

Additional local and national level documentation -Planning Assessment

Development description:
This statement is in support of an application for the erection of a detached, single storey, timber framed domestic building, constructed by TG Escapes Ltd. This building is similar in conception and construction to many hundred individually designed buildings granted planning consent in all areas of the UK.

This 15.5sqm building features a flat roof and attached deck area. Internal accomodation consists of a main area, attached waiting area with WC.

Planning Policy:
We believe that this proposal is compliant with all relevant all national and local level planning policies and requirements. This is evidenced by the many consented applications nationwide in myriad locations and settings.

Planning Policy consulted:

National Planning Policy Framework (2012)
DCLG Planning Practice Guidance (2014)

National Planning Policy Framework:

We believe development of the nature proposed achieves the NPPF's – and the planning system's primary goal of *Sustainable Development* (ie paragraph 7 of the NPPF which the italicised text below is taken from) in its economic, environmental and social roles. Good educational buildings help meet the aspiration *to support growth and innovation*. Improved public facilities aid the provision of *supporting strong, vibrant and healthy* communities by promoting social inclusivity and cohesion through improved facilities which the wider community can make good use of. And good quality architecture, which we believe TG Escape buildings represent, achieve the goal of *contributing to protecting and enhancing our natural, built and historic environment*. Moreover, their use of prudent design and conscientious materials (outlined in the statement below) help *mitigate and adapt to climate change including moving to a low carbon economy*.

Paragraphs 56 and 57 state:. *The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.*

57. *It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.*

The proposed is congruent with these offering attractive, considered, inclusive and bespoke design accessible by all, and high quality natural materials which help improve the visual amenity of the space located it's within.

- Sustainable Development**
- One of the primary motivations of the the TG Escape Ltd is to provide ecologically and environmentally sensitive buildings. As a result our buildings achieve (depending on individual specifications and requirements) an 'A' or 'B' EPC (energy performance certificate) rating when assessed by independent evaluators. Virtually every component, material and constructional method used in the manufacture and assembly of the TG Escape is selected with the environment in mind, below is a summary of some of our 'green' features:

- Foundation System**
- Mini Pile system or screw pile system with minimal ground disturbance and spoilage.

- Walls and Roof construction**
- Timber from certified, sustainable sources.
 - 80% recycled insulation.
 - Airtight, lightweight construction.
 - Low U-values

- Glazing**
- Oiled Hardwood screens from sustainable sources. No toxic surface treatment.
 - High performance coated Low E double glazed units.
 - Argon filled.
 - Fully draught sealed.

- External Cladding**
- Western Red Cedar from Sustainable sources (FSC and PEFC certified).
 - Oiled or left to silver naturally.
 - No toxic surface treatment.

- Services**
- Class-A rated equipment.
 - Low energy LED lighting systems with optional smart control.
 - Instantaneous or solar water heating.

- Activities**
- The TG Escape is offsetting its activities and CO² emissions generated with **Climate Care**.

Lighting Assessment:

Equipment schedule:Ultra low watt LED recessed spot lights fitted to external soffits above entrance screens.

Equipment details / Comments:GU50 fittings. LEDs provide a subtle down-lighting effect and do not produce glare. Primarily installed to highlight entrance areas and not to illuminate landscape.

Position and number of units: (see drawing number 14 - elevations)

Hours of operation: At user's discretion.

Plan with beam orientation: Down-lighters used only. No lighting with outward casting beam proposed at design stage.

