

Stroud District Council

Housing Sustainable Construction & Design Checklist

Supplementary Planning Document (SPD)

(February 2017)

This checklist has been produced to assist you with the design of your proposals. Early consideration of sustainable design principles can avoid unnecessary project delay and cost.

Please complete and include with your application, either as a separate submission or as part of your Design and Access Statement. You will also need to ensure that the measures that you intend to carry out and impact on design are shown on your plans and drawings. Whilst this checklist is primarily aimed at new housing proposals it can be used as a check list to also consider performance of change of use to residential proposals or extensions to existing residential property proposals.

Please indicate and add information in the box provided or annotate your Plans or submit further evidence to accompany your submission in response to the questions below which may inform and assist consideration of your proposal.

Advice relating to design options can be found in the separate introductory notes.

Sustainable Construction Measures:

1.	<p>Are you providing further information on sustainable construction and design to include with your application?</p> <p>Pier View Hotel, Sharpness.</p> <p>Please note this proposal is for a Change of use and refurbishment of an existing building and therefore this checklist has a limited application.</p> <p>However in the refurbishment of the property improvement will be made whenever possible to provide a sustainable and efficient development.</p>		N	
				(in separate report)
				(in Design and Access Statement)
				(on plans)
2.	<p>Will you be constructing homes according to Passivhaus standards? <i>This approach to building design allows the designer to minimise the 'Heating Demand' of the building.</i></p>	Design stage Passivhaus assessment submitted with your application? N		
3.	<p>Will you be constructing homes according to the BRE customer assessment known as the Home Quality Mark?</p> <p>This approach to building design considers Living Cost, Health and Wellbeing and Environmental Footprint.</p>	Design stage Home Quality Mark assessment submitted with your application? N		
4.	<p>Will your proposal accord with any other construction standard? E.g. BfL 12 (CABE approach to housing design to achieve developments that are attractive, functional and sustainable) or Lifetime Homes Standard?</p> <p>Please state which Standard used:</p>	Design assessment submitted with your application? N		
5.	<p>Will your proposal be providing for the three levels of Part M of the Building Regulations:</p> <ul style="list-style-type: none"> - Visitable; - Accessible; or - Wheelchair User 		N	

Land Use and Ecology

6.	<p>Have you enough information on the biodiversity interests on your site?</p> <p><i>The Gloucestershire Centre for Environmental Records (GCER) can offer biodiversity records on site or in its vicinity.</i></p>	Y	
7.	<p>Have you enhanced or created new habitats or features for biodiversity within your scheme? E.g. incorporated bird, insect or bat boxes, created a pond, sown wildflower seeds, enabled movement for species such as fish passage or proposed landscaping with native tree(s), shrubs or herbaceous borders?</p> <p><i>This can be annotated on your plans or placed in an ecological statement.</i></p>	Additional information in an ecological statement? Y	
8.	<p>Have you looked at potential to provide green roofs or street trees for example to connect with wildlife corridors and provide habitat?</p> <p><i>Please add details in your design and ecological statements accompanying the application:</i></p>	Additional information in design &/or ecological statement? N	
9.	<p>Will your development make use of external shading in Summer through landscaping or use of shutters?</p> <ul style="list-style-type: none"> • <i>Landscaping can also provide windbreaks to help provide shelter and better heat retention.</i> <p>Do your proposals keep clear of the roots and canopies of trees?</p> <p>Please list any surveys in accordance with Arboricultural Association good practice for example.</p>	Additional information in design statement? N	Y

Note: If there are works proposed within a watercourse you will need to check with the Environment

Agency whether WFD Compliance Assessment is required.

Energy and Carbon Dioxide

11.	Has the design and/or orientation been influenced by the opportunity to maximise natural daylight and sunlight into the building and to reduce the need for energy to artificially light the home?	Additional information in design statement? N
12.	Does your scheme generate and store energy from renewable sources such as from photovoltaic cells/solar panels for example?	Additional information in design statement? N
13.	Does your design avoid narrow or complicated building shapes with a high surface area?	Additional information in design statement? N
14.	Do low and/or zero carbon technologies form part of the low energy solution to reduce CO ₂ emissions (e.g. solar hot water; PV, wind, water or energy from waste)? <i>Please include this in your application drawings.</i>	Additional information in design statement? Y
15.	Has an internal and/or external drying space been provided to promote reduced energy means of drying clothes? <i>(Please include this in your application drawings.)</i>	Additional information in design statement? N
16.	Does your design incorporate features which enable the use of electric vehicles with appropriate charging points?	Additional information in design statement? Y
17.	Has sufficient secure cycle storage facilities been provided to promote the wider use of bicycles as transport, thus reducing the need for short car journeys with associated emissions?	Additional information in design statement? Y
18.	Does the design incorporate the following:	
	Increased insulation in the walls, roof, floor, windows and/or doors <i>Please include this in your application drawings.</i>	Additional information in design statement? N
	Installing mechanical heat recovery ventilation systems <i>Please include this in your application drawings.</i>	Additional information in design statement? N
	Installing a biomass boiler or stove <i>Please include this in your application drawings.</i>	Additional information in design statement? N
	Installing solar panels for hot water <i>Please include this in your application drawings.</i>	Additional information in design statement? N
	Installing photovoltaic panels for electricity <i>Please include this in your application drawings.</i>	Additional information in design statement? Y

Installing a ground source heat pump <i>Please include this in your application drawings.</i>	Additional information in design statement? N
Installing an air source heat pump <i>Please include this in your application drawings.</i>	Additional information in design statement? N
Installing a wind turbine/s <i>Please include this in your application drawings.</i>	Additional information in design statement? N
Connecting the dwelling to a district/communal heating system <i>Please include this in your application drawings.</i>	Additional information in design statement? N

Surface Water and Foul Drainage

19.	Has the design included surface water drainage which avoids, reduces and delays the discharge of rainfall run-off to watercourses and public sewers using SuDS techniques? <i>This will protect receiving waters from pollution and minimise the risk of flooding and other environmental damage in watercourses.</i>	Included on drawings and/or design statement? Y
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Water Conservation and Efficiency

20.	Have you taken water efficiency and other mitigation measures to reduce both the risk of surface water or groundwater flooding to the development and to ensure the development will not impact on flood risk elsewhere?	Additional information in design statement? Y
21.	Are you incorporating fittings that improve on the requirements of Part G of the building regulations? <i>For example, have you considered what will be the average water consumption per person per day as set out in Part G of the Building Regulations?</i>	Additional information in design statement? Y
22.	Have you incorporated a rainwater or grey water recycling system in your scheme? <i>If so, please indicate this on drawings.</i>	Included on drawings? N

Materials

24.	Have materials been specified with lower environmental impacts over their life-cycle and which are responsibly sourced?	Additional information in design statement? N
25.	Has your development taken into account local distinctiveness, locally typical materials and/or other design principles set out in either an emerging or adopted village/community design statement or Neighbourhood Development Plan (available online from the District Council)?	Additional information in design statement? Y

Waste

26.	Has sufficient space been allocated to provide internal and external storage space for non-recyclable waste and recyclable household waste? <i>You may wish to look at NHBC Foundation Research Paper NF60.</i>	Additional information in design statement? Y
27.	Has sufficient space been allocated to promote the provision of compost facilities to reduce the amount of household or garden waste sent to landfill?	Additional information in design statement? N
28.	Will the construction phase be registered under the Considerate Contractors Scheme to promote the environmentally and socially considerate and accountable management of construction sites?	Additional information in design statement? N

Health and Wellbeing		
29.	Have you considered space requirements of current or future occupiers of the property?	Additional information in design statement? N
30.	Will your building design, layout and facilities enable and encourage physical movement during the day?	Additional information in design statement? N
31.	Will your design incorporate a range of measures to address fuel poverty & cold homes?	Additional information in design statement? N
32.	Have you considered any other broader health and well being elements in your design and layout? <i>Further advice is set out in Section 5 of the Introduction Document to the Checklist</i>	Additional information in design statement? N

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