

Energy statement for Application for Demolition of existing property and construction of 1 no. Detached Self Build Dwelling and new garage utilising existing Vehicular Access at 11 Manor Drive, Cuckfield, Haywards Heath, West Sussex, RH17 5BT.

This statement supports the application at 11 Manor Drive, Haywards Heath, which proposes the demolition of the existing property and construction of a new self-build residential dwelling. It sets out how the design, specification and construction methods of the proposed development will meet the requirements of Sustainable Design and Construction.

The Fabric First design of the proposed development far exceeds the levels of environmental performance required by current building regulations. Our expectation is the dwelling will achieve a minimum Building CO2 Emission Rate (BER) level of 13.76 annual kg of CO2 per sq. m. versus the BER standard of 21.86 representing a -8.10 annual kg of CO2 per sq. m. improvement (37%) over existing standards.

Scandia-Hus, Ltd. uses a well-proven, high energy efficiency Swedish timber framing system. This specification is regularly reviewed in line with technical and regulatory advances thereby providing a leading-edge method of construction with a high sustainability rating. The frames use the best slow growth Scandinavian, Programme for the Endorsement of Forest Certification (PEFC) sourced, sustainable timber, harvested under a forestry management policy of long-term renewal where each tree felled is replaced by two healthy saplings. PEFC is regarded as a “gold standard” for sustainable forestry management.

Included below is the Scandia-Hus Materials and Components Specification which details the standard materials and their U-values for each major section supplied as part of the Scandia-Hus building set. This specification far exceeds Building Regulation energy usage standards

Component	Scandia-Hus Standard	Building Regulation Maximum
External Wall	0.15 W/m ² k	0.18 W/m ² k
Sloping Ceilings	0.13 W/m ² k	0.15 W/m ² k
Ground Floor Construction	0.11 W/m ² k	0.13 W/m ² k
Triple Glazed Windows	0.90 W/m ² k	1.60 W/m ² k

EXTERNAL WALL PANEL CONSTRUCTION:

‘U’ Value - 0.15 W/m²k

- 15mm taper-edged plasterboard with fixing screws. The 15mm board provides increased density, adding the benefits of greater strength and sound insulation, and providing a medium for simple and secure wall fixings
- 38x63mm 400mm centre horizontal cross battens to provide service void
- 45mm Actis H Control Hybrid multi foil insulation across stud face
- 125mm Actis Hybris insulation between studs
- 47x147mm pressure impregnated and structurally graded studs and plates.
- 9mm Orientated Strand Board (OSB)
- Glidevale Thermo Foil Protect TF200

- Marker tapes located at 600mm centre stud positions
- 47x47mm cavity

SLOPING CEILINGS:

'U' value - 0.13 W/m²k to ceilings

- 185mm Actis Hybris insulation between studs
- 45mm Actis H Control Hybrid multi foil insulation across stud face
- 38x63mm 400mm centre horizontal cross battens to provide service void
- 15mm tapered-edge plasterboard and fixing screws

GROUND FLOOR CONSTRUCTION:

'U' Value - 0.11 W/m²k

- 1500-gauge DPM
- 100mm foil-backed rigid insulation
- 140x140mm block upstand
- Medium gauge (125 microns)

Main Entrance Door

- insulated, aluminium-lined, outward / inward opening, panelled painted / stained front door
- Multipoint locking system to meet current Part Q Building Regulations, mortise dead-lock security lock, stainless-steel door furniture
- Pre-fitted draught sealing strips
- Matching triple glazed sidelight

Triple Glazed Windows

- 'U' Value – 0.9 W/m²k
- Standard windows and glazed doors are made of a wood effect composite, fitted with triple glazed, sealed units and draught excluders
- Windows are site-fitted into wall panels with plate fixings and sealed with silicone
- DPC site-fixed to rebated heads, jambs and sills, stapled and siliconed to form weather seal
- Safety or laminated glass supplied to comply with statutory glazing requirements
- Obscured 'Satinovo' glass supplied for bathrooms and WCs
- Locking, 'aluminium' coloured window handles supplied to all opening windows
- Internal window boards provided for all windows (except full length)
- 40mm wide, powder coated, galvanised metal flashings to windows to form outside drip

We are also committed to building sustainable energy efficient dwelling which will incorporate a variety of renewable energy features beyond the fabric improvements including:

- i. Heat Recovery and Ventilation Systems
- ii. Underfloor Heating
- iii. Air Source Heat Pump technology
- iv. Photovoltaic panels will be incorporated where possible and we would expect to achieve an energy consumption reduction of 1,500 annual kg of CO₂.
- v. Electric Vehicle charging capability.