

**123 HIGH STREET, WALTON ON THE NAZE, ESSEX CO14**

**SUSTAINABILITY**

The development will achieve a minimum rating of level 2 under the code for sustainable homes. The intended criteria is listed below.

Cat 1 – The property will feature an energy heating system and condensing boiler, high levels of insulation (including glazing), low energy lighting, 150 max. PIR security lighting, provision of services to enable home-working and natural clothes-drying facilities.

Cat 2 – Internal portable water consumption rates will be designed to be no greater than 105 l/p/d through the use of 6/4 dual flush toilets and flow reducing taps. An external water collection butt or similar will be provided to allow rainwater harvesting.

Cat 3 – Construction materials to be sourced from local suppliers (no greater than 50 miles) and responsibly sourced in terms of timber etc., where possible recycled materials will be used in the construction.

Cat 4 – Surface water run off will be discharged back into the ground through the use of soakaways and permeable surfaces will be used where appropriate.

Cat 5 – Increased waste recycling opportunities will be exploited through the provision of an appropriate range of storage / collection receptors. Construction waste will be minimised through recycling with waste bricks used for sub base of drives, paths and patio areas.

Cat 6 – Modern insulation and construction materials will be incorporated to avoid the use of substances that have a global warming potential of 5 or more and efficient heating systems will be installed to avoid NOx emissions above 100mg/kWh.

Cat 7 – Window sizes ensure appropriate daylight and sound insulation properties are met.

Cat 8 – Information will be provided to the occupier of the dwelling advising how the property should be managed so as to ensure continued environmental performance.

This information will be in a form that can be passed on to any future owner / occupier. The layout has been designed to ensure security and safety. Construction management for the site will accord with best practice in terms of water use, pollution control, reduction of CO<sub>2</sub> generated by activities on site and reduction of CO<sub>2</sub> by sourcing local labour and materials to reduce transport movements.