

# Thinking Buildings

Architecture &  
Project Management

Project ref: 2218

Project Name: New Dwelling, Lower End, Alvescot

26/04/2023

## SUSTAINABILITY STATEMENT

Prepared in relation to support a variation of condition application for the erection of a new dwelling (previously approved 22/03000/FUL) at:

*Micheli, Lower End, Alvescot, Bampton, Oxfordshire, OX18 2QA*

The statement covers and responds to the items as set out in WODC's Sustainability Standards Checklist February 2023 version 2.

<b>A. Net zero carbon</b>
<b>1. Has the building fabric been designed to standards of ultralow energy demand?</b>
The building will be designed to meet and exceed current Approved Document L of the Building Regulations. The building will have a SAP assessment in due course. The building will achieve high levels of insulation and air tightness and will include roof mounted PV panels to provide renewable energy.
<b>2. Has thermal comfort and the risk of overheating been assessed and passive design measures been prioritised?</b>
The building will be designed to meet Approved Document O of the Building Regulations to prevent excessive overheating. The design does not include excessive amounts of glazing.
<b>3. Is the development fossil fuel free?</b>
It is anticipated that the building will include an air source or ground source heat pump to provide renewable forms of energy generation, used in conjunction with PV panels.
<b>4. Does the development achieve a net zero operational carbon balance and deliver 100% of energy consumption using renewables?</b>
This is not intended to be a net zero carbon scheme. Instead it will meet and exceed current Building Regulation standards. We anticipate utilising both PV and heat pumps to generate renewable energy although the amount of PV is somewhat limited by the amount of roof available and the building's modest scale.
<b>5. Have embodied carbon emissions been minimised?</b>
Given the modest scale of the project embodied carbon lifecycle modelling will not be

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undertaken.
<b>B. Travel</b>
<b>1. Is home working supported?</b>
The immediate purpose of the new dwelling is to provide a house to suit our client's retirement and to meet their needs as an ageing couple. The proposed dwelling is single storey to make all areas accessible and is modest in scale. Rooms are generously proportioned to create a flexible building, with rooms in excess of the national prescribed space standards.
<b>2. Has active travel been prioritised?</b>
Given the scale of the proposals this is not a key consideration. Our client's are elderly and the aim is that the house is adjoining Michaeli which will be lived in by the client's daughter. The new dwelling is adjacent to the existing village and local facilities will be accessed via existing infrastructure and the road network.
<b>3. Explain how shared mobility will be facilitated, for example through investment in EV car clubs.</b>
Not relevant to the modest nature of the development.
<b>4. Has electric vehicle charging infrastructure been provided?</b>
As a new dwelling we would expect a pre-occupation planning condition to provide an EV charger
<b>C. Water</b>
<b>1. Will water consumption be minimised?</b>
Water calculations will be prepared for Building Control approval as part of the SAP assessment process. Water butts will be provided for irrigation purposes to reduce water use from the public network.
<b>2. Will water be conserved through rainwater harvesting or grey water recycling?</b>
As response to point 1
<b>3. Has the flood risk assessment accounted for climate change and sustainable drainage proposed?</b>
A flood assessment is not required for the scheme and is not in an area of flood risk.
<b>D. Waste</b>
<b>1. Is the construction company registered with the Considerate Construction Scheme?</b>
Project is not at the technical/tender stage - this will be decided later and the modest scale of

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the project may limit options.
2. Will a Site Waste Management Plan be followed and targets set for construction waste recycling and disposal?
This is a modest scheme. This could be covered by an appropriate planning condition if deemed necessary - this was not included in a condition of the previous consent.
3. Will there be safe and convenient access for waste recycling?
Refer to response to point 2. As the client owns surrounding land there will be sufficient space for handling waste.
<b>E. Biodiversity</b>
1. Has a Biodiversity Self-assessment Form been submitted?
PEA and Biodiversity report submitted as part of application.
2. Will a European site be affected?
Refer to PEA
3. Has a Biodiversity Net Gain (BNG) Design Stage Report been submitted?
The application seeks a variation of condition and this was not a requirement of the previous application. Biodiversity report submitted as part of application.
4. Will the wider environmental benefits from nature be maximised?
Refer to PEA but limited due to the modest scale of the proposals.
<b>F. Voluntary standards</b>
1. Will non-domestic development be BREEAM certified?
Does not apply.
2. Will the development receive a sustainability accreditation and/or follow recognised sustainability principles?
Building Regulations compliance.
<b>G. Only for development affecting heritage assets or traditional buildings</b>
Does not apply.

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Please contact me should you require any further information.

Best regards



Darren Aspinall  
Director Architect for Thinking Buildings Limited

Copied:  
Enclosures: As listed in cover letter

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