

Energy Statement – Flete House, Shaws Lane, Shrewley, Warwick, CV35 7JA ref. W/24/0439

We attach below information to demonstrate how our proposed development at Flete House will be designed and constructed sustainably in accordance with Warwick District's Local Plan Policy CC1. The points below set out how the policy will be complied with, and the reasons why not all of the measures are appropriate for this development.

1. The proposal will significantly improve the thermal envelope of the property, by replacing a fully glazed conservatory, prone to large amounts of heat loss, with a well-insulated, airtight extension, which will have an overall U-value better than current Building Regulations require.
2. The combination of insulated cavity walls, floors, roofs and glazing will maintain a constant indoor temperature much better the continuous glazing of a conservatory, reducing the load on the central heating system and mitigating overheating risks in the summer months. Blinds fitted to the windows and rooflights will further improve this.
3. The layout of the proposed ground floor extension comprises dual-aspect glazing, with opening doors, windows and rooflights, which will permit high levels of natural ventilation. This will make the space comfortable in the summer months, in order to adapt to warmer temperatures without relying on energy-consuming mechanical cooling systems.
4. Rainwater and greywater recycling will not be used for this proposal as this is a relatively small extension to a much larger existing building. There would be very little benefit from such systems without incorporation into the existing building, a task which would require significant additional building work and prolonged disruption.
5. The proposed extension will connect to the existing natural gas heating system. This will avoid the need for additional appliances, and allow the system to be upgraded as a whole to zero carbon operation in the future. Fitting the extension with an independent heating system would add unreasonable complexity, and make the overall house temperature difficult to control, potentially leading to unnecessary heating of spaces.
6. The proposed accommodation will be fitted with 100% energy efficient LED lighting. Therefore, electrical usage from lighting will be minimal.
7. The entirety of the development site is within flood zone 1, which means it will not be vulnerable to flooding, allowing it to continue to exist as a home for decades to come.
8. The planted areas around the proposed extension will not be compromised by the works, and will continue to provide habitats for wildlife, and shaded outdoor space for use in the summer.

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9. The addition of the study areas on the first floor will encourage home working and thus reduce the need for travelling in a vehicle to another location to work. This will contribute to an overall reduction in carbon emissions from both the transport and the heating of a different premises.

We believe the points above clearly show how the proposed development will bring about a net carbon reduction to Flete House, and ensure that it will be adaptable to the future, in accordance with Warwick District Council's Local Plan Policy CC1. If you have any queries relating to the points above, please contact the office.

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