

DESIGN AND ACCESS STATEMENT

NYM/2015/0834/FL
-7 SEP 2015

Project

Proposed extension to the existing general storage building to provide Log Store and Boiler House adjacent The Wath, Gainforth Wath Road, Cloughton for Mr Ray Owen. The facility will provide biomass heating for the main house.

Justification

- 1.00 As part of the applicant's sustainable energy strategy. In essence, this additional facility will be a smaller version of a similar facility to that approved at The Falcon Inn by notice NYM/2015/0834/FL dated 02 March 2016

Siting

- 2.00 Adjacent the existing dwelling and forms a small complex of three existing buildings.

Screening and Planting

- 3.00 The existing storage building is located to the rear of The Wath and set well back from Gainforth Wath Road and is, for the most part, screened by hedging fronting the road to the east and by the existing steel framed agricultural building to the north. See attached photographs.

Size of facility

- 4.00 The size of the building is an "infill" extension to the existing storage building and has been determined by the cubic content of the stacked timber and manoeuvring allowance for a forklift truck.

Materials

- 5.00 Roof: mono pitched with natural coloured Profile 6 Fibre Cement Profiled Roofing Sheeting all to match the existing.
- 5.01 Rainwater goods: Black Upvc
- 5.02 Walls: North and East elevations - painted profiled steel sheeting to match the existing agriculture building.
- 5.03 External frames: main access - painted profiled steel sheeting to match the walls.

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Personel door - painted softwood to match the existing stable type doors.

5.04 Boiler flue pipe: twin wall stainless steel - painted black above roof line.

Sustainable Energy

6.00 The provision of the Biomass boiler is primarily to replace the existing oil fired system and be part of the applicant's sustainable energy strategy.

6.01 Timber will be supplied from the applicant's own forest where non destructive forestry techniques are employed.

6.02 After preliminary procedures at source, the timber will be delivered to Teydale Farm, also owned by the applicant, for further processing.

6.03 After processing, the timber will be transported to the Falcon Inn and it is envisaged that, once operational, only one delivery per year will be necessary and comprise approximately 30 cubic metres when stacked to assist air drying.

6.04 The fuel used will meet the new RHI revised sustainability requirements, as introduced on 5 October 2015, and comply with the greenhouse gas (GHG) emissions limit and specific land criteria.

Benefits of biomass heating

7.00 The use of biomass in heating systems is beneficial in so far as it uses agricultural, forest, urban and industrial residues and waste to produce heat and electricity with less effect on the environment than fossil fuels. This type of energy production has a limited long-term effect on the environment because the carbon in biomass is part of the natural carbon cycle; while the carbon in fossil fuels is not, and permanently adds carbon to the environment when burned for fuel (carbon footprint). Historically, before the use of fossil fuels in significant quantities, biomass in the form of wood fuel provided most of humanity's heating.

Burning biomass, such as wood pellets or logs, emits the same amount of carbon dioxide as is absorbed while the plants were growing. Therefore, biomass is classed as carbon-neutral renewable energy. Biomass boilers burn biomass fuels extremely efficiently and use the heat produced to provide heating and hot water.

7.01 The sophisticated control systems and burn efficiency means that heat and fuel are not wasted and there is very little waste/ash which will be removed by the applicant.

Drainage

8.00 Surface water to soakaways. No foul drainage required.

Parking

9.00 The unit does not require provision for any additional parking.

Access

10.00 Off Gainforth Wath Road. Existing vehicular movement will not be compromised by the proposal.

Compliance with Core Policy

11.00 The proposals are in accord with Core Policy D2 and the Renewable Energy Supplementary Planning Document.

Architectural Services

5 September 2016

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