

## **Introduction**

This Energy Statement is submitted in support of a full application for the change of use of holiday let into 1no. residential dwelling at Saffron Barn, Norton Farm, Lower Norton Lane, Kewstoke, Weston-super-Mare, BS22 9YR.

This statement has had regard to the guidance set out in North Somerset's validation checklist (December 2023).

The pertinent policies from North Somerset Council's Core Strategy in relation to this statement are Policy CS1 (Addressing climate change and carbon reduction) and Policy CS2 (Delivering sustainable design and construction).

## **Siting and Location**

The living area and garden are south facing and therefore maximise solar gains. The southern facing, full height glazing in the living area creates a light filled living space which benefits from low solar gains in the winter months.

The substantial rear garden is not only south facing but also benefits from minimal shadowing from nearby development.

Solar panels could be added to the roof of the dwelling, excluding the location of the roof lights to ensure the proposal complies with Policy CS2(2).

## **Shelter Planting**

To the rear of the dwelling is a large private garden. This includes a significant area of lawn bounded by hedgerow planting along the boundary. The vegetation on site provides habitats for biodiversity and contributes to natural cooling during the summer months.

## **Internal Layout**

Whilst not listed the barn has some architectural merit and has influenced where new window and door openings have been installed. In general terms such interventions should be limited so that the character of the original barn can continue to be read. Windows sufficient to provide adequate natural light to habitable rooms within the confines of the building design has been provided and the internal layout has been optimized to include the staircase to the centre of the building. All rooms will use energy efficient lightbulbs/fittings.

## **Natural Ventilation and Lighting**

All habitable rooms are served by windows allowing natural daylight into the rooms. In some instances, there is full height glazing which allows additional daylight into the rooms. There are three roof lights which serve the upstairs bathroom and stairs up to both bedrooms on the first floor. Windows are openable to allow natural ventilation into the building. The windows in the property are fully double glazed.

### **Material Usage**

The agricultural building was converted to a holiday let, with the existing fabric of the building retained in the conversion, to minimise waste. There is low energy lighting in all fixed outlets. No materials are proposed as part of this application.

### **Construction Techniques**

The building was granted planning permission to be converted into a holiday let in December 1999 and the proposed development does not require any physical works to the building. Construction techniques are therefore not relevant to the proposals.

### **Shared Heat through Party Walls**

The building detached and therefore there are no party walls.

