

5th March 2026

Energy and Sustainability Statement

Removal of existing garage and replacement with a 1 bedroom 2 person bungalow, Whitecliff Lodge, Honeysuckle Close, Lancing

Introduction

This Energy and Sustainability Statement has been prepared to accompany a planning application for the erection of a 1 bedroom, 2 person (1B2P) bungalow within the curtilage of the property known as Whitecliff, located at Honeysuckle Close, Lancing, West Sussex.

The proposal involves the demolition of an existing garage structure and its replacement with a new single storey residential dwelling. The development is small in scale and designed to provide a modest, energy efficient home.

This statement demonstrates how the proposal aligns with the sustainability objectives of Adur Council and relevant policies of the Local Plan, particularly those relating to energy efficiency, climate change mitigation, and sustainable construction.

Energy Strategy

The proposed bungalow follows the recognised energy hierarchy:

1. Reduce energy demand through high performance building fabric.
2. Use energy efficiently through modern building services.
3. Generate renewable energy where feasible.

This approach ensures that the dwelling minimises operational energy demand while remaining proportionate to the scale of development.

Fabric First Approach

A fabric first approach will be adopted to ensure the building envelope is highly efficient. This reduces heating demand and improves internal comfort.

Indicative performance targets include:

External Walls: approximately 0.18 W/m²K

Roof: approximately 0.11 W/m²K

Ground Floor: approximately 0.13 W/m²K

Additional measures will include:

- High performance double or triple glazing
- Careful detailing to minimise thermal bridging
- Airtight construction methods
- Appropriate insulation throughout the structure

These measures will help ensure the dwelling performs well beyond the minimum requirements of Building Regulations Part L where practicable.

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Low Carbon Heating

The dwelling will utilise an efficient low-carbon heating system.

Low temperature heat emitters such as underfloor heating or high-efficiency radiators may be installed to maximise system efficiency.

Water Efficiency

Water conservation measures will be incorporated into the design and specification of the dwelling.

These measures are expected to include:

- Dual flush toilets
- Low flow taps and shower fittings
- Water efficient appliances

Sustainable Materials and Construction

The construction of the proposed bungalow will prioritise durable and responsibly sourced materials where possible.

Measures may include:

- Use of responsibly sourced timber (FSC or PEFC certified)
- Preference for locally sourced materials where available
- Selection of materials with low embodied carbon where practical
- Minimisation and recycling of construction waste

These measures help reduce the environmental impact associated with construction.

Climate Resilience and Overheating

The design of the bungalow incorporates measures to support resilience to future climate conditions.

These include:

- Good levels of insulation to maintain stable internal temperatures
- Natural ventilation through openable windows
- Consideration of glazing placement and shading to reduce overheating risk

These design principles help maintain comfortable internal conditions throughout the year.

Conclusion

The proposed 1B2P bungalow has been designed with sustainability and energy efficiency as key principles. Through a fabric first approach and efficient building systems the development will minimise operational energy demand.

Given the modest scale of the development, the measures outlined represent a proportionate and responsible approach to sustainable residential design.