

**CHANGE OF USE OF PART OF OUTBUILDING TO ADDITIONAL RESIDENTIAL
ACCOMMODATION ANCILLARY TO THE EXISTING DWELLING
FELL CROSS BARN
CROSS HILL FARM
OAKENCLOUGH ROAD
SCORTON
PR3 1DH**

SUSTAINABILITY STATEMENT – August 2023

Introduction

The sustainability statement outlines the impacts and benefits to the environments that will arise as part of the proposed development. It also highlights any mitigation strategies proposed to reduce negative impacts of the development.

Energy efficiency

The intention is to use a high level of wall, floor and roof insulation in excess of current Building Regulation requirements for the conversion of the roof space to ensure a high standard of fabric performance is achieved.

Low carbon technologies

The existing dwelling has a government approved bio-mass boiler installed approximately 8 years ago as there is no mains gas to the property.

The applicant will consider the inclusion of renewable and low carbon energy sources. These will include:

Solar photovoltaic panels for electricity generation and to heat hot water.

Log burning stove for supplementary heating.

Reducing the need to travel

The intention is to convert the redundant stable to a study/home office for working at home.

The proposal is to provide future living accommodation for the applicant's elderly parents. By relocating to this site, care provided by the applicant will involve significantly less traveling.

The applicant will consider the installation of an electric vehicle charging point within the existing garage.

Water usage

Water efficient fittings and appliances will be used in the ensuite in accordance with the Building Regulations.

Consideration will be given to providing a simple, low cost, above ground rainwater capture system. The downpipes to the south gable could have a downpipe filter connecting to an adjacent water-butt style storage tank incorporating a submersible pump. This grey water would be re-used for gardening, car washing, etc.

Internal lighting

The internal light fittings will be fixed dedicated energy efficient fittings having lamps with a minimum luminous efficacy of 75 light source lumens per circuit-watt in accordance with Building Regulations Approved Document L1. Lighting to have local controls to allow for the separate control of lighting in each space or zone. Controls will be manual, automatic or a combination of both in accordance with Building Regulations Approved Document L1.

The proposals include four rooflights to ensure there is a good level of natural lighting to reduce the reliance on artificial lighting.

External lighting

The external light fittings to have automatic controls which switch luminaires off in response to daylight in accordance with Building Regulations Approved Document L1.

Cycle storage

The existing garage space within the existing outbuilding provides cycle storage.