

**PROPOSED NEW DWELLING ATTACHED TO 26 KENNEDY AVENUE
EAST GRINSTEAD, WEST SUSSEX RH19 2DG**

SUSTAINABILITY ASSESSMENT

Introduction

26 Kennedy Avenue is a two-storey, three-bedroom end-of-terrace, located at the junction of Willow Close and Kennedy Avenue.

There is a large area to the East of the property and the owner/applicant wishes to construct a new three-bedroom property attached to the existing building.

This document is to provide information in support of a planning application for the above works and should be read in conjunction with the following documents:

- Drawing Nr 26011/A4/000 – Site Location Plan
- Drawing Nr 26011/A3/100 – Existing Block Plan
- Drawing Nr 26011/A3/101 – Proposed Block Plan
- Drawing Nr 26011/A3/102 – Proposed Plans & Elevations
- Drawing Nr 26011/A4/201 – Proposed Shed/Bicycle Store and Fencing Details
- Design and Access Statement Ref. 26011
- Biodiversity Net Gain Small Sites Metric Ref. SSM_aa1f_v1

Energy Usage

The new property will be constructed with with an anticipated EPC rating of A/B.

Insulation will generally comply with the requirements of Approved Document Part L with a 10% improvement.

Heating and hot water will be provided via an air-sourced heat pump.

Photo-voltaic panels will be installed on the South-facing roof slope and the installation will also incorporate battery power storage. It is anticipated that this installation will provide between 50-75% of the electricity requirement for the property.

Further energy savings will be achieved by the provision of a hot water recovery system.

Water Usage

The plumbing installation will be designed utilising flow/temperature restrictors, low-flush wc suites and other means in order to meet the higher level of water efficiency as set out under Building Regulations Part G2, namely 105 litres per person per day.

Drainage

Foul drainage will connect into the existing sewer serving the current properties in the terrace.

Surface water drainage will utilise the existing down pipes to Nr 26.