

**THREE RIVERS DISTRICT COUNCIL SUSTAINABILITY STATEMENT.**

Development address:

15 NANCY DOWNS  
OXHEY HALL  
WATFORD.  
WD19 4NF.

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13 SEP 2018

Application Reference (if known): 18/1803/FUL.

Applicant: DAVID O'REILLY.

Agent: [Redacted] Ltd - Ellie Smith

Proposed development type (unit types and numbers):

DEMOLITION OF EXISTING DWELLING AND ERECTION OF TWO-STORY  
REPLACEMENT DWELLING WITH BASEMENT LEVEL AND ROOF  
LEVEL ACCOMMODATION SERVED BY FRONT AND REAR CORNER  
WINDOWS.

Signed: [Redacted Signature]

Dated: 11 SEPTEMBER 2018.

**ENERGY CONSERVATION**

Has the building been designed to benefit from passive solar gain?		Does the design incorporate additional insulation into the building to raise the standard above the current building regulation requirements?		Have 'A' rated electrical appliances been specified?	
Yes	No	Yes	No	Yes	No
✓		✓		✓	

**Additional information**

All electrical appliances – fridge, cooker, washing machines and tumble dryers are A rated; See below for specific ratings.

- All oven specifications are A rated
- All hob specifications have no rating requirements
- BL 20 fridge is A rated
- BZ 30 freezer is A rated
- BC 50 fridge freezer is A rated
- DW 600 dishwasher is AAB rating
- WME 7247 free standing washing machine A+ rating

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**WATER CONSERVATION**

Will water consumption be reduced through the use of water efficient appliances and low water flow fittings?		Does the development incorporate facilities for rain water and/or grey water recycling?		Have Sustainable Urban Drainage Systems been included in the development design? If yes, please detail below.	
Yes	No	Yes	No	Yes	No
✓		✓	✓		✓
<b>SUDS</b>		<b>In development?</b>		<b>Contribution</b>	
Water butts		✓		No units	
Green roof				% roof area	
Permeable pavements		✓		Extent of hard surfacing	
Swales and basins					
Infiltration trenches and filter drains					
Ponds and wetlands					
<b>Additional information</b>					
Water butts are provided for rain water collection from downpipes and are stored in the gardens but a specific grey water provision is not installed. All apartments and communal facilities are fitted with flow inhibitors and toilets have dual flush provision.					
A specific SUDS system is not installed but hard landscaping is minimised other than the parking areas. Part of the access and parking areas utilise brick pavers which allow water drainage.					

**BIODIVERSITY AND LANDSCAPING**

Has the existing biodiversity of the site and its environs been identified and safeguarded?		Have provisions been made for the enhancement of biodiversity on-site?		Does the proposed landscaping reflect the character of the locality and take into account current climate change predictions?	
Yes	No	Yes	No	Yes	No
✓		✓		✓	
<b>Additional information</b>					
Existing trees on site are to be retained, additional planting of trees and shrubs is proposed.					
The choice of planting to be used will reflect the climate provision of the site with shrubs that absorb the most water.					

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**LOW CARBON AND RENEWABLE ENERGY SOURCES**

Has a feasibility study of renewable technology options been conducted?		Will the development connect to the Southampton district heating and cooling system?		Will the development incorporate renewable or low carbon energy sources? If yes, please indicate below which technologies will be used and the <b>percentage reduction in total carbon emissions</b> they will achieve for the development.	
Yes	No	Yes	No	Yes	No
	✓		✓	✓	
<b>Technology</b>		<b>Included in development?</b>		<b>% of on-site energy generation</b>	
Solar panels (hot water)		✓		10%	
Photo Voltaic cells					
Wind turbines					
Biomass boilers					
Air source heat pump					
CHP (stand alone or connection to district system)					
<b>Additional information</b>					
The development proposes the use of Solar Panels for the purposes of providing hot water systems to a proportion of the development.					

**FLEXIBLE BUILDING DESIGN**

Does the building have special provision to support home working?		Has the building been designed to adapt easily to changing needs at minimal cost (use of the Lifetime Homes Standard)?		Has the building been designed to withstand and adapt to potential impacts of future climate change?	
Yes	No	Yes	No	Yes	No
	✓	✓		✓	
<b>Additional information</b>					
Sheltered housing is specifically designed for retired elderly people and as such the provision of facilities to support home working would be contrary to local planning policies.					
The development is for the elderly retired and it incorporates, as part of the building regs, the ability to use a wheelchair, raised sockets around the rooms and bathroom equipment for ease of use by the less mobile.					

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**CONSTRUCTION MATERIALS**

Does the development specify recycled, reclaimed non-polluting, and/or recyclable materials?		Where timber is being used, is it from a recognised sustainable source?		Are the materials obtained from a local source?	
Yes	No	Yes	No	Yes	No
	✓	✓		✓	
% sustainable construction materials:					
% locally sourced construction materials:					
<b>Additional information</b>					
The developer does not specifically request timber from sustainable sources as it is largely down to supply and availability in the construction timetable however, where possible these are chosen above other materials and sourced locally where possible.					

**WASTE**

Will the development incorporate facilities to enable occupants to sort and store waste at source to achieve high levels of recycling and composting?		Have measures been put in place to minimise the amount of packaging and waste generated during construction?		Will the development provide sufficient external storage space to accommodate the district council's waste and recycling collection service?	
Yes	No	Yes	No	Yes	No
✓		✓		✓	
<b>Additional information</b>					
A waste management plan for the owners will be prepared and submitted to the Local Planning Authority for due consideration to accompany the discharge of conditions planning application.					
External refuse facilities are provided in accordance with the councils waste collection standards. A construction site waste management plan is provided for the site manager and implemented as part of the management of construction waste.					

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**TRANSPORT & AIR QUALITY**

Does the development encourage the use of public transport, walking and cycling as alternatives to the private car?		Has a travel plan been developed for the site?		Is the development within or adjacent to an Air Quality Management area?	
Yes	No	Yes	No	Yes	No
✓			✓		✓
<b>Additional information</b>					
Sheltered accommodation is located close to local shops and facilities to reduce the need to own a car which helps to support the lower parking ratio of 1 parking space per 3 apartments					

**SUSTAINABILITY STANDARDS**

Will the development be assessed using BREEAM?		Will the development be assessed using EcoHomes (for refurbishments)?		Will the development be assessed using the Code for Sustainable Homes (for new builds)?	
Yes	No	Yes	No	Yes	No
	✓		✓	✓	
Rating:		Rating:		Rating: Nil certificate	
<b>Additional information</b>					
Sheltered housing does not currently require building to BREEAM standards but when required will be under the multiple occupation provision.					