

ENERGY AND SUSTAINABILITY STATEMENT

for

PLANNING APPLICATION

for

**THE DEMOLITION OF EXISTING CAR PORT AND THE ERECTION OF A
NEW SELF BUILD FOUR BEDROOM DWELLING AND CREATING A
NEW ACCESS AND CLOSING EXISTING ACCESS**

at

**55 CODICOTE ROAD
WELWYN
HERTS AL6 9TY**

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Upper Green Road
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This Statement is being submitted on behalf of the applicant, the owner/occupier of 55 Codicote Road in support of the Planning Application.

The site is in an urban area and in close proximity to Codicote, being only 700m from Codicote High Street to the north and Welwyn High Street 1100m to the south, and taking into consideration the availability of public transport links via a regular bus service between Welwyn Garden City and Hitchin, provides links to leisure, employment and retail opportunities. Therefore the site should be considered to be in a sustainable location.

The proposal is for the removal of the existing Car Port, and parking area to provide a new detached dwelling, including a new vehicular access, parking and other associated works for the use of the applicants family and the closing up of the existing access.

The accommodation to the proposed dwelling will comprise of a kitchen, dining area/study, lounge, utility room, cloak room on the ground floor with an integral double garage. On the first floor will be four bedrooms, with two of the bedrooms having en-suite facilities and a family bathroom. The property has been designed to utilize all of the available space including the roof space by incorporating an attic store room/playroom and a plant room to accommodate the air-conditioning equipment.

The garage is of sufficient size to store bicycles, and space has been created for the storage of recycling bins behind the garage and provide an electric car charging point

The Statement outlines a number of measures to be incorporated in the design, layout and construction of the proposed dwelling that would reduce the energy demand of the scheme and achieve over and above compliance with the fabric energy efficiency criteria in the Building Regulations. In addition, the Statement details that, with the inclusion of solar photovoltaics, an 82% reduction in carbon emissions would be achieved against Part L Building Regulations requirements (2021), with a 66% improvement in the Dwelling Primary Energy Rating over Target Emissions Rating. Given such, the significant improvements over the minimum requirements of the 2021 Building Regulations would deliver compliance with the objectives of the sustainability-related policies of the adopted Local Plan and the terms of the SPD.

The aim of this development is to construct the property to as near as possible Passivhaus Energy and Comfort Standards.

- Energy efficiency /CO₂
- Water efficiency
- Household Waste Management
- Use of Materials
- Electric Car Charging point will be installed

Construction

The external walls comprise of cavity walls with 300mm cavity, fully insulated providing a thermal insulation far above what is required under building regulation and the materials will be sourced locally.

No large windows to prevent overheating and reduce heat loss. Windows will be triple glazed.

Heating and Ventilation.

As the property is to be constructed to as near as possible Passivhaus standard it is intended that the property will be air tight and therefore a Heat Recovery Ventilation system is to be installed within the accessible roof space which will be powered by the proposed solar panels that will be incorporated on to the roof. This system will provide comfort heating in the winter and a cooling system in the summer which will be assisted by the additional insulation that is being proposed in the fabric of the building.

Water Efficiency and Recycling

The property will be fitted with dual flush toilets, spray taps and water efficient showers.

Water butts to be provided for the storage of rainwater.

Recycling bins will be built into the kitchen and low energy light fittings throughout.

Hot Water

It is proposed to supply hot water by a Solar Panels. This comprises of panels which provides heat and electricity making the system Zero Carbon, as the pump for the water circulation is solar powered.

Summary.

The benefit of this proposal is that a new energy efficient dwelling will be created in a sustainable location and will be in keeping to the character of the area and the access to no. 55 will be improved and there will be no effect on any existing trees or biodiversity.