URBAN DESIGN | TOWN PLANNING

Sustainability, Energy and Waste Statement

in respect of:

Land between 35 and 37 Bowden Lane,

Chapel-en-le-Frith

on behalf of:

Kapetil Limited

Contents

1. **Introduction** 3
2. **Council's Sustainability Checklist** 4
3. **Features to Achieve Standards** 9
4. **Conclusions** 11

BPUD Limited
155 Hurdsfield Road
Macclesfield
Cheshire
SK10 2QX

Tel: 01625 262924
Mob: 07900330129

URBAN DESIGN | TOWN PLANNING

Document Title / Job No.:
12-009D_Sustainability Statement
Prepared By:
RSP
Checked By:
WP

1.0. Introduction

1.1. This document is designed to provide details of the sustainability, energy and waste management strategies for the development of the single dwelling on land adjacent to 35 Bowden Lane, Chapel-en-le-Frith, High Peak. This document should be read in conjunction with the Planning, Design and Access Statement prepared for this application.

1.2. The document is based on responding firstly to the Council's own Sustainability Checklist, and secondly to the standards that this development seeks to achieve, specifically Code for Sustainable Homes Level 4 and the Lifetime Homes Standards. In doing so this application seeks to demonstrate compliance with the Council's policy for 10% onsite renewables, the criteria of the 2009 Interim Housing Statement and importantly compliance with paragraph 49 of the National Planning Policy Framework (NPPF) and the presumption in favour of Sustainable Development.

1.3. The latter two standards are particularly important as this application is in support of the provision of high quality family homes in line with the latest local and national planning policy guidance, in particular the Housing Needs Survey for the peak Sub-Area which supports housing of this type. With regard to the Lifetimes Homes, we are confident that the design of the dwelling meets the standards set.

1.4. It should be noted that at this planning stage much of this document outlines then applicant's commitment to achieving Code for Sustainable Homes Level 4 and the likely tools that can be used to achieve them, although until the buildings are constructed they cannot be acknowledged.

2.0. The Council's Sustainability Checklist

2.1. The following framework is taken from the Council's own Sustainability Checklist and seeks to offer the most comprehensive answer to each question or point. It should be noted that due to the scale of this application, a single dwelling, we are unable to answer all the questions fully.

2.2. ***Landuse***

- ***How does the proposal improve vacant or derelict brownfield land?***

  The site is a brownfield and vacant site within the Chapel built up area which is currently underutilised. The site was formerly part of the access route to the Ferodo works.

- ***How does the location widen the transport choice for people and goods?***

  This housing scheme is relatively small scale and therefore is not able to reasonably contribute to this element.

2.3. ***Landscape Protection***

- ***How is the building design appropriate to the character of the landscape?***

  The designs of the elevations prepared in support of this planning application have been designed to reflect the local built form around d the site. Specifically this includes the local stone finish which will replicate that found within the historic core of Chapel as well as elsewhere in the town. In addition, the local red brick found on Bowden lane has also been picked up in the design along with some its features.

2.4. ***Heritage Management***

- ***How do proposals reflect the local heritage features?***

  This is a small scale development, and therefore it is inappropriate to deliver significant townscape features. Elevation details have been designed with use of the local stone and the red brick from the immediate area in order to best reflect the local character and support ensure that the character and appearance of the Conservation Area is enhanced through the development of this derelict brownfield site.

- ***How are the external materials sympathetic to the character of the area?***

  Natural Stone, red brick and grey tiles will be used as the dominant building types. This is in line with the local townscape features and also is commensurate with the surrounding buildings. The materials will demonstrate a link with the terrace of red brick properties to the north, whilst the stone details the wider townscape, without introducing the incongruity of render panels that may, over time, undermine the quality of the setting.

2.5. ***Layout***

- ***Does the layout include a mix of dwelling size, type and affordability?***

  This is only a single dwelling, and therefore can only offer a contribution to this when very across the entire settlement as a whole. The demand in Chapel is currently for family homes (3-bed) and therefore this development has been specifically developed to address this need striking the appropriate balance.

- ***Does the development relate well to existing settlement patterns and traditions?***

  The scale of this development is such that it does not introduce a significant new townscape. However, the immediate local is a very dense and fined grained urban townscape and the inclusion of this property will fill a small gap within this tightly knit fabric in line with the local vernacular and assist in establishing a active and clear street frontage.

- ***Does the development include "Secured by Design" Principles?***

  This dwelling has been design with clear 'Secured by Design' principles in place. There is a clear definition in the site layout between public, semi-private and private space, well overlooked and secure parking spaces and strong passive surveillance over the street and the public footpath connecting Danesway to Morrison's.

- ***Does the development meet the National Playing Fields 'Six Acre Standard'?***

  This is not applicable for a development of this scale.

2.6. **Travel and Transport**

- ***Has a travel plan been submitted?***

  This application is not sufficiently large enough to require a travel plan

- ***Does the site encourage access by alternative modes to the private car?***

  The site is well access by alternative modes other than the private car. Access to local shops and services, as well as alternative public transport is good.

- ***If development is over 100m2 have three bicycle spaces been provided?***

  The dwelling is provided with secure cycle parking facilities in line with the Code for Sustainable Homes. The dwelling would be provided with two secure parking spaces within the rear garden from a single hard point. It is considered excessive to provide an additional space for one dwelling.

2.7. **Energy Efficiency**

- ***Do the siting and orientation make maximum use of sunlight and wind protection?***

  Where possible, natural sunlight has been maximised, with principle elevations designed to face south and west. The garden has an open south-western aspect to maximise its use throughout the year.

- ***Does the development meet Code for Sustainable Homes Level 3?***

  The development is designed to achieve Code for Sustainable Homes Level 4 in excess of the Council's standards.

2.8. **Pollution Control**

- ***If the site known to be contaminated, has an assessment of the effects been undertaken?***

  This site is not known to be contaminated, despite its former brownfield nature and therefore no survey has been undertaken. Previously the site has provide pedestrian and cycle access to the works beyond (now built on for housing).

- ***How will the development be designed to minimise the effects of light and noise?***

  This development is a small scale housing development. It is not anticipated that there will be increased effects from light and noise to the surrounding neighbourhood.

- ***How will the site be managed to reduce pollution to water, air and land during construction or demolition?***

  There is no demolition proposed as part of this application. This is a small scale development. it is considered inappropriate to develop detailed construction methods for this development beyond Considerate Constructors.

2.9. **Waste Management**

- ***Does the development include internal or external waste recycling facilities?***

  High Peak Borough Council operates a wider range of householder waste and recycling collections. The proposed dwelling is provided with a clear access to the rear gardens to locate the four local recycling bins. The house has both a kitchen and a utility room that can accommodate recycling boxes and bags.

  The utility room is also large enough to accommodate additional bins for the sorting of recyclable waste in accordance with the guidance contained in the Code for Sustainable Homes (Level 4).

2.10. **Water Management**

- ***How has consideration been given to the impact of surface water? Is there a use of permeable paving materials / SUDS?***

  Care has been taken to use permeable paving where possible throughout the site. This includes predominantly driveways and the parking areas. This will limit the surface run-off from the site.

- ***How does the development include rainwater-harvesting opportunities and / or the facilitate water use by occupant?***

  In accordance with the Code for Sustainable Homes, it is anticipated the dwelling will be provided with a water butt to collect rainwater from the dwelling roof for use in the garden.

2.11. **Biodiversity and Open Space**

- ***How does the design maintain, contribute and enhance open space?***

  This is only a single dwelling and therefore this is not applicable in this case.

- ***How does the development create functional linkages within the current network of open space and help promote green corridors?***

  Not applicable in this instance

- ***Does the layout contribute to trees and woodland?***

  Not applicable in this instance. No trees or shrubs on the site are lost as part of this proposal.

- ***Have landscaping proposals been submitted and how are the selected trees and shrubs suitable for the chosen site?***

  The site layout plan shows indicative landscape proposals for this site. The planting is therefore limited in this instance and a condition will be sought on a formal landscape proposal which will seek to provide native and native hybrid species.

3.0. Features to Achieve Standards

Code for Sustainable Homes Level 4 Feature

3.1. The following other features are included to assist in achieving Code Level 4, and assist in addressing the specific sustainability policies set by the Council and nationally through the governments objectives within the NPPF:

- **10% onsite renewable target** – Air Source Heat Pump
- **Use and install a low NoX boiler -** likely located within the utility room;
- **Dedicated washing line fixture** - to encourage outdoor drying;
- **Only use A Rate white goods within the household -** this commitment is made at this stage;
- **Use energy efficient light fittings throughout** - both internally and externally;
- **Secure cycle storage for up to 2 cycles** - accommodated with a hard point within the rear garden;
- **A Home Office** - a bedroom will be available for conversion to home office as necessary;
- **Use permeable surfacing materials within the parking areas** - to accommodate Sustainable Drainage System and reduce run-off **;**
- **Use water butts** – to collect and store water and reduce runoff;
- **Daylighting** – designed with south and west facing primary elevations to maximise solar gain;
- **Introduction and retention of native hedgerows and species planting –** The existing boundary features, in some case containing trees, and hedgerows will all be maintained as part of this proposal;
- **Storage bins for recycling waste** – accommodated within the dwelling as necessary;
- **Outside bin storage** – Storage for wheeled bins in accordance with HPBC recycling strategy;
- **Secured by Design** – The scheme has been designed to achieve SBD ;
- **Considerate Constructors** – The project team would enter into a 'Considerate Constructors' or similar agreement; and;
- **Home User Guide** – A home user guide would be provided which provided details on the local services and facilities within Chapel-en-le-Frith, the local bus and train times as well as guidance on recycling and home composting to reduce waste.

Lifetime Homes Features

3.2. The following features are designed to ensure that this development meets the Lifetime homes standards

- **Level approach and threshold to all households** - to accommodate disabled access
- **Provision of a large parking space the property** - with ample room for a disabled person or parent with young children to alight
- **Wheelchair width doors** – All of the door apertures are designed to either accommodate a wheelchair width or easily be converted to accommodate one
- **Entrance and Living Room on same level** – The kitchen / diner, main entrance, downstairs toilet and front living room are all on the same level
- **Room on entry level for conversion to bedroom –** The living room in all cases could be converted to a downstairs bedroom as the kitchen / diner would remain in daily use;
- **Large bathrooms with strong walls** – All bathrooms are easily accessible to the elderly or disabled.
- **Closeness to bedroom and bathroom** – This can easily be accommodated with the en-suite bathroom within the property.

4.0. Conclusions

4.1. This document demonstrates that even though this is a small scale, single dwelling application, it is able to effectively contribute to many of the goals of sustainability, waste management and onsite energy generation.

4.2. The previous sections demonstrate how the development is designed around an Air Source Heat Pump which aims to deliver a 10% reduction in energy demand from on site generation, along with a wide range of energy and water management measures. Overall this allows the development to meet Code for Sustainable Homes Level 4 in excess of the Council's standards.

4.3. As a result this development may be considered a highly sustainable, using a remnant site to deliver a high quality family home, and therefore should be supported in light of Paragraph 49 of the NPPF as a 'Sustainable Development'.