Design and Access Statement

Date: November 2012

Planning Portal No: PP-02319439

Applicants Details:
Mr G E Rook, Flat 1, 42 Malpas Road
Northallerton, North Yorkshire.

Description of Proposed Development:
Proposed Tea Room, Putting Green and Stables on land adjacent to Burntwood Cottages, Southmoor Road, Brierley, Barnsley S72 9HD.

Proposal:

It is proposed to construct 2 No detached buildings as indicated on the proposed Site Plan.

Proposed Tea Room:
This building is approx 13.5 meters long x 3.7 metres wide.
Height to eaves: 2.7 metres.
Height to ridge: 3.9 metres.
Roof pitch: 30 degrees.

This building will be constructed using facing brickwork to be approved with a tiled roof construction again to be approved by the planning officer.
It is proposed to use double glazed timber window and doors.

Proposed Stable Block:
This building is approx 18.3 meters long x 4.2 metres wide.
Height to eaves: 2.3 metres.
Height to ridge: 3.2 metres.
Roof pitch: 10 degrees.

This building will be constructed using facing brickwork to be approved with a tiled roof construction again to be approved by the planning officer.
It is proposed to use timber doors.

A new vehicular access will be required to access the site. This is indicated on the proposed site plan.
The parking area is to be finished using tarmacadam.

It is proposed to provide a 3.5 metre wide access track adjacent the boundary line. This will provide access down to the stable block.

A 31.0 metre long x 2.5 metre wide bowling green is to be formed in the middle of the site. This will be raised 200mm above the external ground level and finished with grass.

A substantial amount of tree planting will be introduced to the site. The exact species and sizes etc. will be confirmed subject to planning permission being granted.
We ask that this item be conditioned and will provide a full detailed landscape plan will full annotation of number and species of all trees / shrubbery etc.

Sustainable Design and Energy Statement:

Introduction:

This Sustainable Design and Energy Statement has been prepared in support of the planning application for Proposed Tea Room, Putting Green and Stables on land adjacent to Burntwood Cottages, Southmoor Road, Brierley, Barnsley S72 9HD.

The term „Sustainable Development" as used in this report is in harmony with the definition drawn up by the World Commission on Environment and Development (1987), specifically "a development which meets the needs of the present without compromising the ability of future generations to meet their own needs."

The purpose of this report is to identify the most appropriate sustainable design solutions for the proposed development. It is in no way intended to be a prescriptive route to compliance.

This Statement summarises the main relevant sustainability criteria as required by local planning policy, particularly in regard to the Energy & Development Supplementary Planning Document.

Planning Policy Context

National Planning Policy

Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs) set out the overall national planning policy framework.

PPS1: Delivering Sustainable Development (January 2005) emphasises the promotion of sustainable development as a key function of the planning system and the need for development to achieve the aims of sustainable development whilst delivering sufficient new housing growth to give everyone the opportunity to live in a decent home.

PPS1 Supplement: Planning and Climate Change (December 2007) sets out how spatial planning can contribute to the national climate change programme agreed by the previous Government by integrating the issues of climate change into decision-making processes. It addresses the location and form of development, levels of environmental performance and energy supply.

Standards and Delivery
Energy Performance Certificates

Under the European Energy Performance of Buildings Directive, the previous Government introduced measures to improve the energy efficiency of buildings. These measures included the requirement for an Energy Performance Certificate (EPC) for all properties providing an efficiency rating and suggestions for improvement. Public buildings are required to display their EPC and inspections are required for air conditioning systems.

All domestic and commercial properties, when built, rented or sold, require an EPC. For new developments an EPC must be obtained before a completion certificate can be issued.

The main purpose of EPCs is to encourage prospective occupants to consider energy efficiency as part of their investment. It is also hoped that the most energy efficient buildings will be more attractive to potential tenants and purchasers.
EPCs demonstrate the energy efficiency of buildings using easy to understand graphs.

CSH measures the sustainability of a building against nine design categories, rating the whole home. The design categories are as follows:

☐ Energy and CO2 emissions
☐ Water;
☐ Materials;
☐ Surface water run-off;
☐ Waste;
☐ Pollution;
☐ Health and wellbeing;
☐ Management; and
☐ Ecology

Each category includes a number of issues with proven impacts on the environment. These are assessed against the performance targets which exceed the minimum standard needed to satisfy building regulations. Credits are then awarded accordingly. Mandatory minimum standards exist for a number of the categories, including energy, water and construction materials. The fulfillment of the other categories is flexible depending on the delivery aspirations of the developer. Overall sustainability is calculated by comparing the sum of credits achieved against the approved rating system.

Adaptability, Resilience + Environmental Sustainability

Particular attention will be given to creating a home with little or no environmental impact as well as being adaptable to the needs of potential occupants.

It is anticipated that the design team will adopt the principles of energy efficiency set out in the CIBSE GUIDE F which are:

☐ Integrated Building Design – design the most energy efficient buildings and services possible. Provide holistic designs which are responsive to the external climate whilst still meeting the needs of the occupants.

☐ The Energy Efficient Brief – ensure the client's brief includes energy efficient criteria and targets for all building, new or refurbished. Review the project in relation to these targets and criteria as the design progresses.

☐ Benchmarking – compare designs and in-use performance of building with appropriate benchmarks to ensure that best practice energy efficiency is achieved.

☐ The Integrated Design Team – work with other members of the design team in order to optimise building energy performance.

☐ Reduce Demand – keep energy demand to a minimum through careful design of built form and services using renewable energy sources, ambient energy and passive solutions. Make every effort to avoid the need for air cooling.

☐ Design for Operation – design for commissionability, maintainability and manageability by keeping solutions simple and eliminating potential failure pathways.

☐ Optimise Plant – select the most efficient plant, using certified or otherwise independently verified product performance data, and ensure that plant and equipment are not oversized.

☐ Use Effective Controls – introduce energy efficient controls which operate systems efficiently, safely and economically, whilst still allowing individual occupants to alter their own comfort levels, but avoiding systems defaulting to 'on'.

☐ Ensure Complete Handover – ensure that building services are properly commissioned and handed over to manager, operators and occupants.
☐ Improve Operation – encourage energy efficient operation of buildings through management, policy, maintenance, monitoring and control.
☐ Understanding the Building – provide managers, engineers, operators and occupants with suitable documentation to ensure they understand the design intention and how the buildings are meant to function.
☐ Monitoring and Feedback – develop a strong element of feedback to improve understanding from previous good and bad experiences related to these principles. Introduce appropriate metering to improve information and to detect faults rapidly.
☐ Build-in Energy Efficiency – always consider introducing energy efficient technologies throughout the design and upgrade process but avoid unnecessary complications. Seek opportunities for improving existing building during operation, maintenance, alteration and refurbishment.
☐ Environmental Impact – minimise adverse effects on the external environment. Minimise emissions and select environmentally friendly materials and fuels, utilising renewable sources as much as possible.

Flood Risk, Management + Drainage
It is proposed that all reasonable efforts will be made to reduce the volume of surface water run-off from the site. The main strategy to achieve this is by reducing the impermeable area within the construction zone where possible.

Surface Water Run-off Calculations will be prepared comparing the pre and post development surface water run-off rate and reduction of the same.

Construction Materials

Construction materials will be selected with regard to their „whole life“ environmental impact. Where possible recycled and otherwise sustainable materials will be incorporated into the construction of the dwellings e.g. lamb“s wool quilt insulation in the roof.

The Green Guide, part of the BRE Environmental Assessment Method, will be used to assess the environmental impact of all materials use in the construction process.
The environmental rankings of The Green Guide range from A+ to E, where A+ represents the lowest environmental impact and the best environmental performance.
The rankings are based on Life Cycle Assessments, using BRE“s Environmental Profiles Methodology 2008. The building elements included in the guide are:

☐ External walls
☐ Internal walls and partitions
☐ Roofs
☐ Ground floors
☐ Upper floors
☐ Windows
☐ Insulation
☐ Landscaping
☐ Floor finishes.

A minimum Green Guide A rating will be achieved for each of the assessed construction materials in this development. OUR

At least 80% of the assessed materials used during the construction of this dwelling will be responsibly sourced from suppliers capable of providing certification to the level required for the particular tier claimed (this is demonstrated through auditable third party certification schemes).
100% of the timber used during construction will be legally and responsibly sourced.

Water Usage

Requirement G2 of the Building Regulations states that *„Reasonable provision must be made by the installation of fittings and fixed appliances that use water efficiently for the prevention of undue consumption of water".* Accordingly, low water use appliances will be specified as part of the building design.

☐ WCs should either be 4/2 litre dual flush capacity, have a vacuum flush or be waterless.

☐ All taps should be water efficient, including timed turn off push taps, electronic sensor taps, spray taps or aerated taps.

To reduce the volume of wholesome water used for the irrigation of gardens and plants a rainwater butt can be installed. This would be connected to the rainwater downpipe and collect rain discharged from the guttering system on the roof. The butt should have a tap or other arrangement for drawing off water

Waste + Recycling

3.28 In accordance with BS 5906 (British Standards, 2005) the proposed dwelling will have space allocated for the storage of non-recyclable household waste.

3.29 All storage containers will be accessible to disabled people, particularly wheelchair users, and sited on a hard, level surface. To ensure easy access the containers will not be stacked.

3.30 Dedicated storage for recyclable waste will be provided in the form of at least three identifiably different **internal** storage bins. Each bin will have a minimum 7 litres capacity and the total capacity of the three bins will be at least 30 litres.

3.31 Dedicated storage for recyclable waste will be provided in the form of at least three identifiably different **external** storage bins. Each bin will have a minimum 40 litres capacity and the total capacity of the three bins will be at least 180 litres. All bins will be located within 30 meters of an external door.

3.32 A composting facility will be provided to the property. This will consist of an external composting container, specifically designed for composting and situated according to the manufacturer's instructions. It will not be situated in close proximity of windows, doors or ventilation intakes for habitable areas within the dwelling or surrounding dwellings.