

**Proposed office conversion at Taintfield
Farm, Kings Lane off Kent Street, Cowfold,
West Sussex, RH13 8BD**



**Energy & Sustainability
Statement**

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1.0 Introduction

- 1.1 Blewburton Limited has been commissioned to prepare a Sustainability Statement to support the application for planning permission for the conversion of part of a stable building complex to offices.
- 1.2 As licensed BREEAM, Home Quality Mark, Code for Sustainable Homes and energy assessors of several years standing, Blewburton Limited has considerable expertise in all issues of sustainability.
- 1.3 The proposed scheme at Taintfield Farm, Kings Lane off Kent Street, Cowfold, West Sussex, RH13 8BD will see the conversion of part of the stable building complex on site to offices, along with the conversion of a storage barn to a garage.
- 1.4 The application site comprises an area of 0.163ha, it forms part of the wider Taintfield Farm site. It currently consists of a range of dilapidated stable and barn structures all of which are in very poor condition and a mobile home located to the south of the stables.
- 1.5 Taintfield Farm is located on the north side of Kings Lane, to the east of the village of Cowfold and to the south of the A272. The site can be accessed via Kings Lane to the south of the site. The existing site area and location is shown below in the aerial photo in Figure 1, with the site location plan shown in Figure 2.

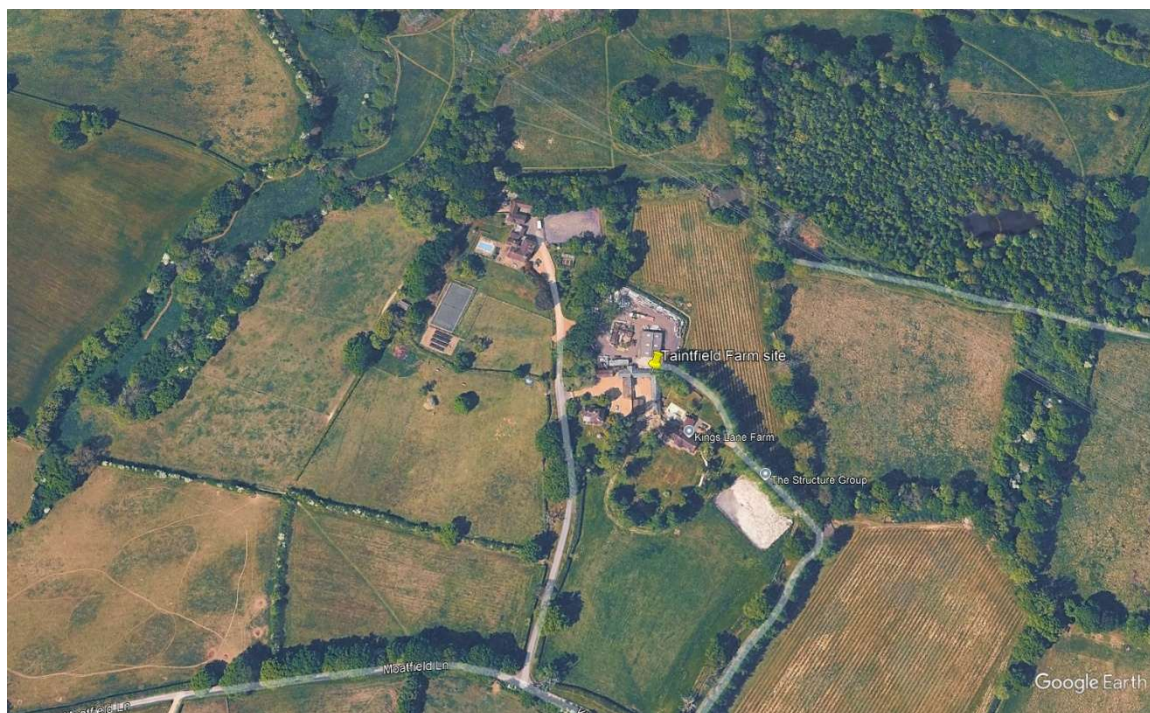


Figure 1: Aerial photo of site location and area

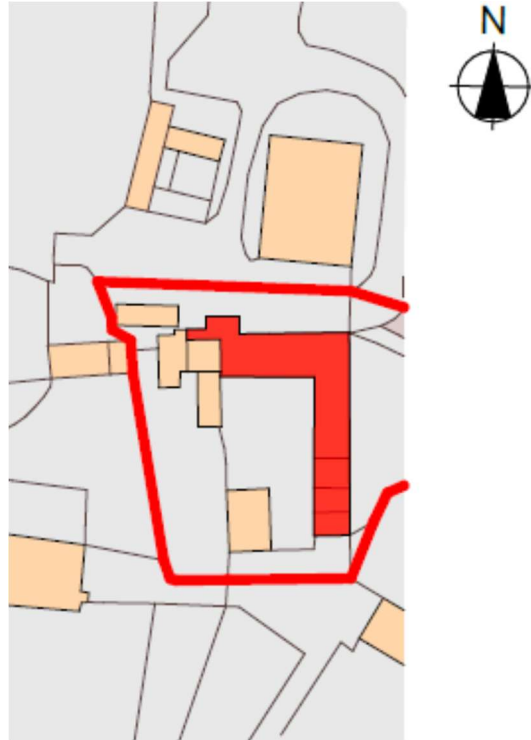


Figure 2: Site location plan

2.0 Proposed Approach to Sustainability

2.1 This statement sets out the approach that the applicant is proposing to adopt to ensure that the proposal meets high standards of sustainability. The report includes a discussion of the full range of sustainability issues as shown below:

- Energy & carbon emissions;
- Water conservation;
- Flood risk & surface water management;
- Ecology & biodiversity;
- Waste & pollution;
- Materials selection and sustainable construction methods;
- Future needs.

3.0 Energy Conservation and Carbon Emissions

- 3.1 It is recognised that the generation of energy to heat, light and cool buildings is responsible for approximately half of the total CO₂ emissions of the UK. Part L of the Building Regulations requires a minimum standard of energy efficiency in new development and refurbishments, however, it is the intention with this development to go beyond this.
- 3.2 As a first step in dealing with carbon emissions arising from energy use within buildings it is important to consider designing in energy efficiency measures as part of the construction of the buildings as these will be difficult to retrofit in the future and this will also reduce the amount of energy required by a building. This is known as being 'lean' in the energy hierarchy.
- 3.3 Reduction of heat loss is a key element of this and it is proposed that insulation within floors, roofs and walls will exceed the minimum standards required under Part L2 (Conservation of Fuel and Power) of the Building Regulations, as will the U-values for glazing and doors.
- 3.4 U-values attained for similar projects suggest the following is realistic for this proposed development –
- Ground floors – 0.15 (Part L compliance is 0.25)
 - External walls – 0.21 (Part L compliance is 0.30)
 - Roofs – 0.10 (Part L compliance is 0.16)
 - Windows and doors – 1.4 double glazed (Part L compliance is 1.6)
- 3.5 An airtight building will also play a major part in the reduction of heat loss via the external envelope and whilst a conversion project does not legally require air pressure testing, attention will also be paid to non-repeat thermal bridges to minimise heat loss in this area.
- 3.6 The heating requirement for the proposed offices will be supplied by VRF Air Source Heat Pump (ASHP) heaters (which will also supply cooling as and when required) with full appliance time and temperature zone controls, meaning energy is only used as and where required. This technology is a recognised low and zero carbon option and will become increasingly more carbon efficient as the UK electricity grid becomes 'greener'.
- 3.7 The use of passive solar design has been considered and where possible good levels of glazing have been designed into the proposals to allow for natural light penetration. Where artificial light is required, the focus will be on the provision of the energy efficient lighting systems as appropriate to locational requirements.
- 3.8 The option to utilise solar energy technologies has also been considered – thermal for water heating and photovoltaics (PV) for electricity generation (see images below) – with the conclusion that PV is the more logical technology to install as it can provide

the larger carbon offset. Whilst not currently in the specification, this will be reviewed further if/when planning permission is granted as there is plenty of appropriately angled, unshaded roof space available.



Figures 3 & 4: Solar thermal and solar PV installations on roofs

- 3.9 Not all energy use is controlled by the Building Regulations and with this in mind, any electrical equipment supplied will be rated as minimum 'A' under the EU Energy Labelling Scheme or have the Energy Star rating.

4.0 Water Resource Management

- 4.1 The UK has a poor record in being profligate with its abundant water resource and the South-East of England is recognised as suffering from water stress, therefore, on this site only water efficient products will be specified.
- 4.2 The actual specifications of the water using products are yet to be confirmed, however, the following specification is suggested as realistic for this type of development and an assessment of the efficiency of the building's water-consuming components has been undertaken using the Building Research Establishment's BREEAM water calculator.
- 4.3 The water consumption (L/person/day) for the proposed office shows a figure of 35.31l/p/d with the following proposed specification (which is a 44.05% improvement on the baseline expectation for a building of this floor area and use category):
- Dual 6.0/3.0 litre flush WCs;
 - Basin average tap flow rates of 3.0L/min;
 - Kitchen tap average flow rates of 6.0L/min.
- 4.4 Rainwater harvesting will not be utilised for internal water use as the carbon footprint arising from the pumps involved with such a system is heavy and it is more efficient to specify the low flush WCs detailed above in 4.3.
- 4.6 The provision of water meters is also recognised as an important tool in reducing water usage and they can encourage people to monitor and reduce their water consumption by an average of 10% to 15%. Therefore, the office will have an individual, easily accessible water meter installed as part of its specification.

5.0 Flood Risk & Surface Water Management

- 5.1 The Environment Agency (EA) Flood Mapping for the area shows the site is not located within an area considered to be at risk from flooding – see <https://check-long-term-flood-risk.service.gov.uk/map?easting=522625&northing=121842&map=SurfaceWater>

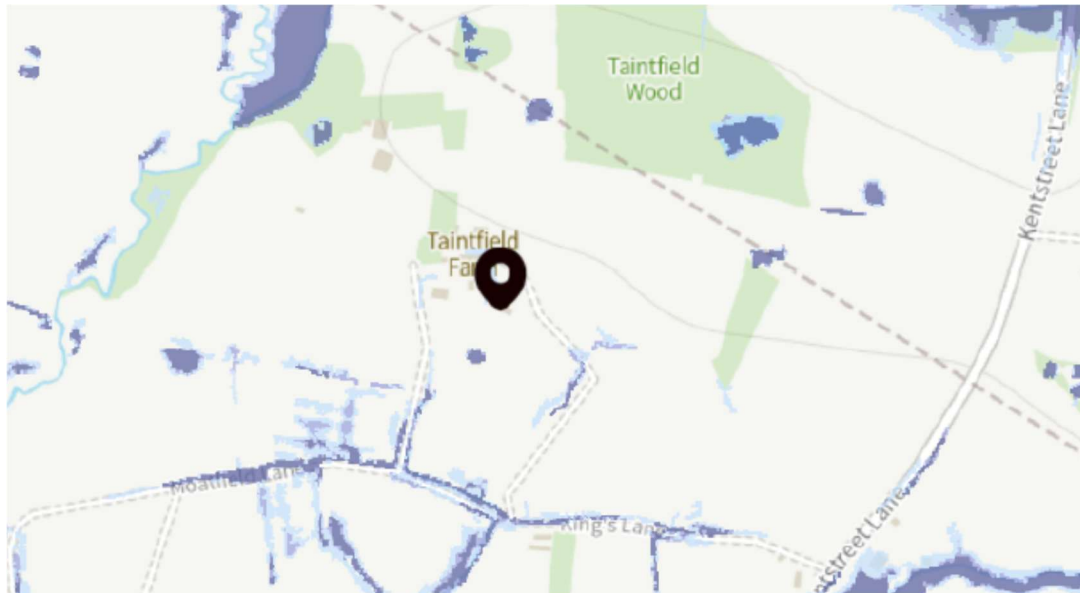


Figure 5: Flood risk map from the EA for the area

- 5.2 The current building is to be retained and currently offers no issues with surface water management. Any new hard paved areas are to be constructed from permeable surface to allow runoff to freely drain to ground via infiltration, such as that shown below in Figure 6.

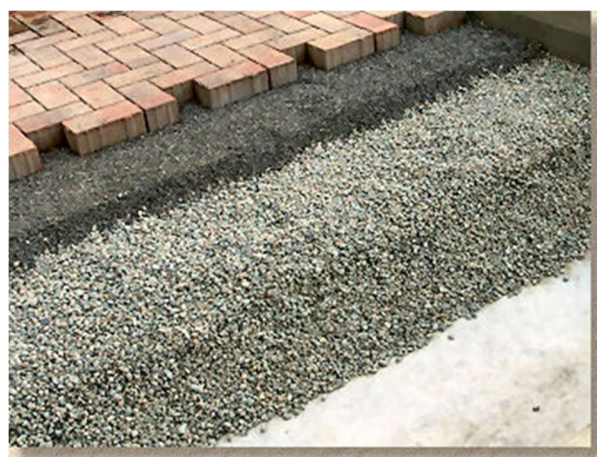


Figure 6: Typical permeable paving solution

6.0 Ecology & Biodiversity

- 6.1 A Preliminary Ecological Appraisal (PEA) has been undertaken for the site by Arun Ecology Ltd and this work informs the approach required with regards ecology and biodiversity for this site.
- 6.2 The PEA states that in the main the site comprises the buildings to be converted, which is surrounded by hardstanding with gravel on top, with no areas of associated vegetation present. Images of the site from ground level are shown below in Figures 7 & 8.



Figure 6: View of the barn from the eastern aspect

- 6.3 The PEA has required a bat emergence survey to be undertaken at an appropriate time of year and this has been undertaken. No bats were recorded emerging or re-entering the buildings during the survey and as such, bats are considered likely absent from these buildings.



Figure 7: View of the barn and hardstanding from the western aspect

- 6.4 The PEA identifies a range of potential impacts on local fauna and accordingly covers a range of protection measures for the site with these and all requirements and recommendations within the PEA will be implemented in full and as detailed by the ecologist author.
- 6.5 A number of specific recommendations have been made in the report for ecological enhancement and these will also be adopted in full and include the Installation of appropriately located bat and bird boxes on the buildings (as detailed in the PEA).

7.0 Waste & Pollution

- 7.1 Waste arising from the construction process has been an area of focus for some years now, with the industry making good strides in re-use and reduction of materials, which not only helps the environment, it also engenders significant cost savings to developers.
- 7.2 With this in mind, the appointed contractor for the scheme will be encouraged to develop a site waste management plan (SWMP) prior to the start of conversion reflecting the recognition that reduction of waste begins in the design and ordering stage of a project and carries on through to the sign-off of the building. This SWMP will set targets and procedures for the sorting, reusing and recycling of construction waste into defined waste groups, either on site or through a licensed contractor.
- 7.3 The generation of waste does not stop at the end of the construction process and adequate provision will be supplied to the building, both internally and externally, to allow for the sorting of general waste from recyclable materials.
- 7.4 Pollution can occur in various guises and attempts will be made to design out or mitigate against a number of issues identified below.
- 7.5 At the construction stage there can potentially be noise nuisance for neighbouring properties and all contractors will be made aware of and expected to comply with policies to prevent this issue. They will also be expected to have and operate policies to facilitate against air and water pollution from their activities and to have procedures in place should an accident occur.
- 7.6 Light pollution will be countered by the use of external lighting which only involves energy efficient fittings, daylight detectors and angling/capping to prevent unnecessary glare.

8.0 Materials Selection and Sustainable Construction Methods

- 8.1 This precise material specification for this project is yet to be confirmed, however, where new materials are specified, there is a commitment to ensure they score as highly as possible in the Building Research Establishment's Green Guide to specification – see Figure 9 below.
- 8.2 In addition, wherever possible, all building and finishing materials will be sought from local suppliers and manufacturers registered to an environmental management scheme such as FSC, BES6001, ISO14001 or EMAS. This will ensure that the materials have been sourced from suppliers certified as ethical and responsible as far into the supply chain as possible.
- 8.3 All insulation materials selected for the building will have a Global Warming Potential of below 5 and where possible be made from natural products.

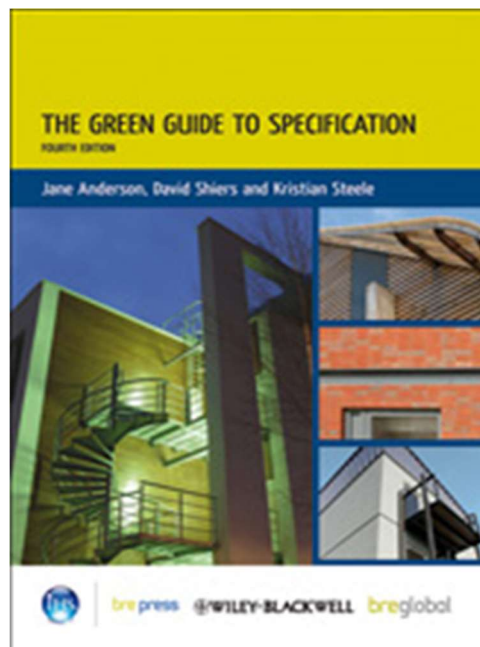


Figure 9: BRE Green Guide to Specification

- 8.4 Finally, attention will also be paid to materials specified for the internal environment, with a focus on materials/finishes containing low/no volatile organic compounds (VOCs) in an effort to improve the internal environment for occupants as internal air pollution is increasingly recognised as having negative impacts on health.

9.0 Future Needs

- 9.1 All buildings will have a lifetime of several decades, if not centuries, so more than ever it is important that they are flexible in use and adaptable to future occupier needs.
- 9.2 It is felt that the proposed design for this project maximises the useable space within the building, through functional layout, and provides scope to adapt and modify the building to meet future requirements.
- 9.3 The office will be fully fitted with the latest broadband access technology and fittings will be installed to facilitate ease of working.
- 9.4 An electric vehicle charging point will be installed, should future building occupants have an electric vehicle requirement.

10.0 Summary

- 10.1 In summary, this development incorporates many sustainable features that are consistent with achieving a high level of overall sustainability and once/if planning permission is granted, the developer will consider further options for enhancement, as appropriate.
- 10.2 Areas of strong approach involve the plans for energy and water efficiency (both of which go significantly beyond standard Building Regulations requirements), ecological enhancement and mitigation and the approach to materials and future proofing.

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