

Sustainability, Energy and Waste Statement

in respect of:

**Nine Apartments at land off Burnside Avenue,
Chapel-en-le-Frith, High Peak**

on behalf of:

Kapetil Limited

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1.0. Introduction

- 1.1. This document is designed to provide details of the sustainability, energy and waste management strategies for the development of nine apartments at land off Burnside Avenue, Chapel-en-le-Frith, High Peak.
- 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 (the latter only for the ground floor units).
- 1.3. The latter two standards are particularly important as this application is in support of the provision of smaller one and two bedroomed properties. This 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 Standards, we are confident that the design of the dwelling meets the standards set for the ground floor units, upper floors cannot accommodate access for wheelchair and restricted mobility users though the internal arrangement of the apartment is identical.
- 1.4. It should be noted that at this planning stage much of this document outlines the 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 building and landscape are constructed this cannot be confirmed.
- 1.5. For clarity the following on-site renewable energy generation will be sought, to meet the Council's target of 10%:
 - Local Heating System for all apartments based on a central controlled boiler and associated ground source heat pump system;
 - Photovoltaic roof panels and associated plant to provide electricity for the communal areas – stairwell, utilities, plant rooms etcetera;
 - Low NoX boilers in all of the individual apartments solely used for hot water.

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 remnant and vacant site within the Chapel built up area. The land is currently overgrown and unmanaged and therefore its development will improve the quality of the area both visually and in safety and security terms.

- ***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?***

As an 'urban' area development there is little in the way of guidance with the Landscape Character SPD as to the appropriate building form and materials. As a result the development seeks to replicate the dominant building materials found within the local area – predominantly local stone. The local area has a number of three-storey apartment buildings within 5 minutes walk and therefore this building typology is clearly in accordance with local area.

2.4. Heritage Management

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

This area is characterised by modern residential buildings, and is some distance from the nearest conservation area. As a result the building seeks to replicate, albeit in a modern way, some of the local vernacular features, through the use of locally responsive materials. Special attention has been taken over the windows and other apertures to replicate the stone surrounds commonly found in traditional buildings within the town. However, modern building requirements mean that these are more easily accommodated within a contemporary / angular design rather than an ‘oversized’ traditional design.

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

Natural stone or similar and grey slate tiles will be used as the dominant building types. This is in line with the local vernacular in the immediate area, and more widely within the town as a whole.

2.5. Layout

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

- The scheme is 100% apartment but is designed to offer an alternative to the family homes found in the immediate area. The original application 1999 Barratt development proposed 45 dwellings of which 6 were two-bed apartments (13% total). This 2013 application will further diversify the mix, offering 22% two-bed apartments, and 6% one bed apartments across the estate. These smaller units are offered in response to the local housing need for smaller properties.

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

- The existing townscape of Chapel is particularly tight knit. Streets are well defined by building lines which, although not terraced are clearly identifiable. This development will aid in defining the route of Burnside Avenue and provide overlooking for the key route for pedestrians through to the town centre. It also

ensures that Burnside Avenue is defined as a street on both sides of the road, where currently the townscape is ill-defined with an estate road edge.

Does the development include “Secured by Design” Principles?

- The scheme has been designed to address all ‘Secured by Design’ principles, specifically those contained within *Safer Places* (2004). Development on this site aids in achieving greater passive surveillance in this area, especially the junction and the southernmost bridge over the Black Brook. There are clear definitions of the semi-private shared spaces, such as the rear of the apartment complex and the shared stairs. Access will be taken via key code.

Does the development meet the National Playing Fields ‘Six Acre Standard’?

- Appendix 3 of the Local Plan states that this development (at 9 dwellings) falls within a category that requires limited or no, new opens space. As a result this application does not seek to provide additional children’s play space. This application is intended to support a wider strategy for the management and maintenance (see Management Plan) of the existing green spaces alongside the rivers within the immediate area and as such, the application should be viewed as improving the quality of the ancillary open space.

2.6. Travel and Transport

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

There has been no travel plan submitted with this planning application, however, it is intended that each apartment be provided with a home information pack which provides details of cycling and public transport options within the area. The applicant is happy to enter into a condition for this accordingly.

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

The site is well accessed by alternative modes other than the private car. Access to local shops and services, as well as alternative public transport is good. A bus route runs within 200m of the site along Hayfield Road, with local shops and services within Chapel town centre only 10 minutes walk from the site.

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

There is a bicycle store for 14 bicycles provided within the development. This is within the communal area of the apartment and therefore accessed only by apartment owners / occupiers.

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 east, south and west. In all cases the gardens are open to a southern aspect to maximise their use throughout the year. The site is reasonably sheltered from the wind and the layout is designed to shelter where possible, the external public areas to encourage their use.

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

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

2.8. Pollution Control

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

A desktop study has been submitted with this application which examines the possibility of this site being contaminated. Some contamination from historic land uses and neighbouring land uses is possible. This is to be mitigated via appropriate gas monitoring, basic gas protection within the building design, a soil inspection and research into the active status of a nearby landfill.

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

This development is a small scale residential development. It is not anticipated that there will be any significantly 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 application and therefore a management plan for construction has not been prepared to accompany this application, however, should it be deemed necessary by the Environmental Health Officers the client would welcome a condition accordingly. The client will, in any event, enter into a Considerate Constructors agreement which will ensure that noise and air pollution are limited as this is a residential area.

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. Each apartment is provided with a clear access to the shared bin which provides shared 40l Euro bins as follows: black refuse bin, green food and garden waste bin and space for the bottle and can bin. The kitchen 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). This approach has been discussed with Nicola Kemp from the Council's waste management team.

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 driveways, parking areas and the secondary access 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?***

As a small scale single apartment building it is difficult to include rainwater harvesting opportunities into the scheme.

2.11. Biodiversity and Open Space

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

There is adequate supply elsewhere within the local area. However, the space available will be planted accordingly with native trees in small stands in order to reflect the local landscape character. The design of the public and semi-private is of a high quality in order to comply with the local design policy using permeable materials where possible.

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

Care has been taken to ensure that this development, whilst building on scrubland area enhances the existing brook corridor. Planting alongside the bank ensures that there is clear definition of this important ecological corridor using where possible native and native hybrid species. This planting is designed to encourage wildlife. In addition, this application seeks to provide for the long term management and maintenance of the wider greenspace corridors that have been created as part of the remnants of application HPK/003/8510. Collectively this is designed to support a more functional network.

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

Yes – the scheme is designed to provide a planted and woodland run alongside the brook. This is intended to work effectively alongside the treed bank opposite and formalise the ‘green corridor’. The planting will create a physical barrier between the urban residential area and the more bio-diverse brook corridor.

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

Yes - a landscape general arrangement has been submitted with this planning application. The species chosen are mainly native hybrids in order to ensure that they reflect the local native species but are more adept to a semi-urban location such as this. Care has been taken to use planting and landscape to enhance the river bank as well as break up the car parking areas, softening the harder edges.

3.0. Features to Achieve Standards

Code for Sustainable Homes Level 4 Feature

3.1. The following features are included to assist in achieving Code Level 4, and address the specific sustainability policies set by the Council and Nationally by the NPPF:

- **Localised centralised heating system** – based around the use of a ground source heat pump and providing heating for communal areas and all apartments (subject to detailed design);
- **Solar Panels** – Photovoltaic panels on the roof of the property will be used to generate electricity for the communal areas – stairway, cycle store etcetera, as well as outside lighting if applicable.
- **Use and install a Low NoX boiler** - likely located within each flat;
- **Dedicated washing line fixture(s)** - to encourage outdoor drying;
- **Only use A Rate white goods within the households** - this commitment is made at this stage;
- **Use energy efficient light fittings throughout** - both internally and externally;
- **Secure cycle storage for up to 12 cycles** – accommodated within a separate cycle store as part of the fabric of the building;
- **A Home Office in all two bed properties** - 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 ;**
- **Daylighting** – designed to maximise solar gain, using large windows and balconies for upper floors facing south;
- **Introduction and retention of native hedgerows and species planting** – as part of the landscape treatment for the parking areas and to establish a green corridor alongside the river.
- **Storage bins for recycling waste** – Euro bins have been provided for the apartments as a whole in line with the Council current recycling methods, in addition to normal refuse;

- **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. These can only be delivered on the ground floor apartments.

- **Level approach and threshold** - 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** – As an apartment this is all on one level
- **Room on entry level for conversion to bedroom** – As an apartment this is all on one level
- **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. Waste Strategy

- 4.1. In developing the waste strategy for this application we have contacted and discussed the proposals with Nicola Kemp within the Council's waste management team. The Council have confirmed that they have facilities to collect from a scheme of this type and therefore care has been taken to develop a strategy in line with their preferred approach.
- 4.2. The internal sorting of waste within the apartments is welcomed and will be encouraged. It is anticipated that kitchen areas within each apartment are large enough to accommodate the necessary bins for sorting of rubbish. The scheme also has sufficient space for the required number of 40l Eurobins that can be collected in line with the Council's schedule.
- 4.3. The bins will be stored behind the wall within the hard standing area so that they are both safe and secure. The Council have confirmed that they will be able to collect these from that position and move them to the refuse vehicle which can be parked on Burnside Avenue.
- 4.4. Residents will be responsible for taking rubbish from their apartments and to the centralised Eurobins in the rear courtyard.
- 4.5. This development therefore will support the overarching aims of High Peak Borough Council for waste, including contributing to their overall targets for recycling of waste.

5.0. Conclusions

- 4.1 This document and the Council's sustainability framework have provided an opportunity to assess the development as proposed against the criteria set by High Peak Borough Council target to deliver sustainable development within the Borough.
- 4.2 Where relevant, the proposed development accords with sustainable criteria set by the Borough and, in number cases, such as the scheme delivery of Code for Sustainable Homes Level 4, exceed in Council's expectations. This includes the elements that will ensure that we seek to reduce the energy demand by 10%.
- 4.3 This is coupled with a sound waste strategy that includes the sorting and collection of waste in accordance with the Council's strategy in the aim of assisting with their targets for both reducing waste and increasing recycling. The strategy can accord with their normal collection procedures.
- 2.1. As a result, the proposed dwelling is considered a highly sustainable development and accords with the objectives of the Local Planning Authority and the National Planning Policy Framework to deliver 'Sustainable Development'.