

DAVID HILL

# Sustainable Design and Construction Statement

Proposed Canal Side Café and Seating Area in Use Class E(b) at  
Kidd Farms, White Lion Farm, Kildwick, BD20 9BD



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## 1.0 Introduction

The purpose of this document is to support the application for the proposed Canal Side Café and Seating Area in Use Class E(b) at Kidd Farms, White Lion Farm, Kildwick, BD20 9BD.

## 2.0 Waste and Recycling

The proposed café will have separate general waste and recycling bins to encourage recycling.

## 3.0 Construction & Demolition

The proposed scheme will be a new build construction. As detailed construction drawings are yet to be prepared, it is not known at this stage whether a bespoke approach to sustainable construction will be used as part of the proposal.

The proposal includes no demolition.

## 4.0 Flood Risk

The proposed site is located within Flood Zone 1 and is not at risk of flooding.

## 5.0 Development Rating

The proposed café building will be designed to meet the Breeam very good standard. This will be achieved through the construction specification for the buildings. At present, the drawings are only basic and for planning purposes. Detailed design work will be undertaken at the building regulation stage.

## 6.0 Materials

The proposed cafe is to be timber clad in locally sourced timber, from a sustainable forest.

## 7.0 Energy

The proposed café will meet building regulation requirements, which will minimise heat loss through the use of insulation etc. Energy efficient lighting and appliances will be used within the café, and external lighting will be activated by motion sensors.

The café building will be designed to the Breeam very good standard. This may require the use of renewable technologies.

Any technologies used will not impact on the external appearance of the proposed café building.

## 8.0 Water

The taps will be push taps so that they can not be left to run accidentally.

The proposal will not make use of rainwater or grey water recycling systems.

## 9.0 Biodiversity

To improve biodiversity, it is proposed to include bird boxes within the scheme, which will be put on the north elevation of the existing agricultural buildings to the south, at eaves height (to limit predation). By facing the bird boxes north, they will avoid strong sunlight and the wettest winds, as recommended by the RSBP.

## 10.0 Pollution

The proposed café is not expected to generate any noise, air, surface/groundwater or land pollution.

## 11.0 Secure Design

Theft at the site is deterred as the existing dwelling provides a presence on site, and the canal moorings to the north of the site provide extra vigilance.

Lights on motions sensors will be used for external lighting, which will alert residents of intruders when they are triggered. It is also proposed to use CCTV throughout the site.