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Eastmere Stables, Eastergate, West Sussex, PO20 3SJ

Sustainable Construction Statement

Introduction

9 N° Proposed new build dwellings, including access, on former stables/equestrian facilities.

This statement sets out to clarify the sustainable design & construction criteria embedded within the proposed scheme.

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Maintaining and Enhancing the Built Environment

The proposals have been designed to minimise the impact on the surroundings & ensure that scale, massing, materials, proportions, plot size & development vernacular are sympathetic & complimentary to the surrounding environment. Where possible, existing foliage & soft landscaping is maintained, with augmentation & adjustments to suit the proposals. New native planting & trees are shown in locations to provide maximum public benefit.

The new dwellings are located with good distance from each other & include design for minimised overlooking potential. Distances from boundaries always exceed 1m. Plots 1 & 9 have been designed to be sympathetic in height to the existing adjacent chalet bungalow, in addition to Plots 2 & 3 being single storey for further reduced impact. Additionally, this provides a more varied vertical scale to the site entrance & majority of the shared access road.

The proposals materials are of high quality & complimentary to the local environment design language.

Building Regulations Compliance

Water Usage

In compliance with the current Building Regulations Approved Documents, the proposed dwellings will be constructed to restrict water usage to max. 110 lts, per person, per day. This will be achieved by incorporating the following measures;

- Dual Flush WC's
- Aerated taps to sinks & whb's
- Flow restriction to shower heads
- A-rated water efficient appliances

Energy Efficiency

In line with a fabric first approach, which seeks to minimise energy demand, the following energy efficiency measures are proposed for all dwellings;

- External Walls u-value of 0.17 W/m^2K
- Glazing u-value of 1.40 W/m^2K
- Exposed Floors u-value of 0.10 W/m^2K
- Roof u-value of 0.15 W/m^2K

Air tightness & Ventilation will conform to & exceed Approved Document Part L requirements. By reducing air leakage loss & convective bypass of insulation, an improvements of air permeability rates will further reduce space heating requirements.

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Minimising the risk of overheating due to solar gain is important, so as to ensure that the new homes are adapted to climate change & remain comfortable to occupy in the future. All homes will have openable windows, providing the ability to naturally ventilate. Solar control glazing (low g-value) will be installed to reduce uncomfortable solar heat gains across the development, as necessary. Glazed areas are reduced in surface area to comply with Building Regulation maximums, for a simplified approach to overheating strategy compliance.

The scheme utilises electricity to service each home, to respond to the continuing decarbonisation of the electricity grid. It is proposed that all dwellings are heated from Air Source Heat Pumps, via electric resistance heating. How water will be provided from insulated cylinders within each dwelling. Zoned controls & seasonal allowances will be incorporated into the mechanical/electrical systems, to provide the most efficient solution delivering a compliant building, as well as comfortable home

Energy efficient lighting will be installed in 100% of internal fittings in the homes, in addition to any external lighting to private areas.

Throughout the construction phase, careful planning & management of process will be employed to reduce waste from materials, labour & energy, by means of employing local labour/trades & consistency of shared finishes. (rationalised construction techniques)

Reducing Pollution

Each new dwelling will be provided with an electric car charging point, to respond to national policy & government directive to reduce emissions from vehicles.

All new dwellings will be high speed internet enabled, allowing working from home practices.

Barrier Free Design

The majority of dwellings are compliant with the guidance contained within the Building Regulations Approved Document, Volume 1: Dwellings M4(2) Category 2: Accessible and adaptable dwellings. (subject to exact sanitaryware & kitchen design) Whilst this level of adaptability is not required by policy, this response & design intent ensures the homes will be equipped to better deal with lifetime occupation.

This includes;

- Level access to the dwelling from parking (900mm approach route)
- Increased parking bay size (wheel traffic suitable finishes)
- 850mm clear entrance door width
- 300mm leading edge to all doors
- Minimum widths to halls, in front of kitchen units, sanitaryware & around beds
- Sanitary facilities with outward opening doors & compliant layouts & potential assistance

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These requirements & design principles build on the original guidance contained within Selwyn Goldsmith's *Designing for the Disabled*, in addition to the Communities & Local Government *Code for Sustainable Homes* Technical Guide. Both of these documents recommendations are replaced/superseded by the requirements contained within the current Building Regulations.

The dwellings are also compliant with the recommendations contained within the Department for Communities & Local Government *Technical housing standards – nationally described space standards*, which sets out desirable dimensions & requirements for appropriate design response for modern living provisions.

Conclusion

The NPPF provides a framework for achieving sustainable development, which has been summaries as *"meeting the needs of the present without compromising the ability of future generations to meet their own needs"* (Resolution 2/187 of the United National General Assembly). At the heart of the framework is a **presumption in favour of sustainable development**.

The Applicant has provided a balanced response to the above directive, within the proposal of mixed scale, size & type of dwellings, compliant with the latest regulatory reforms.