

# Erection of Dwelling with Basement following Demolition of Existing Outbuildings

Scotts Farm, Scotts Grove Road, Chobham, Surrey GU24 8DP

## Sustainable Design & Construction Statement

### (i) Sustainable Design

The proposal is to construct a dwelling with associated garaging and parking following demolition of the existing buildings on the site.

The proposal has been designed to potentially accommodate any of the following:

Air source heat pumps and/or solar thermal panels where appropriate  
Heat Recovery System  
Under Floor Heating

### (ii) Energy Efficiency

To minimise heat loss from the proposed dwelling and to maximise the efficiency, the proposal will incorporate the following:

Insulated roofs, walls and floors  
Double glazed windows  
Ventilation incorporated onto the design to avoid condensation  
Energy efficient lighting  
Natural daylight to all habitable rooms

The development will be designed to allow the future potential use of on-site renewable technologies.

Domestic appliance ratings will aim to comply with the following:

A+ Fridge Freezer  
A rated dishwasher & washing machine  
A rated tumble dryer

### (iii) Water Resource Management

To minimise the use of water, the proposal will incorporate the following:

Water saving devices, such as dual flush /low flush toilets  
Rainwater harvesting such as water butts and storage tanks

### (iv) Flood Risk Management

The application is not situated in area known to be at risk of flooding. To minimise the surface run off and promote permeability, the following will be incorporated:

Soakaways for surface water drainage

Permeable surface driveway

(vi) Biodiversity

A significant amount of new landscaping will be introduced within the site which will increase biodiversity.

(vii) Waste Recycling

The proposal will encourage responsible waste recycling in the following ways:

Adequate space exists for storage of waste and recycling containers with a refuse and recycling collection point provided near the site entrance.

Adequate space exists on the site for composting facilities.

(ix) Sustainable Transport

The site lies close to Chobham & West End which has a range of services and transport links. There is vehicular access to the M3 & M25 via Chobham and train stations are available in Longcross, Woking and Sunninghill.

(x) Sustainable Construction

Materials will be, as far as possible, environmentally friendly and the 'Green Guide' and BRE publication 'Methodology for Environmental Profiles of Construction Materials' will be consulted. Timber will be obtained, where possible, from certified sources. A waste separation and disposal policy will be operational for the duration of the site construction.

ASCOT DESIGN, JULY 2023