

Ref: 2300  
Client: Mr Garcia  
Project: 6 High Street, Sutton-in-Craven, BD20 7NX

## Sustainable Design and Construction Statement

This statement has been prepared in support of a Householders planning application.

This statement demonstrates that sustainable design initiatives have been considered where appropriate, however it must be highlighted that the proposal is an extension to the existing dwelling.

The application of BREEAM is not feasible for a minor development. The proposal will however meet all current Building Regulations and will be signed off by Building Control, once completed.

The proposal is to convert the garage into a dining room plus the addition of a new first floor above the garage. The footprint of the building will not change. The proposal is upwards and not outwards, so no new foundations are required. It is thought that the proposal will not greatly increase the carbon emission for the overall use of the site.

It is intended, where possible, to re-use existing materials such as roof timbers and roof tiles. The environmental impact of materials used on site will be minimized by specifying locally supplied sustainable-sourced, low-impact and recycled materials where feasible. It is anticipated that all the proposed timber used for this development will be from FSC or PEFC sources.

The existing property has electric, gas and water services and connections, which will be retained.

The following are proposed to aid with efficiency of the property:

- Energy efficient lighting to help lower bills and carbon dioxide emissions.
- Double glazing to new windows to help retain heat in and to provide natural day light into new rooms, this will reduce the need for artificial lighting to be used.
- Insulation to new walls and roof to reduce amount of energy to cool and heat the property.

No existing wildlife habitats will be effected by this development.

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 policies on sustainability and energy efficiency where practical to achieve.