PROPOSED REDEVELOPMENT OF 65 SALTERTON ROAD, EXMOUTH, EX8 2EJ

SUSTAINABLITY STATEMENT

2/7/2020
ARA Architecture
File No. 8020

SUSTAINABILTY

Energy

The development will have a reduced energy consumption as a result of its construction and will be fitted with low energy light fittings.

The kitchen will be provided with ECO Labelled white goods, where fridges, freezers, dishwashers are supplied they will have an "A" Rating. Where gas boilers are used the heating will be of a condensing type with low energy rating.

Boilers and appliances will be energy efficient and all dwellings will undergo a predicted energy assessment to ensure energy efficiency within the building envelope. Energy performance will be assessed using the SAP 2015 methodology and is to be rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based upon carbon dioxide (CO^2) emissions.

The orientation of buildings and habitable rooms within the dwellings maximises the potential for daylight within the units with natural ventilation to all habitable rooms.

Water use will be reduced by the provision of a combination of water efficient taps, dual flush toilets, and careful plumbing design.

Recycling facilities and composting will be provided in accordance with EDDC's waste collection policy.

Transport

The site is a 30 minute walk from the town centre of Exmouth and a 15 minute walk from a large 24 hour Tesco's.

Within a 1-2 minute walk there are bus stops with connections to Exmouth Town Centre and Exeter.

Secure storage will be provided for at least 1 cycle for each apartment and there are convenient cycle routes to town and estuary cycle route and beyond.

Delivery vehicles, fire appliances and rescue lorries will be able to access the site as necessary.

Target vehicle speeds outside the site are 30 mph within the site speeds will be due to the sites geometry and limited and shared surface length less than 5 mph.

Construction Materials

All of the timber used throughout the build will be of softwood from sustainable replenished forests. All timber used throughout the development will be softwood from sustainable replenished forests. Preference will be given to the use of traditional local materials where available to reduce the transport distances and to support the local economy. The four key areas for sustainable construction are:-

1. Selection of sustainable building materials;
2. Selection of appropriate working methods;
3. Reduction of construction waste;
4. Appropriate health and safety strategy

Sustainable construction will form a key principle of the development requiring that the whole life time of all products are considered.

Where possible the development will provide for high levels of insulation and be maintenance free.

Ecology

The site holds no ecological value this will remain unchanged.