

DAVID HILL

Sustainable Design and Construction Statement

Proposed extension to 12 Ribblesdale Estate, Long Preston, BD23 4RD



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1.0 Introduction

The purpose of this document is to support the application for the Proposed extension to 12 Ribblesdale Estate, Long Preston, BD23 4RD. The document details the sustainable design of the proposed dwelling.

2.0 Waste and Recycling

The existing dwelling has separate general waste and recycling bins to encourage recycling.

3.0 Construction & Demolition

The single storey side extension is to be demolished and be replaced by the proposed two storey extension.

4.0 Flood Risk

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

5.0 Development Rating

The proposed extension will be building regulations compliant. 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 are detailed on drawing P.

7.0 Energy

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

These will include:

- Energy efficient lighting
- Outdoor lighting on sensors

8.0 Water

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

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 dwelling 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 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.