The Old Surgery, High Street, Handcross RH17 6BN
Sustainability statement

1. Introduction

Sustainability Statement

1. Reuse of Existing Fabric
The proposal centers on the change of use of an existing building rather than new construction. By utilising the existing building envelope and structure, the project significantly reduces the "embodied carbon" typically associated with demolition and the manufacturing of new building materials. The works are "light-touch," requiring only minimal internal stud walls and no major structural alterations.

2. Energy Efficiency and Thermal Performance
The building's energy efficiency has been proactively improved through the recent replacement of all existing windows with modern, double-glazed UPVC units plus new led lighting throughout. These upgrades significantly enhance the thermal performance of the building, reducing heat loss and future energy demand for the residential dwelling.

3. Sustainable Land Use and Biodiversity
The proposal includes converting a substantial portion of the existing hardstanding car park into a formal vegetable garden. This reduction in impermeable surfaces improves natural drainage and provides a dedicated space for local food production and enhanced residential green space.

4. Reduced Environmental Impact from Transport
The transition from a commercial B1 office to a single residential dwelling (C3) will result in a significant reduction in daily vehicular movements. This decrease in traffic generation supports local air quality and reduces the overall carbon footprint associated with the site's daily use.

5. Internal Refurbishment
Internal upgrades are limited to the installation of modern, efficient amenities - including a new kitchen and bathrooms and redecoration. Where possible, materials used in the refurbishment will be sourced to minimise environmental impact.

Conclusion
The conversion of The Old Surgery represents a highly sustainable form of development by bringing a underused commercial building back into long-term residential use with minimal physical intervention and improved thermal efficiency.