



Sustainable Design & Construction Statement

19 WATER STREET, SKIPTON, BD23 1PQ.

1. Introduction :

The proposed development has been designed to exceed the current environmental performance standards outlined in Part L1B of the Building Regulations 2010.

This project involves the change of use of a shop and apartment to a 2 bedroom dwelling. The proposal aims to achieve an overall improvement in regulated emissions, (Building Regulations Part L, through the introduction of insulation, increased performance in the new construction, more efficient heating system and low-energy natural ventilation.

2. Existing Land :

The existing land is a shop and apartment located off Water Street, Skipton.

3. Proposals :

Proposed internal alterations with a side and rear extension.

New side access formed from side extension.

Walls would be insulated cavity walls faced in render, GRP flat roof, UPVC doors & windows.

4. Planning Policy :

The site sits within Craven District Council.

Policies applicable:

Craven Local Plan Policies ENV3: Good Design, ENV8: Water Resources, Water Quality and Groundwater.

National Planning Policy Framework (NPPF)

5. Design Considerations :

Development proposals should minimise carbon dioxide emission by using less energy, and supply energy efficiently. Water consumption to achieve a water efficiency target of 125 litres/person/day or

less. Incorporate user friendly heating controls to ensure they are easy to understand and use and work effectively.

Use of energy efficient white goods, appliances and equipment - e.g. A-rated boiler. Buildings should be designed to use improved energy efficiency measures. This will reduce demand for heating, cooling, and lighting, and therefore reduce operational costs while also minimising associated carbon dioxide emissions.

6. Energy Saving Measures :

The ground & first floor rooms will have natural ventilation in accordance with AD Part F; trickle ventilators, opening glazing and localised intermittent extract fans. The new builds will be traditional construction and have PIR insulation within the floor, walls and roof. New boilers are to be in-line with current Building Regulations and Gas Safe standards and the system will be designed by a qualified Engineer.

The proposed extension fabric has been designed to incorporate insulation measures to exceed the U-Values required by the Building Regulations :

- (a) new wall construction to achieve U values of 0.16 or better.
- (b) new roof structures will be insulated to a u-value of 0.11
- (c) the ground floor will achieve a minimum u value of 0.11
- (d) glazing for windows and doors will average U-Values of 1.2w/m²K or better.
- (e) construction details will minimise heat loss via non-repeating thermal bridging by use of Accredited Construction Details.
- (f) lighting and appliances will incorporate high efficiency light fittings utilising LED lamps with an efficacy at 85lm/w. The use of LED lighting will also minimise the internal gains associated with tungsten and fluorescent lighting systems. The residential spaces will have a 100% LED lighting installation.