



TN07 SUSTAINABLE BUILDINGS

Argyll and Bute Local Development Plan 2

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Sustainable Development can be defined as being “development that meets the needs of the present without compromising the ability of future generations to meet their own needs” (The Brundtland Definition, as sourced in Appendix F of NPF4).

Prior to reading this technical note, applicants should have read TN06 *Sustainability* which provides guidance on the wider considerations of siting a development in the natural or built landscape as well as the impact of a development on the community, economy and environment.

This technical note provides additional detail to policy 09 *Sustainable Design* of the adopted Argyll and Bute Local Development Plan 2 (LDP2).

Aesthetic design considerations will follow and compliment sustainable building considerations, and this is covered in Policy 10 *Design- All Development* and the council’s Design Guidance (which is intended to be consolidated and updated during the Plan period).

1.0 FABRIC FIRST APPROACH

- Following on from siting the building to maximise energy efficiency (refer to TN06 *Sustainability*), the building envelope should be designed in a way to minimise the heat loss as well as the materials used. This means considering the form and scale of the building so as not create unnecessary additional external wall areas, or a building which is larger than is required.
- The design of the building should allow for future adaptability and incorporate space for home working, along with suitable WiFi provision.
- The materials selected should contribute towards Scotland’s net-zero carbon targets. Buildings design should maximise the performance of the building materials and components first, before considering the use of mechanical or electrical building services systems.
- The lifecycle of the development, its materials and components should be considered at the start of the project. Higher quality materials may be more expensive at the outset but may perform better and for longer.
- Building materials should have a low environmental impact e.g. from sustainable manufacturing processes, be recycled and/or be local.

2.0 RENEWABLES AND WATER

- Renewable energy sources such as solar panels may in some cases be suitable, however consideration should be given to the embodied energy in the creation of these.
- Also refer to Technical Note on Minimising Water Consumption for detail on water saving technologies, grey water systems and sustainable water systems.

3.0 ANCILLARY DEVELOPMENT, PARKING AND LANDSCAPING

- Outbuildings should relate to the main building in form and design and be carefully positioned on the site, relating to the main building.
- Landscaping can significantly assist the integration of new development within the built or natural environment. Landscaping can take the form of soft or hard features and performs its function best when designed as an integral aspect of a new design.
- Hard landscaping should be kept to a minimum
- Consideration should be given to LDP2 policy 06 *Green Infrastructure*

4.0 THE CHECKLIST AND PARALLEL CONSIDERATIONS

A Sustainable Buildings [checklist](#) has been prepared as an Appendix to this Technical Note which must be completed and submitted with all applications. Separately, a Sustainability Checklist (TN06) covering the wider impacts of siting a development in the natural or built landscape as well as of the development on the community, economy and environment must be submitted.

APPENDIX TO TN07: SUSTAINABLE BUILDINGS CHECKLIST

It is mandatory that potential developers complete this checklist for all applications for development. It is intended that by completing the checklist the applicant could take the opportunity to review the sustainability of their project and make changes to their application, where appropriate and to ensure compliance with LDP policies. Not every criterion will be relevant for every development, for example extensions, in which case “not applicable” should be noted in the details column.

FABRIC FIRST	Give details
Provide details of any proposals to use re-cycled or locally sourced materials?	
What measures will be taken to reduce construction site waste	
What construction materials will be used to reduce embodied energy?	
Does the design provide adaptability for changing needs over time? If so, explain how	
Demonstrate how the design provides dedicated space for home working? Has fibre broadband or Wi-Fi infrastructure been installed to allow home working?	
Have the energy requirements for the building been calculated? If so, provide details of this.	

RENEWABLES AND WATER (see also Technical Working Note on Minimising water Consumption)	Give details
What percentage of the total building energy demand will be produced from on-site renewable energy technologies.	
Outline how space/water heating, cooling and lighting will be delivered using low or zero carbon technologies.	
Provide details of any water saving technologies to be employed such as aerated shower and tap heads?	
Provide details of any measures which have been adopted to re-use 'grey water' or harvest rainwater?	
Has a sustainable waste water system been designed to avoid pollution of the water environment? If so, provide details.	

ANCILARY DEVELOPMENT, PARKING AND LANDSCAPING	Give details
Provide details of the provision for on-site storage of waste and recyclates?	
Provide details of allowance for bicycle storage?	

Does the development have an electric car charging point?	
Provide details of any porous surfacing materials for drives, paths and hardstandings?	