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SUSTAINABILITY ASSESSMENT

11 Lake Road / Chandlers' Ford / Eastleigh / SO53 1EZ

Introduction

This document has been prepared by Snug Architects on behalf of the applicant Mr Glenn Delve. The document relates to the proposed demolition of his existing dwelling and detached garage and to the proposed construction of a new house at 11 Lake Road, Chandler's Ford. This document should be read in conjunction with the supporting plans and elevations included within the application.

Essential Requirements

This document describes how the proposed design complies with the Essential Requirements described in Eastleigh Borough Council's Environmentally Sustainable Development Supplementary Planning Document:

1 - Essential Requirement ESD1:

SAP calculation: Please refer to Appendix 1 – SAP calculation

Water calculation: Please refer to Appendix 2 – Water efficiency report

2 - Essential Requirement ESD2: N/A (following EBC Sustainability officer's advice)

3 - Essential Requirement ESD3:

A water tank is proposed on the South Façade for rainwater collection, see Proposed Ground Floor Plan.

4 – Essential Requirement ESD4:

Please refer to drawing P645 – 106 - Surface water drainage.

Key points:

- There is a 20% roof increase from the existing to the proposed house.
- Two proposed soakaways will collect all surface waters.
- Additional hard landscaping at the front is to be permeable paving.
- A side access on the North side is to be tiled, drained and connected to the new soakaway.
- A water feature is to be connected to the soakaway.

5 - Essential Requirement ESD5:

The large openings on the South - South East orientation (living area, bedrooms) make full use of the potential passive solar heat gain in the winter. A balcony and a canopy prevent excessive heat gain in the summer.

6 - Essential Requirement ESD6: Please refer to Appendix 3 - Renewables Report

7 - Essential Requirement ESD7: N/A (following EBC Sustainability officer's advice)

8 - Essential Requirement ESD8: The majority of trees in the back garden are to be retained; one fruit tree is to be removed.