

## **SUSTAINABILITY STATEMENT**

### **RELATED TO THE PROVISION OF A 3 BED RESIDENTIAL DWELLING ON LAND ADJACENT TO THE OAKS, ST MARY'S ROAD LISS**

The development will make use of an existing large garden which is currently part of the curtilage of The Oaks.

#### **Sustainable Location**

The site is located within walking distance of Liss village centre which contains a range of shops and services including a railway station. Bike storage will also be provided on site. Allowing for non-car based trips.

#### **Design of the Building Including Materials**

The proposed building will be of a high quality design using traditional detailing and materials, all found within the local area. Thermal insulation and Timber Frame construction has been chosen to meet or exceed current minimum Building Regulation standards. The timber frame construction will involve a high level of insulation and air tightness allowing for a more thermally efficient building. Recycling will be encouraged via built in dedicated storage in the fitted kitchens and a conveniently positioned external waste collection point as shown on the site layout.

The positioning of the dwelling on site has taken account of making the most of the sunlight into the house for natural lighting and heating. Where possible building materials with low embodied energy will be prioritized. This will be undertaken using the BRE Green Guide to Specification. All timber will be sourced in accordance with the FSC (Forest Stewardship Council) guidelines. Good planning and management will be used to reduce waste, utilise local labour and materials, and reduce water and energy use.

No earthworks are required as part of the development except for the excavation of foundations. Excavated material will be reused on site, any excess will be removed by a licenced waste disposal company.

#### **Energy**

Class A+ 'white goods' will be used. Low energy light fittings will be specified throughout with special emphasis on LED bulbs. A Smart Meter will be fitted allowing the occupier to understand more fully the nature of their energy usage & monitor in real time allowing them to change their consumption habits in order to reduce electricity usage. PV panels are proposed to aid in reducing the cost of heating and powering the homes. An eclectic vehicle charging point will be installed. Air source heat pumps to provide heating and hot water will

be considered at the detailed design stage which would provide potential for further improvements of CO2 emissions.

### **Landscaping and Ecology**

The site currently consists of mown grass with very little vegetation and nothing of any ecological significance. The proposed landscaping will seek to increase the biodiversity of the site by introducing new trees and planting, including fruit trees and bushes with berries. All new plants are to be native species.

Boundary landscaping has been carefully considered and existing fences and hedges have been retained where possible.

Lighting will be kept to a minimum with any velux windows being fitted with self-closing blinds or smart glass and any external lighting to be down lights only or low level bollard lighting.

As part of the proposals bat and bird boxes will be placed in appropriate locations around the site. The applicant will install water butts to reuse rainwater for watering the garden.