

FORUM ENERGY CONSULTANTS.

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ELMHURST ACCREDITED OCDEA. ATTMA ACCREDITED AIR PRESSURE TESTING ORG.

Sustainable Construction Techniques Statement ;

**To address Planning Condition No 4 of Planning Inspectorate Appeal ref W/4000640
- for Proposed Dwelling at Elliotts Farm, Harty Ferry Road, Leysdown ME12 4BG.**

This relates to the approval granted for the re location of the proposed Barn on the Site.

Sustainability. - Energy and CO2 Emissions.

We have considered the overall Energy Efficiency of the Building Fabric with Resultant 'U' values which are fully compliant with the latest version of 2013 Part L1A of the Building Regulations.

The Design Air Permeability Rate intended for the Dwelling is an improvement on the Regulatory standard of 10 with the standard being set at $5 \text{ m}^3/\text{hm}^2$ (@ 50 Pa).

The Heating and Hot Water systems is to be supplied by a proprietary manufactured Air Source Heat Pump which will serve underfloor heating and adequately sized Radiators fitted with TRV's. Controls will be time and temperature zone controls.

Hot Water will be via the proposed Air Source Heat Pump to indirect cylinder fitted with Thermostat, timing control and proprietary manufactured spray foam insulation material.

Mechanical Ventilation is proposed by the use of Mechanical Ventilation with Heat Recovery Unit providing part fresh and part recycled fanned air to the dwelling.

All of the of the Internal and External lighting will be dedicated Low Energy Lighting in order to reduce the Energy Load demand.

External lighting to be controlled by PIR and Daylight sensors.

White Goods are to be A+ / A rated also reducing the Electrical Loading requirement.

Noise Quality.

Acoustically the dwelling will be constructed to current Building Regulation Part E standards thus providing good internal between room noise reduction and the external building fabric will be robust and Acoustically resilient thus reducing noise pollution to neighbours.

NEW BUILD SAP / DER / TER RATINGS. PEA's & EPC's. PART L1A & B CALCULATIONS. ENERGY SURVEYS.

AIR PRESSURE TESTING. (ATTMA REGISTERED)

PRINCIPAL : Mr A Ironmonger MCIAT, (Chartered Architectural Technologist) ELMHURST Accredited OCDEA, ATTMA.ORG.

Air Pollution.

Insulants used within the dwelling to be certified to have a Global Warming Potential (GWP) of under 5.

Contractor to enforce a Noise and Dust on Building Sites Working Policy and Methodology.

Contractor to enforce a Water (ground and surface) pollution Policy and Methodology.

Reducing Water Consumption.

In accordance with Local Authority Policy and current Legislation, internal Water Use will be compliant with the 110 litre per person per day standard and this will be proven by calculation.

Low capacity WC's with split 6/4 litre flush cycles will be specified. Consideration will be given to Taps and Shower Heads being fitted with flow reducers. Baths to be installed with low volume levels.

Dishwasher and Washing Machine to be A / A+ rated with low water cycle usage.

Externally, a proprietary minimum 200 litre Water butt is to be fitted to a Rainwater downpipe for Garden irrigation thus reducing potable water usage.

Materials. (Minimising the energy requirements of construction)

We have referred to the BRE 'Green Guide to Specification', the environmental impacts of the different range of building materials and their effects.

Basic materials include the use of suspended concrete beam and infill block flooring, insulation with low global warming potential and screed. Reused facing brickwork with fully filled cavity insulated and internal low density blockwork walling with plasterboard on dab and plaster skim finish. Internal walls of FSC Certified studwork with plasterboard and plaster skim finished. Windows to be timber framed double glazed. Roof to consist of FSC sourced timber rafters, felt, timber battens and quality roofing materials.

Materials where possible are to be locally sourced to reduce road mileage and support the Local Economy.

The use of on-site Renewable or Low Carbon Energy Sources.

In this instance the proposed solution is also that of a 'Fabric First' insulation approach. In addition, an Air Sourced Heat Pump is also being used as the Heating and Hot water source.

This solution exceeds the minimum standards of the current edition of the Building Regulations Part L1A 2013 and complies with SAP 2012.

Waste Management.

The requirements of the Local Authority Waste and Recycling scheme will be fully catered for. Space for Wheelie bins, Recycling Boxes, Food Waste Containers will be provided on a level hardstanding with a 1500 mm dia turning circle for disabled.

Health and Wellbeing.

Good levels of natural Daylighting have been designed into the proposals.

The dwelling is provided with adequate Garden space being a Private enclosed space and includes on site Parking / Garaging / Storage arrangements.

Conclusion.

The information provided demonstrates that the proposed development incorporates sustainable construction techniques.

We trust that the information provided is adequate for Planning Condition purposes.