

# S GRAHAM ARCHITECTS

Revision 00, 09th November 2023

Our Ref: 2332

## Climate Change Statement

**Location : 125 Elaine Avenue, Strood, Rochester, Medway ME2 2YP**

**Proposal** : Construction of two dwellings with associated parking – demolition of existing dwelling, garage and shed.

**Planning Application Reference : MC/23/2486**



## **1. INTRODUCTION**

This statement has been prepared to accompany a full plans application, submitted on behalf of Mr Edvin Haxhia, for the demolition of an existing dwelling, and construction of 2 residential dwellings with associated parking and amenity areas at 125 Elaine Avenue, Strood, Rochester, Medway ME2 2YP. This document sets out the proposed measures to tackle climate change, which are to be incorporated into the new development.

## **2. SUSTAINABLE DESIGN PRINCIPLES**

Elaine Avenue is situated within an established residential area on the outskirts of Strood, where there are a number of local facilities and services available.

The site lies on the A2, which is a major public bus route. The train station at Strood is easily accessible, and provides regular rail services to London and to the coast. A cycleway runs alongside the A2.

The proposed development incorporates large gardens, with soft landscaping to retain and enhance the biodiversity of the site.

## **3. ENERGY AND CARBON REDUCTION METHODS**

In order to reduce energy consumption, the new dwellings will be built from high quality, thermally efficient, sustainable materials and will be fitted with energy saving devices.

The proposed house will be built in accordance with the latest Building Control regulations, which incorporate the updated Part L [Conservation of Fuel and Power] requirements. This will ensure a high level of air tightness, reducing the need for heating and cooling.

LED lighting will be installed both internally and externally, with the external lights being either PIR or having daylight sensors, in order to reduce electricity consumption.

All bathroom fittings and kitchen taps will be low water consuming fittings, whilst any fitted appliances, such as washing machines, dishwashers etc will be A rated, as far as possible.

Windows will be double glazed, with Argon filled cavities between glazing panels, to provide high levels of thermal insulation.

Each property will be provided with its own dedicated electric vehicle charging point. Secure cycle storage facilities will be incorporated within each rear garden.

#### **4. BIODIVERSITY**

The proposed site layout maintains the green buffer zone between the houses and Watling Street. It provides opportunities for new tree, hedging and low level shrub planting to enhance the development and improve biodiversity. The site frontage currently has a timber fence running close to Elaine Avenue. The new boundary treatment will be set back from the road – to allow planting beds along Elaine Avenue.

Each of the proposed properties has a good sized rear garden, which will be mainly laid to lawn. Where boundary treatments include timber fencing, hedgehog gaps will be installed to encourage free movement of hedgehogs, with log piles and nesting boxes also being provided.

New native species trees, hedging and low level shrubs will be planted across the site and designed to encourage wildlife.

Bat and bird boxes will be provided, either within the trees, or to the side elevations.

#### **5. WATER EFFICIENCY AND RECYCLING**

Where possible, materials generated from the demolition and site works will be re-used in the construction of the new dwellings.

Water efficient bathroom fittings and kitchen taps will be installed to each dwelling, incorporating measures such as low capacity baths, dual flush toilets, aerated taps and shower heads and water efficient washing machines and dishwashers, where applicable.

Water meters will be installed to the mains freshwater supply for each property, providing the facility to monitor water consumption.

An area of hardstanding will be provided with storage for separate refuse and recycling bins. Details of Medway Councils recycling, composting and refuse collection scheme will be provided to new residents, to ensure they are aware of the facilities available to them.

#### **6. WASTE REDUCTION**

Materials arising from the demolition of the existing house and site works will be re-used as far as possible.

During the construction process, close attention will be paid to the quantities of materials required, in order to reduce any over-ordering and possible wastage. In addition, the timing of these orders and subsequent deliveries will be co-ordinated with the appropriate stage of construction works, to further ensure materials are not stored for excessive periods of time, limiting any risk of damage and therefore wastage.

Waste will be sorted as far as possible to ensure any recyclable products are disposed of appropriately.

The waste management policy aims to divert materials from landfill sites. Robust site practices will be implemented, with the aim of;

- Reducing the quantity of waste generated.
- Increasing the recovery of materials for re-use and recycling.
- Use materials efficiently.
- Increase the proportion of recycled materials used to build homes.

- Safely dispose of hazardous waste.

These objectives will be achieved by the following measures:

- Minimising the use of material resources and the production of waste through efficient design, logistics, stock control, the use of prefabricated/ pre-sized materials, minimising packaging and efficient construction techniques.
- Ensuring that sub-contractors and waste management contractors manage waste properly and maximise recycling.
- Wherever possible, maximising the re-use, recycling and recovery of construction demolition and excavation waste on site.
- Encouraging the segregation of waste on site where practicable, in order to recycle waste and reduce waste disposal costs.
- Seek opportunities to work with suppliers and contractors to make efficient use of materials and incorporate reused/ recycled content into the product used.
- Evaluating and promoting best practice with suppliers and contractors.
- Regularly collecting data and monitoring performances using key performance indicators.

The building contract will have provisions to ensure that no waste is burnt on site and to prevent smoke from machinery and plant on site.

- A site waste management plan will be in place throughout the duration of the works to ensure materials are recycled where possible and that all waste is sorted on site before being taken away for disposal.
- All material not recycled will be disposed of in accordance with the waste management plan and certified as such.

## **7. SUSTAINABLE TRANSPORT METHODS**

Local shops, facilities and services are accessible to the future residents. The local Tesco Express is just 8 minutes walk away, with larger shops and supermarkets available at the centre of Strood.

A public bus service operates within the area, providing links to the centre of Strood, and the rail station.

A secure cycle storage unit will be provided for each property, and a cycle route runs directly past the proposal site.

A dedicated EV charging point will be installed to each property.

## **8. AIR QUALITY IMPROVEMENT MEASURES**

It is believed that the scale of the proposed development, being a net gain of 1 new dwelling, will not have a significant impact on the local air quality. Sustainable methods of transport such as cycling and public transport will be available to residents.

**9. EDUCATION OR NEW RESIDENT/ OCCUPIER INFORMATION PACK**

New residents will be provided with a homeowner information pack, which will include details of Medway Councils weekly household / garden waste and recycling collections, along with details of the nearest public recycling centres.

Information on public transport services, cycle storage facilities and the EV charging points will be highlighted within the homeowner pack, in order to encourage the use of more sustainable travel methods.