



SUSTAINABILITY STATEMENT

61 WOODSTOCK ROAD, WITNEY, OXFORDSHIRE. OX28 1EB

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SUSTAINABILITY STATEMENT

1.0 INTRODUCTION

1.1 The following statement highlights the sustainable characteristics of the Planning Application at 61 Woodstock Road, Witney, Oxon, which seeks Planning Approval for the proposal to:

- Develop the land at the rear of the existing house to build a new dwelling.
- Provide Refuse and Cycle Facilities under Local Planning Authority Policies.
- Provide two new Car-parking spaces on the proposed dwelling front yard.

1.2 DEVELOPMENT OVERVIEW

1.2.1 In summary:

- The proposed building follows the adjoining property dwellings' form, scale, and materiality.
- The front garden is allocated for the Bin and Cycle enclosures, which are integrated into the main bulk of the building, whilst car parking spaces defined by a plant-bed and entrance-level approach footpath.

1.2.2 The proposed design aimed to facilitate ideal use of the land to avoid and limit impacts on any surrounding neighbours in terms of overlooking or interrupting existing habitable window outlooks. It collectively has been configured to relate to the scale and footprint of the surrounding context.

1.2.3 The proposal's overall mass, form and general character makes reference to the existing buildings and the surrounding context, ensuring the proposal incorporates feature elements such as pitched roofs, walls finish with buff brick, and ridge height matching the established context. This approach ensures the proposal works with the surrounding buildings' rhythm, form, and particular separation.

1.2.4 The proposed primary finishing material for the walls will be Buff brick work with a brick projecting panels and corbelling work at gable-end. Designed to match the existing adjoining properties. Interlocking concrete tiles to the pitched roofs will incorporate Plain clay tiles, whilst the glazed window and door openings will be finished with white PVCu frames to match existing.

1.2.5 As a whole the proposal has been designed to relate to the surrounding context, seeks to adopt traditional materials and features found from within the immediate context, and collectively seeks to complement and respect the Area's built character and development pattern.

2.0 BUILDING ENVELOPE AND LAYOUT

2.1 Where necessary construction of the proposed building will include appropriate levels of insulation for the entire building envelope, thus seeking to comply with Part L1 of the Building Regulations. New construction will be designed to give a SAP (Standard Assessment Procedure) rating of at least 90, and doors and windows will be double glazed, incorporating trickle vents. All elements of construction will comply with the current Building Regulations.

3.0 ENERGY SUPPLY AND USE

3.1 Space and hot water heating systems within the development, combined with insulation of the building envelope, will be selected to ensure that the development complies with Part L1 of the Building Regulations and has a SAP rating of at least 90.

3.2 Where fitted by the developer, the dwellings will be equipped with 'A' rated domestic appliances.

3.3 Energy efficiency lighting will be installed throughout the whole development.

3.4 Water efficient domestic appliances will be specified, where provided.

3.5 Water meters will be installed to encourage careful water usage.

3.6 Reduced capacity WC cisterns with restrictors will be fitted to reduce water usage as WCs can make up 30% of domestic water usage.

4.0 PROCUREMENT AND CONSTRUCTION

4.1 Building materials will be specified for longevity and minimal maintenance. This is desirable not only in the interests of sustainability, but also in the interests of the long-term appearance of the building and ongoing maintenance responsibilities.

4.2 Building materials will be sourced from sustainable and local sources where a choice is available.

5.0 TRANSPORT

5.1 Given the sites location within a high accessibility area and in accordance with Planning Policy, 1x secure cycle space will be provided, located within a bike storeroom, located at front of the dwelling.

5.1 In terms of car parking and given the sites location within Witney two off road car parking spaces are proposed, located on a front car parking and pedestrian access frontage.

6.0 WASTE AND RECYCLING

6.1 On site segregation for refuse and recycling of materials is to be implemented for the new dwelling.

6.2 On site refuse storage will have sufficient space to allow storage of material for recycling, in accordance with the County Council's refuse collection regime.