

7 The Arbour, Farnhill, BD20 9BN

Sustainable Design and Construction Statement

This sustainable design and construction statement has been prepared for the construction of a new Utility room extension at No.7 The Arbour, Farnhill. This statement demonstrates that sustainable design initiatives have been considered where appropriate. However, it must be highlighted that this is a minor single storey extension providing ancillary space to the main dwelling.

The proposed extension is a minor development ancillary to the existing dwelling. The application of BREEAM is not feasible on such a development, the utility room will not be a habitable room and houses only a WC and a utility area.

The proposal is to demolish the existing detached garage and construct a small utility room. It is thought that this will not greatly increase carbon emissions for the overall use of the site due to the fact the room is not designed to be in constant use.

The proposed extension has been designed to comply with Approved Document Part L at the time of construction.

The environmental impact of materials used on site will be minimized by specifying locally supplied, sustainably-sourced, low-impact and recycled material, where feasible. It is anticipated that 100% of the timber used for the proposed development will be from FSC or PEFC sources.

The area where the extension is to be constructed is already a hard standing yard area so the drainage run off from the site will not be increased.

The utility room will have a power connection taken from the existing property. Energy efficient lighting will be installed. Double glazed windows are to be installed to the utility room to provide natural day light, reducing the need for artificial light to be used.

Building security will be adequate for the proposed purpose as a matter of course. No additional external lighting is proposed as part of this application.

It is not thought that any existing wildlife habitats will be effected by this development but if any extra provision is required subjected by a condition, then this will be implemented accordingly.

Sustainability in terms of traveling to and from this site has already been assessed by approval of the existing dwelling.

In conclusion, any potential environmental impact has been considered and will be managed and mitigated. The approach to the design and construction of this proposal will ensure the development will comply with all policies on sustainability and energy efficiency where practical to achieve.