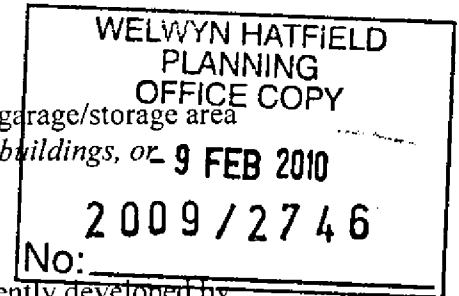


PLANNING DEPARTMENT
OFFICE COPY

11 JAN 2010

**Sustainability statement for redevelopment of ground floor garage to living area at
171 Cunningham Avenue, AL10.**

The redevelopment will be a change of use from the current unused garage/storage area to a living area, and is understood to be a "*Change of use of land or buildings, or conversions*" development.



A) Siting and Land use:

1. The area of redevelopment is within the structure recently developed by Bovis Homes ltd and the ground within the plot of the property. None of this is currently a Greenfield site.
2. Again, the area of redevelopment is within the structure recently developed by Bovis Homes ltd and the ground within the plot of the property. None of this is designated site for nature conservation
3. The area under the current living area of the coach house is currently not used for anything. The redevelopment will allow this un-used area to become part of the living area of 171 Cunningham Avenue.
4. The window that will be installed as part of the redevelopment will be of PVC construction, requiring less maintenance, and more importantly, a longer life, the exterior wall will be in matching brickwork, with a solid foundation to ensure that there will be a longer period before any large scale maintenance or renewal is required. Any wood used will be pre-treated to make it resistant to any rot.
5. The area of redevelopment is within the structure recently developed by Bovis Homes ltd and the ground within the plot of the property. None of this is currently used for agriculture.

B) Impact and the future use of the development

1. The outer wall will be built brick, with a cavity and insulation with block wall on the inside. The window will be double glazed again improving insulation. Both of these will reduce any noise emitted outside of the property.
2. There will be no new exterior lighting as part of the development. Any light emitted will be from the windows of the existing property, as it currently is already.
3. The redeveloped part of the building will be used as a living area. There should be no odours emitted from within the structure. A bin for rubbish is already in place, this will be moved behind a newly installed gate.
4. NA
5. The building is just over 1 year old, with drainage for rainwater and gray water already in place, constructed by Bovis Homes ltd. There will be no change to this.
6. Part of the development will see a ground area currently covered in wood bark changed to a parking area. This area will have the bark removed and replaced with a semi-permeable membrane and covered in gravel.

7. No change will take place to the current water consumption – toilets are already of a low water usage design (dual flush).
8. Na
9. Na
10. A condensing boiler is already in use on the property, with thermostatic control. All exterior walls and the floor area will be insulated.
11. na
12. An area will be created to allow storage of cycles, a bus stop is within a minutes walk from the property.
 - i. No change is anticipated from current
13. NA
14. An area will be available next to the property where recycling boxes and general waste bins will be available.
15. NA
16. No change
17. No change
18. None anticipated but any plant live which is found to be protected will be moved to another part of the area.
19. No change
20. NA
21. Gated area will reduce access for wild life from accessing waste.
22. Use of chipboard (made of recycled wood).
23. NA
24. NA
25. Na
26. NA
27. NA
28. NA
29. NA
30. NA
31. Area for cycle storage will be provided, with no other change to land outside of property boundary. Bovis Homes will have worked with the council to design and provide access for pedestrians and cyclists in the area as part of their development.
32. Will allow a wheelchair user to access the ground floor areas, currently there is no access to any part of the living area of the property.
33. na
34. Secure area for cycle storage will be provided.
35. na
36. No change will take place to the number of available parking spaces.
37. Local building firm will be contracted to carry out the necessary work.
38. NA
39. NA
40. NA

41. Use of key operated window openings, where installed, fixed panels in all other ground floor openings. Current hidden area will be gated to reduce access.
42. NA
43. No industrial hazardous materials will be stored at the property. General household hazardous materials will be stored as per instructions on packaging.

C) Construction Period

1. NA
2. Soil areas will not be affected by internal development. External areas will be covered to protect against any risk of contamination.
3. Work will be done within normal business hours. Very little demolition work will be required, work that is will be carried out manually rather than by heavy machinery.
4. Very little dust will be created by the redevelopment work.
5. Drains will be covered while work is carried out outside the property (very little work will be carried out outside of the property structure).
6. No odours expected from construction work other than paint, where low emission paint will be used.
7. Na
8. No demolition work will be carried out.
9. No vegetation will be in the immediate area of work.
10. No wildlife currently habituating in the area of work.
11. No heavy machinery will be used during the redevelopment.
12. Any materials used as part of the development will be stored as per the manufacturers guidelines by contractors employed to carry out the work.
13. Only materials used by current development guidelines will be used.
14. Neighbours will be informed of work that will be carried out, and any anticipated disruption if any.