

Sustainability Statement

Detailed Planning Application for Residential Development on Land at Canal Mews, Barnham.

Date 08/07/19
(2 pages)

Building for Life criteria has been considered in arriving at the proposals.

1.0 Environment & Community:

The proposed dwellings are close to existing community facilities i.e. school's, play areas, shops and public houses and the site has easy access to public transport links.

The proposed dwellings comprise: 3 No two bed bungalows which will meet a local demand.

2.0 Character:

The 'design' proposals are specific to this site and a reaction to the local area and the massing and juxtaposition of form reflects the local character. The layout acknowledges the proximity of neighbouring buildings and aims to protect their amenity.

The proposals make efficient use of the site whilst retaining and protecting the existing mature landscape features. The existing landscape features will be reinforced with new native planting to further reduce the impact of the development in the wider context.

An 'Arboricultural Assessment' is part of the planning application.

The layout will provide a pleasant environment for the residents with adequate private amenity for each dwelling, a pleasant outlook and natural surveillance over their defensible spaces. The development will add to the existing 'close knit' community.

3.0 Streets & Parking:

Vehicle access is off the existing road and adequate car parking is provided for each dwelling within curtilage reducing the visual intrusion of parked cars on the street scene further enhanced with strategic planting.

4.0 Design and Construction:

The bungalows reflect the local vernacular with details and features to give a cohesive feel and sense of identity. Materials are durable being facing brickwork walls with contrasting brick window arches and cill under Eternit slate or plain roof tiles to give character and provide a visual link to the surrounding properties and the wider Barnham Village. Internally the layout design allows for flexibility living with an 'open plan' arrangement.

A 'BREEAM' assessment will be undertaken at the Building Control submission stage and will be certified upon completion as achieving the standard. The dwellings will have high levels of thermal insulation and air tightness with highly efficient gas boilers/heat exchange equipment with the intention of exceeding the current Building Regulation requirements.

Energy supplied to the completed houses will where possible be from providers supplying energy from renewable resources.

Careful planning and good management will be employed throughout the construction phase to reduce waste, utilize local labour and materials and reduce water and energy use.

Materials will be chosen for their durability, low maintenance, beauty and future recycling potential thereby taking into account the broader 'whole life cost'.

Low water 'white goods' will be specified together with dual flush WC's and aerated spray taps to conserve water aiming to reduce usage to under 110 litres/person/day.

Areas of hard landscaping will be designed to be 'water permeable' and there is a detailed drainage proposal for the discharge of surface water designed as part of a sustainable drainage strategy.

Native species of trees and plants will be used in the landscaping scheme to provide a healthy and stimulating outdoor environment. Composting facilities will be encouraged and recycling storage provided.

Convenient cycle storage in sheds within each rear garden will be provided to promote a sustainable form of transport.

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