

CORINTHIAN ARCHITECTURAL DESIGN

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ECOSYSTEMS SERVICES STATEMENT

Proposed conversion & extension of existing outbuilding / annex to (attached annex) as ancillary accommodation to main dwelling

Bridle Cottage, Shellbridge Road, Slindon Common, West Sussex. BN18 0NB

DATE - Feb 2024

In line with Core Policy SD2 and policy guidance, -

Sustainably Managed Land & Water Environments

The dwelling and outbuildings are set within approx 0.5 acres of mature gardens, materials are predominantly natural, (lawns, bedding / planting, gravel drive) with small areas of decking. There are areas of lower lying garden in which surface water may pool and overall we consider the landscape context to be very sustainable. There is also a healthy pond in the rear garden that is home to frogs, newts and other reptiles and insects.

Protect and Provide More, Better & Joined Up Habitats

Existing garden areas provide good natural continuity of planting, foliage and shade. Over the course of the next few seasons this will be improved further by the applicants via continued garden planting. Bat and bird boxes are to be introduced over the coming seasons within the overall site. The pond is to be increased & improved.

Conserve Water Sources and Improve Water Quality

Over the course of the next few seasons water butts will be introduced to retain natural rainfall, conserving water for use within the gardens. There are no direct applicable opportunities within the scope of the proposal to improve water quality to the dwelling.

Manage & Mitigate the Risk of Flooding

The existing FFL of the house and outbuildings is at an elevated level in comparison to the gardens to the South. Taking into account the natural fall and permeable green spaces, it is considered that surfaced water will concentrate to the open natural areas to the South of the house, away from the proposed site. The EA Flood Map for planning shows the house within Zone 1, which is considered to have a low probability of flooding from river and the sea. A new soak-away system will be introduced at construction relative to the proposed roof area of the proposed extension, to be designed in accordance with ground conditions and percolation testing to the current building regulations.

Improve the National Park's Resilience to, and Mitigation of, Climate Change

Areas of consideration to be considered in relation to the proposal and climate change comprise, -

- (a) Natural Shade (enhanced / further garden planting will provide natural shade to the extension).
- (b) Thermal Improvements (insulation will provide increased retention of heat in the winter and improved resistance from heat within the summer months, reducing the existing annex energy use and carbon footprint).
- (c) Increased Natural Planting & Vegetation (enhanced / further garden planting will improve and create natural habitats for wildlife and aid the general production of oxygen / CO₂ absorption).
- (d) The proposed use of a green (natural planted sedum) roof to the extension will act as a natural shade element (in comparison to a conventional flat roof) and provide a localised micro climate for small scale nature.

Increase the Ability to Store Carbon Through New Planting or Other Means

Mature trees on the site and continued garden planting development will act as an ability to store carbon. Composting storage within the garden will aid wildlife and act to store carbon.

Conserve & Enhance Soils

Limiting the use of any excessive hardscaping areas to the scheme, together with continued garden and planting enhancement, will act to conserve soil quality on site. Composting areas also applicable.

Reduce Levels of Pollution

A fabric first approach to the scheme in the form of improved insulation will reduce heating need and lower energy consumption / associated pollution. The use of hybrid and electric cars is also to be seen within property, aiding further the reduced level of local pollution. Composting areas also applicable.

Improve Opportunity for Peoples Health & Well-being

We consider the above, together with bringing family members together on a single site, to improved health, wellbeing and reduce the family's overall annual travel / carbon footprint.

Provide Opportunities for Access to the Natural & Cultural Resources Which Contribute to the Special Qualities of the National Park

The proposal does not provide any opportunities for improved access to the national park itself.

Conclusion

The applicants are conscious of protecting the diverse natural habitat of the area in which they live. They intend to respectfully enhance and improve the overall dwelling under their ownership with both sustainability and maintenance of the natural setting being an ongoing priority.