



960 Capability Green
Luton
Bedfordshire
LU1 3PE
T: 01582 670237
M: 07737456077
M: 07595438725
W: www.oakdevelopmentsltd.co.uk
E: info@oakdevelopmentsltd.co.uk

Site: 1 Pirton Rd, Hitchin, SG5 2BD.

Application Ref: 23/01446/FP

Condition 10 - Prior to the first occupation of the first flat a scheme of sustainability measures for the whole building is to be submitted to, and approved in writing by, the Local Planning Authority and be implemented on site.

1. Building Fabric & Acoustic Performance

- A fabric-first approach has been used to enhance energy efficiency and reduce heat loss.
- Walls, roofs and floors are insulated to meet or exceed current Building Regulations Part L standards.
- Acoustic glazing has been installed throughout the building to improve sound insulation and resident comfort.
- High-performance glazing also enhances thermal efficiency.

2. Heating, Hot Water & Lighting

- Low-temperature underfloor heating systems have been installed to improve efficiency and occupant comfort.
- Heating and hot water systems meet current regulatory standards and support energy-efficient operation.
- Low-energy LED lighting is installed throughout all communal areas and individual apartments.
- Smart thermostats and heating controls are provided to help minimise unnecessary energy use.

3. Ventilation

- Mechanical Ventilation with Heat Recovery (MVHR) has been installed throughout, supporting improved indoor air quality and energy savings by recovering heat from extracted air.
- The MVHR units include a summer bypass function, allowing warm indoor air to be expelled without heat recovery during warmer months, thereby helping to maintain comfortable internal temperatures.

Oak Developments (Bedfordshire) Ltd. 960 Capability Green, Luton, Bedfordshire, LU1 3PE

Robert Blake Tel: 07737456077 Peter Kerin Tel: 07595438725

Office: 01582 670237

Email: info@oakdevelopmentsltd.co.uk

Registration No: 07258009

VAT Registration: 992 919950



- A TM59 overheating assessment was carried out during the design stage to ensure that all units comply for limiting summertime overheating in residential buildings.

4. Water Conservation

- Dual-flush WCs, flow-restricted taps and showers are installed to reduce water usage.
- Each unit is individually metered to encourage responsible water consumption.

5. Waste and Recycling

- Space is provided for waste and recycling storage in accordance with local authority requirements.

6. Sustainable Transport

- Cycle storage is provided on-site to support active travel.
- Each apartment has access to a dedicated Electric Vehicle (EV) charging point, fully installed and ready for immediate use.

7. Materials and Construction Practices

- Where possible, materials with recognised environmental certifications and low embodied energy have been selected.
- Waste was minimised through efficient site management, with segregation and recycling of construction materials.
- Hardcore and rubble from the demolished house previously on site was crushed and reused as sub-base material for roads, footpaths, and foundations, reducing the need for imported aggregates and minimising waste sent to landfill.

8. Landscaping & Ecology

- Landscaping incorporates native and drought-resistant planting to reduce maintenance and irrigation demand.
- Where feasible, the development includes features to enhance biodiversity.

Implementation

All sustainability measures listed in this report have either been completed or will be fully implemented prior to the first occupation of any apartment. The development is therefore considered to satisfy the planning condition in full.

Please contact us if any further detail or verification is required.