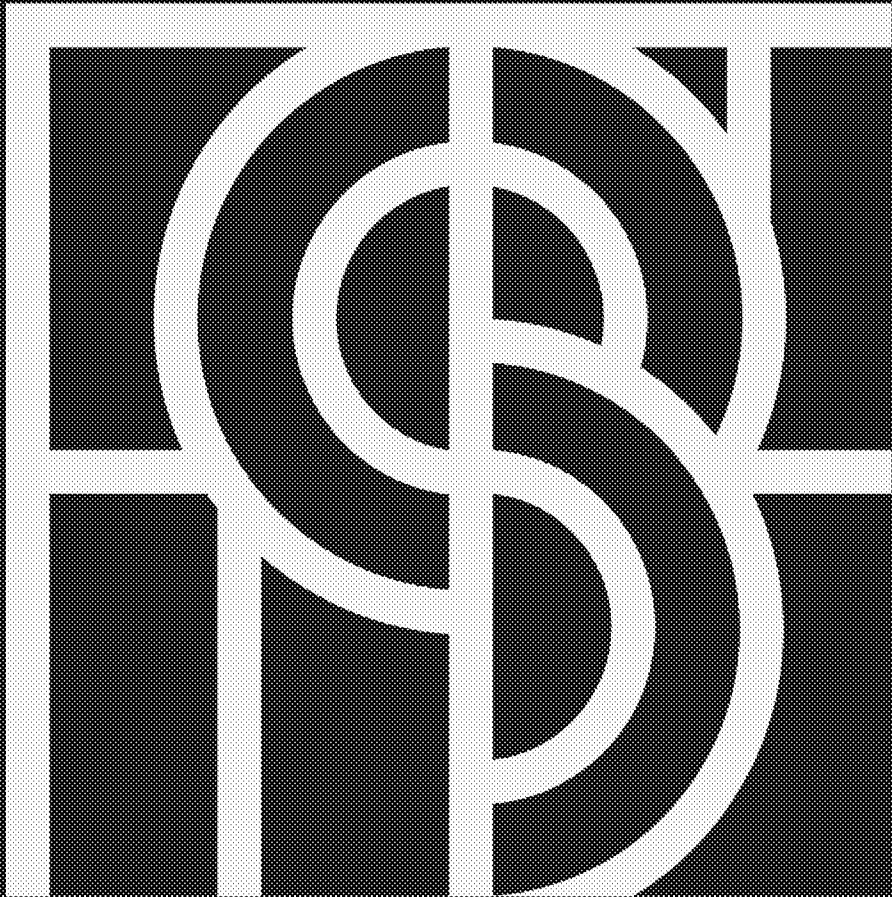


# SUSTAINABILITY STATEMENT

Land West of Hangar Down House,  
December 2024





# Smith Simmons & Partners

SUSTAINABILITY STATEMENT - Land West of Hangar Down House, Tortington

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## 1.0 INTRODUCTION

The proposal is for 1 No new dwelling and associated works on land to the West of Hangar Down House, Priory Lane, Tortington. This statement sets out the sustainable credentials of the design and specification of the proposals.

## 2.0 PROTECTING AND ENHANCING THE BUILT AND NATURAL ENVIRONMENT

2.1 The proposals have been designed to minimise the impact on existing surroundings and to ensure that their scale, massing and materials are sympathetic to the surrounding context. New native planting and tree buffer is proposed to the perimeter of the site. The new dwelling is well set back from the lane. Furthermore, the new home is of a quality design and material palette. Please also refer to the Planning Design and Access Statement.

## 3.0 MINIMUM WATER EFFICIENCY OF 110 LITRES PER PERSON PER DAY

3.1 In compliance with Part G of the Building Regulations, water use will be restricted to 110 litres per person per day by incorporating the following measures:

- Dual flush wcs
- Aerated spray taps to sinks and basins
- Low-flow shower heads
- Water efficient white goods
- Water butts for harvesting rain water

## 4.0 BUILDING FOR LIFE 12

4.1 The following is a short summary of the salient points in respect of the proposal:

- The site is well located for local services including local pubs (1.4 miles away), primary (1 mile away) and secondary schools (4.4 miles away), surgery (1.0 miles away) and a convenience store (1.3 miles away).
- The public right of way footpath, number 3404 runs south from Hangar Down House. The proposal site is also just 500m from Tortington Common and Binsted Woods.
- The proposal site is between two main-line stations, Arundel station 1.5 miles to the north and Ford Station 1.3 miles to the South.
- Bus stop is located on the A27, 0.8 miles to the North with regular buses on the number 9 route.
- The proposed dwelling will be of a high quality contextual design using traditional materials.
- Boundary landscaping has been carefully considered and existing retained/protected and further enhanced where possible.
- The scheme has carefully considered the context of the area and potential impact on neighbours. The massing and density of the built form is varied with two storey and single storey elements.





- Parking is in accordance with WSCC standards. Car, cycle and visitor spaces are provided.
- Bin/recycling and bike storage is provided. This will encourage recycling and cycle usage.

## 5.0 MINIMISATION OF ENERGY CONSUMPTION

5.1 Where possible building materials with low embodied energy will be prioritised. This will be undertaken using the BRE Green Guide to Specification. All timber will be sourced in accordance with the FSC (Forest Stewardship Council) guidelines.

5.2 The energy performance of the home will achieve the 2021 (incorporating 2023 amendments) Building Regulations Part L Conservation of Fuel and power standards. The fabric of the building will be specified as follows:

- Fabric first approach
  - Insulated to Part L 2021 (incorporating 2023 amendments) standards (partial filled cavity wall construction, insulated floor and loft, energy efficient windows and external doors)
- Renewable technology
  - Air Source Heat Pump to provide space heating and hot water.

5.3 In addition to these measures the following will be incorporated:

- Accredited detailing at building junctions to minimise heat loss
- Advanced heating controls
- Low energy lighting
- Low energy mechanical ventilation
- Efficient low energy heating system

5.4 Throughout the construction phase, a Construction & Management Plan will be employed. Good planning and management will be used to reduce waste, utilise local labour and materials, and reduce water and energy use.

## 6.0 ADAPTATION TO CLIMATE CHANGE

6.1 Surface water run-off from roofs and driveway will be designed following the principles of sustainable urban drainage systems. The parking/access will have permeable surfacing.

6.2 External openings to the proposed buildings are largely traditional in size and together with the increased insulation levels proposed will reduce the potential for overheating.

6.3 New planting will consider the need for native, drought resistant and environment tolerating planting and plants that encourage wildlife.

## 7.0 PROTECTION AND ENHANCEMENT TO THE HISTORIC AND BUILT ENVIRONMENT, OPEN SPACE AND LANDSCAPE CHARACTER



7.1 The site is not within a conservation area and there are no listed buildings near-by. There is a Tree Preservation Area to the North of Priory Lane. The proposals will not affect this area.

## 8.0 NATURAL ENVIRONMENT AND BIODIVERSITY

8.1 Further ecological enhancements can be considered and incorporated into the scheme:

- Hedgehog entrance holes to any new fencing
- 'Hogitat' hedgehog house to the rear gardens
- 1no compost bin
- Sparrow ISO 'Schwegler' terrace nest box built into the cavity wall to the north elevation
- Bat boxes

## 9.0 APPROPRIATE AND SYMPATHETIC DESIGN

9.1 Please refer to the Planning Design and Access Statement, which describes the new home's scale, height, appearance, form, siting and layout and how it has been sensitively designed to respect the character and identity of the local area.

## 10.0 REDUCING POLLUTION

10.1 The new home will be provided with an electric car charging point to reduce emissions from vehicles.

10.2 The proposed home will have a secure reliable high-speed internet connection to encourage working from home.

10.3 External lighting will be kept to a minimum and fittings with low spillage specified to reduce light pollution.