



Energy & Sustainability Statement

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Application Type:
Householder Planning

Heritage context:
Hinxworth
Conservation Area

Site Address:
Land adjacent to
Christy's Yard
Hinxworth
SG7 5EH

1. Introduction

This Energy and Sustainability Statement has been prepared in support of a full planning application for a single detached dwelling at Christy's Yard, Hinxworth. The statement has been prepared in accordance with the Council's Sustainability Supplementary Planning Document (September 2024) and Paragraph 1.26, which requires a proportionate Energy and Sustainability Statement for minor developments.

The proposed development is a small-scale, single dwelling and has therefore been designed using a fabric-first, low-energy approach, prioritising reduced operational energy demand, long-term durability and compatibility with the site's sensitive historic context.

2. Energy Efficiency – Fabric First Approach

The dwelling will be designed to exceed the minimum requirements of Building Regulations Part L through the following measures:

- High levels of thermal insulation to walls, roof and floor
- Airtight construction to reduce heat loss and uncontrolled air leakage
- Careful detailing at junctions to minimise thermal bridging
- High-performance double-glazed timber windows and doors

This approach ensures that energy demand is minimised at source, reducing reliance on building services and technology.

3. Heating and Hot Water Strategy

Space heating and hot water demand will be met using high-efficiency electric systems, avoiding the use of fossil fuels on site. The compact single-storey form of the dwelling supports efficient heat distribution and low overall heating demand. Final system specification will be confirmed at detailed design stage to ensure compliance with Building Regulations in force at the time of construction.

4. Water Efficiency

Water consumption will be reduced through the incorporation of:

- Low-flow taps and showers
- Dual-flush WCs
- Water-efficient appliances

These measures will help minimise potable water demand in accordance with sustainability objectives.

5. Materials and Construction

The proposed dwelling will utilise durable, high-quality materials with a long service life, including timber cladding and clay roof tiles. Materials will be selected for longevity, ease of maintenance and compatibility with the local character, helping to reduce whole-life environmental impact. The simple building form also supports efficient construction methods and minimises material waste.

6. Climate Change Mitigation and Adaptation

The development contributes to climate change mitigation through:

- Reduced operational energy demand achieved through a fabric-first approach
- Avoidance of fossil fuel heating
- Durable construction designed for long-term performance

Climate change adaptation is addressed through good levels of natural daylight and ventilation, with the building layout and fenestration designed to support passive comfort and reduce overheating risk.

7. Conclusion

The proposed development provides a proportionate and appropriate response to the Council's Sustainability SPD for a minor residential development. Through a fabric-first approach, efficient building services and durable construction, the scheme minimises energy demand and operational carbon emissions while remaining sensitive to the site's historic and rural context.

Further technical detail will be secured through Building Regulations compliance and, where necessary, planning conditions.