

PROPOSED DEVELOPMENT OF THREE HOUSES ON LAND
ADJACENT TO 105 VICTORIA ROAD, CHICHESTER
SUSTAINABLE CONSTRUCTION AND DESIGN STATEMENT

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SUSTAINABLE CONSTRUCTION AND DESIGN STATEMENT

PROPOSED DEVELOPMENT OF LAND ADJACENT TO 105 VICTORIA ROAD, CHICHESTER, PO19 7HY

INTRODUCTION

105 Victoria Road is a two storey detached house, lying to the south side of Victoria Road. The proposed development site lies to the east of 105 Victoria Road, Chichester with frontages to Victoria Road and Leatherbottle Lane.

In addition to the existing house, which is retained in the proposed scheme, the site presently contains a single storey building adjoining the house used as a fish and chip shop, a number of garages and outbuildings and a concrete and asphalt car parking area with access from Leatherbottle Lane. The southern part of the site is a grassed area at a lower level than the rest of the site with further small outbuildings.

The site is indicated on the survey drawing prepared by surveyors Shaw Colegate, reference 06822 TOPO attached.

PROPOSALS

The proposals indicated in the application comprise a pair of semi detached dwellings and a detached dwelling, with associated car parking areas and private gardens.

DEMOLITIONS AND RECYCLING

The development requires the demolition of a single storey building used as a fish and chip shop and removal of concrete and asphalt car parking areas. Any materials or elements found to be capable of recycling will be identified and recycled and all inert materials such as concrete slab, blockwork etc will be crushed for re-use as substructure material in the new construction.

BUILDING MATERIALS

Materials to be used in the new construction will be sourced locally so far as possible, principally to reduce transport demands but also to reflect local building forms and details. The proposed dwellings will be constructed in compliance with Building Regulations Approved Document Part L, as applicable at the time of construction and will comply with or exceed 'building for life' standards. In particular, building fabric U values will generally exceed minimum requirements of the Building Regulations in order to achieve the required reduced CO2 emissions.

ENERGY CONSUMPTION

Emissions will be reduced further by the installation of renewable energy systems utilising photovoltaic cells on south facing roof areas for electricity generation and air source heat pumps for space heating and hot water.

All dwellings will be provided with electric vehicle charging points.

DATA

Data will be provided as part of the Building Regulations submission to confirm a 10% carbon reduction in emissions by energy efficiency improvements and a further 10% reduction by the incorporation of renewables into the scheme.

WATER CONSUMPTION

Water consumption reduction measures such as low flush cisterns, flow control valves and water efficient taps will be installed to ensure that water consumption is lower than 110litres per person per day as set out in Part G of the Building Regulations. In addition, rainwater storage will be provided for external watering needs.

CLIMATE CHANGE AND SUSTAINABILITY

Refer to the associated DRAINAGE STATEMENT

BIODIVERSITY

Refer to associated ECOLOGICAL IMPACT ASSESSMENT

ENCLOSURES

Shaw Colegate level survey 06822 TOPO

END

NOTES :

ALL LEVELS RELATIVE TO O.S. DATUM (FROM G.P.S.)
 SURVEY GRID ORIENTATED TO OS NATIONAL GRID
 WHILE ALL POSSIBLE EFFORT HAS BEEN MADE TO IDENTIFY SERVICES,
 WE ARE UNABLE TO DETAIL COVERS BURIED OR OBTAINED AT THE
 TIME OF SURVEY.
 ALL LEVELS AND DIMENSIONS SHOULD BE CHECKED ON SITE
 PRIOR TO THE COMMENCEMENT OF WORKS.
 TREES SHOWN IDENTIFIED TO BEST OF SURVEYORS ABILITY, SEEK
 CONFIRMATION IF SPECIES CRITICAL
 ROOFLINE DETAIL IS INDICATIVE ONLY
 GPS:
 GPS LEVELS AND GRID ARE OBTAINED USING INDUSTRY STANDARD GUIDELINES
 AND CAN VARY ACCORDING TO THE QUALITY OF THE GPS NETWORK AVAILABLE.
 ALL GPS DETAIL IS THEREFORE RELATIVE TO THE TIME AND DATE OF SURVEY.
 LEVELS:
 THIS SURVEY DRAWING HAS BEEN CREATED USING DATA GATHERED IN 2016.
 SHAW COLEGATE CANNOT GUARANTEE THE CURRENT ACCURACY OF THE
 INFORMATION SHOWN.



- KEY :
- FB FLOWER BED
 - FENCE
 - WALKWAY
 - SHRUBBERY
 - BUILDING
 - KERB
 - TRACK
 - SHOP/HEB



Shaw Colegate
 LAND & BUILDING SURVEYORS

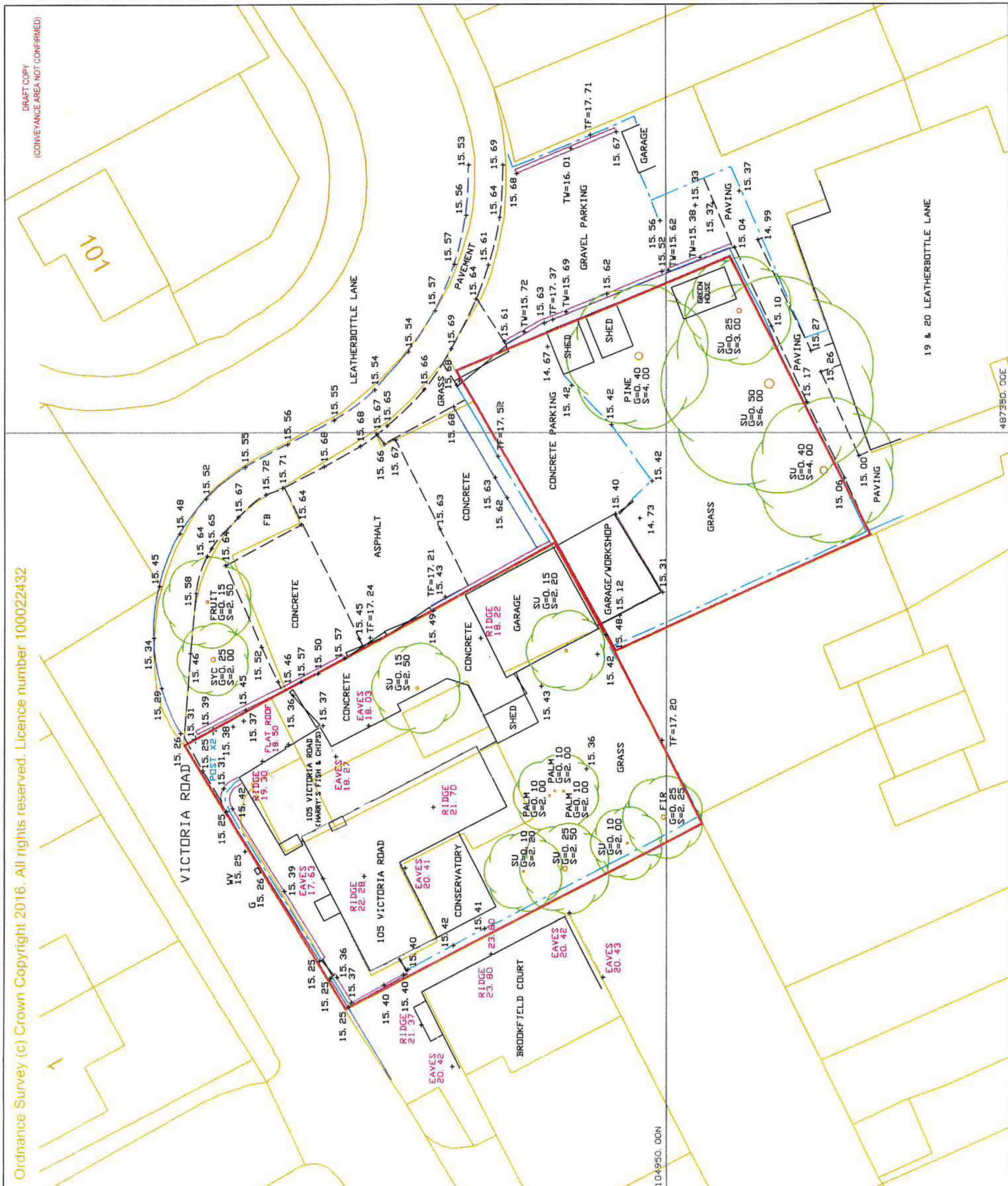
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 Web: www.shawcolegate.com

Title: 105 VICTORIA ROAD, CHICHESTER, WEST SUSSEX
 PO19 7HY
 BOUNDARY SURVEY

Job No.: 06822_TOPO
 Original Scale: 1:200
 Sheet Size: A3

Surveyed By: SB Date: AUGUST 2016
 Drawn By: SB Date: AUGUST 2016

Client: MRS H REES



DRAFT COPY
 (CONVEYANCE AREA NOT CONFIRMED)

101

19 & 20 LEATHERBOTTLE LANE

487350.00E

104950.00N