

Design & Access Report/Sustainability & Energy Statement for the conversion of a barn to 2no dwelling houses, adjacent to Sculthorpe House, Pilton Road, North Luffenham.

#### POLICY

- . The application has been submitted with consideration to the Rutland County Council Local Plan and The National Planning Policy Framework.
- . Particular attention has been made to Policy SS1 (Presumption in favour of Sustainable Development), SS2 (Development Strategy), Policy EN6 (Settlement Character), Policy EN8 (Climate Change), and Policy D1 ((Raising the Standard of Design). This statement will address all these issues.

#### SITE

- . The site is situated amongst a small development between the rural villages of North and South Luffenham.

#### RELEVANT PLANNING HISTORY/PROPOSAL/DESIGN

Please refer to the submitted Design Process Report.

#### HIGHWAYS.

- . Parking and turning for at least 6 cars will be provided for the dwellings. 3no parking for each dwelling.
- . A porous tarmac hardstanding, in line with current sustainable drainage guidelines, will be used at least 6 metres back from Langham Road and the rest of the driveway will be hardcore.

#### FOUL/STORMWATER DRAINAGE

- . Foul Drainage will go to a water treatment plant, installed to current building regulations, as noted on the submitted block plan.
- . Storm water will go to purpose-built soakaways, again constructed to current building regulation standards.

#### LANDSCAPING

- . Slabbed patios a lawned area and insect and wildlife friendly plants and shrubs will be planted where possible, being sympathetic to the setting.
- Trees will be planted to screen the frontage and balance the surroundings.

#### CONCLUSION

- . With careful architectural design and by using quality materials and it is considered that the proposed development preserves and enhances the site and surrounding area.

Tony Ansell 11/08/2022

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## Sustainability & Energy Statement

### ENERGY

- . The dwellings will conform to all relevant building regulations Part L (Conservation of fuel and Power).*
- . The carbon footprint of the dwellings will be diminished by using sustainable and local products where possible and built to the current building regulation standards.*
- . All light fittings will be of the energy efficient type.*
- . External lighting will be energy efficient.*
- . A Target SAP rating will be done to show the dwellings energy efficiency before any work is undertaken and insulation properties and recycling will be upgraded if deemed necessary.*
- . Surface water run off shall be reduced by maximising permeable external surfaces.*
- . Rainwater shall be reused where possible with water butts and a holding tank.*

### POLLUTION

- . Materials where possible shall be sourced locally and where applicable shall be from sustainable sources.*

### MATERIALS/RECYCLING

- . A bin collection area shall be provided making it easier for the local authorities recycling policies to be maintained.*
- . Materials shall be from sustainable sources and sourced responsibly wherever possible.*

### WATER

- . Systems that use less water are to be installed within the dwellings, examples being washing machines with smaller drum capacity, aerator sprinklers on taps and cistern misers.*
- . Water butts with run offs shall be used to the rear where practical.*

### HEALTH & WELL BEING

- . Natural sunlight is a major factor in the design of the building.*
- . The dwelling is well guarded from noise pollution and will meet all relevant building regulation standards.*
- . All existing hedgerows will remain.*

### MANAGEMENT

- . The contractor shall try to go beyond the 'Best site management principles' and recycle all site waste where necessary.*

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