



Sustainability Statement

Change of use of Stable Building to Residential Dwelling

Southgate Stables, Cuckfield Lane, Warninglid

prepared by

WPS Planning

Sustainability Statement
Southgate



Prepared by:	Doug Wright
Date:	August 2026
Project Number:	133/2026

Sustainability Statement

The following outlines the elements incorporated within the initial design and proposed specification. This statement to be read in conjunction with the submitted planning drawings and Planning Statement. The current requirements of Building Regulations Approved Document L1A: is set out below for new domestic dwellings:

Opening Areas – max 25%

Primary heating - Gas fired condensing boiler with a minimum efficiency of 92%

Enhanced heating controls – Time and temperature zone controls

Secondary heating - None

Domestic hot water – Heated by combo boiler – no cylinder

Pipework - all insulated

Ground floor U-value - 0.13W/m²K

Cavity wall U-value - 0.15W/m²K

Party wall U-value - 0.20W/m²K

Roof U-value - 0.13W/m²K

Window U-value - 1.20W/m²K

Lighting - 100% of all lighting to be low energy.

Air Tightness – 4.0m³ / (h-m²)

Ventilation - Natural

Improving Thermal Performance and Reducing Carbon Emissions

The overall thermal performance will be achieved by the measures set out below will be in excess of the current Building Regulation requirements.

The following enhancements to the Part L1A 2013 (with 2016 amendments) compliant specification will be incorporated into the proposal to achieve the 20% target. The individually emboldened percentages in the table below represent the improvement upon Building Regulation Standards, where this is realistically achievable and measurable.

Primary heating - Gas fired condensing combination boiler with a minimum efficiency of 92% Enhanced heating controls - Weather compensation controls
A-rated condensing boiler

Insulation (new build elements)

Element	U-value W/(m ² ·K)
Wall – external or internal insulation	0.15
Roof	0.13
Floor	0.13
Window / door	1.20

Lighting

100% of all lighting to be low energy

Location and Design

The site location is highly sustainable, being well related to the full range of public services including a regular bus service and main line train station.

The proposed building is a simple economic form and in keeping with many of the nearby properties. There is scope for solar PV or Thermal to the principal roof elevation, although given the prominence, at this stage they are not proposed to be incorporated.

Water Conservation

The water supply will be metered and the installation designed for 100 litres/pp/per day or less.

Water metering will be standard to all units.

Dual Flush w.c's will be installed

The measures and level of energy conservation elements will ensure compliance with LPA sustainability requirements and recognised within the NPPF.