

# SUSTAINABILITY STATEMENT

*Single Storey Rear Extension to 88 Manor Rd, Woodstock, OX20 1XL*

## **Proposal & Justification**

The proposal will be to extend the existing property with a single storey extension to accommodate an enlarged entrance area and downstairs WC/Shower room.

The extension will provide the property with a much-needed sanitary facility as opposed to relying on having to travel up and down stairs which is not conducive to families or for young or elderly occupants. The larger entrance area will enable access to the property in a more welcoming way with the current porch itself is becoming tired and dated which exacerbated by being predominantly un-insulated.



Together the changes will enhance the overall property and bring in line with today's commonly accepted facilities and standards.

## **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