Policy DM16 – Sustainable Design

Relevant Sections of Policy:

a) All development (excluding householder applications) will be required to achieve the relevant minimum standards below unless superseded by national planning policy, Building Regulations or it can be demonstrated that it is not practicable, feasible or viable (in which case the minimum standard should be met as far as is possible).

d) New housing should achieve a minimum of a 'C' rating Energy Performance Certificate.

Minimising Waste
i) All development will be required to follow the waste hierarchy to minimise the amount of waste disposed to landfill and incorporate facilities that enable and encourage high rates of recycling and re-use of waste and materials.

j) New development should minimise construction waste and maximise the recycling and re-use of demolition materials.

Response:

Improving Energy Performance

It is proposed to achieve a minimum "EPC C" rating for the houses through the following measures;

a) Improved Insulation
   i. Walls – All external walls to be insulated beyond building regulation requirements for upgrading (0.30 U-Value) to achieve levels similar to new build developments of 0.18
   ii. Floors – The current suspended ground floor to be replaced with a solid, insulated build up to achieve levels similar to new build developments of 0.13 U-value (only need to achieve 0.25 for Building regulations)
   iii. Roofs -To achieve U-Value of 0.11
b) Low Energy Lighting – All lighting to be low energy LED type fittings
c) Upgrading of Windows – All glazing to be upgraded from single to double glazing (Approved under previous applications AWDM/1629/23 & AWDM/1324/23)
d) Upgraded Central Heating System – New "hydrogen ready" GFCH boilers and more efficient radiators with TRV's to each room to be installed.

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Preventing Overheating

The insulation measures will provide an improved airtightness and create a more stable temperature throughout the summer months. In addition, LED lighting minimises heat gain.

Minimising Waste

Much of the rubble from the demolition is to be crushed and re-used as hardcore in upgrading the ground floor of the building.

Waste is to be sorted into different load types in order to maximise the amount of materials available to recycle.