

SUSTAINABILITY STATEMENT – THE YEWS, STAMFORD BRIDGE ROAD, DUNNINGTON, YORK.

ACCESSIBILITY

NON-RENEWABLE RESOURCES

The development will aim to minimize the use of non-renewable resources. Where possible we will re-use materials such as bricks already on the development site.

Any waste generated through the development will be managed safely, recycled and/or reused. The 'whole life' costs of the materials will be considered

RECYCLING OF WASTE

The design includes a dedicated area for the storage of waste for recycling.

RENEWABLE RESOURCES

Suitable and safe materials in new development will be incorporated in order to reduce the possibility of future contamination.

THE APPROACH TO SUSTAINABILITY

The generally accepted definition of sustainability is 'development that meets the needs of the present without compromising the ability of future generations to meet their own needs'.

This can be defined as sustainable development as follows:-

- Living within environmental limits
- Ensuring a strong, healthy and just society
- Achieving a sustainable economy
- Promoting good governance
- Using sound science responsibly

Construction makes a significant contribution to sustainable development. It is a large consumer of energy and resources. It produces a significant proportion of waste and pollution as well as being a major contributing factor in our quality of life.

Reasons for Adopting a Sustainable Approach

The principal benefits of adopting a sustainable approach include:

- Assisting with the provision of high-quality accommodation.
- Providing long-term social and environmental benefits to the owner and the wider community.
- Reducing energy consumption and promoting renewable energy sources.

Summary of our Sustainable Approach

The first step of any sustainable design strategy must always be to reduce the basic energy demand of the property. To reflect this approach, we are proposing the following.

- All new building fabric elements will achieve a thermal performance that is better than the current requirements of Part L of the Building Regulations.
- The new lighting installations will incorporate high efficiency light sources and automatic controls.
- The new heat generating equipment will be selected to allow operation at the highest possible efficiencies. Air or Ground Source Heat Pumps.
- Any mechanical ventilation systems will incorporate heat recovery.

Having undertaken the above to ensure that the energy demand is reduced, we will give consideration to a number of strategies that will allow the energy to be delivered in the most carbon efficient manner and to give consideration to on site generation as appropriate.

Water Conservation, Re-use and Disposal

The following energy saving measures available for the cold water and domestic hot water services are recommended for the property:

- All cold and hot water pipework will be well insulated to minimise heat distribution gains and losses.
- Low flush or reduced cistern volume toilets are to be incorporated.
- Where appropriate flow limiters will be fitted to the shower outlets.

Electrical Consumption.

Electrical consumption represents a significant load for modern homes and the following measures will be implemented to reduce consumption.

Where possible LED or other high efficiency light sources will be utilised. Daylight and presence detection will be utilised to automatically switch lighting off.

The bathroom/toilet ventilation systems will operate on variable air volumes to reduce the an power and the volume of air that is to be heated.