

Energy Statement

New holiday accommodation Sprigg Farm, Clevedon Road, Weston-in-Gordano BS20 8PR

This Energy Statement supports the full planning application for the proposed extension of existing stables and the change of use to holiday accommodation at Sprigg Farm, Clevedon Road in Weston-in-Gordano. This statement should be read in conjunction with the submitted plans and covering letter.

The building takes a 'fabric first' approach ensuring that the building uses sustainable construction methods and materials rather than relying on solely retrofitting renewable energy solutions. By firstly reducing a building's energy demand the overall impact on the environment will be less.

Travel

The property is within safe and easy access by bus and cycle to the centre of Portishead.

There is space at the property for cycles to be stored for future occupiers.

The property would have access to the BT superfast fibre broadband service (average speed 50Mbps).

Water Consumption

The building will be fitted with dual-flush toilets.

Energy Consumption

The properties would seek to minimise energy consumption. This can be achieved in a number of ways.

- All roofs will be insulated and ventilated.
- All windows will be double glazed with trickle vents
- SEDBUK A or B rated gas boilers to be specified.
- Thermostatic valves to be fitted to all radiators
- Low Energy light fittings in accordance with Building Regulations
- Space for washing line to allow natural drying of washing.
- All rooms have good access to natural light.
- No air conditioning is included as overheating in summer is unlikely.

Construction

The works are mainly conversion so the induction of new materials on site is more limited. All materials, goods, services and appliances to comply with:

- Latest relevant British Standards
- British Board of Agreement Certificates
- BRE Digests
- NHCB/LABC requirements
- Local Authority requirements.

Renewable Energy Provision

Solar panels are to be proposed on the site, on the roof of the building. Given the methods mentioned above the energy demand from the buildings will be low. It is predicted that 10% of the energy demand will be met through the use of solar panels.