

Sustainability Statement & Energy Strategy

19 Ullswater Close, Bromley BRI 4JF

1. Introduction

This statement has been prepared to accompany a planning application for the above.

Details of the proposed scheme are set out in the accompanying drawings and design and access statement.

The works proposed to construct one new house on small scale, and therefore the level of detail that can be expected need only be very limited.

2. Energy Strategy

The proposed development will feature renewable energy technologies in the form of solar panels (minimum of 20% from renewable sources) together with energy efficient measures that have been incorporated into the proposals so as to achieve savings where practicable. The proposed development features the following key energy efficient design measures.

- a) High Levels of insulation provided in the roof space, ceilings, walls and building fabric generally
- b) `A` rated condensing combination boiler. Heating and hot water is therefore to be provided by an efficient replacement gas boiler.
- c) Time and zone heating control.
- d) 100% low energy lighting
- e) Draft proofing

The above measures will achieve significant reduction in energy use and carbon emissions.

3. Sustainability Statement

The following provides a summary of the approach to the proposed development.

3.1 Climate Change adaption, mitigation and energy

- a) High levels of insulation to be provided throughout the fabric of the building.
- b) Attention given to minimise (where possible and practicable) thermal bridging and air leakage.
- c) 100% of new internal fixed lighting and external lighting to be dedicated low-energy.
- d) Where supplied, white goods will be energy efficient (A+ or A rated).
- e) Internal drying lines over baths will be provided with adequate ventilation provided in these areas complying with Approved Document F (ventilation). This feature will encourage the drying of clothes naturally rather than using a tumble dryer.
- f) The external rear garden is suitable for hanging washing.

3.2 Materials

- a) Consideration will be given to using materials and construction that have a low environmental impact.
- b) Where possible, materials will be chosen that are responsibly sourced (such as FSC timber), recycled or reclaimed.
- c) All insulation materials will have a GWP (Global Warming Potential) of 5 or less.

3.3 Water Use

- a) Indoor use will be restricted by use of fittings with lower flow rates, baths with smaller capacity, dual flush toilets, and (where applicable) washing machines and dishwashers with low water usage.
- b) Both dwellings will have water butts fitted to the rain water pipes to collect water run off from the roofs.

3.4 Rainwater Management

Increase permeable paving areas.

3.5 Waste

The dwelling will incorporate dedicated general and recyclable materials storage in accordance with the local authority waste contractor collection requirements.

3.6 Health and wellbeing

- a) Rooms will have good levels of day lighting, and décor will enhance this (also reducing the need for artificial lighting)
- b) Materials with low VOC emissions will be used.
- c) Improved acoustic insulation between units.