

DAVID HILL

Sustainable Design and Construction Statement

Redevelopment of High Pole Barn, to form 3 dwellings, at
High Pole Barn, Pole Road, Sutton in Craven, BD20 7BE



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1.0 Introduction

The purpose of this document is to support the application for the Redevelopment of High Pole Barn, to form 3 dwellings, at High Pole Barn, Pole Road, Sutton in Craven, BD20 7BE. The document details the sustainable design of the proposed dwelling.

2.0 Waste and Recycling

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

3.0 Construction & Demolition

The proposal is to form a dwelling from the garage that serves the dwelling High Pole Barn. This dwelling will be accessed from the existing access from Pole Road.

The workshop will be demolished and replaced by a new build detached house, with natural stone walls and a reproduction stone slate roof.

The Agricultural / Forestry building will be converted to form a dwelling.

4.0 Flood Risk

The proposed dwelling and associated car parking are within Flood Zone 1 and are not at risk of flooding.

5.0 Development Rating

The proposed dwelling will be building regulations compliant and will meet Code 6 Sustainable Homes and Passive House Standards. This will be achieved through the construction specification for the dwelling. 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 materials to be used are detailed in the 'Planning, Design & Access Statement' submitted as part of the planning application.

7.0 Energy

The dwellings will incorporate renewable technologies and technologies to reduce energy loss or improve efficiency.

These will include:

- The property will be airtight and will make use of mechanical ventilation.
- Waste water heat recovery
- Gas boiler with flue gas heat recovery
- Underfloor heating
- Energy efficient lighting
- Outdoor lighting on sensors
- Electric vehicle charging point

8.0 Water

The toilets in the dwellings will have dual flushes to minimise waste of water.

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

9.0 Biodiversity

The recommendations of the Bat, Barn Owl & Nesting Bird Survey submitted with this application, will be followed.

10.0 Pollution

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

11.0 Secure Design

Lights on motion 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.