

Proposed Development at
36 Collinge Road
Cowling
Mr Ben Garnet

Sustainable Design and Construction Statement

Waste and Recycling:

As the current philosophy we intend to use as many recyclable products as possible. The ultimate goal is to stop producing waste, where waste is produced this is to be disposed of in a responsible way.

Construction and Demolition:

The minimal demolition waste produced is to be re-used as hard core for the foundation of the proposed driveway and rear patio area. Earth removed to make way for the extension foundation is to be reused to make raised planters to the rear garden.

Flood Risk:

We do not foresee any additional flood risk with the proposed extension. Additional drainage using materials such as 'Aco Drains' will be installed, where required, and connected to the existing surface water drain.

Materials:

Where possible materials are to be re-used and procured from local sources. Where sourced locally the intent is to use materials that are in keeping with the existing dwelling.

Energy:

The use of low energy lighting with an increased lumen output per circuit watt will be used, most likely in the form of LED technology. Provision, but not installation, will also be made for the possible future installation of Solar PV and Air Source Heat Pumps, at this stage it will be space allocation and ease of access/installation for the services.

Water:

The collected water from the roof guttering systems will mostly run straight into the surface water drain but in places water collectors/butts will be installed to harvest the rainwater for vegetation, to be use in the dryer months.

Pollution:

We foresee no additional pollution caused by the proposed development. Appropriate steps will be taken during the construction stage to control potential environment pollution.

Biodiversity:

The proposed development will have little or no impact on existing wildlife, nature, and green spaces. The intent is to add raised planter areas to the rear of the property to enhance the current green space.

Secure Design:

The latest technology is locking mechanisms for doors and windows will be used to reduce the possibility of crime. To reduce the fear of crime and antisocial behaviour it is the intent to install a CCTV system.

Kind Regards

Ben Garnet