12.Achieving well-designed places

Paragraph 124 NPPF 2018 states:

124: *The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process*

Given that TG Escapes place substantial emphasis on excellent, sustainable, efficient but subtle modular design and and that the proposal is a result of an iterative process encompassing the client's (including their pupils, staff and wider community) needs, detailed site analysis and local and national planning guidelines, we believe the proposed achieves the expectations outlined above and helps create better places to study and work without aggravating the wider community with insensitive proposals.

Paragraph 127, NPPF 2018 states:

127. Planning policies and decisions should ensure that developments:
a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The proposal has been through an iterative process with the client which, despite its modular construction, ensures it's a bespoke response to brief, site, location, relevant legislation, planning policy and budget.

It is designed to be an appropriate addition to the locale creating a feature that compliments the surrounding landscape and buildings, avoids slavish repetition or pastiche and presents an ecologically-aware aesthetic which is of its time. We believe it to feature a sleek, contemporary exterior at ease in most settings irrespective of their types or styles. This is evidenced by hundreds of granted planning applications for similar (but not the same) buildings in all areas of the UK in all manner or rural, sub-urban and urban locations.

Internal planning has been carefully considered to provide bright, spacious well arranged accommodation of intuitive, inclusive layout.

PLANNING AND FLOOD RISK (FLOOD SENSITIVE SITES)

Paragraph 155 NPPF 2018 states:
155. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

Paragraph 163 NPPF 2018 states:

When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment.
Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:
a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
b) the development is appropriately flood resistant and resilient;
c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
d) any residual risk can be safely managed; and
e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

Paragraph *165* NPPF 2018 states:. *Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.*

The proposed development area is located in flood zone 1. Therefore the likelihood of flooding is not considered great.

A flood risk assessment is not normally required for developments less than 1ha in flood zone 1 and we believe that the proposal would not be effected by sources of flooding other than rivers and the sea and therefore a FRA is not required. The proposal does not have an adverse effect on a watercourse, floodplain or flood defences or impede access to flood defense/management facilities and would therefore have no significant effect on local flood storage capacity of flood flows. The floor construction is raised and will allow water to flow under the building and will therefore not add to the existing volume of buildings on the site that can increase any potential flood level.

Storm drainage will be sent to soakaway, where soil conditions are favourable, boundaries and buildings are beyond 5m and such an approach is deemed suitable for this site.

14.Meeting the challenge of climate change, flooding and coastal change.

Paragraph 150 and 153, NPPF 2018 state:

150. New development should be planned for in ways that:
b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards

153. In determining planning applications, local planning authorities should expect new development to:
b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

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 (depending on local ground conditions)

Walls and Roof construction
- Timber from certified, sustainable sources.
- 80% recycled insulation.
- Airtight, lightweight construction utilising a separate air leakage barrier to reduce heat loss.
- Low U-values

Glazing
- Oiled Hardwood screens or high performance Aluminium screens from sustainable sources. No toxic surface treatment.
- High performance coated Low E double glazed units.
- Argon filled.
- Fully draught sealed.
- strategically positioned 'sun-pipe' units for consistent top light.

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.
- Air-Source heat pump space heating.
- Passivent system to provide year -round ventilation to class areas.

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