

## SUSTAINABLE DESIGN & CONSTRUCTION STATEMENT

### Proposed Single/two story extensions. 39 Hurrs Road. Skipton.

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 timber fencing, with access only from the property. The property has a built-on side garage and off-road parking at the front. The proposal is to demolish the garage and rear bay window. Build a two-story side extension and a rear garden room. The proposal will add two additional bedrooms to accommodate the applicants' family. 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 applicants.

The applicants do not want to move from the house. Building a larger footprint will satisfy their needs as a family.

External construction materials for roof and walls will match the existing house.

The original house is insulated complying with the building regulations at the time of construction. The new build will incorporate insulation to the floor, walls, and roof in excess of the 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. By providing an extra car parking space to front for the two cars, will aid the flow of traffic using Hurrs Road.

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 applicant's family without having to move.

**N.P.Cockshott**