



## Sustainability Statement - minor applications

Sustainability standards	Yes	No
<b>A Net zero carbon</b>		
1. Has the building fabric been designed to standards of ultra-low energy demand?		NO
2. Has thermal comfort and the risk of overheating been assessed and passive design measures been prioritised?		NO
3. Is the development fossil fuel free?	YES	
4. Will a net zero operational carbon balance be achieved and 100% of energy consumption delivered using renewables?		
5. Will embodied carbon emissions be minimised?		NO
<b>B Travel</b>		
1. Is home working supported?	YES	
2. Has active travel been prioritised?		NO
3. Is shared mobility facilitated?		NO
4. Will electric vehicle charging infrastructure be provided?		NO
<b>C Water</b>		

1. Will water consumption be minimised?	YES	
2. Will water be conserved through rainwater harvesting or grey water recycling?	YES	
3. Has the flood risk assessment accounted for climate change and is sustainable drainage proposed?		NO
<b>D Waste</b>		
1. Will the construction company be registered with the Considerate Construction Scheme?		NO
2. Will a Site Waste Management Plan be followed and targets set for construction waste recycling and disposal?		NO
3. Will there be safe and convenient access to waste recycling?	YES	
<b>E Voluntary sustainability standards</b>		
1. Will non-domestic development be BREEAM certified?		NO
2. Will the development receive a sustainability accreditation and/or follow recognised sustainability principles?		NO
<b>F Only for development affecting heritage assets or traditional buildings</b>		
1. Have the heritage value of the building(s) and impact on any heritage asset been appropriately assessed?	YES	
2. Is a whole building approach being taken?	YES	
3. Will responsible retrofit measures be adhered to?	YES	

**Sustainability Statement**  
**for the**  
**Alterations, Repairs and Extension**  
**at**  
**The Lodge, Over Norton Park, Over Norton.**



**July 2023**

**Julie Barnes Architect**

**Sustainability Statement**  
**for the Proposed**  
**Alterations, Repairs and Extension**  
**at**  
**The Lodge, Over Norton Park, Over Norton.**

**Property Address**

The address for which this Sustainability Statement relates to is The Lodge, Over Norton Park, Over Norton, Chipping Norton, Oxfordshire. OX7 5PX.

**Background**

The Lodge is listed by Historic England as a Grade II.

The dwelling, is located in a rural location outside the settlement of Over Norton and it is not located within Development Limits nor a Conservation Area.

Over Norton is located approximately one mile to the north of Chipping Norton on the B4026.

The Lodge is located at the entrance to Over Norton Park, which is a working farm. Historically the estate at Over Norton Park was purchased in 1726 by James Dawkins and has remained in the ownership of the family subsequently and has been managed by them.

There are two properties which have listed status at Over Norton Park, with the Lodge and The Stables being the other listed building.

As The Lodge is an historic dwelling, the proposed alterations and repairs to the property have been assessed against the historic fabric. The existing fabric and historic features are to be carefully addressed and solutions have been proposed to respond the historic form and detailing.

**Proposals**

**Net Zero Carbon**

The Lodge is a grade II historic dwelling set in Over Norton Park, Over Norton, Oxfordshire. The existing historic fabric is to be preserved and considered, this is not a new build project and therefore it will not achieve low energy standards.

There is not a gas supply to the property, the only current fuel provision is the use of oil. It is not proposed to heat The Lodge through the use of an oil fired boiler but it is intended to use a

ground heat source pump, this would ensure that the heating of the property will be achieved using a non-fossil fuel.

### **Travel**

The layout of the proposed accommodation will enable the applicant to work from home, if required. The snug/music room could possibly be used as a study/work space if it is needed by the applicant.

Chipping Norton is the closest town providing amenities to The Lodge at Over Norton Park and is located approximately 1 mile away. This distance is both walkable and allows an easy cycle ride for the applicant and her family. If necessary, it is also short, easy to drive to Chipping Norton and there is also the ability to order groceries for online deliveries thus reducing the use of cars and vehicles.

### **Water**

As part of the proposed alterations to The Lodge new sanitary ware is to be installed. The w.c pans and cisterns will be high efficiency dual flush types and the use of showers rather than baths is proposed and preferred which use a smaller amount of water. It is also proposed that a maximum of 75 litres or less of water per person be achieved.

The applicant is also keen to retain as much rainwater as possible and the use of water butts as a rainwater harvesting measure is proposed.

The Environment Agency have confirmed that The Lodge is located in Flood Zone 1, which has a low probability of flooding from rivers and sea.

### **Waste**

The Lodge, as has been previously described is a historic, listed dwelling and the proposed alterations have been designed to retain as much of the existing form as possible, whilst removing later additions and repairing the existing structure. Waste products from the proposed works will be either recycled, sold or emptied into skips to suit product type and allow for either recycling or removal by the specialist skip company.

As part of the use of the dwelling, when occupied the applicant will actively recycle household waste, as part of West Oxfordshire's recycling policy.

### **Voluntary Sustainability Standards**

The Lodge is an historic property and the proposed alterations and repairs will allow continued living in the dwelling. As it is not a new built dwelling it will not achieve BREEAM certification or another accreditation.

### **Heritage Assets**

The principal aims are to repair, restore and alter The Lodge to provide acceptable living accommodation. A Pre-Application Consultation was undertaken with the Planning and Conservation Officers to discuss the alterations to The Lodge to ensure that they are appropriate and sensitively sympathetic to the historic fabric.

The Lodge is constructed from traditional solid stone walls, which are relatively thick. This form of wall construction enables the house to be cool in the hot summer months, whilst retaining and absorbing heat in the winter months.

The proposed alterations including the removal of modern concrete floors and replacement with Limecrete floors, which will allow the structure to breath and include an element of insulation, which will help improve the thermal quality of part of the floor fabric.

New and replacement windows are to incorporate Slimlite double glazed units which allow the u-value of the glazing to improved from that achieved by single glazing, but at the same time retaining the historic detailing of purpose made timber joinery.

The existing stone slate roof tiles are in poor condition and part of the proposed alterations is to remove the slates and replace with new stone slates. The removal of the roof covering allows the opportunity of insulating, with breathable insulation the sloping sections of the roof, without removing historic lime plaster ceiling finishes. The areas of flat ceilings at loft level can also be improved by the installation of additional breathable insulation, which helps improve thermal quality whilst not being to the detriment of the historic fabric of The Lodge.

It is proposed that this whole dwelling approach to restoring the existing fabric and improvements to the thermal and breathability of the historic fabric allow the heritage assets to be improved.