

Damian Selim
Independent SAP Assessor



Suite 204
3 Edgar Buildings
George Street
Bath
BA1 2FJ
Mbl: 07747 633234
e-mail: damianselim@yahoo.co.uk
15th November 2023

Planning Department
Slough Borough Council
Observatory House
25 Windsor Road
Slough
SL1 2EL

Re: 12 Winkfield Road, Slough, SL4 4BG

Dear Sir/Madam

In order to demonstrate that the dwelling has been designed in accordance with the planning condition, the development will be carbon net zero through the use of on site renewable sources in the form of air source heat pumps and solar PV systems.

It is proposed that the dwelling shall use a Grant Aerona air source heat pump for the space and water heating. This will be located to the rear of the property to reduce the possibility of the adjacent neighbours being affected by noise pollution.

Alongside this, there will be two separate solar PV systems, one on the southeast elevation and one on the southwest elevation. Each of the solar PV systems will be 4kW in size, situated on the pitched roof at approximately 30°, and they will not suffer from significant overshadowing from nearby buildings and trees.

To the front of the property, it is proposed that electric vehicle charging points will be installed.

The target emission rate for the house is 7.01kgCO₂/m²/year, through the implementation of the above technologies, this is reduced to -0.05kgCO₂/m²/year, creating a carbon net zero house.

A section 106 agreement will be completed and signed in the case of a shortfall in any of the above.

The potential water consumption by the occupants of the house will not exceed 110 litres per person per day (including external water consumption) through the

installation of taps and showers with reduced flow rates and baths and WCs with smaller capacities, to be precise:

All basin taps will have a flow rate no higher than 5 litres/minute.

All showers will have a flow rate no higher than 9 litres/minute.

All baths will have a capacity no higher than 160 litres.

All WCs will have a dual flush system with capacities no higher than 4 and 2.5 litres.

This can be seen in the attached water efficiency calculations.

If you require any further information, please don't hesitate to contact me.

Yours Faithfully

Damian Selim