SUSTAINABILITY STATEMENT

1816, The Lundwood, Pontefract Road, Lundwood, Bansley

Feb 2011

for Tribeka

ECONOMY

Local Employment

The developers will ensure that local employment opportunities are provided during the construction of the scheme.

District & Neighbourhood Centres

The location of the new dwellings in this area will reinforce the neighbourhood by developing close to the district centre making use of current facilities and reducing journeys.

NEIGHBOURHOOD AND COMMUNITY

Context & Local Distinctiveness

Local distinctiveness is reinforced by developing a style of architecture and a choice of materials that helps define the area.

Balanced Communities

The residential portion of the development will effectively be all affordable based on the current market conditions

Safety & Security

There is a good level of natural surveillance provided through the orientation and design of buildings and the layout of rooms.

Entrances are located so that they front onto public areas and there is a minimum amount of blank elevations at ground floor.

Effective and efficient lighting will be integrated into the detailed design whilst minimizing excessive glare and light pollution.

The scheme provides effective connections to the surrounding areas.

ENVIRONMENT & RESOURCES

Biodiversity

Potentially the buildings could provide natural habitats through the use of the open space with vegetation and structures. There will be evaluation of all parts of the site to provide habitats where appropriate and safe for the occupants and the building. Likewise existing habitats will be retained where practicable.

Water Quality & Quantity

The developer will ensure that there is are no adverse effects of changes in water flow (rate or volume) or of biological, chemical, suspended-solid or other pollution to watercourses, ponds or ground water. This includes discharges during construction in addition to the permanent works.

Water will be used efficiently, with opportunities taken to recycle water where possible, such as greywater recycling schemes.

Flood Risk

See design statement

Air Quality

The development will seek to preserve the existing levels of air quality by the replacement of the current disused public house with a sport based scheme incorporating commercial and residential uses which are no more harmful to the atmosphere.

The location of the development is such that it is accessible by a range of transport options.

Contamination

See reports submitted as part of the application.

Waste & Recycling

Storage areas and recycling facilities will be included in the detail design and layout for the reserved matters application.

MOVEMENT & INCLUSION

Pedestrian Movement

The development forms part of a network of good quality and safe pedestrian links linking to the surrounding neighbourhood and to public transport.

Travel Plans

See reports

Accessibility

The position and orientation of the development will help maximize access by making the best use of levels and gradients, and will provide sufficient suitably located and designed accessible parking spaces and set-down points.

Cycling

The cycle parking will be in safe, secure areas with good natural surveillance, convenient for users.

Links to the strategic cycle network, if necessary and subject to discussion with highways officers, will be direct, well lit and signed.

DESIGN & CONSTRUCTION

Design Quality

See Design and access statement