

Sustainable Design and Construction Statement

Coniston Barn – Stable building & Canopy

Document no: 8500-BOW-A3-XX-RP-0001_ Sustainable Design and Construction Statement

Issued for: Planning

Issue date: 06.08.23

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Reviewed by: BR

Revision: P1

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1.0 Waste and Recycling

The construction of the stable building and canopy will be carried out under the site waste management plan currently in place for the main house construction. The stable building is designed and constructed off-site to factory measurements to ensure waste is minimised as far as possible. Any leftover waste will be recycled where applicable and any non-recyclable waste will be disposed off in a responsible way.

2.0 Construction

The stable block and canopy will be constructed by the same contractors carrying out the construction of the main house. The contractor is a local builder and therefore local labour and materials will be utilised, where possible. High quality materials and workmanship will be provided, and all details will be in compliance with the current Building Regulations where applicable. Due to the size of the structures, trip generation for construction vehicles will be minimal.

3.0 Flood Risk

The site is not located in an area at risk of flooding. The development will utilise sustainable drainage techniques with most surface water soaking naturally into the ground through soft landscaping.

4.0 Development Ratings

This requirement is not applicable.

5.0 Materials

The proposed materials will reflect those already used on the existing barn and elsewhere in the local area. Natural stone will be used however the primary material will be natural timber from sustainable sources. Where new stone is required, this will be sourced from local quarries in a style to match the existing.

6.0 Energy

The proposed stable block and canopy will not require heating or ventilation and therefore will have a very low energy demand.

7.0 Water

All necessary water supplies, safety, sanitation, and water saving requirements under Approved Document Part G will be incorporated within the scheme. Water will be retained from the roofs and used for maintenance of the landscaping surrounding the property. Surface water will be diverted to an on-site soakaway that will be maintained by the applicant.

Foul drainage will be dealt with on site via the use of a septic tank

8.0 Pollution

The development of the stable block and canopy will create minimal pollution. Under Approved Document Part H, the drainage systems will be designed to prevent any pollution.

9.0 Biodiversity

The footprint of the new stable building and canopy is small in comparison to the overall site area which benefits from extensive soft landscaping areas. Biodiversity net gains are possible through the introduction of bat and other species habitats throughout the site, the planting of new trees for nesting birds to inhabit, fruit trees to provide food sources for other species, and the introduction of water features as part of the landscape. These measures are already being implemented as part of the measures required for the main house construction project.

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