SUPPORTING INFORMATION FOR THE PROPOSED DEVELOPMENT OF 2 PASSIVHAUS DWELLINGS ON LAND TO THE REAR OF 59 FAR BANK, SHELLEY, HUDDERSFIELD

APPLICATION NUMBER 2016/62/90756/E

SITE SELECTION:

The site has been in the applicants ownership and their family for three generations. Originally bought to raise and fatten cattle for the past owners business, it has not been used for that purpose for almost 50 years. On occasion it has grazed horses but has been vacant for approximately 4 years.





In approximately 1971 a section of the land adjacent to Far Bank was transferred to build a detached dwelling, that being 59 Far Bank. The local authority at that time insisted an access was maintained to the land at the rear for any possible future development if and when the category of land use was changed.

The site has a gentle slope from west to east, and north to south, and viewing from Far Bank, very little of the development will be apparent. The position of the proposed dwellings will cause little disruption to adjacent properties. The applicants appreciate the possible concerns of their future neighbours and the orientation has been carefully considered to maintain privacy, views and light well within current guidelines.

The site is bounded by dry stone walls. Hawthorne grows along the north boundary within the curtilage of the adjacent properties.

Grasses/plants identified within the site are: Yorkshire fog, Fescue, Couch, Annual meadow, Buttercup, Dandelion, Dock, Thistle and Plantain.

To mitigate the effects of developing the site, a landscape/planting scheme is proposed to provide an enhanced environment for wildlife.

Design:

The applicants are passionate to build Passivhaus, those being super-insulated, low energy homes.

This is a departure from the usual construction details of properties in Shelley and along Far Bank there is a range of different eras reflected in the architecture found.











Pictures show a variety of dwellings along Far Bank.

PASSIVHAUS PRINCIPLES:

Passivhaus principles far exceed current Building Regulations codes. A typical 3/4 bedroom detached home can expect to use £1200-£2000 per annum of energy,

whereas a Passivhaus of similar size can expect those costs to be between £200-£300. To achieve this it is generally accepted a timber frame construction packed with insulation is necessary. High construction standards are required and material choices should be relevant.Given that stone has no thermal value, this material can be used minimally, merely adding interest and tying the material to adjacent buildings in the surrounding area.

Given the high costs of materials and technology to achieve Passivhaus, this type of construction is generally undertaken by self-builders desiring the promise of a comfortable energy efficient home. Around the country local authorities are allowing such dwellings and this initiative is very much inline with government and global requirements to use less energy.

MATERIAL CHOICES:

Timber cladding

Random coursed stone

Triple glazed powder coated aluminium windows and doors

Metal roof

Examples follow of materials:



This property in Almondbury originally traditionally brick faced with a tiled roof, has undergone significant refurbishment, replacing those traditional materials with render, large areas of glazing and a metal roof.



LOCATION ISLE OF HARRIS.







LOCATION — HOVE, SUSSEX.



SCOTTISH HIGHLANDS.



LOCATION - WEST QUANTOXHEAD
SOMERSET

AREA OF OUTSTANDING NATURAL BEAUTY

HANSE HAUS PASSIVHAUS