

On behalf of:

Mr and Mrs Higgs
The Rosses Barn
Eturs Road
Castel
Guernsey
GY57DX

SUSTAINABILITY STATEMENT

PROPOSAL: EXTENSION AND REMODEL OF EXISTING 3 UNIT PROPERTY LOCATION: THE ROSSES BARN, ETURS ROAD, CASTEL, GUERNSEY, GY57DX

The design has taken into account the use of energy and resources and considered any adverse impact that it may have on the environment, we have considered the location, orientation and appearance of the building with consideration for building type, form and including materials that will be resistant to climate change, and flooding (where applicable). We have ensured that they will not have impacts on the amenities of neighbouring properties (or where applicable to conservation areas, protected buildings or protected monuments). The proposals in this application have considered the relevant policies of the IDP.

In response to the above and in reference to the Building (Guernsey) Regulations, 2012 the following items are described in order to comment regarding Policy GP9:

- Recognised Environmental performance standard e.g. Breeam UK, Breeam International, SBEM
- Flood risk
- Surface water run off
- Efficient use of water
- Pollution Prevention
- The scheme is not being designed to any recognisable environmental performance standard. The development is to be designed to meet or exceed the appropriate statutory requirements of the Guernsey Technical Standards.
- The proposed building does not lie within an area recognised as having a high risk of flooding.
- Any hard-landscaped areas are to be finished in an appropriate system providing sustainable drainage for the development.
- Low consumption technology will be explored when specifying FF&E. The potential for using a rainwater harvesting system to supply non-potable water will also be investigated.
- There are no major water courses flowing through the site therefore the risk of water pollution is very low. Nonetheless all necessary precautions will be taken during construction to prevent waste materials and debris from entering local water sources and causing pollution.

- Passive Energy
 - The opportunities for passive solar gain have been explored to enhance the environmental performance of the buildings. All walls will be fully insulated and draught proofed to the appropriate standards. Energy saving technologies, including low energy lighting systems and heating systems will be explored. During construction, there is the potential to reduce energy use by sourcing materials locally where possible and developing an on-site energy efficiency programme to ensure that machinery, lighting and heating are not used unnecessarily. Contractors will be made aware of the need for energy efficiency.
- Increase Energy Efficiency
 - Where possible we intend to surpass the efficiency requirement of the Guernsey Building Regulations.
- How is access to buildings and external spaces achieved
 - The development will comply with Part M of the Guernsey Building Regulations which deals with access for everyone including wheelchair users, people with young children and people with disabilities.
- Have the proposed materials been considered with regards their environmental impact
 - Consideration has been given to the choice of materials, as with all construction projects in Guernsey the majority of materials will likely need to be imported. However we intend to find local sources where possible. The timber framing which is to be used is an excellent CO2 sink.
- What measures have you introduced to reduce the heat loss through the fabric of the buildings
 - Consideration has been given to end of life recycling e.g. aluminium and glass is easily recycled.
- What is your strategy to ventilate the buildings
 - All external walls where appropriate will be fully insulated and draught proofed to meet or exceed the Guernsey Building Regulations Standards.
 - The buildings will be ventilated passively where possible. In existing rooms that do not have the option for passive ventilation (such as pre-existing windowless bathrooms) skylights and low energy mechanical ventilation options will be explored.
- Waste management and disposal
 - All construction waste generated throughout this project will be stored in a manner that prevents environmental contamination and disposed of safely. Where possible any waste generated will be recycled.

Following planning permission a Building Control application will be submitted in which the design and the points above will be covered in detail.

We trust this is a proportionally sufficient Sustainable Checklist for this development, however if you require further information or explanation, then please do not hesitate to contact us.

Kind regards,

Tom Garton

A handwritten signature in black ink, appearing to read 'T. Garton', written in a cursive style.

Director

Garton and Zopf

www.gartonandzopf.com

