

SUSTAINABILITY STATEMENT

10 Cadogan Park, Woodstock, Oxfordshire OX20 1UW

Proposal & Justification

The proposal will be to extend and completely modernise the existing property and in doing so improving every aspect of the property and be more conducive to modern living. Flow and room layouts will more suitably connected whilst removing the current conservatory and other poorly constructed areas of the property which have been 'bolted on' over the years.

Currently the conservatory is almost unusable given its generally too cold in the winter and too hot in the summer. Furthermore, the fact it is so cold in the winter it encourages the use of electric heaters with the heat effectively dissipating out the fabric of the building.

In contrast the new extension, with its high levels of insulation to the floors, walls and roof will be enhanced further by double glazed windows and doors whilst still provide adequate levels of natural light and ventilation.

As well as replacing the existing conservatory, the proposal includes creating a larger kitchen and dining area with a more suitably sized and open plan approach. The new utility area, accessed from the side pathway, will be fitted out to house white goods such as tumble dryers and washing machines leaving the main rooms free of noise pollution and condensation risk that can be created by these appliances.

The introduction of a home gymnasium and office enables the occupants to enjoy enhanced lifestyle health benefits and flexibility with their work reducing the need to travel.

Sustainable Design

All insulation levels will be to current building regulation standards as a minimum to the floors, walls and roof will be enhanced further by double glazed windows and doors replacing existing where required providing adequate levels of natural light and natural ventilation.

Water Efficiency & Usage

The use of water butts to downpipes will also increase the levels of rainwater harvesting. According to Waterwise, in excess of 85,000 litres of rain falls on your roof every year. This rain can be collected in a water butt to water your garden, clean your car and wash your windows.

Furthermore, sanitary fixtures and fittings will be selected to ensure a maximum water usage of 125Litres/Person/Day can be achieved in line with building regulations.

Lighting

Internally, the use of energy efficient lighting (also a building regulation requirement) will be installed to fittings with a luminous efficacy greater than 45 Lumens per Circuit-watt at a rate of min. 75% (3 per 4 fixed light fittings in rooms or circulation areas most frequently used).

Locally Sourced materials

Where possible and available all materials will be sourced from local merchants and stockists to minimise travel for both collections and deliveries