CHICUBES
BROOK WORKS, BROOK STREET,
BROWN LEES

PROPOSED OUTLINE PLANNING APPLICATION
FOR 10 NO. DETACHED DWELLINGS

ENERGY/SUSTAINABILITY STATEMENT

The proposed scheme is for outline approval only, however, such developments must embrace new technologies wherever possible. The need to educate and implement such sustainable principles should be encouraged.

As demonstrated within the accompanying D & A Statement, the site is not considered to be over-development, massing and scale is to be kept to a minimum. The site affords 0.08 hectares with 10 detached dwellings being easily accommodated.

When considering such developments, the following points need to be embraced to make the project sustainably viable:-

- Local developer/building contractor to be employed to reduce carbon emissions.
- Locally sourced building materials wherever possible.
- Consider timber frame construction. Such Building Contractors to be registered as a Considerate Contractor.
- South facing elevations to have larger glazed apertures, whereas North facing elevations to have reduced opening lights. Consider timber windows having double glazed units to achieve 1.6 wm^2k.
- Consider increased insulation throughout the construction above and beyond what is deemed industry standard. Such methods will increase the 'U' value to such components such as floor construction, wall and roof construction.
- Consider bio mass boilers, photovoltaics to roof to dwellings.
- Consider rainwater harvesting tanks from roof rainwater. This can be filtered and recycled for WC use.
- Remaining storm water to be taken to soakaway or alternatively again rainwater harvesting crates which can then release rainwater at 5 litres/second into a main sewer. Such facility will reduce the amount of rainwater surcharging into the existing storm system.
- Consider permeable paving to any hardstanding area.
- Other aspects will be incorporated and implemented under a Building Regulations application and as such, Part G – water calculations will be required. Part L – conservation of fuel and power where target emission rates are compiled, energy saving light bulbs, 98% energy efficiency boilers are installed. Consider using wood burning stoves. SAP and EPCs will also be required upon completion.
- The developer will need to consider the Code for Sustainable Houses and BREEAM.