

Coopers Lodge,  
Aston Road,  
Bampton,  
Oxon.  
OX18 2AL

## SUSTAINABILITY STATEMENT

Scheme:- Proposed conversion/extension of outbuilding to form one holiday letting.

- A. Net Zero Carbon:- This is considered unachievable in respect of a proposal to convert/extend an existing building retaining existing walls. However the elements of new building fabric will be designed to standards of ultra-low energy demand & will have high thermal mass to avoid rapid temperature fluctuation. The construction will fully comply with Part L 2021 - Conservation Of Fuel & Power & will benefit from high levels of insulation, high performance windows, airtight building fabric & thermal bridge free construction. All light fittings will be highly efficient LED's.

The main living area is orientated north/south so will benefit from some solar passive gain. Overheating in summer will be reduced by natural cross ventilation (opening windows/secure trickle vents). Consideration maybe given to installing a HVAC unit in the future.

Heating & hot water will be all electric. A non-fossil fuel tariff maybe considered in the future.

Materials where practical, will be sourced locally & from those listed in the BRE Green Guide. Timber will be drawn from sustainable sources. Bricks where required & concrete roof tiles will be reclaimed.

Carbon emissions will be minimised.

- B. Travel:- Local facilities include a Post Office, Convenience Store & Pubs all within a 15 minute walk/short cycle ride of the proposed dwelling. There is a bus stop close by with routes to Witney, Oxford & Gloucester. Cycle storage will be included as there are a number of cycle routes within the area.

Shared mobility is not considered appropriate for the proposal.

An electric vehicle charging point will be provided.

High speed Broadband would be provided to the proposed dwelling, however, due to the proposed use as a holiday let, home work would not be a priority.

- C. Water:- Mains water usage will be limited to 110 ltrs per day & to comply with Building Regulations Part G. All appliances installed will be water efficient.

Rainwater from roofs will discharge to a SUDS (AquaCell) soakaway subject to a percolation test prior to installation. Parking areas will be shingle or permeable block, draining naturally by filtration into the ground.

Flooding:- The site is within Flood Zone 1 with little or no risk of flooding. No risk assessment is necessary. Development will not increase the risk of flooding elsewhere.

- D. Waste:- A builder is yet to be appointed but consideration will be given to builders registered with the Considerate Construction Scheme.

All waste generated where practical, to be segregated, recycled & where necessary removed to licensed tips. All contractors to be licensed & registered. A waste management plan to be in place before work commences. Hazardous waste to be handled & disposed of in accordance with relevant regulation.

There will be safe access to waste recycling.

A bin store will be provided for domestic recycling boxes & waste disposal bins.

- E. Biodiversity:- A Biodiversity self assessment form has been submitted, no further reports required.

A European site is not affected.

An EcIA is not considered applicable for this project.

The existing garden & surrounding landscape provides habitat for small mammals, birds & insects. Hedgehog gaps will be provided in any new solid fence or garden wall.

BirdBoxes:- 1 no. Schwegler 1SP house sparrow terrace & 1 no. Schwegler 11 House Martin nest box will be provided. These to be installed to the eastern gable as high as possible, close to the gable apex. The eastern elevation will act as protection from prevailing winds. This location should keep disturbance to the minimum possible & give unimpeded flight access into the boxes.

Bat Box:- 1 no. Schwegler bat box to be attached to the south facing gable of the existing garage, as high up as possible. This will provide warm conditions for the bats. There is no exterior lighting on this gable.