



Smith  
Simmons  
& Partners



# SUSTAINABILITY STATEMENT

3 Tangmere Road

March 2024



RIBA 

 RTPI  
Royal Town Planning Institute



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SUSTAINABILITY STATEMENT - 3 Tangmere Road

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## 1.0 INTRODUCTION

The proposal is for 1 No new dwelling and associated works adjacent 3 Tangmere Road. This statement sets out the sustainable credentials of the design and specification of the proposals

## 2.0 PROTECTING AND ENHANCING THE BUILT AND NATURAL ENVIRONMENT

2.1 The proposals have been designed to minimise the impact on existing surroundings and to ensure that their scale, massing and materials are sympathetic to the surrounding context. As much existing planting and trees as possible will be retained on the site and supplemented with new planting. The new dwelling is well set back from the Tangmere Road. Furthermore, the new building is of a quality design and material palette. Please also refer to the Planning Design and Access Statement.

## 3.0 MINIMUM WATER USAGE OF 110 LITRES PER PERSON PER DAY

3.1 Water use will be restricted to 110 litres per person per day by incorporating the following measures:

- Dual flush wcs
- Aerated spray taps to sinks and basins
- Low-flow shower heads
- Water efficient white goods
- Water butts for harvesting water

## 4.0 BUILDING FOR LIFE 12

4.1 The following is a short summary of the salient points in respect of the proposal:

- The site is well located for local services, including, primary school (0.2km), surgery (0.3km) and convenience store (0.25km).
- The nearest bus stop is just outside the site entrance, with regular buses to the west to Chichester and east to Littlehampton.
- The proposed dwelling will be of a high quality contextual design using traditional materials.
- Boundary landscaping has been carefully considered and existing retained/protected and further enhanced where possible.
- The scheme has carefully considered the context of the area and potential impact on neighbours. The massing and density of the built form is varied with two storey and single storey elements.
- Parking is in accordance with WSCC standards.
- Bin/recycling and bike storage is provided within the linked garage.

## 5.0 MINIMISATION OF ENERGY CONSUMPTION



- 5.1 Where possible building materials with low embodied energy will be prioritised. 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.
- 5.2 The energy performance of the home will achieve the 2022 Building Regulations Part L Conservation of Fuel and power standards. The fabric of the building will be specified as follows:
- Fabric first approach
    - Insulated to Part L 2022 standards as a minimum
  - Renewable technology
    - Photovoltaic panels on south facing roofs (number and sizing subject to future technical design)
    - Air Source Heat Pump providing hot water and heating
- 5.3 In addition to these measures the following will be incorporated:
- Accredited detailing at building junctions to minimise heat loss
  - Advanced heating controls
  - Low energy lighting
  - Low energy mechanical ventilation
  - Efficient low energy heating system
- 5.4 Throughout the construction phase, a Construction Environment Management Plan will be employed. Good planning and management will be used to reduce waste, utilise local labour and materials, and reduce water and energy use.

## 6.0 ADAPTATION TO CLIMATE CHANGE

- 6.1 Surface water run-off from roofs and driveways will be designed following the principles of sustainable urban drainage systems. The parking/access will have permeable surfacing.
- 6.2 External openings to the proposed buildings are largely traditional in size and together with the increased insulation levels proposed will reduce the potential for overheating.
- 6.3 New planting will consider the need for native, drought resistant and environment tolerating planting and plants that encourage wildlife.

## 7.0 PROTECTION AND ENHANCEMENT TO THE HISTORIC AND BUILT ENVIRONMENT, OPEN SPACE AND LANDSCAPE CHARACTER

- 7.1 The site is within a conservation area. There are no listed buildings nearby. Please refer to the Planning Design and Access Statement.

## 8.0 NATURAL ENVIRONMENT AND BIODIVERSITY

- 8.1 Further ecological enhancements can be considered and incorporated into the scheme:
- Hedgehog entrance holes to any new fencing
  - 'Hogitat' hedgehog house to the rear gardens



- 1no compost bins per dwelling
- Bird nesting boxes built into the cavity wall or positioned under the soffit
- Bat boxes

## 9.0 APPROPRIATE AND SYMPATHETIC DESIGN

9.1 Please refer to the Planning Design and Access Statement, which describes the development's scale, height, appearance, form, siting and layout and how it has been sensitively designed to respect the character and identity of the local area.

## 10.0 REDUCING POLLUTION

- 10.1 The new dwelling will be provided with an electric car charging point to promote and support the use of electric vehicles and help contribute to reduced emissions from vehicles.
- 10.2 The proposed dwelling will have secure reliable high-speed internet connections to encourage working from home. A home office is provided on the ground floor.
- 10.3 External lighting will be kept to a minimum and fittings with low spillage specified to reduce light pollution.