilst also re-arranging the onsite provision to include some additional parking spaces, but prioritising pedestrian movement and sustainable travel.

The town centre also benefits from a range of existing public car parks, providing parking facilities within the wider area where vehicle parking is required. The development will provide secure cycle parking to encourage active travel and provide residents and users with a practical alternative to private car use. The absence of dedicated 1:1 parking also avoids the need to remove existing building fabric or introduce extensive areas of hardstanding, thereby allowing the existing building to be retained and making more efficient use of the site.

3.4 Sustainable Cycle Parking...

The development will also incorporate dedicated cycle parking facilities for users. The provision of secure and conveniently located cycle parking is intended to encourage cycling as a practical alternative to private car use and to support more sustainable patterns of travel. The provision of cycle parking is particularly appropriate given the town-centre location of the site, where many day-to-day services, employment opportunities, shops, leisure facilities and public transport connections are accessible without reliance on a private vehicle.

Together with the site's pedestrian connectivity and access to public transport, the cycle parking provision will help to reduce reliance on vehicular travel and support sustainable transport choices for future residents. The proposal therefore seeks to ensure that sustainable modes of transport are actively supported as part of the overall design of the development.



3.5 Building Regulations and Energy Performance...

The proposed development will involve the comprehensive refurbishment and conversion of the existing building, bringing an older building stock up to modern standards of energy efficiency. As part of the works, the building will be upgraded to meet the applicable requirements of Approved Document L of the Building Regulations, insofar as reasonably practicable having regard to the existing building and the nature of the conversion.

The works will seek to improve the thermal performance and energy efficiency of the building through measures such as improved insulation, upgraded windows and doors where appropriate, improved air-tightness, energy-efficient heating and hot water systems, efficient lighting and suitable heating and energy controls.

The conversion therefore represents an opportunity to significantly improve the energy performance of an existing building, rather than allowing an older building to remain in its current condition. This approach supports the efficient reuse of existing building stock while reducing energy demand and improving the long-term sustainability and usability of the property.

The detailed specification of energy efficiency measures will be developed through the Building Regulations process and will take account of the existing construction, fabric and technical constraints of the building. The proposals will seek to achieve the required standards whilst ensuring that the character and practical constraints associated with the reuse of the existing building are appropriately considered.

3.6 Renewable and Low-Carbon Energy...

The development will consider the incorporation of low-carbon and renewable energy technologies where these are technically feasible and appropriate to the existing building. The suitability of technologies such as air-source heat pumps, photovoltaic panels and other renewable energy systems will be assessed having regard to the building's orientation, roof structure, available space, visual impact and the requirements of the relevant statutory and technical standards.

Given that this is a conversion of an existing town centre building, the approach to renewable energy provision needs to be proportionate and sensitive to the physical constraints of the building. The primary sustainability benefit is therefore considered to arise from the retention and efficient reuse of the existing structure, combined with improvements to energy efficiency and the use of efficient building services.

3.7 Water Efficiency...

Water efficiency will be incorporated into the development through the use of appropriate sanitary fittings and appliances. Measures may include: low-flow taps and showers; dual-flush WCs; water-efficient appliances; efficient hot water systems; and appropriate water metering and controls.

Individual residential units will be designed to encourage efficient water consumption and reduce unnecessary demand.

3.8 Waste and Resource Efficiency...

The conversion of the existing building provides a significant opportunity to minimise construction waste by retaining the existing structure and building fabric. Where existing materials can be retained or reused, this approach will be prioritised over unnecessary replacement.

During construction, waste will be managed in accordance with appropriate waste management principles, with opportunities sought to reduce, reuse and recycle materials wherever practicable. Once occupied, the residential development will incorporate appropriate facilities for the storage and collection of household waste and recyclable materials. The office and community uses will similarly incorporate suitable waste storage arrangements appropriate to their scale and function.

3.9 Biodiversity and the Existing Urban Environment...

The proposal makes efficient use of an existing developed site within the established urban area of Buxton. The reuse of the existing building avoids the need to develop undeveloped land and therefore minimises the potential for disturbance to greenfield habitats.

Where practicable, opportunities for ecological enhancement will be considered as part of the detailed design, including appropriate planting, bird or bat features where supported by ecological advice, and the enhancement of any suitable external areas. Any works to the building will have regard to the potential presence of protected species and will be undertaken in accordance with relevant ecological recommendations.



3.10 Climate Change Resilience...

The development will contribute towards climate change resilience through the reuse and improvement of the existing building, energy efficiency measures and sustainable transport provision.

The design will seek to minimise overheating risk through appropriate ventilation, solar control and building management measures, having regard to the orientation and existing construction of the building.

The use of efficient fixtures and fittings will reduce resource consumption, whilst the sustainable location of the development reduces the need for private vehicle journeys and associated carbon emissions.

The long-term adaptability of the building is also an important aspect of sustainability. The retention of an existing building provides the opportunity for it to continue to accommodate changing patterns of use over time without requiring wholesale redevelopment.

3.11 Social and Economic Sustainability...

The development will provide significant social and economic sustainability benefits. The residential element will deliver 39 new residential units in a highly sustainable town centre location, with the predominantly one-bedroom mix responding to identified demand for smaller and more accessible accommodation.

The office accommodation will provide employment floorspace and support local economic activity, whilst the community space will provide an opportunity for community-related activities and services. The development will also increase the number of people living within the town centre, supporting local shops, businesses, services and facilities.

Bringing the existing building back into active use will contribute to the wider regeneration and vitality of Buxton town centre and help ensure that the building remains a productive part of the town's built environment.



4. SUMMARY...

4.1 Proposal Summary / Conclusion...

The proposed development represents a sustainable opportunity to bring an existing building within Buxton town centre back into productive use through its conversion to residential, employment and community uses.

A key sustainability benefit of the proposal is the retention and refurbishment of the existing building, avoiding the environmental impacts associated with demolition and replacement construction. The works will also provide an opportunity to upgrade the existing building to meet the applicable requirements of Building Regulations Part L, improving its energy efficiency and thermal performance and bringing the building closer to modern standards of construction and energy use.

The development is located within a highly accessible town-centre location, providing residents with convenient access to shops, services, employment, leisure facilities and public transport. The proposal does not provide private resident parking and instead promotes sustainable travel through its central location, pedestrian connectivity and the provision of cycle parking facilities. These measures are intended to encourage walking and cycling and reduce reliance on private vehicles.

The proposed cycle parking, together with access to public transport and the range of services available within the town centre, will support more sustainable travel patterns for future occupants. The development therefore makes efficient use of an existing urban building while supporting wider objectives relating to regeneration, energy efficiency, sustainable transport and the effective use of previously developed land.

Overall, the proposals provide a practical and sustainable approach to the reuse and refurbishment of an existing building, delivering new homes alongside employment and community uses whilst improving the building's energy performance and encouraging sustainable patterns of travel.

