

Planning Statement

New dwelling

Land Adjacent 8 Gannet Road, Weston-super-Mare

Design and Access Statement

The Site

The site comprises land within the curtilage of No. 8 Gannet Road. It is a corner plot situated opposite the junction with Fulmar Road.

It is currently a partly grassed area and partly concrete area. The garden is enclosed with a 1.8m high close-boarded timber fence.

No 8 Gannet Road is a two-storey semidetached dwelling with integral garage and forecourt parking.

It is faced with a combination of brick and white plank cladding. The roof is finished with double Roman tiles.

Access to the property is from Gannet Road.

The Proposal

It is intended to construct a new two-storey house attached to the gable wall of the existing house.

Materials to be used will match the existing – with brick and cladding to the front elevation and brick to the side and rear. The roof and eave lines will be the same as the existing. The floor level will be approximately 300mm above the existing ground level.

The style of fenestration will match that of the existing house.

Sustainable Energy Statement

Sustainable Energy Solar Hot Water (Thermal)

- Solar water heating systems are one of the more familiar renewable technologies used at the moment. They use energy from the sun to heat water, most commonly for hot water needs. There is a side of the roof that faces SE, which means that, with panels and water cylinders, combined with the orientation of the roof, this technology may be feasible in this location.

Wind A wind turbine in this location is not feasible.

Photovoltaic Panels

- Photovoltaic Panels convert sunlight directly to DC electricity. There is a SE facing element of the roof on which to locate any PV panels and, therefore, this form of renewable energy may be possible on this building

Biomass Heating

- This usually relies on the combustion of wood in treated or untreated forms. This system is not suitable for this site due to use, space and maintenance issues.

Ground Source Heat Pumps

- These use long shallow trenches to take low grade heat from the ground and compress it to create higher temperatures. There is insufficient space on the site to accommodate this.

Air Source Heat Pumps

- These are surface mounted and are suitable in this location.

Proposed mitigation and energy

- Fabric insulation standards (including glazing), and air-tightness, will meet or exceed current Building Regulations Part L standards.
- Attention will be paid (where possible) to minimise thermal bridging and air leakage at junctions.
- Where supplied, white goods will be energy efficient (A+ or A rated).
- 100% efficient direct acting boiler.
- 100% low energy lighting
- 100% draft proofing.
- Ground floor U-value of 0.22 W/m²K
- Glazing U-value of 1.6 W/m²K
- Doors U-value of 1.8 W/m²K Materials
- Consideration will be given to using materials and construction that have a low environmental impact. Such as those achieving an A+ or A rating under BRE's Green Guide.
- Where possible, materials will be chosen that are responsibly sourced (such as FSC timber) recycled or reclaimed.

Water Use

- Indoor water use will be restricted by use of fittings with lower flow rates and will achieve under 125L/P/Day as per Part G 17k. Waste
- The contractor will be obliged to produce a Site Waste Management Plan (SWMP) to set targets and monitor to reduce waste and divert from landfill.
- The dwellings will incorporate dedicated general waste and recyclable storage in accordance with North Somerset Council's collection. Health and Wellbeing
- Key rooms have good levels of daylighting, and décor will enhance this – reducing the need for artificial light. Ecology
- Any existing features of ecological value will be protected during construction.

Ecological Impact Assessment

The site falls outside any North Somerset and Mendip Bats Consultation Zones and, therefore a bat survey will not be required for this development

Other ecological considerations are the possibility of protected species within the site. The site comprises either a lawn or hard surfaced drive – neither of which are likely to sustain any protected flora or fauna.

There is no ecological impact as a result of the proposed development.