

RESIDENTIAL DEVELOPMENT AT UTTOXETER ROAD, LOWER TEAN

PROPOSED RESIDENTIAL DEVELOPMENT OF
6 No. NEW BUILD DWELLINGS

ENERGY & SUSTAINABILITY STATEMENT

ctd
architects

Clerk Bank House
Clerk Bank
LEEK
Staffordshire
ST13 5HE

Tel: 01538 373 477
Fax: 01538 386 503
info@ctdarchitects.co.uk
www.ctdarchitects.co.uk

January 2017



architects • historic buildings advisors
project managers • landscape and urban designers

CONTENTS

1.0 Introduction

Introduction
Client
Site Location

2.0 Existing site

3.0 Sustainability Statement

4.0 Conclusion

1.0 INTRODUCTION

Introduction:

The applicants, Staffordshire Rural Development Ltd, wish to develop an area of land along Uttoxeter Road, within the village of Lower Tean.

CTD Architects have been instructed to design a suitable proposal for the site, taking into account its complex context and the previous reasons for refusal of two outline applications (SMD/2015/0736 and SMD/2016/0430) submitted by the same applicant.

Our client has expressed a desire for the proposal to enhance the setting of the village and has understood the reasons for previous refusal, namely the potential harm to the Heritage assets within close proximity to the site ('Willowgate' Yewtree, 'Dovecote' Heybridge Farm and Bowl Barrow). This has resulted in a significant decrease in the proposed numbers of dwellings in each subsequent application.

Extensive consultation has taken place with SMDC planning officers and associated departments, to assist in developing a suitable scheme to achieve full planning permission for 6 No. new dwellings.

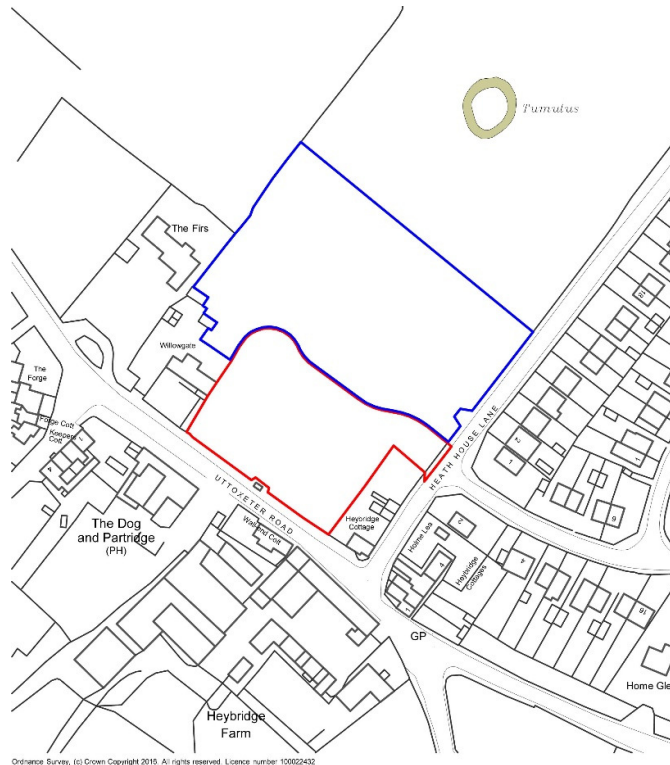
Client:

Staffordshire Rural Development Ltd
Overton Farm
Hollington
Stoke-on-trent
ST10 4HW

Site Location:

Land immediately North of Uttoxeter Road,
Lower Tean,
ST10 4LJ

Easting – 401634
Northing – 338616



2.0 EXISTING SITE

Site Description & Land Use

Lower Tean lies in the south of the Staffordshire Moorlands District, about 0.8 miles from Upper Tean and 0.9 miles from Checkley. The site, fronts the main Uttoxeter Road between these two settlements.

The site consists of 0.435ha green field pasture land, its only use throughout its lifetime. The topography slopes significantly from its frontage on Uttoxeter Road, increasing in height by approximately 7.5m from its frontage to its North Eastern boundary.

The proposal fills a natural gap within the villages settlement pattern and looks to infill between the 'Willowgate' Yewtree cottage and Heybridge Cottage.

The settlement of Lower Tean can be characterised by the older properties that front, or have a relationship with Uttoxeter Road and a much newer housing estate developed after 1964 by Wimpey Homes.

The older properties consist of a number of listed buildings, 'Willowgate' Yewtree, 'Dovecote' Heybridge Farm and a Bowl Barrow (Scheduled Ancient Monument) are within close proximity to the application site.

The site boundaries primarily consist of mature hedgerow, with areas of post and rail fencing, rough Stone walling and metal mesh fencing topped with barbed wire.

3.0 SUSTAINABILITY STATEMENT

The proposed development aims to achieve a good standard of scheme design, sustainability and environmental energy performance. This will be achieved by the following methods:

Site layout and design accommodation layout:

The overall scheme has been created in a holistic manner to fit within its site context, its relationship to the existing buildings, topography and landscape character, flora and fauna. The scheme design meets all planning requirements in terms of highways access and car parking provision. The internal planning layout of the house types meet the requirements of accessibility to building regulations standards and inclusive design.

Materials, responsible sourcing and environmental impact:

The materials composition is balanced between the traditional and the contemporary and have low environmental impact. The traditional cottage aesthetic that the properties portray is in keeping with its context, when combined with modern materials and construction techniques greatly improves their performance. They will not cause harm to the environment, are of high quality, long life, low embodied energy and are generally non-toxic in manufacture, construction and use. The materials can be sourced locally, assembled and maintained in such a way that they can be disassembled safely, re-used and recycled in the future.

The landscape treatment of the site is based on the use of a variety of textured hard paving and road surfacing which are self-draining to private courtyard standards. A detailed design and planting scheme has been submitted to support the application.

Construction method and site management of waste:

The proposed development will attempt to meet climate change objectives and surpass the requirements of the existing buildings regulations requirements. We will consider in the detail design evolution of our proposals, MMC, in the form of timber frame construction for the primary above ground structural elements, comprising walls, floors and roofs. We will from the initial design stage of the project set parameters and objectives for waste minimisation during the construction phase of the project.

Energy Performance, renewables and efficiency:

Staffordshire Moorlands District Council do not have a Supplementary Planning Document of equivalent public advice document on creating sustainable buildings with targets for energy reduction and renewable energy provision.

We have therefore assumed that the current building regulations document L1 revised 2016 will apply to our scheme development proposals, with our aim to improve on those standards by a least 10%. This will be achieved by the incorporation of high levels of quality thermal insulation, Modern Methods of Construction and renewable energy technologies (where appropriate). A potentially suitable source of energy for heating could be piped hot water driven by an air source heat pumps or ground source heat pumps. Additional energy efficiency measures to reduce consumption could include mechanical heat recovery ventilation systems, low energy led lighting with motion sensors and double or triple glazed windows and doors.

Household Waste Management and Recycling:

In keeping with local authority waste management plans we intend to limit the proportion of householder waste that goes to landfill. We will provide space within the scheme development plan for suitable receptacles that will assist each householder to segregate and store waste for re-cycling. These will be mobile containers in order that they can be moved to a suitable central collection point located within close proximity to the site entrance.

Drainage Strategy:

Rainwater collection and reuse from the roofs of the proposed dwellings is viable. Rainwater runoff from hard paved areas will discharge naturally through permeable surface texture materials and or discharge into an attenuation tank before entering in to the surface water drain located on Goldhurst Drive.

Foul water drainage will be directed to the mains sewer within Uttoxeter Road (see submitted concept drainage layout).

Transport:

The site is considered to be sustainable for small scale development. Access to a local rural bus route with links to Checkley, Upper Tean and Uttoxeter can be achieved directly outside of the site which will reduce reliance on the private car.

Ecology – Flora and Fauna:

An outline landscape design and soft planting scheme (subject to agreement and discussion with SMDC Arboricultural Officer) has been provided to support with other site ecology requirements within the site and provide a vibrant place to live and ensures that the proposal enhances the local environment instead of diminishing it as a result of its development.

4.0 CONCLUSION

We believe that this scheme represents a realistic and conscious effort to develop a small sustainable and energy efficient housing scheme. The Design, construction cost and development value parameters are important to take into consideration but it is very difficult at planning application stage to make general conclusions and policy decisions on all the energy and sustainability issues relevant to this proposed housing development. The energy and sustainability points outlined above set out the applicant's strategic intention to achieve the highest levels of thermal efficiency in the proposed development and to create a high quality designed scheme and to build an environmentally sustainable residential development within Lower Tean.