To Project Ref 2532

SUSTAINABLE DESIGN AND CONSTRUCTION STATEMENT

Location: Outbuilding 11 Newby Road, Farnhill, BD20 9AT

Proposal: Change of Use and Alterations to Outbuilding to New one Bedroomed Residential Dwelling

Scope of Works:

Removal of existing roof, extending walls in stone to match existing to create first floor accommodation. Providing first floor construction and replacing windows and doors in same locations with new triple glazed upvc windows and doors with upgraded thermal properties. New insulated roof construction to be blue slate. All gutters and rain waterpipes to be new in upvc. Car Parking space at the side of the property to remain as existing to allow off street parking.

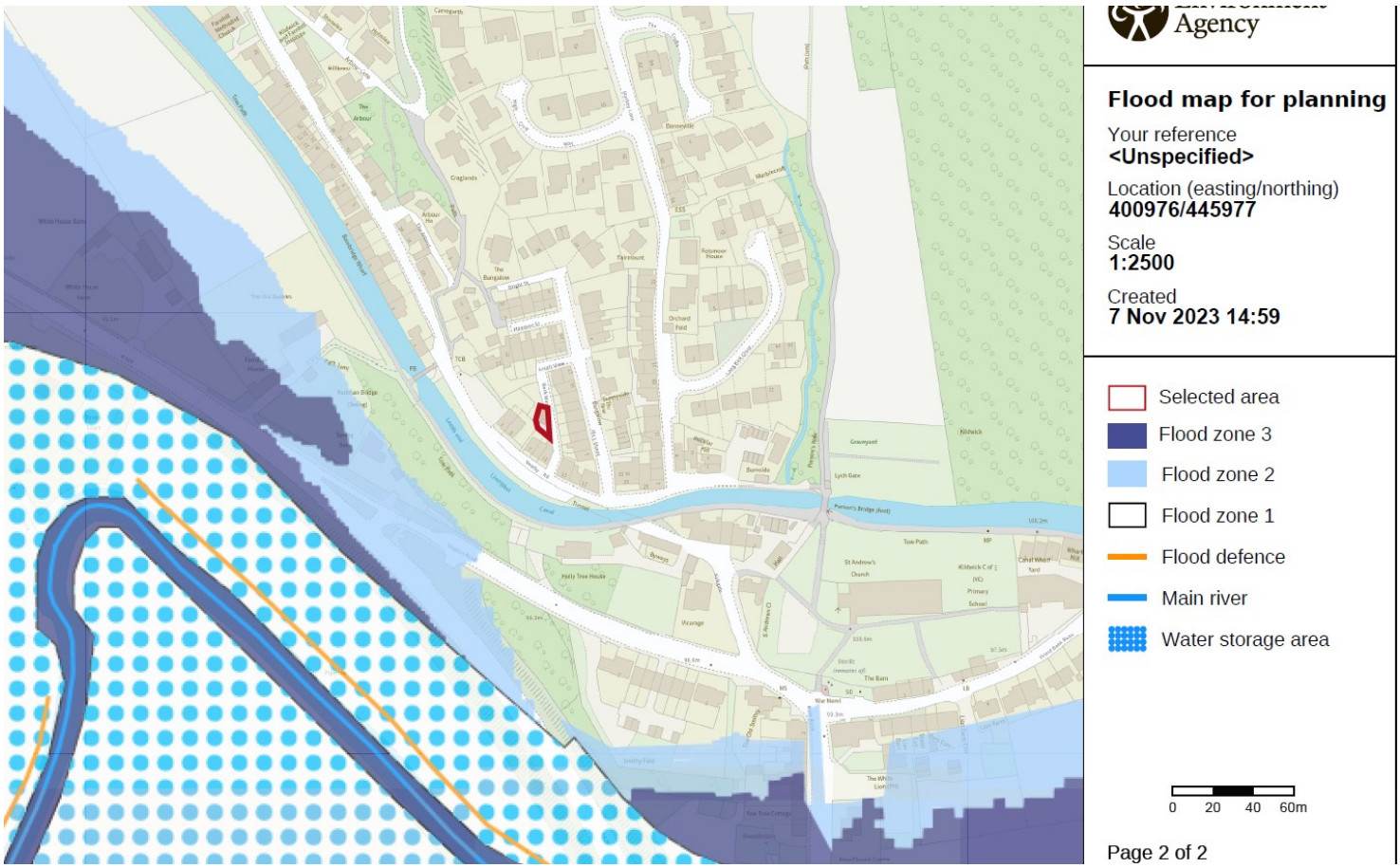
Overview photo of existing outbuilding.

Air Quality Exposure

Air quality has been considered in the area of Farnhill in connection with this design and as a result an open stove via chimney will not be used for heating. Heating will be via a gas combi boiler. Air source / ground source cannot be considered for this development due to the very small site area. To the best of our knowledge Craven is not an air quality focus area.

Flood Risk

The site is not in a flood zone or high-risk area from floods. Please see map downloaded from floor risk agency.



Extract from environment agency floor risk map – November 2023

Conservation including material choice.

The building is within the conservation area of Low Farnhill in the core of the village and as such careful consideration has been given to ensure the building uses materials such as natural coursed rubble stone to match existing and blue slate to maintain consistency within the conservation area.

This building does not appear to be viewed from any of the key buildings mentioned in the conservation statement.

The driveway will comprise of block paviors to allow a permeable solution along with some gravel margins to also assist with rainwater run-off.

Window reveals to be tooled gritstone to mirror those in the village. All windows and doors will be triple glazed upvc. It is noted there are some modern upvc windows within the village.

The existing rubble coursed walling is to remain, and the additional walling will be natural rubble coursed walling to match.

Roof construction will be traditional vaulted type with insulation and plasterboard.

Durable and high-quality materials will be used.

Wherever possible Low carbon and low VOC emitting materials will be used.

Recyclable products will be used wherever possible.

Energy efficiency considerations

New windows have been introduced into the design, including roof lights to ensure light and also natural ventilation so as to avoid the need for mechanical ventilation.

An energy efficient combi boiler will be considered due to the small nature of the site.

Existing walls to be filled with mineral wool fibre Insulation.

Glass fibre mineral wool insulation is to be used.

Draught proofing will be carried out via additional insulation to avoid thermal bridging at junctions and built to a high standard to reduce gaps etc.

Triple glazed upvc windows and doors will be used as previously mentioned in this statement.

Renewable energy technologies such as smart meters, solar panels, energy efficient lighting etc. will be considered at the construction stage.

Water efficiency methods will also be considered at construction stage and if these can be accommodated then they will be.

Ecological Impact

Due to the small nature of the site, there is little impact to the habitat or environment. A bat survey has also been submitted with this application stating there is no evidence of bats within this site.

There is little/no open space other than the driveway to occupy green areas.

In our opinion this site has no impact on the habitats and creates no loss to an ecological feature.

The driveway will be re surfaced using permeable materials to assist with surface rain water run off as previously mentioned in this statement.

Prepared by Rone Design Projects Ltd
November 2023