

SUSTAINABLE DWELLING STATEMENT

**Project: DEMOLITION OF EXTENSION DWELLING & OUTBUILDINGS AND
CONSTRUCTION OF REPLACEMENT DWELLING**

Location: LONG EAVES FARM, PINWALL LANE, PINWALL, CV9 3ND

Client: MR. N. SMART



Bailey Design Limited
43a Mitchell's Court
Lower Gungate
Tamworth
B79 7AS

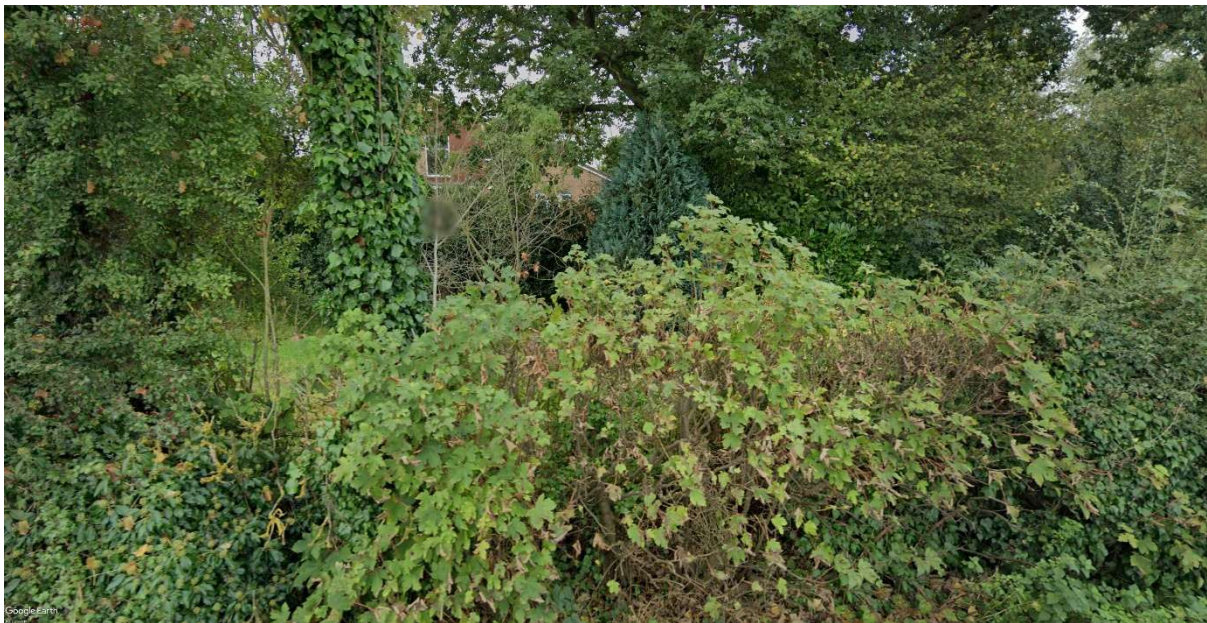
Contents

1. Introduction
2. The Site
3. Design and Layout
4. Sustainability and Eco Strategy
5. Summary

1. INTRODUCTION

- 1.1. This statement has been prepared to support the proposal for the demolition of an existing dwelling and the construction of a replacement dwelling on land within the residential curtilage of Long Eaves Farm, Pinwall Lane, Pinwall, CV9 3ND.
- 1.2. The proposal follows sustainable design principles to accord with re-development in the Green Belt and open countryside.
- 1.3. This statement will form part of a 'Full Planning Application' to Hinckley and Bosworth Borough Council.

2. THE SITE



View from Pinwall Lane



View from Pinwall Lane

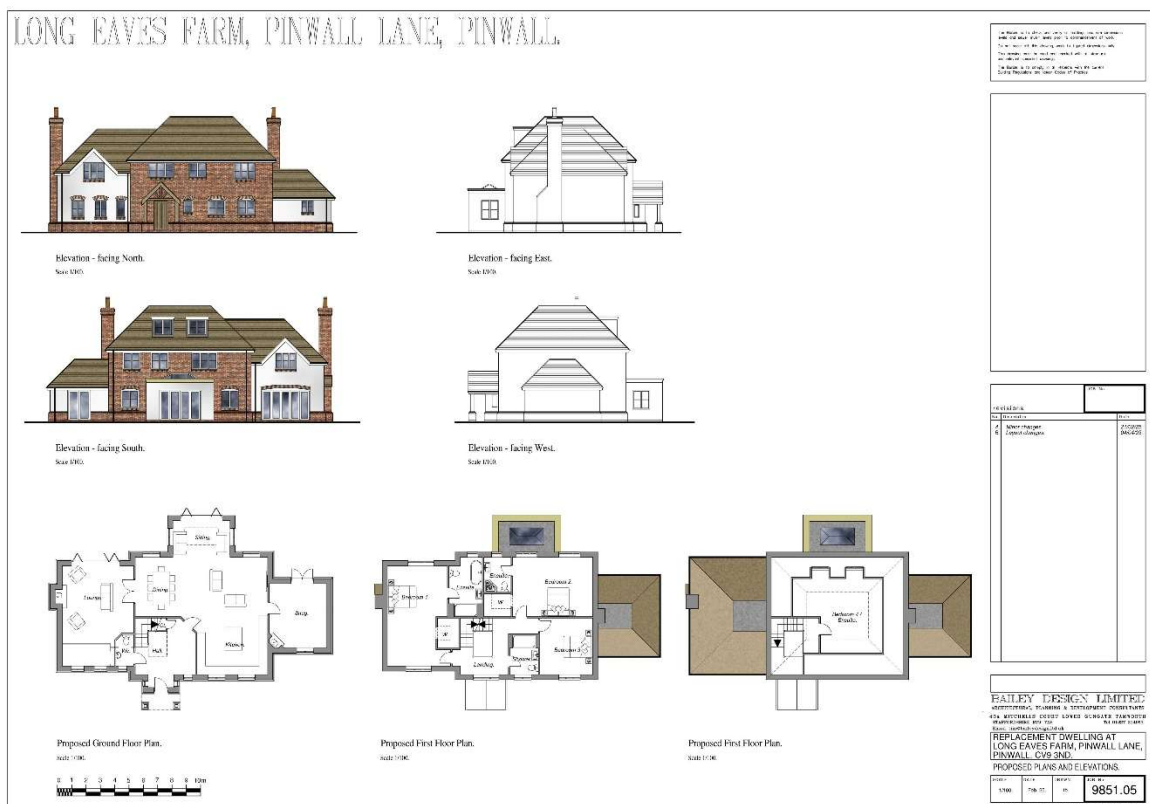


Aerial view

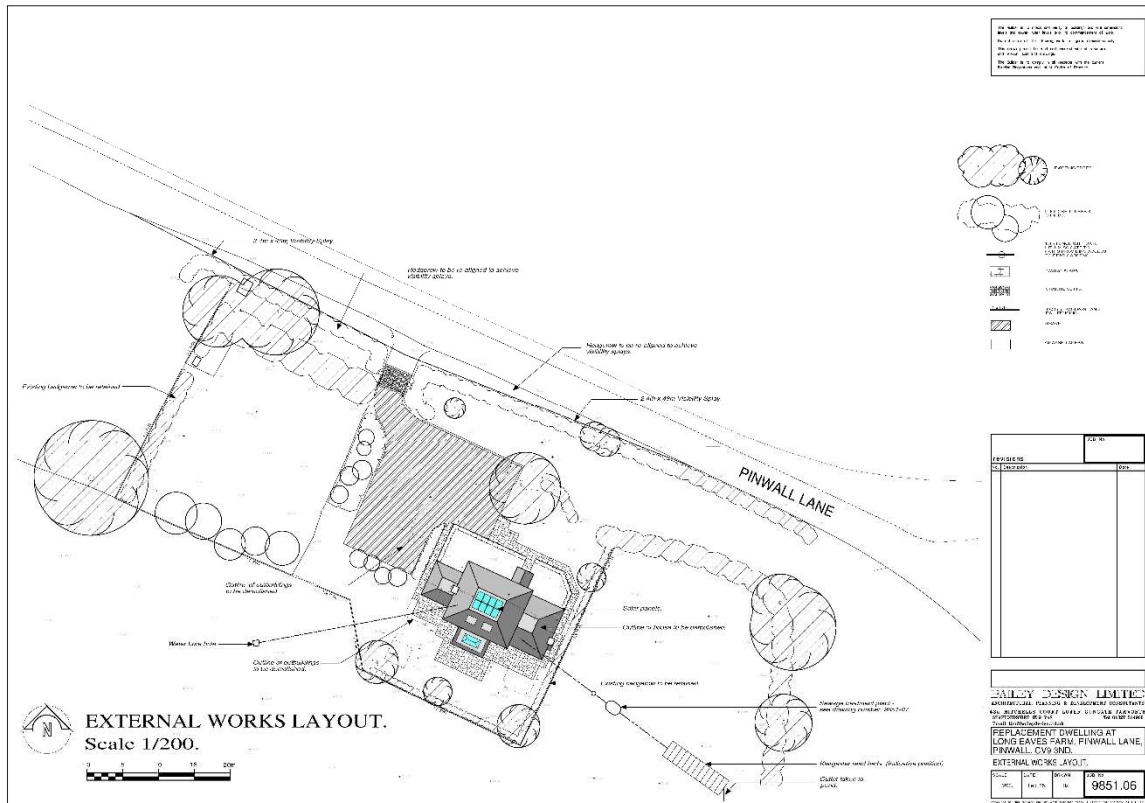
3. DESIGN AND LAYOUT



Proposed Site Layout – drg. No. 9851/04



Proposed Plans & Elevations – drg. No. 9851/05 Rev. B

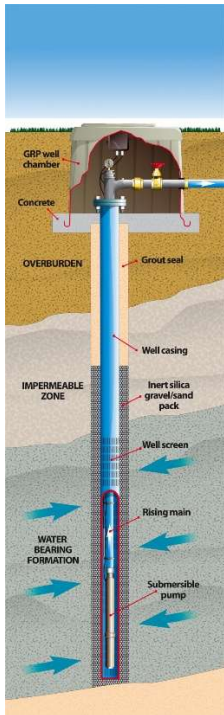


External works Layout – drg. No. 9851/06

4. SUSTAINABILITY AND ECO STRATEGY

4.1. The new dwelling will use modern, efficient materials and sustainable principle throughout to provide lifetime energy savings.
Included within the design:

- Water borehole
- Photovoltaic solar panels to convert sun's light into electricity.
- Geothermal floor panel system to provide heating.
- Biodisc sewage treatment plant with Klargester Reed Beds.



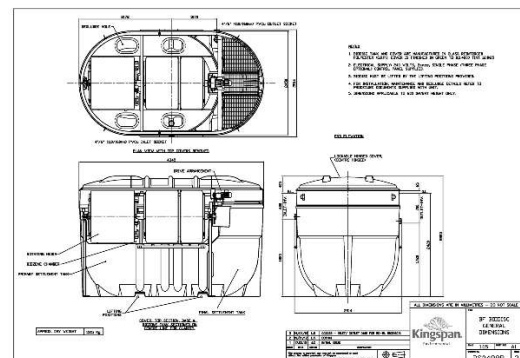
Water Borehole



Photovoltaic Solar Panels



Geothermal Floor Panel System



Biodisc Sewerage Treatment Plan



Reed Beds

5. SUMMARY

- 5.1. This statement supports and demonstrates a sensitive and positive re-development of an outdated dwelling on land within the residential curtilage of Long Eaves Farm. The development would add value to the character of the area and compliment the streetscene, whilst remaining inconspicuous as the building site is comfortably away from Pinwall Lane. Although the site is rural, the new dwelling does not create a strong visual impact on the surrounding environment. The submitted design provides a well distinctive site and home which will provide a positive addition to the local area and allow a family to live sustainably on the local area. The detailed design demonstrates the site comfortably accommodates the home with adequate amenity spaces. The house will be energy efficient and designed to allow occupation with a high housing standard. The schemes high standards of construction and long term sustainability could provide a positive and valuable addition to the area.