

SUSTAINABLE DESIGN & CONSTRUCTION STATEMENT

Proposed Single/two story extensions. 10 Clayton Hall Road. Crosshills.

Sustainable design principles include:

1. Optimize site potential
2. Minimise non-renewable energy consumption
3. Use environmentally preferred products
4. Protect and conserve water
5. Enhance indoor environmental quality
6. Optimise operational and maintenance practices.

The existing property is a two-story semi-detached building with a good-sized rear garden to the rear and secured by gates and timber fencing. To the side of the house is a shared drive. The property has a garage and off-road parking at the front. The proposal is to demolish the conservatory and build a two-story side extension and continuing the main house roof. A 1.3 m deep single-story extension will be built on the full length of the rear wall. The proposal will add a fourth bedroom to accommodate the applicants' children. To increase the ground floor living area of the house the single storey extension will create a larger family kitchen / dining area, with access onto a patio and the garden area to provide a safe playing area for the applicant's children.

The original house is well insulated complying with the building regulations at the time of construction. The new build will be of matching traditional construction and will incorporate insulation to the floor, walls, and roof more than current building regulations.

All new glazing will be double skin with 16mm air gap Pilkington K glass or similar to fully comply with the energy efficiency regulations. By using low emissivity products in the windows these will provide a higher Window Energy Rating {WER} more than the current building regulation requirements.

All new internal and external lighting will be LED bulbs. Outside lights will have PIR sensors where applicable to switch off when not required.

The property is not at risk of flooding. The development will not create any pollution. The existing Biodiversity in the area will also be unaffected.

The proposed extension will not increase the existing water use. All door and windows will be secured with locks as required by insurance companies. Access to the rear garden is secured by a gate and fencing.

The new extension and access to the garden will be of great benefit to the applicants family without having to move.

N.P.Cockshott

