

PLANNING STATEMENT

**FULL APPLICATION FOR 1NO. DWELLING FOLLOWING DEMOLITION OF
EXISTING BUILDING**

OLD TELEPHONE EXCHANGE
32 COPP LANE
GREAT ECCLESTON
PR3 0YN

RT ARCHITECTURE LIMITED

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SITE LOCATION

This planning application relates to 32 Copp Lane, Great Ecclestone. The site area is 239sqm and it is located 0.5km away from the town centre. The site currently consists of a detached building, formerly the old telephone exchange and has existing access directly off Copp Lane.

The surrounding area is predominantly residential and the site itself is located within a new build housing development.

PROPOSAL

SCALE, LAYOUT & APPEARANCE

The proposal is for the erection of 1no. dwelling following the demolition of the existing telephone exchange building.

The scale of the proposed house is comparable to adjacent existing properties and therefore will not appear dominant in the street scene.

The property will have a conventional layout with a kitchen, open plan living/dining room, and WC off the ground floor hallway. On the first floor there will be three bedrooms and a family bathroom.

The proposed materials include the use of mixed red brick to the external walls, grey concrete tiles to the roof, sandstone cills, and white uPVC windows. The proposed materials are similar to those of existing properties adjacent so the house will blend in with the existing context.

ACCESS AND PARKING

The existing vehicle access off Copp Lane will be retained and used as the driveway for the property. There is good visibility when entering and leaving the site.

REFUSE & RECYCLING STATEMENT

It is proposed that both refuse and recycling waste bins will be stored at the side of the property and will be left at the kerb side on Copp Lane for collection by the weekly council refuse service as per the adjacent properties.

SUSTAINABILITY STATEMENT

The project will see the utilisation of an existing Brownfield Site, providing a new home that will help towards the local councils housing needs.

The site is in a sustainable location and is located a short walk from the town centre which houses a variety of local amenities. The site is also located on a main bus route which provides public transport to other local towns.

The design will provide a property that is comfortable and offers the right level of amenity, plenty of natural light in all areas and ample internal and external space for its inhabitants.

CLIMATE CHANGE STATEMENT

CLIMATE CHANGE MEASURES

The new detached house has been designed with a strong emphasis on sustainability. Energy-efficient building materials and technologies will be employed to enhance thermal performance and reduce carbon emissions.

The incorporation of renewable energy sources will contribute to the generation of clean and sustainable energy.

Heat loss will be limited throughout the structure. This will be achieved by installing a high level of building insulation and reducing thermal bridging and air leakage by ensuring a high standard of workmanship.

All internal & external lighting will use energy efficient fittings.

WATER

In accordance with current building regulations, the estimated water consumption of the property will not exceed 125 litres per person per day. Indoor water use will be reduced by using water efficient appliances such as low water toilet units and flow reducers to fittings. Rainwater may be collected and stored for external irrigation uses.

MATERIALS

Where possible, materials with a lower environmental impact will be used in any construction works, such as locally sourced materials to reduce carbon transport footprints and timber sourced from sustainable locations.

FLOOD RISK

The development is not in an area at risk of flooding.

Surface water will be managed to prevent additional demand on the existing rainwater run off for the area, therefore the development will not give rise to any risk of flooding elsewhere.

POLLUTION

All waste construction materials will be disposed of carefully and responsibly. Dust arising from construction will be kept to a minimum.