

ENERGY AND SUSTAINABILITY STATEMENT

Erection of 40 No. Affordable Retirement Apartments
with associated communal facilities for residents

Site of former Huyton College sports hall and tennis courts, The
Orchard, Huyton, Liverpool L36 5UZ

On Behalf of

Alderley Group
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Revision C

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1.0 INTRODUCTION

- 1.1 This Energy and Sustainability Statement has been prepared by The Keith Davidson Partnership. It is submitted in support of the latest Full Planning Application for the erection of a 40 No. affordable retirement apartments with associated communal facilities for residents at The Orchard, Roby, L36 5UZ.
- 1.2 In preparing this document regard has been made to National Planning Policy Framework (February 2019) and the Knowsley Local Plan Core Strategy (adopted January 2016) with reference to Policies CS2 and CS23 in particular.

2.0 LOCATION AND SITE DESCRIPTION

- 2.1 The application site is situated approximately 200 metres to the south of Huyton Village Shopping Centre and Huyton Rail Station. Huyton town centre provides a wide range of facilities: bus station, library, NHS health centre, Civic Centre and Council offices. From the rail station there are connections to Liverpool, Wigan and Manchester. Nearby to the east of the site is McGoldrick and Huyton Park. The M62 lies to the south with Junction 5 to the west and Junction 6 to the east.
- 2.2 The site was formerly owned by Huyton College. A large portal frame building was constructed on the site for use as a sports hall in conjunction with outdoor tennis courts. The sports hall, since demolished, was a large rectangular building located in the northern half of the site. The building slab is still in situ. The disused tennis courts are situated at the southern end of the site. The application site totals approximately 0.54 hectares, and the entire site is classified as previously developed land.
- 2.4 The site lies within an area designated as a Primarily Residential Area and in The Orchard Conservation Area. It is served by a discrete access from The Orchard, a private road.
- 2.3 To the north is Beaconsfield and No 20 the Orchard known as St Anne's. Both properties were constructed as large Victorian villas although Beaconsfield now operates as a Children's Nursery School (The Orchard Day Nursery), and in the ground of St Anne's is a recently constructed, detached modern house. To the west of the site is Greenhill, which is a Grade II listed property.
- 2.4 The Orchard Conservation Area comprises a mixed residential typography of large interlinked period buildings, converted churches, extended and adapted villas, semi-detached and detached houses. The central core to the Conservation Area hinges around the former boarding school set within private grounds, concealed in nature with secured shared amenity space for residents to enjoy and relax in.

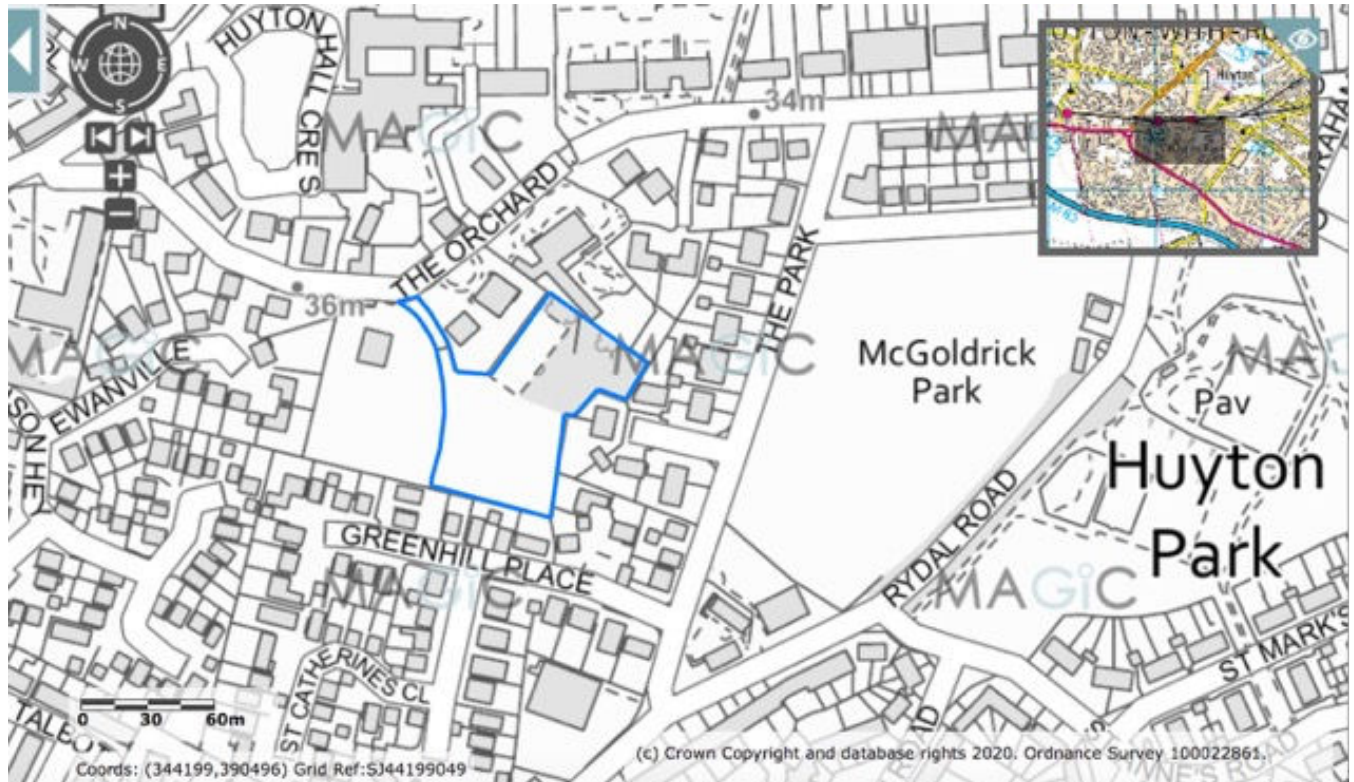


Figure 1: Map Extract indicating Application Site (Source: Magic Maps)

3.0 DEVELOPMENT PROPOSAL

- 3.1 The application proposal is to provide 40no. affordable retirement apartments in 3 distinct but connected three storey buildings, unified by glazed links incorporating lifts and communal stairwells. The proposed building faces onto a courtyard car park, incorporating 22no. parking spaces, accessed from The Orchard by a private driveway entrance. The proposed building is designed as a contemporary structure with a flat roof and brick and glazed elevations relieved by metal wall cladding. The fenestration is designed to provide symmetry, harmony and with a vertical emphasis. The proposed building has a footprint of circa 1,335m², and occupies less than 25% of the site. The remainder of the site will be laid out as soft landscaping and ornamental gardens. The mature trees in the north west corner of the site are to be retained.
- 3.3 The proposed development will comprise 30no. 1 bed and 10no. 2 bed apartments. There will be 13 units on the ground floor with a communal residents' lounge, 15 units on the first floor and 12 units on the second floor.

4.0 PLANNING POLICY

Knowsley Local Plan Core Strategy

- 4.1 The relevant development plan for the area is the Knowsley Local Plan Core Strategy adopted in January 2016. With regard to energy and sustainability the following policies are regarded as relevant:

Policy CS2 - Development Principles; and
Policy CS23 – Renewable Low Carbon Infrastructure.

- 4.2 With regard to Policy CS2, Principle 2 is particularly pertinent, as it refers to the importance of reducing carbon emissions and adapt to the effects of climate change.
- 4.3 Policy CS23(2) is relevant as it identifies that proposal must be accompanied by information that shows that the local environment will be protected.

National Planning Policy Framework

- 4.4 The National Planning Policy Framework (NPPF) document sets out the Government's planning objectives for England and was updated February 2019.
- 4.5 The primary objective of NPPF is sustainable development, therefore focussing on the 3 key principles of sustainability. The framework is split into three sections; planning for prosperity (Economic), planning for people (Social) and planning for places (Environmental), each of which outlines guidance to tackle issues such as housing, transport infrastructure, climate change, business and economic development, etc.
- 4.6 With regard to climate change, NPPF supports a reduction in greenhouse gas emissions and the delivery of renewable and low carbon energy. Climate change is covered in Section 10 'Meeting the challenge of climate change, flooding and coastal change'. In summary the framework advises:

To support the move to a low carbon future, local planning authorities should:

- plan for new developments in locations and ways to reduce carbon emissions;
 - actively support energy efficiency improvements to existing buildings;
 - adopt nationally prescribed standards when setting local requirements for building sustainability.
- 4.7 The overarching objective is to maximise the reductions in total CO₂ emissions through the application of the energy hierarchy with a cost-effective and technically appropriate approach and to minimise the emission of other pollutants.

5.0 ENERGY AND SUSTAINABILITY MEASURES

- 5.1 The proposed development has targeted sustainability throughout the lifetime of the building. In particular energy and water efficiency measures are integral to the building design.
- 5.2 The proposed development will be built under Part L 2013 (with 2016 amendments) of the Building Regulations. The development will significantly reduce regulated CO₂ emissions by incorporating a range of passive design and energy efficiency measures, including improved building fabric standards beyond the requirements of building regulations and energy efficient mechanical and electrical installations.
- 5.3 Through careful consideration of the building envelope construction, the proposed development should avoid future residents being exposed to harmful levels of noise. Sound insulation will be provided on all separating walls and floors between habitable spaces to meet Building Regulations Part E requirements. Enhanced glazing systems will be used.
- 5.4 The energy that has been used during manufacture, processing and the transportation of the materials to site, contributes to embodied carbon emissions. These emissions shall be minimised by the selection of materials for walls, floors and windows that are characterised by reduced environmental and life cycle impacts.
- 5.5 The selected contractor will be expected to source all timbers from sustainable sources, where possible using timber certified under the FSC (Forestry Stewardship Council) certification scheme.
- 5.6 In the tender selection process preference will be given to contractors that source local materials and suppliers where feasible to reduce the transport distances and to support the local economy.
- 5.7 Construction has the potential for major pollution, mostly through pollution to air (through dust emission). To minimise construction site impacts the selected contractor must demonstrate adoption of best practice policies in respect of air (dust) pollution and water (ground and surface) pollution occurring.
- 5.8 The proposed energy solutions for the development include various energy efficiency measures as well as low-carbon and renewable energy technologies with each apartment having MVHR (Mechanical Ventilation Heat Recovery). Each apartment will have electric central heating.
- 5.9 Water consumption will be reduced through the incorporation of water efficient fixtures and fittings. All apartments will be provided with water efficient fixtures and fittings to reduce water consumption below 105 litres per person per day.
- 5.10 A variety of Sustainable Drainage Systems (SuDS) will be utilised to control surface water flows, including areas of permeable paving and rain water collection from the

roof to be recycled for watering the landscaped Water from the roof will be stored in water butt stands connected to the rainwater downpipes to be used for garden watering. These features will be designed to store surface water run off to the equivalent of a 1 in 100 year rainfall event, plus an additional allowance (+35%) to account for increased rainfall due to climate change.

- 5.11 The trees to be retained on site together with the landscape grounds will help to attract wildlife, improve air quality, energy efficiency, and attenuate water.
- 5.12 Health and wellbeing of the occupants will be improved by providing good daylight levels, sufficient private and semi-private outdoor space and indoor comfort.
- 5.13 The impact that a new development has on waste is mainly incurred during occupation. This site has been designed with the intention of reducing the quantity of waste that is sent to landfill by providing residents with facilities to recycle materials, removing them from the waste stream.
- 5.14 The proposed development accords with the high standards of sustainability as prescribed by the planning policies. The proposed development is within easy walking distance of Huyton Town Centre with access to a range of commercial and social facilities. For this reason, it is anticipated that car ownership of prospective occupiers will be lower than average. It is proposed to provide 22 car parking spaces with 11 No. electric car charging points provided and 30. No cycle stands for Residents and 6no. for visitors.