

Sustainability Statement

Site Address:

92 Long Mynd Avenue, Up Hatherley, Cheltenham, GL51 3QS

Flood Zone:

The property is not located within a flood zone.

Proposed Development:

The aim of this project is to provide additional living accommodation within the existing footprint of this small semi-detached one-and-a-half-storey dwelling. It is proposed to extend the existing across the front of the property to provide additional headroom in Bedroom 2, the current bedroom window in the gable wall will be blocked-up using brickwork to the outer face to match the existing brick. A new dormer will be installed within the shallow rear roof to create headroom for two additional rooms at the back of the house, with a south-west facing outlook. The existing side door, which is currently located in the Kitchen will be moved across to increase the wall space for further kitchen units. It is proposed to create a small cloakroom and lobby, which will be partitioned off the Living Room.

Materials:

The construction will be a traditional build and durable materials will be prioritized. Where possible low carbon healthy materials and natural materials will be used.

Efforts will be made to reuse materials on site and to reduce or recycle the waste created as a result of the proposed building work.

The construction will meet or exceed the U-Values as defined in the latest edition of Part L of the current Building Regulations.

Optimising Energy Resources:

Where possible natural/passive ventilation will be provided to minimize the need for mechanical ventilation, however, this will be required for the cloakroom.

Where replacement items are fitted in the future, A or B-rated appliances will be installed for enhanced water efficiency.

The installation of rainwater butts to be used for watering the garden will improve the water efficiency of the property.

Renewable Energy Technologies:

Although not currently installed, the applicants may look to replace the existing boiler with renewable technology.

The applicants will also implement further enhancements in the property with regard to draught proofing and enhanced energy efficient lighting, appliances and loft insulation.

Greening, Biodiversity and Climate Resilience:

The proposal does not create any loss of vegetation or habitat.