

Design & Access Statement

Proposed new dwelling

Land adjacent / West of
2 Hangman's Lane
Hinckley
Leicester LE10 1SU

Reference 3215 /2 - DA

J Mastin, TMCS

20th March 2024

for Mr M Evans



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Preamble

This statement submitted in support of a planning application for development of one new dwelling (chalet bungalow).

Accompanying information includes;

3215 /2 - DA	Design & Access statement (this document)
3215 /2 - 1	Proposed ground floor plan & elevations (1:50 / 1:100)
3215 /2 - 2	Proposed first floor plan & roof layout plan (1:50)
3215 /2 - 3	Proposed site (block) plan & site location plan (1:200 / 1:1,250)
1030 (A)	Topographical survey plan by Survey Hub
[No ref.]	Arboricultural survey & report by RJ Tree Services Ltd (05.16)
[No ref.]	Tree Survey Statement by RJ Tree Services Ltd (01.03.24)
[No ref.]	GOV.UK Flood Map for Planning report (20.03.24)

1 Application site

Host property plot of land, adjacent (West of) 2 Hangman's Lane

- 1.1 The existing property to the West of No. 2 Hangman's Lane ("the plot") comprises an irregularly shaped open plot, broadly on a North-West / South-East axis and parallel to the Western-most part of Hangman's Lane.
- 1.2 The plot is undeveloped, until recently featuring overgrown vegetation and mature trees, some subject to TPO designation (including Weeping Willow, Crack Willow and Ash varieties). Following recent high winds, the majority of trees in the plot have been felled to alleviate ongoing safety concerns (please see section 3).
- 1.3 The plot grounds are generally bare earth and boggy. The plot is not level, with relief falling away in Westerly and Southerly directions.
- 1.4 The plot connects with Hangman's Lane to the South, facing South to No 53 Sunnyside. Further West, the Hangman's Lane highway is replaced by a private drive that serves the nearby Ashby Road Sports Club.
- 1.5 The North-Western and North-Eastern boundaries are shared with relatively long properties to Ashby Road. The Eastern boundary adjoins No. 2 Hangman's Lane. An L-shaped area encloses the North-Western corner, acting as a rear access into No.133 Ashby Road.
- 1.6 Site boundaries employ mixed treatments:

North / North East	Chain link fence only 1.2m; perimeter screening by neighbour trees
East	Panel fence in concrete & timber, 2.0m
South / South West	Partially open; panel fence in concrete & timber, 2.0m
West / North West	Chain link fence only 1.2m; perimeter screening by neighbour trees

Host property surroundings

- 1.7 Nearby settlement form is relatively linear, to Sunnyside and Ashby Road. Hangman's Lane is unusual with only 4 homes fronting the highway, in varying form, bulk and orientation. The proposal involves creation of one more dwelling in this pattern, to the West.
- 1.8 The surrounding area is primarily residential, characterised by brick-built detached housing, ranging across bungalow, chalet bungalow and two storey scales. The immediate neighbour, No.2 Hangman's Lane, features a detached bungalow. Gardens nearby are typically generous, whilst the street network is pleasantly tree- and shrub lined. Local character is one of 'sleepy suburbia'.
- 1.9 The application site is well connected to the Hinckley town centre, and facilities - the Barwell Lane ASDA superstore is located 410m away from the plot, whilst the key junction linking arterial routes Ashby Road, Derby Road and Upper Bond Street is 1.0km away, approximately. These roads feature local shops and services, plus excellent public transport links.



Image 1 (right)

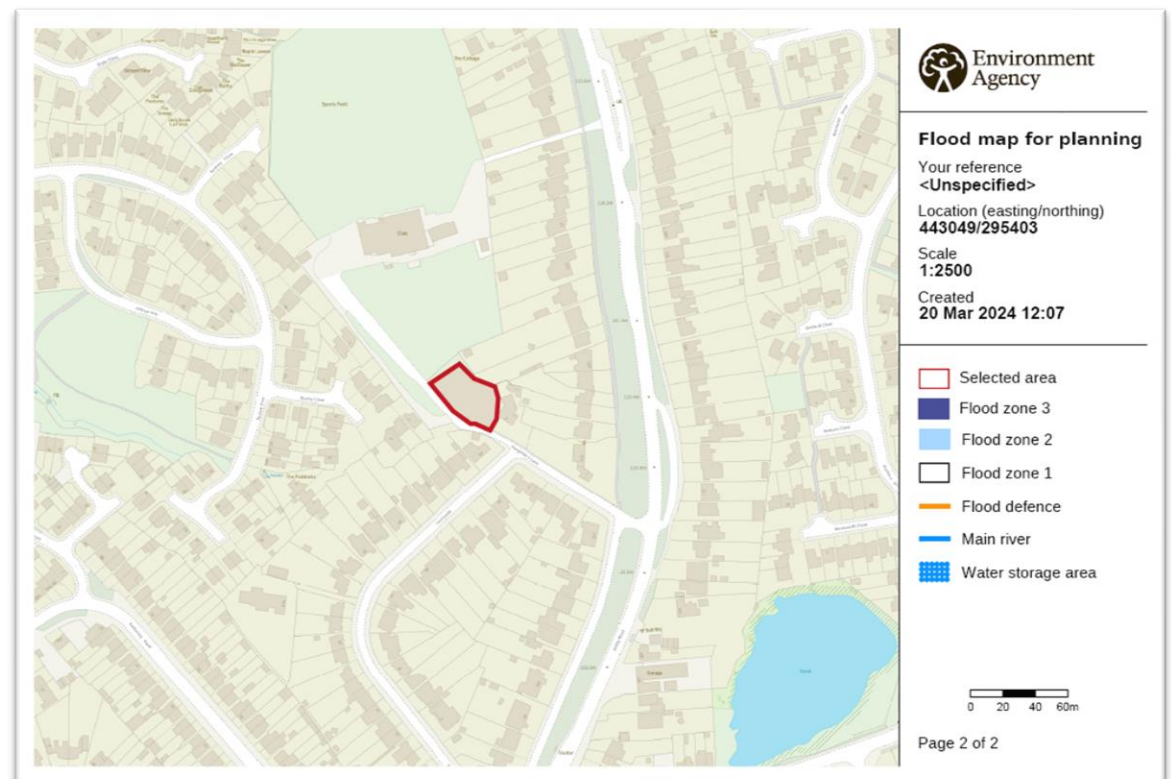
Aerial mapping of the plot (red outlined)

2 Planning context

- 2.1 The host property is situated within the Hinckley settlement boundary / limits to development. The proposal is therefore acceptable in principle.
- 2.2 The plot lies within Flood Zone 1 - with less than 1 in 1,000 annual probability of river / sea flooding ($< 0.1\%$) (Environment Agency). The site is unlikely to suffer flooding or contribute to increased flood risk elsewhere. A formal flood risk assessment (FRA) is not provided with this application.

Figure 1 Flood zone mapping for plot at Hangman's Lane, Hinckley (outlined red).

Available from: <https://flood-map-for-planning.service.gov.uk> - accessed 20.03.24



- 2.3 The plot is not subject to statutory or local listing. It is not situated within a Conservation Area.
- 2.4 There is no known enforcement action - such as an Enforcement Notice, Planning Contravention Notice, Breach of Condition Notice or Listed Building Enforcement Notice - logged against the plot.
- 2.5 The plot has not been identified as a specific place of local archaeological interest, or within an archaeological alert zone. It is not recorded as a site of historical industry, and there are no specific contamination concerns that may affect use of the property as a residence.
- 2.6 The plot does not comprise a site of special scientific interest (SSSI), a local nature reserve or a local wildlife site. It is however subject to TPO designations, reference '*Town and Country Planning Act 1990 Hinckley and Bosworth Council Tree Preservation Order (TPO) Land at 2 Hangman's Lane 2002*' and '*TPO Hangman's Lane (Modified) 1976.*'

3 Application history / TPO

3.1 Applications have been submitted for the plot, as below;

06 / 00130 / FUL > APP / K2420 / A / 06 / 2026203	Erection of a single storey dwelling PLANNING APPEAL (06 / 00130 / FUL)	REFUSED 5 th May 2006 DISMISSED 16 th April 2007
07 / 00657 / FUL	Erection of a single storey dwelling	REFUSED 31 st July 2007
17 / 00259 / TPO > APP / TPO / K2420 / 6192	Remove a group of Crack Willow Trees PLANNING APPEAL (17 / 00259 / TPO)	REFUSED 8 th May 2017 DISMISSED 1 st March 2018
24 / 00201 / TPO	See below	PENDING - submitted 1 st March 2024

3.2 The above records show two previous attempts to develop the plot at Hangman's Lane. Both were refused because of mature trees to the site interior - protected by TPO - that constrained design quality. The applications relied on the felling of protected trees that contribute amenity value to the area, alongside preservation of other specimens that caused the associated dwelling design to harm the interests of neighbour No. 2 Hangman's Lane.

3.3 Later efforts to amend the TPO, based on safety concerns (eg. stem decay, dead limbs throughout crowns) and limited life span, were also refused.

3.4 **Following the recent storm events of January 2024, emergency tree works were undertaken at the plot to clear fallen limbs, assess damage and to fell affected trees in order to make safe the land. These works were carried out by Mr James Bonham, with the authorisation of Mr Lindon Morgan of Planning Enforcement, following email dialogue; the relevant reference number for this case is 24 / 00027 / UNTPOH.**

- 3.5 A related application for tree works was submitted on 1st March 2024 by Richard Jones MICFor F Arbor A CEnv (RJ Tree Services Ltd), for the following: *'(G1) - Remove to ground level the crack willow trees in the group G1 and plant replacements. (T2) - Remove to ground level and plant a replacement. (T3) - Remove to ground level and plant a replacement'* (application reference 24 / 00201 / TPO).

Mr Jones provides that the remaining trees at the site (Crack Willow group G1 and Weeping Willow T3) pose a foreseeable risk of collapse on people or property, whilst the remaining Ash tree T2 is in poor health and may break up at any time. He advises that these risks outweigh the loss of amenity value that would be caused by their removal, and therefore recommends felling to ground level and replacement planting.

- 3.6 **This planning application therefore corresponds to the pending tree works application 24 / 00201 / TPO, with the erection of one new dwelling, of a high design quality, made possible by the additional and final felling programme as recommended by Mr Jones.**

Image 2 View South East from Sports Club grounds (pre-felling)



Image 3 View North West along Sports Club driveway, plot visible right (pre-felling)



4 Rationale for development

Rationale owner's perspective

- 4.1 The plot at Hangman's Lane is extensive, with a maintenance burden in respect of tree litter and boundaries - but without a discernible use. New development - coupled with tree felling and new planting - would reduce this burden, link it to a new residence and encourage attentive care of the grounds.
- 4.2 Felling the residual Crack Willow group G1, Ash tree T2 and Weeping Willow T3, with subsequent replacement, will alleviate risks to people and property and improve the landscape character in the long term - in connection with windfall delivery of one new dwelling in a sustainable location.
- 4.3 There is established residential development along Hangman's Lane, generally comprising spacious suburban homes. Development of one new chalet bungalow is commensurate with this settlement pattern, and is appropriate for the overall character of the area.
- 4.4 Pedestrian and vehicular access from Hangman's Lane, immediately East of the Ashby Road Sports Club, appears viable. At the proposed site access, there is a lengthy gap in the highway side boundary fence that is already established.
- 4.5 The proposal will improve natural surveillance over the Western extent of the highway, which is not well overlooked by nearby homes. Anti-social behaviour, including littering and trespass onto the plot itself, would be discouraged or fully prevented.



Rationale local planning policy

4.6 The National Planning Policy Framework (NPPF) provides that:

60. *To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community.*

61. *To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance. The outcome of the standard method is an advisory starting-point for establishing a housing requirement for the area ..*

4.7 Under the standard method, current calculations for Hinckley & Bosworth Borough are set out in the *Residential Land Availability Monitoring Statement (April 21 - March 22)* - with a headline housing delivery target of **472 dwellings per annum**. The analysis also provides that windfall 'small' sites (9 dwellings or fewer) make an important contribution to housing delivery - with recent small site housing completions set out in table 6, below - and that;

1.5 *As the Council's Core Strategy was the strategic policy document which set the Borough's housing requirement and was adopted in 2009, it is considered that the policies specific to housing are more than five years old and therefore Hinckley and Bosworth Borough Council will be using the local housing need based on the standard method.*

4.8 The analysis goes on to confirm that, in view of this target, Hinckley & Bosworth Borough Council have **4.89 years of housing supply land available** (see Table 7, below), which is below the 5 year ideal (ie. there is not enough land for new homes, even allowing for small site windfall gains). The proposal for one new dwelling at Hangman's Lane would therefore be valuable in boosting housing delivery, against the derived target.

Table 6: Annual Completions on small sites (1 April 2019 to 31 March 2022)

Year	Small site completions
2021/22	130
2020/21	83
2019/20	101

Table 7: 1 April 2022 five-year housing land supply position

		Dwellings
a	Borough Housing Requirement (standard method and affordability ratio) Total Required (x5)	472 dwellings per annum 2,360 dwellings
b	Deliverable housing supply required for 5 years with additional 5% buffer (5% of annual requirement of 472 dwellings = 24 dwellings)	496 dwellings per annum 2,480 dwellings
c	Housing Supply (1 April 2022 – 31 March 2027) Row 2. Large Sites = 2,036 dwellings + Row 3. Small Sites = 214 dwellings + Row 4. Small Sites Windfall Allowance = 174 dwellings + Row 5. Barwell Sustainable Urban Extension = 0 dwellings + Row 6. Earl Shilton Sustainable Urban Extension = 0 dwellings	2,424
d	Overprovision/Shortfall (b - c)	-56
e	Number of years supply (c / 496 dwellings per annum)	4.89

Tables sourced from

pp 16 – 17, *Residential Land Availability Monitoring Statement (April 21 - March 22)*

- 4.9 More generally, Hinckley is the principal urban location in the borough: new housing and employment developments are directed there, ahead of smaller settlements that lack key infrastructure to support it. The location is sustainable in the context of the National Planning Policy Framework (NPPF).
- 4.10 The plot is located within the Hinckley Limits to Development, with a presumption in favour of sustainable development that otherwise accords with relevant planning policies and other material planning considerations.
- 4.11 As an unused land parcel at the Western end of a residential street, that is capable of supporting one new dwelling, the plot may be described as 'infill' development. In this context, the proposal supports the goal of achieving an appropriate housing density for the Hinckley urban area – a minimum of 40 dwellings per hectare under Policy 16 of the existing Core Strategy. This figure is increased to at least 45 dwellings per hectare under Policy HO04 Housing Density, of the emerging *Hinckley & Bosworth Local Plan 2020 – 2039*.



Rationale emerging Hinckley & Bosworth Local Plan 2020 - 2039

- 4.12 The Hinckley & Bosworth Local Plan 2020 – 2039 sets out the local planning authority's strategic vision for the borough, and is understood to be under examination by the Planning Inspectorate now. Although not yet adopted, the policies within the plan are a material consideration in current planning decision-making.
- 4.13 The emerging Local Plan contains the following policies, which are salient to the proposal;

HO01 Provision of New Housing

... Residential development within the identified settlement boundaries will be supported where it accords with relevant development plan policies.

HO02 Housing Mix, Size and Type

To meet the housing needs of the borough, residential developments should provide a mix of dwelling sizes informed by the most up-to-date evidence of housing need.

It is important that new housing provision reflects the changing demographic needs of Hinckley & Bosworth's population. To this end, ground level accommodation is increasingly desirable as part of the overall housing mix, in catering for elderly, frail and disabled residents. The proposal incorporates all key accommodation on the ground level (ie. Master bedroom with bathing facilities, separate WC, Kitchen and Living areas).

HO03 Space Standards

All new dwellings, including from change of use and conversion, should comply with the Nationally Described Space Standards, as set out in the Technical Housing Standards (2015), or as superseded.

The proposal fully complies with the technical requirements of the *Nationally Described Space Standards* for new homes, which can be found here:

<https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard/technical-housing-standards-nationally-described-space-standard>

5 Design

- 5.1 Although radical departure from existing, nearby architecture might confer a striking appearance or contrast, this would be inappropriate for what is effectively an 'infill' development. Furthermore, as the location has no heritage significance, the design ethos adopted is one of reasonable congruence with the prevailing built form.
- 5.2 As the new building should relate well to nearby structures, homes along Hangman's Lane and Sunnyside are considered in a design appraisal. The nearby Beatty Close is considered less relevant, although Nos. 6 and 7 are visually related to the development when viewed from the sports grounds.

Appraisal nearby homes: scale, massing and built form

- The nearest neighbour, No.2 Hangman's Lane, is a detached, single storey bungalow with gardens primarily to the Eastern side
- Nos 1, 3 and 5 Hangman's Lane are each two storeys in height with additional single storey blocks, detached
- Homes on Sunnyside vary considerably: closer to Hangman's Lane, these houses are mostly detached but with a contrasting mixture of bungalows, chalet bungalows and 'full height' two storey dwellings
- Roof pitches are not uniform; gable and hipped features are common
- Multiple scale transitions and plan shape variations; few of the homes are design coordinated

Appraisal nearby homes: architectural features

- Varied materials palette: traditional red bricks, plain tiles, buff brickwork, concrete interlocking tiles, rendered panels, tile cladding
- Modern style casement windows, generally in white UPVC
- Relatively few Porches
- Moderate eaves projections and verge boxing at gable ends, white plastic
- Mature trees and shrubs, with low walls to enclose frontage lawn / driveway spaces
- Varied opening styles (fenestration): flush / plain, bay windows, bow / oriel, feature landing lites & dormers
- Quaint but piecemeal appearance
- Neatly paved driveways with off-street parking space

5.3 From the above, a loose ethos of suburban architecture is adopted: key principles include (i) pitched roofing with dormer windows, (ii) plurality in materials (to reflect nearby facades), and (iii) typically modern (orthodox) design, rather than contemporary.

The proposal built form

- 5.4 Scale and massing characteristics are taken from nearby chalet bungalows on Sunnyside – with the main dwelling footprint oriented on the North West -to- South East axis of the main plot proportions. The proposed dwelling is taller than the immediate neighbour No.2 but with a front-facing gable wing for coordination.
- 5.5 A 40° roof pitch is adopted, with the main gable ends at side elevations and front facing gable for visual interest / contrast. Gable design is also carried across the two front elevation dormer windows, for additional coordination.
- 5.6 The principal elevation is staggered to provide interesting relief in the built form, as viewed from the highway: the front-facing gable steps back 3.06m to the main dwelling shape, allowing for a side entrance position, with a further 1.96m set-back at the Eastern wing. These measures also create variation in the roof line, visible from all elevations.
- 5.7 The rear elevation offers the least design variation, as the aspect of the house that is most concealed from view.
- 5.8 Generous separation distances are included around the building, for external access and landscaping – setting the structure away from boundaries and replicating the development grain of Hangman's Lane, especially the neighbouring property at No.2. The dwelling has been purposefully set away from this neighbour by fully 12.0m.

Image 4 View North West from Hangman's Lane (pre-felling)

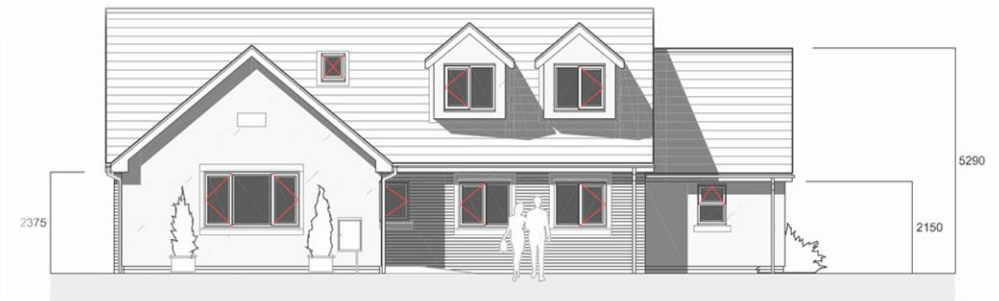


Image 5 Wide view from Hangman's Lane / Sunnyside junction (pre-felling)



The proposal aesthetics

- 5.9 To reflect the varied materials of Hangman's Lane and Sunnyside, mixed red brickwork is employed alongside off-white or cream render panels at the front gable and offset Eastern wing. Dormer windows are also finished in render, to coordinate finishes across the structure and to lighten appearance.
- 5.10 The offset Eastern wing features a lower ridge for vertical transition and softening where the dwelling connects to neighbouring Hangman's Lane properties. The rear facing dormer window has a flat roof, to reflect the longer and unbroken ridge line when viewed from the rear (North). Please note that this dormer window - serving a Bathroom - would be obscure glazed to Pilkington Level 4 / 5.
- 5.11 Finer detail is employed to distinguish the property as new;
- 5.11.1 High quality pantiles are used for a softened roof finish
 - 5.11.2 Windows are well spaced, arranged in banks and narrower - for a modern appearance. There are three rooflights for additional daylighting
 - 5.11.3 Cast stone cills are employed throughout, and full surrounds are used to emphasise key openings (eg. front facing gable window)
 - 5.11.4 Cast date stones are included on the front facing and Eastern gable ends, for variation in the wall face.



The proposal exterior

- 5.12 The newly created garden and lawns will be extensive, totalling 563 m² – providing ample room for replacement tree planting as discussed in section 3, above. This amenity space figure does not include hard surfaced patio, path and driveway surfaces.
- 5.13 A 4.0m, semi-circular patio is proposed at the North Western aspect of the dwelling, connecting to the main bulk of the private gardens, with a smaller secondary patio rear of the (ground level) Master bedroom. The garden will not be overlooked due to the substantial separation distances from other homes. The garden will comprise newly laid Dwarf Rye turf, with replacement tree planting sited towards the Western / North Western boundary (and otherwise in accordance with project arboriculturist advice).
- 5.14 New timber panel fencing will be erected at the boundaries that are currently formed in chainlink fencing to 1.2m, taking the overall fence height to 2.0m. This step will preserve the privacy of future occupants, and existing neighbours.
- 5.15 The patio and perimeter passages (largely open, within the plot) will be hard surfaced for maintenance and access purposes. Driveway hard surfacing will contrast the patio / passage - materials are subject to confirmation. The driveway is to feature soft landscaped verges and a raised, graded lawn on the Eastern side, retained by 0.75m high walling in (eg.) brickwork or timber sleepers.

6 Materials

6.1 Walls

Bulk of new dwelling in mixed red / buff brickwork, eg. Hanson Abbey Blend Red [image A, below], neutral mortar, flush pointed

Contrasting front gable, Eastern wing & dormers in through-coloured render, smooth, off-white or cream eg. Monocouche XF Heritage White [B]

6.2 Roof

Pitched roofing in concrete pantiles, eg. Redland Fenland 'Breckland Black'

Flat roofed dormer in single ply EPDM, steel drip edge with decorative moulding [C]

Rooflights in grey / black metal [D]

6.3 Windows / doors

White UPVC or powder coated aluminium bi-folding door, patio & Utility doors [E]

Windows in white UPVC; cast stone cills [F] & surrounds

Front entrance door in composite, timber effect or feature colour

6.4 Detailing

Black plastic half-round gutters eg. FloPlast 114mm & matching round section downpipes eg. FloPlast 68mm dia.

Grained 18mm fascia & 9mm soffit boxing in white plastic



[A]



[B]



[C]



[D]



[E]



[F]

7 Access

The following will discuss access conditions at the site. A detailed transport analysis is not submitted with this planning application.

Sustainable transport

- 7.1 Hinckley enjoys regular bus services through the town, with multiple stop locations along Ashby Road / A447 and across the town centre. The closest stop is approximately 255m from the development site, easily reachable on foot. No new public transport links are proposed for the development.
- 7.2 Arriva bus services 148 and 158 serve Ashby Road stops, in turn connecting to Leicester city, Leicester Forest East, Earl Shilton, Barwell, Nuneaton, Bedworth and Coventry. Further services 7, 7A, 8 and 11 travel through the urban centre, providing short hop journeys in and around Hinckley.
- 7.3 Hinckley railway station is located 2.5km South of the plot, on Southfield Road / B590. Bus services 148 and 158 stop at Granville Road, less than 1 km from this station, with short hop travel also available as above.
- 7.4 Future occupants will be able to visit local facilities on foot, such as the ASDA superstore (500m walking distance, approx.) and Ashby Tavern (535m). The key junction linking arterial routes Ashby Road, Derby Road and Upper Bond Street is 1.0km away, approximately. These roads feature local shops and services, and mark the beginning of the town centre.
- 7.5 Travel by car is possible, although parking limitations may discourage reliance on car travel into the main town. Travel by bicycle is equally viable, with abundant space available within the developed plot for bicycle storage (eg. via secured shed).

Access by car

- 7.6 A new vehicular access into the development is to be sited towards the South Eastern tip of the plot, where existing boundary fencing is absent. The plot boundary immediately adjoins the highway, whilst the carriageway edges are unmade. Subject to relevant technical approval(s) / the *Leicestershire Highways Design Guide*, this edge would be kerb lined as part of the development, with dropped kerb stones at the threshold.
- 7.7 The plot entrance would be formed in low brick walling, to reflect homes on Sunnyside, with a gatepost opening of 5.0m width.

Parking

- 7.8 A generous off-street parking area with three spaces is provided within the plot, on a hard surfaced and smoothly graded driveway. The residual driveway space provides ample room for turning within the site and leaving in forward gear (tracked turn shown on plan, to demonstrate).

Deliveries / refuse

- 7.9 Where unable to access the site via the generous gateway opening, commercial delivery vehicles are likely to temporarily park on the Hangman's Lane / Sunnyside junction when visiting site. This junction provides satisfactory turning space for such vehicles. Existing traffic patterns are expected to continue on both roads, as before.
- 7.10 Refuse collection patterns will be unchanged, with domestic waste receptacles left out by future occupants at the driveway threshold (12.7m from the similar access for No.2 Hangman's Lane). This collection point is not materially different to existing arrangements.
- 7.11 Two potential bin storage locations are marked on the proposed site plan (BINS 1 and BINS 2), both out of public view but conveniently sited near to final exit doors. Waste receptacles may be transferred to the collection point at the highway threshold, via perimeter paving / driveway hardstanding, with a transfer distance of 25m or less.

Lifetime Home Standards

- 7.12 The Lifetime Homes Standard has been employed to achieve an inclusive design, and to audit the final layout. Discussion notes are not included in this statement (available on request), beyond confirmation that the submitted design is fully compliant with the 16 criteria (where relevant to a single dwelling).

8 Sustainability statement

The following comments outline how sustainability goals are incorporated into the project, albeit a detailed design has not yet been produced.

Built fabric

- 8.1 The proposal has yet to be designed in respect of UK Building Regulations. When undertaken, technical design will have reference to the most recent edition of *Approved Document L: Conservation of fuel and power, Volume 2: Buildings other than dwellings 2021* (as amended 2023).
- 8.2 Openings within thermal fabrics are limited, to allow daylighting and (purge) ventilation but without unnecessarily increasing solar gain to the interior. SAP modelling would be undertaken by energy consultant during the technical design stage, with fabric standards specified to suit their predictions.
- 8.3 The size of apertures and openable fittings will be evaluated against Part O of the UK Building Regulations; where alterations are necessary to achieve compliance, this would be regularised through an application for a non-material amendment following a grant of planning permission.
- 8.4 Where viable, modern methods of construction (MMCs) will be considered for timely and sustainable delivery of the building – eg. timber frame technology, structural insulated panels, modular building or hempcrete components.



Renewable technology

- 8.5 Solar panels are not included in the design, although the West-facing roof plane (front gable) is appropriate for a photo-voltaic array. Here, solar energy could be collected throughout the day - and potentially stored via solar battery - helping to reduce future electricity consumption.
- 8.6 Use of solar PV will be considered at technical design stage, alongside space / water heating methods, other renewable technologies and the optimal energy strategy. It is understood that solar PV could require a fresh or amended planning application, or formal variation of a condition.
- 8.7 An air source heat pump is included in the proposal, as the primary means of heating the interior and for hot water supply - eg. Mitsubishi Ecodan R32 Monobloc pump, with 210 litre hot water cylinder (ultra quiet 52 dBA at 1.0m, A+++ high efficiency system). The final product choice would be confirmed following the SAP modelling process and supply chain confirmation. The pump is to be located discreetly at the proposed rear elevation, out of general view yet easily accessible for maintenance purposes, from the enclosed garden.
- 8.8 Multiple spaces are included within the new dwelling that would house renewable plant and controls, including integrated cupboards 1 (main entrance) and 2 (below stair), plus a specific plant room (cpd. 3).



Physical building properties

- 8.9 The building's form and mass is effective in terms of space heating, as usable floorspace is largely contained in a compact main block, across one and a half well-insulated storeys. This dense space is easier to heat than a sprawling or complex building – and less heat is lost through external fabrics.
- 8.10 Whole dwelling ventilation will be achieved through passive (natural) means, with purge ventilation enabled by openable lights and background ventilation by discreet trickle ventilators.
- 8.11 Mechanical ventilation will be provided to wet / humid areas, in accordance with UK Building Regulations. This approach may change in accordance with energy and space / water heating strategy (eg. mechanical ventilation with heat recovery, MVHR).

Materials & waste

- 8.12 Local materials will be employed wherever possible, to minimise transport impacts and to affect greater familiarity between new and existing finishes.
- 8.13 Waste management will be undertaken as per good construction practices, with specialist advice sought for spoil disposal, deleterious material content and Health & Safety administration. These matters are overseen by individually appointed members of the Project Team.
- 8.14 The new chalet bungalow will have facilities for sorting and recycling waste - within the fitted Kitchen and Utility spaces. Two possible locations for external bins storage are shown on the site plan (BINS1 and BINS2).

