

## Ecosystems Service Statement for 35 Paddock Road, Lewes

This statement is being made in conjunction with the heritage statement and application to repair and upgrade 35 Paddock Road, Lewes from single glazed windows to double glazing. The upgrade intends to also repair the porch which is at severe risk of collapse, also with standard double glazing.

The following positive impacts are deemed to arise from the upgrade of the above:

- Reduction in pollution in the form of:
  - Removal of dilapidated materials which will cause damage to the ecosystem if left to continue to fall apart.
  - Improved thermal efficiency of the property.
  - Reduction in noise pollution both from the occupants to outside and from outside to the occupants by the effects of acoustic insulation double glazing brings.
- Reduction of risk to the public in the event the front porch structure collapses into the road in its current state.
- Improvements to occupant and neighbours' health and wellbeing in the form of
  - Occupants -
    - Ill health caused by the accumulation of damp and mould within the property.
    - Reduction in stress due to the possibility of porch collapse, reduction due to reduction in heating costs.
    - Removal of woodlice which infested the property and continue to contribute to its deterioration.
    - Increased happiness due to the "maintained" look the work will bring as opposed to the current state of disrepair.
  - Neighbours -
    - The property will fit in with the aesthetic of neighbouring properties - council owned Pavillion Bungalow on Paddock Road and 15 The Avenue.
    - Reduction in complaints on the general state of the building (35 Paddock Road)
    - Set a precedent for the location to start making environmentally positive decisions for all of our futures.

### Reduction in pollution

35 Paddock road has gas fired central heating and makes extensive use of electric fan heaters for the comfort of the resident. During the winter months the central heating is left on constantly to maintain a constant temperature. Substantial amounts of heat is wasted due to the following:

- Gaps in the front door and windows allowing heat to exchange with outside
- Poor thermal conductivity of single glazing
- Inability to close the front porch door due to the state of dilapidation of the porch.

The porch is at risk of collapse, the wood has rotted away to the point of the porch being a danger to the public in the event it does collapse. In recent months the state of dilapidation is

increasing and paint and further rotted wood is chipping away with the weather and entering the ecosystem. By upgrading the porch and windows, further dilapidation is ceased and the materials removed to be recycled in the appropriate manner.

It is expected the improved thermal efficiency of double glazing and the ability to close the porch door will lead to a large reduction in heating costs, vastly improving the impact the property has on the environment.

#### Improvements to Occupants and Neighbours wellbeing

The state of the single glazing has led to damp and mould problems within the property. If this is allowed to continue, there are known negative health effects to occupants. This has a secondary effect of causing the interior of the building to degrade faster, meaning more resources are required to keep the interior suitable for occupancy.

The current occupant has expressed feeling stressed due to the thought of the porch collapsing and causing injury to someone in the street. Paddock Road is a very narrow one way street and Lewes Grammar School uses the paddock as a playing field.

The property is not comfortable by most people's standards of living, humidity levels are above 80% and poor thermal regulation within the building leads to approximately 10c difference between up and downstairs. The property is cold throughout the year due to its position built into a hill and the presence of woodlice are not pleasant for the occupant.

With the upgrade, neighbourly discussions on what should be done to the property will end and the general consensus on the property being deemed neglected will also change. An objectively immeasurable benefit will be the improved aesthetic of the property and in keeping with other properties nearby.

As we begin to realise the impact our twenty first century lives are having on the environment it is essential we embrace all we can to minimise the impact we have for future generations, this includes maintaining and upgrading buildings to be longer lasting, sustainable and more efficient which these changes will cause.

Guttering will remain unchanged, the footprint of the building will remain unchanged as will the style and general aesthetic of the building, which is unnoteworthy.