

SUSTAINABLE DESIGN & CONSTRUCTION STATEMENT

Walnut Tree Cottage, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7AB

This statement is in support of planning application: WI/22/00731/FUL, for the demolition of existing house and erection of 1 no. 2-storey house with loft accommodation and 1 no. detached garage with sail loft.

The application follows the full planning consent of the WI/21/03672/DOM, for Demolition of rear extension. Proposed single storey front, rear and side extensions, two-storey front extension, loft conversion and detached garage with sail loft.

The current application is very much a replica of the consent albeit comprises a full demolition and rebuild of the main house. The garage structure is newly constructed in both applications.

Existing House

Walnut Tree cottage is in the central part of the conservation area and is one of several larger houses in larger gardens set back from the road which are described as being of no special interest. The property was built in the mid-20th Century and is constructed of brick with tile hanging and has hipped clay tile roofs. It has been extended in the past, probably in the later 20th Century and the fenestration is modern, uPVC, and somewhat unsympathetic, particularly on the ground floor at the rear.

Proposed Replacement House

The proposals under this application are for the demolition and rebuilding of the property. The new building will maintain the design and appearance of a recently permitted application for alteration and extension of the current building (application ref 21/02065/FUL and 21/03672/DOM). The form of the proposal, its detailed design and materials were considered positive in terms of the conservation area in the assessment of impact within the Delegated Report by officers of the council. However, the extent of the alterations and additions are such that little, if any, of the original building will be left unaltered and therefore demolition and rebuilding is preferred.

Sustainable Design and Materials

The application embraces sustainable design and construction techniques incorporating natural and robust materials with a long-life expectancy. It is the intention of the applicant to source materials and labour locally which will reinforce the vernacular style of the proposal and will create job opportunities for the locally skilled workforce.

Demolition materials will be recycled where possible. Bricks, wall tiles and roof tiles will be saved for reuse or as architectural salvage. Asbestos in the house will be removed by a licensed handler and the house made safe for future users.

Enhancements to the Historic and built environment.

The proposed house would use traditional building materials to match the existing house and surrounding local palette of materials:

- Natural slate roofs with lead flashings
- Knapped flint and clay brick walls
- Timber windows and doors
- Oak framed construction
- Clay chimney pots

Barker-Mills Conservation have prepared a Heritage Statement accompanying the application and concludes that the proposals are appropriate in the West Itchenor Conservation Area and adjacent to the Grade II Listed House at Emmets. The new house will maintain the tranquillity and local character. No previous comments were made by the conservancy regarding the approved application.

Building Regulations Compliance

The existing house has cavity walls with little insulation. Demolishing and rebuilding the house will provide high insulation and airtightness levels to exceed Building Regulation requirements for the walls, roof, and floors, ensuring resistance to heat loss and gain. The building design will comply with the current Building Regulations and The Department of Communities and Local Government's (DCLG) guidance Nationally Described Space Standard, March 2015.

Energy Consumption and Renewable Energy

The new house will be highly insulated and is designed to minimise energy consumption and maximise amount of energy supplied from renewable resources to meet the building regulation requirements, including the use of energy efficient passive solar design principles where possible. Taps will be low pressure and installed which use water efficiently.

The house will be designed to achieve a 20% improvement in carbon reduction due to the use of renewable technologies.

Electric vehicle charging

The new house will be provided with an electric vehicle charging points in line with WSCC parking standards.

Biodiversity and Green Infrastructure

The site is located backing onto open fields at the rear. The house design incorporates a bio-diverse green roof terrace at first floor. In accordance with local planning requirements the following surveys were undertaken and accompany this planning application:

Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA)

Arbtech Consulting Limited was commissioned by the applicant to undertake a Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA) in August 2021.

The aim of the surveys was to complete an Extended Phase 1 Habitat Survey of the survey area (all land that will be impacted by the proposals) and to search for bats and field signs of bats and to consider the value and suitability of the structures for roosting bats.

The report made recommendations to carry out additional dusk emergence and dawn re-entry surveys as well as recommendations for potential bird nesting sites and terrestrial mammals.

Bat Emergence and Re-entry Surveys (BERS)

Additional Bat Emergence and Re-entry Surveys (BERS) were undertaken by Arbtech in August and September 2021, and made various recommendations:

European Protected Species Mitigation Licence (EPSML)

A European Protected Species Mitigation Licence (EPSML) will be required from Natural England prior to the commencement of works once planning has been granted.

Bat DNA Analysis

Bat droppings will need to be sent for DNA analysis to confirm the species roosting in the loft. Bat records will need to be obtained from Sussex Biodiversity Records Centre.

New Bat Boxes & Bat Friendly Roofing Design

As part of the licence, three suitable bat boxes will be installed on retained trees on site prior to the start of work. The removal of the roof tiles and hanging tiles will be carried out under ecological supervision, and any bats found will be moved by hand to the appropriate bat box. There will be no

increase in lighting on site. There will be no timing restriction on the works. The new extensions will incorporate replacement roosting features for the bat roosts that are to be lost. This will be in the form of bat adapted roof tiles or integrated bat boxes, or a mixture of the two. The new roofs will use a type 1F bitumen felt only. There will be no use of breathable membranes.

Bat Friendly Lighting

Low impact bat friendly lighting will be necessary around the entire property in accordance with guidance outlined in the Bats and Lighting Publication produced by the Institution of Lighting Professionals and the Bat Conservation Trust “Guidance Note 08/18 Bats and artificial lighting in the UK Bats and the Built Environment”.

Sustainable Drainage Strategy

SuDS Designs have prepared a Sustainable Surface Water Drainage Strategy which accompanies this application. The report proposes a sustainable drainage strategy compliant with local and national policy which would:

- Store rainwater for later use
- Use infiltration techniques, such as porous surfaces and a soakaway subject to testing