

Sustainability Statement - Cherwell Lodge, 26 Newland Street, Eynsham, OX29 4JZ

Net zero carbon

The proposed development comprises a relatively small extension to a listed building, the proposed extension will increase the GIA by less than 9%. In this context the design will make modest improvements to energy use, but an ultra-low energy demand will not be feasible.

A more substantial extension and improvements to the house were carried out in 2002. These alterations included removal of a poor performing conservatory, improvements to the form-factor, a reduction in area of single glazing and uninsulated external walls, refurbishment of windows including new seals, and a general improvement in the building services, including the introduction of underfloor heating. Within the constraints of a listed building, the 2002 alterations provided the opportunity for significant improvements in energy efficiency that is not to be repeated in the current proposal.

The scale of the current proposal does not lend itself to major improvements, or to repeat the achievements of previous improvements. However, the proposed design will make slight improvements to the form factor and enclose a small area of the original C19 solid brick wall, including one draughty single glazed sash window, with fabric to modern building regulations standards.

It is not the intention to make any changes to the building services beyond extending the underfloor heating into the extension.

Thermal comfort has been assessed and complies with the latest Building Regulations to mitigate overheating.

The applicants have a lapsed application to put solar panels on the south facing roof and it is their intention to renew this application in the near future.

Travel

The proposed development pertains to a small extension of an existing domestic dwelling. The dwelling is in a sustainable town centre location with good access to local facilities.

There is no off-road parking, therefore the location does not lend itself to EV charging on site.

Water

The proposed development comprises an extension of the living room only. It does not involve bathrooms, sanitary accommodation or other accommodation affecting water use.

The dwelling is located in flood zone 1.

Waste

Existing refuse collection will not be affected.

Construction is likely to be by a local contractor, few of whom are registered with the Considerate Construction scheme.

Voluntary standards – BREEAM not applicable.