

SUSTAINABLE DESIGN & CONSTRUCTION STATEMENT FOR
SINGLE STOREY REAR EXTENSION AT
LING HOUSE FOLD LANE COWLING
KEIGHLEY BD22 0BG

INTRODUCTION

This statement is to aid the Local Planning Authority to determine this Single Storey Rear Extension.

SITE CONTEXT

The house is a single detached property situated at the end of a single track road Fold Lane which is also a public footpath. Fold Lane in turn is accessed from Main Street Cowling.

The house was built in the early 1970,s and is constructed of natural stone to the front elevation with stone mullions and jambs to the windows. The remainder of the elevations are finished in a pebble dash with a stone plinth to the ground floor level. The windows to the rear do not have stone mullions & stone jambs, the window frames are predominantly dark brown upvc. The roof is constructed using concrete tiles.

The extension is a modest single storey rear extension running the full width of the back of the house and projecting out 3.3M from the rear wall of the house giving an internal floor area of 19Msq.

The extension will be built of materials to match the existing house, with a dual pitched to roof finished in concrete tiles to match the existing house.

DESIGN OBJECTIVES

This Sustainability Statement will demonstrate how the proposed development will minimize resources and energy consumption compared to the minimum required under current Building Regulations legislation and how it is located and designed to withstand the longer term impacts of climate change.

DESIGN SOLUTION

Waste and recycling

The approved contractor will use a skip contractor with a waste management plan who will recycle the majority of the site waste to reduce the amount that will go to landfill. The existing house already has recycling wheelie bins to the rear of the property. There is sufficient garden remaining behind the house to maintain there position.

Flood risk

According to the Environment Agencies Flood Map, The property is not within a flood risk area or within 20M of a watercourse. The floor level of the extension will be set level with the existing house floor level.

Materials

As stated above the extension will be built of materials matching the existing house to maintain the character of the area.

Energy

This is only a modest extension and the replacement of the heating system could not be justified for such a small floor area.

The walls floor & roof will be insulated to a higher standard than the existing house to reduce heat-loss & energy consumption.

The new windows will be draught proofed & have low emissivity glass panes. The lighting will be low energy.

Water

This new extension will not use any additional water than the existing house uses because it is to reposition the existing kitchen to create a breakfast area.

The roof rainwater will be harvested with a rainwater butt fitted with an overflow connected to the existing drainage system.

Pollution

This is a domestic extension that will not cause any air or noise pollution. The construction of the extension will be controlled so that there is no unsocial hours of working. If during construction any land drainage is damaged, they will be repaired or diverted around the extension.

Biodiversity

The existing house is set in generous gardens. This modest extension will have no impact on the existing wildlife or openness of the area.

Secure Design

The design of the extension has changed from that of the original Lawful Development Certificate application, this had a single door at the rear. Removing this has improved the security of the extension. Windows will be designed to meet the security requirements of British Standard publication PAS 24:2012 and be securely fixed to the structure.

Yours faithfully

Eric Breare Design.