Mr & Mrs P Glover

Detached dwelling,
Off
Worsbrough Road, Birdwell
Barnsley, South Yorkshire

Planning Application

Sustainability statement

CONTENTS

1. Statement

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SUSTAINABILITY STATEMENT (Code for sustainable Homes & Lifetime Homes categories)

- New detached dwelling, for Mr & Mrs P Glover, Plot 1 off Worsbrough Road, Birdwell, Barnsley, South Yorkshire.
- Dwelling Type, detached 5 bedroom dwelling house.
- Designation category level 3. (code for sustainable homes)
- The Code for sustainable homes technical publication 2010 highlights 9 distinct designated categories for compliance, to attain the appropriate code rating for the type of development proposed. In addition all 16 categories of the lifetime homes design criteria 2010 complete with any amendments will be met. (See appendix 1 for categories)

- CATAGORIES

1. ENERGY
2. WATER
3. MATERIALS
4. SURFACE WATER RUN OFF
5. WASTE
6. POLLUTION
7. HEALTH & WELLBEING
8. MANAGEMENT
9. ECOLOGY

SUSTAINABILITY STATEMENT (mitigation measures)

- ENERGY (category 1)

- The building will seek to and improve upon the building regulations carbon emission standards and meet the core strategy policies in line with the local authorities LDF. This is to be achieved by
- Highly insulated envelope with low air permeability.
- Energy display devices. Smart metres to be provided to show current electricity and primary heating fuel consumption data.
- Devices must comprise a self-charging sensor fixed to the incoming mains supply/supplies, to measure and transmit energy consumption data to a visual display unit. As a minimum the visual display unit must be capable of displaying the following information.

    - Local time.
    - Current mains energy consumption (kilowatts and kilowatts hours)
    - Current emissions (g/kg CO2)
    - Current tariff.
    - Current cost in (Pounds and Pence)
    - Display accurate account balance information (amount in credit or debit)
    - Visual presentation of data (i.e. Non numeric) to allow consumers to easily identify high and low level usage.
    - Historic consumption data.

- Drying Space

    - To promote a reduced energy means of drying clothes, dwelling to meet the requirements of the table below.

Criteria	Credits
Where space and equipment are provided for drying clothes; For 3+ bedroomed dwellings. The drying equipment must be capable of holding 6m+ of drying line. The drying space internal or external must be secure	1

- Energy labelled white goods.

  The following appliances are to be provided and have an A+ rating under the EU Energy Labelling Scheme.

  - Fridges and freezers or fridge freezers.

- The following appliances are to be provided and have an A rating under the EU Energy Labelling Scheme.

  - Washing machines and dish washers.

- In addition EU Energy Labelling Scheme information is to be provided for

  - Tumble and washer dryers.

- External Lighting

  All external space lighting is provided by dedicated energy efficient fittings with appropriate control systems.

- Definitions,

  - Space lighting - The normal lighting required to illuminate a space when in use.
  - Control Systems – A method of controlling the external lighting to ensure that it will not operate unnecessarily (IE in daylight hours) such as infra- red (PIR) 'dusk to dawn' daylight sensors and time switches.
  - Dedicated energy efficient light fittings – The fitting must be capable of only accepting lamps having a luminous efficacy greater than 40 lumens per circuit watt.

- Cycle storage

  Individual cycle storage is to be provided to new dwellings for 2No cycles. Cycle storage to be adequately sized, secure and convenient. The minimum storage are required to store 2No cycles is 2m long x 1.5m wide. Cycles may be stored in a garage or shed, or a proprietary racking system.

- WATER

- Internal water usage - Water usage will be regulated to less than 105 litres per person per day in accordance with the assessment criteria for level 3 and achieved by the use of water restrictors, to Baths, sinks, wash hand basins, low volume dual flush toilets. Shower to bathroom to be fitted with a Mira eco shower head capable of reducing r the flow of water by 75%.
- External water usage – A correctly specified and sufficiently sized rainwater collection system to be provided to the dwelling.
- Correctly specified – The specification of the rain water system must meet the following criteria.

    - No open access to the top of the collector (a child proof lid is allowed).
    - Provision of a tap or other arrangement for drawing off the water.
    - Connection to the rainwater down pipe with an automatic overflow into the conventional rainwater drainage system.
    - A means of detaching the rainwater down pipe and access provision to enable the interior to be cleaned.
    - If sited outside, the collector must be stable and adequately supported; the material used for the container shall be durable and opaque to sunlight.

- Sufficient size – Minimum storage volumes requirements for homes with individual gardens, patios and terraces;

    - Terraces and patios . - 100 litres
    - 1 – 2 bedroom home with private garden - 200 litres

- MATERIALS

- All construction materials will be responsibly sourced and selected for their low environmental impact using construction materials rated in the BRE Green guide as A or A+ rated. Hard landscaping to the drive and vehicular hard-standing will be clay paving with dry joints or washed gravel to allow pervious surface to be achieved.

- SURFACE WATER RUN OFF

- Sustainable drainage in the form of soakaways, and water butts will be used to for the dwelling ensuring no additional surface water discharges into the public sewer system.
- The site has been checked against the available information from the environment agency which confirms that the site does not lie within a flood risk area.

- WASTE (Sustainability statement (category 5)

- Storage of non- recyclable waste -The scheme is to meet the LA waste management plan.
- An adequate external space should be allocated for waste storage and sized to accommodate containers provided by the Local Authority.
- Storage must provide inclusive access and usability in accordance with checklist IDP
- Storage of Recyclable waste – Recyclable waste is to be sorted before collection and at least three separate bins are to be provided with a total capacity of 30 litres. Each bin must have a capacity of at least 7 litres and be located in an adequate internal space.
- An adequate external space must be provided for storing at least three external bins for recyclable waste. Bins to be provided with a total capacity of 180 litres, and with a minimum individual capacity of at least 40 litres.

- <u>Composting</u>

  Individual home composting to be provided to the dwelling. All facilities are to be in a dedicated position, meet the requirements for inclusive access and usability in accordance with the checklist IPD, and have an information leaflet.

  External composting facilities and storage need to be located within a maximum 30m from the entrance door of the dwelling. Internal storage is required for the kitchen waste container, as well as an external composter. The information leaflet will need to include details on how composting works, why it is important, the materials that can be composted and trouble shooting information.

- POLLUTION

- All insulating materials will only use substances that have a global warming potential of less than 5 in manufacture, in addition any boiler will have a dry Nitrous Oxide level of less than 40mg/kWh.

- HEALTH & WELL BEING (Sustainability statement (category 7)

- Private spaces – Outdoor space is to be provided that is accessible only to the occupants of the designated dwelling.

- Appropriate day light levels are achieved in all habitable rooms.

- MANAGEMENT (Sustainability statement (category 8)

- Home user Guide – a home user guide will be supplied on occupation of the dwelling, to cover operational issues as detailed in Checklist 1. This guide is to be made available in alternative formats.

- Security – A Crime Prevention Design Advisor (CPDA) from the local police force is to be consulted at the design stage. Comments made and any recommendations are to be incorporated into the design of the dwelling.
- In addition, section 2 – Physical security from the 'secured by design – New Homes is to be complied with.

- ECOLOGY

- The design of the dwelling takes into account the impact demonstrated by the existing retained tree groups which occupy the site. Which in accordance with BS 5837 : 2012 (cascade chart for tree quality assessment) provide a valuable contribution to the overall site and a softening effect to the built environment.

- All works undertaken on the site must, without exception, be carried out in strict adherence with the approved Arboricultural Methodologies detailed in the Arboriculture Survey document and plans prepared by Quill Architecture. Reason – To ensure the safety and wellbeing of the high amenity trees which populate the site during the development.

APPENDIX 1

Categories to meet the lifetime home design criteria.

1. Parking. (width or widening)
2. Approach to a dwelling from parking. (distance, gradients & widths)
3. Approach to all entrances.
4. Entrances.
5. Communal stairs & lifts.
6. Internal doorways & lifts.
7. Circulation spaces.
8. Entrance level living space.
9. Potential for entrance level bed space.
10. Entrance level WC shower drainage.
11. Wc and bathroom walls.
12. Stairs & potential through floor lifts.
13. Potential for fitting a hoist (bathrooms and bedroom.)
14. Bathrooms.
15. Glazing and window handle heights.
16. Location of service controls.

Appendix 1 (definitions).

Appendix 2 9 (communal car parking management plans).