

SUSTAINABILITY STATEMENT

The application is for the reuse/conversion of an existing building and therefore none of the Sustainability requirements for new buildings can (or should) be considered. We deal with the individual bullet points of policies CC4 and H5 individually below:

- New buildings shall be orientated to maximise the opportunities for both natural heating and ventilation and reducing exposure to wind and other elements. **This is not relevant as the application does not refer to a new building.**
- Proposals involving both new and existing buildings shall demonstrate how they have been designed to maximise resistance and resilience to climate change for example by including measures such as solar shading **solar shading is linked to the orientation of the building which cannot be changed,** heating and ventilation of the building and appropriately coloured materials in areas exposed to direct sunlight, green and brown roofs, etc.; **The proposed development is south facing. In fact, the only fenestration is on the south facing windows. The flats will therefore benefit from high levels of both natural light and direct sunlight. There is no roof as part of the proposal – the upper floor of the site are already used as flats.**
- Use of trees and other planting, where appropriate as part of a landscape scheme, to provide shading of amenity areas, buildings and streets, designed with plants that are carefully selected, managed and adaptable to meet the predicted changed climatic conditions; **The submitted plans show some low level planting at the front of the site (in the amenity space) on an area which is currently just hard standing. This will provide some shading if required but ultimately, given the scale of the development proposed, can do little in itself to alter climatic conditions.**
- Minimising the impact of surface water runoff from the development in the design of the drainage system (see Landscape Principles above); **The surface water drainage strategy (both for the building and ground level) has already been agreed by the Council and the building has been built in accordance with the agreed strategy and the Building Regulations. This proposal will not alter this.**
- Demonstrating the extent to which the proposal has taken account of the need to minimise the consumption of energy and resources (including water), and maximise the use of sustainable or renewable resources; **Again, the energy consumption is constrained by the existing building and its orientation. The proposal cannot logically introduce any more water butts or external water collection because this is already in situ for the existing building. All toilets will be dual flush and water usage can be limited by planning conditions if necessary, albeit noting that the Building Regulations rather than the planning system is in place to regulate these requirements.**
- Minimising the generation of waste in the construction, use and life of buildings and promote more sustainable approaches to waste management, including the reuse and recycling of construction waste and the promotion of layouts and designs that provide adequate, well-designed space to facilitate waste storage, reuse, recycling and composting. **The building is already in situ. The external works proposal are limited and mainly replace the shop front with the proposed flat fronts. The design of the space is, of course, influenced by the building and the floor area that can be worked with.**