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Revision: /

Sustainability Statement

For The Former Saw Mill, The Green, Penistone, Barnsley, S36 6BG

Prepared By Brett Simpson-Lyons

For CC Holdings Limited

Ref: 10/064

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1. Scheme Information

Scheme Name: The Former Saw Mill, The Green, Penistone, Barnsley, S36 6BG

Applicant: CC Holdings Ltd

Client: Ciaran Donnelly

Date: 4th October 2012

Local Area: South Yorkshire

Proposed Use: C3 – Residential

Size of Site (approx.): 0.38 acres

Anticipated Scale of building: 715 m^2

Project funding: The project will not be funded by any organisations outside private lending circles.

Designations of Site and Surrounding Area:

None of the buildings on the site are listed but are located within a conservation area.

2. Introduction

2.1 This Sustainability Statement has been prepared by SLA Design on behalf of CC Holdings Limited in support of the full planning application for the construction of 14 residential units consisted of 9 Town Houses and 5 Apartments.

2.2 The site is located in a designated residential zone on the UDP. It is surrounded by C3 (housing) uses in the immediate area. It lies close to the town of Penistone and is therefore served by many local services and facilities.

2.3 The proposal involves the erection of an apartment block and two blocks of nine town houses.

3. Integration of High Quality Design & Construction

The proposal will comply with Policy CS64 and CS65 by providing a minimum of 10% of their predicted energy needs from decentralised and renewable or low carbon energy and generate further renewable or low carbon energy. This will be achieved by the following measures:-

Energy and CO2 Emissions

3.1 It is intended that the proposed dwellings will utilise the latest condensing boilers to heat the building.

3.2 The dwellings will be constructed from a concrete frame making it easy to be dismantled at the end of its life span and re-crushed.

3.3 Energy efficient lighting will be used throughout the dwellings. All lighting where appropriate will be on PRI sensors to further conserve use.

3.4 All external lighting will be energy efficient lighting. All external lighting will be on PRI sensors where appropriate to further conserve use.

3.5 The majority of toilets, bathrooms and en-suites have been design to be naturally lit and ventilated saving electrical energy in lighting and mechanical ventilation extraction.

3.6 It is intended that all white goods fitted within the building will have an energy label efficiency rating of A or above.

3.7 The proximity of the site to the Penistone makes it highly sustainable for the occupiers of the dwellings to walk to the local shops.

3.8 A bus stop is located close to the site on The Green serving a variety of Inter Changes.

3.9 It is proposed that the dwellings have solar panels installed onto its roof so that it can comply with Policy CPS2 and CPS5 by providing a minimum of 10% of their predicted energy needs from decentralised and renewable or low carbon energy and generate further renewable or low carbon energy.

Surface water run off

3.10 Permeable paving surfaces will be used to the front and to the rear of the site in the footpaths around the amenity areas. This will reduce the surface water run off into the existing drainage system due to it being able to percolate into the ground. This is in order to comply with policy CPS3, which states surface water run off is to be reduced as far as possible on new developments.

Waste

3.11 A suitably sized bin store has been designed on the site to cater for the different bins for the occupants to sort and separate their waste out for recycling purposes.