DESIGN, LANDSCAPE AND ACCESS STATEMENTS FOR THE CONSTRUCTION OF 6 ECO-LODGES FOR HOLIDAY PURPOSES ON LAND OFF LONG HILL NEAR BUXTON, DERBYSHIRE.

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DESIGN

The development is designed with the benefit of study of similar types of developments in the countryside in various locations around the UK and abroad.

The scheme is to be sustainable with a zero-Carbon imprint and will meet BREEAM standards as outstanding, DOCLG Code requirements for sustainable homes and the HPBC guidance on Sustainable Design and Construction.

The scheme has been developed following the Landscape Character Supplementary Planning Document issued by High Peak BC.

Building Layouts:

The circular footprints of the Eco Lodges are to enable the floor to wall ration to be reduced in so far as the cylinder structure will reduce the wall area to reduce heat losses.

The daylight provision is from the front glazed viewing areas and roof light at low level in the green roofs - which are at ground level.

Building materials:

All materials are either recycled or recyclable or from sustainable sources.

The structural walls are of recycled tyres and glass bottles. The insulation is of local sheep wool.

Front cladding around the glazed areas giving access into the lodges is of locally grown larch poles.

SERVICES

Water:

Potable water will be from an on-site borehole.

Drainage:

Sustainable drainage systems will lead from the Lodges to the water feature and a grey water system will be in place.

Waste:

On site composting will reduce waste to the minimum. The water feature pond will act as a reed bed filter.

Power:
It is envisaged that energy consumption will be very low but that renewable sources of energy to include wind generators Photo Voltaic solar energy collection will ensure that surplus energy can be fed into the National Grid.

Heating:
This will be from ground source heat pumps supplemented with Bio Mass generators.

ACCESS
The access and egress are made in accordance with the Building Regulation requirements.

Access to and from the site in the Western corner will meet Highway requirements for 2.4m x 160 m visibility and splays.

The access track will be locally sourced Larch poles laid in the ground to form a green track parallel to the boundary tree screening and following the line of the road.

There is a local Bus service and Holiday makers will be encouraged to use bicycles.

Single storey structures will make all areas available for people with impaired vision and mobility.

LANDSCAPE
The current use of the site is for animal and grazing.

An ecological Survey has been carried out.

The location of the development in the area of workings in the ground and in a natural hollow following the contours of the site, which is currently ringed with trees, results in virtually no loss of visual amenity or change in the external appearance of the site with the exception of the water feature.

The creation of a water feature will encourage animal and bird wildlife to develop diversity on the site and also act as a secondary water treatment plant with reed plantings.

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ACRONYMS :
DOCLG - Department of Communities and Local Government
BREEAM - Building Research Establishment Energy Assessment Method
HPBC - High Peak Borough Council