SUSTAINABILITY STATEMENT REV. B

FOR THE ERECTION OF 3 No. DWELLINGS AT

243 BURTON ROAD
MONK BRETTON
BARNSLEY
S71 2QA

ON BEHALF OF
MR WILF CONWAY
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PROPOSED RESIDENTIAL DEVELOPMENT OF THREE DETACHED DWELLINGS

LAND @ 243 BURTON ROAD, MONK BRETTON, BARNSLEY

SUSTAINABILITY STATEMENT

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ACCOMPANYING SUSTAINABILITY STATEMENT AT 243 BURTON ROAD, MONK BRETTON, BARNSLEY, S71 2QA FOR THE SMALL DEVELOPMENT OF 3No. DETACHED 2 ½ STOREY RESIDENTIAL DWELLINGS REV. B

1.0 Introduction

1.1 This submission is in support of a planning application for the construction of three detached dwellings at 243 Burton Road, Monk Bretton, Barnsley. The subject site is located approximately 2 Km to the north east of Barnsley Town Centre.

1.2 It is proposed to construct 3 No. detached residential dwellings on the subject parcel of land. If planning permission is granted, the existing bungalow on site together with the associated outbuildings, are to be demolished in a cognisence of good practice.

2.0 Demolition

2.1 The demolished materials are to be disposed of correctly and any materials from the demolition that can be reclaimed are to be stored on site and re-used if possible or recycled as necessary.

2.2 Once the buildings have been demolished and all materials have been cleared off site, the existing concrete hard standing is then to be broken up and disposed of correctly.

2.3 All materials that are to be disposed of from site can be taken to the local waste recycling centre, such as the ones at Shaw Lane, Carlton.

3.0 Dwelling Construction & Appearance

3.1 The properties are to be constructed on traditional concrete trench fill strip footings. The footings are to be founded on good firm ground that is to be to the approval of the local authority building control. Investigations of the site show the ground is underlain by sandstone.

3.2 Below external ground level, the masonry walls are to be constructed in foundation block work. Above ground level, up to DPC level, the masonry wall is to be constructed in type 1 engineering brick similar to the facing bricks used for the remainder of the façades.

3.3 The damp proof course is to be laid at least 150 mm above external ground level that is to be linked to any damp proof membrane that is to be incorporated within the design at sub floor level. Air bricks / grates are to be inserted directly above the damp proof course to give ventilation to the sub floor void.

3.4 The remainder of the external facades are to be of insulated cavity walls. The external façades are to consist of 100 mm thick facing brickwork to the external leaf with a 7N concrete blockwork internal leaf. The wall construction is to incorporate a minimum 75 mm cavity that is to be filled with Rockwool cavity batt insulation or similar to give a minimum U - Value of 0.3 W/m²k.

3.5 The houses are to be constructed in brickwork to match the adjacent properties, which is to be agreed with the planning officer.

3.6 A soldier stringer course is to run around the perimeter of the houses just below the first floor windows. The soldier stringer course is to be of a contrasting colour to the brickwork used to construct the remainder of the façades. Such as the façade being constructed in a Bradgate Claret brick and the soldier stringer course being of a Laybrook Multi Cream brick.

3.7 The roof structures are to be of traditional timber dual pitch construction with valley gutters due to the dormer windows (Refer to plan numbers BR/1193-01 Rev. B & BR/1193-02 Rev. B). All valleys and flashings are to be lined with code 5 lead.

3.8 The roof covering is to be of an imitation blue slate over battens and counter battens on an impermeable breather membrane. The roof structures are to incorporate small dormer windows together with GGL Velux roof lights. The dormer windows are to have the same roof covering and the cheeks and face of the dormer can be clad with a number of materials such as lead, hung fascia tiles, timber cladding, UPVc cladding etc. However this is to be agreed with the planning officer.

3.9 The roof structure is to be constructed from timber members and where the roof structure is in direct contact with the ceiling boards, warm deck principles are to apply. The roof structure is to be ventilated and insulated to give a minimum U - Value of 2.0 W/m²k.

3.10 The windows and doors to the properties are to be of white UPVc framed double glazed units that are to give a minimum U - Value of 2.2 W/m²k. Above all openings are to be cavity closers and cavity trays.

3.11 The fascias and soffits are to be of white UPVc manufacture with half round UPVc guttering fixed to the fascias. UPVc down pipes are to discharge the roof water.

3.12 The internal walls are to be a mixture of both 7N concrete block load bearing walls and timber stud partition walls. The wall and ceiling finishes are to be dry lined 12.5 mm plasterboard and skimmed.

3.13 The integral garages are to give a minimum U - Value of 0.35 W/m²k and a minimum 30 minute fire protection to the internals of the dwelling. The doors leading from the garage to the inside of the properties are to be a minimum 30 minute fire rated (FD 30) and have self closers.

3.14 The floor construction is to be either of a pre-cast concrete beam and block system, built to the manufacturer's instructions, or a suspended timber construction to the ground floor. The ground floor is to be insulated to give a minimum U - Value of 0.25 W/m²k

3.15 The first and second floor structures are to be of a suspended timber construction with 18 mm thick V313 floor boarding to the topside and dry lined with 12.5mm thick plasterboard and skimmed to the underside.

4.0 Internal Services & Installations

4.1 The properties are to be heated using a hot water system and radiators that will be powered using a gas combustion combination boiler. The heating is to be installed in accordance with CORGI and to the recommendations as set out in Good Practice Guide 302 (2001) Controls for Domestic Central Heating and Hot Water, BRESCU.

4.2 The electrical works are to be carried out in accordance with Part P of the Building Regs and undertaken by a person registered with a self certification scheme. All works are also to be carried out in accordance with BS 7671 : 2001.

4.3 Internal lighting is to be fitted and reasonable provision is to be made to allow for the installation of energy efficient lighting, avoiding GLS tungsten lamps with bayonet cap or Edison screw bases.

4.4 External lighting is also to be fitted with provision made to allow for the installation of energy efficient lighting that automatically extinguishes when there is enough daylight and when not required at night.

4.5 The electrical and mechanical services, generally, are to be installed in accordance with current legislation and good practice.

5.0 Infrastructure & Landscaping

5.1 The site is to be accessed via the existing access to the western corner of the site from Burton Road. The existing access is to be altered and the kerbs re-aligned to conform with the local authority's requirements and specification for an improved access and visibility splays.

5.2 The internal road / carriageway is to a have a surface covering of hard wearing tarmacadam with a 600 mm hard paved margin around the perimeter of the carriageway. The hard paved margin is to be of well bed block / brick paving.

5.3 On access of the property a hard paved ramp is to be constructed within the whole width of the carriageway to aid with traffic calming measures.

5.4 The properties are to be accessed off the sealed and drained carriageway with block paved driveways leading to integral garages and a detached garage. The block paving is to also run around part of the properties to give access to all pedestrian doors. The block paved paths are to be a minimum of 1000 mm wide.

5.5 The remainder of the site is to be associated soft landscaping that will consist of grassed lawns together with small plantation and shrubbery.

6.0 Drainage

6.1 Sustainability is to be paramount in relation to drainage as the roof water and hardstanding water is to be kept separate from the foul drainage and discharged into a soakaway. The storm water will then be stored and filter through the soakaway and percolate into the underlying strata.

6.2 The foul drainage is to be discharged by connecting into the existing mains sewer.

6.3 Please refer to the drainage plan that has been submitted together with the application.

The above information is to be read in conjunction with the drawings and documents submitted with the planning application to Barnsley Metropolitan Borough Council Planning Department.

Prepared & Signed

STEVEN SIMMONDS
FENNELL, GREEN & BATES
For & On Behalf of Mr Wilf Conway

November 2008
Rev. B