

Sustainability Assessment

Retrospective planning application to convert the existing double garage into a 1-bedroom detached dwelling

***“Oakview”
16a The Quadrant
Hassocks
BN6 8BP
West Sussex***

Introduction:-

These works have already been carried out as the property has already been converted from a double garage into a self-contained holiday let.

The reason for the retrospective planning application as opposed to a variation of an existing condition application is the fact that the holiday let use was never implemented due to the lack of interested parties to let the building for its intended use.

Property Location:-

The Quadrant is very close to a parade of shops in both Keymer and Hassocks village itself.

The Quadrant is located very close actually within walking distance of all the amenities located within Hassocks including shops, doctors, pharmacy, food take aways and even a public house for socialising.

The A273 is a main bus route linking Keymer / Hassocks with other main towns of Brighton, Burgess Hill and Haywards Heath.

Hassocks also has main line train station that has links to Brighton, Hove, Haywards Heath and London.

Water usage:-

It is proposed that the rainwater run-off will be collected in water butts, which will be used for general use around the garden.

The toilet flush is to be a dual flush unit, all taps are to have aeriated heads to reduce water usage.

Waste:-

A compost container is to be supplied on site so as to encourage recycling of bio-degradable waste.

All appliances will be to the most efficient ratings of the market, along with low energy light bulbs and fittings.

Recycling will be encouraged with designated storage area for the storage of the relevant separate containers.

Energy use:-

The outside lighting is to be low energy LED lights, all internal light fittings are only to be able to use lighting low energy bulbs.

The mechanical ventilation for the kitchen area / shower room is to be on a timed use system.

A minimum 90% efficient condensing boiler is to be installed to provide heating and instantaneous hot water.

Insulation:-

The property is to comply with the required insulation requirements of the current Building Regulations with regards to U-Values for all walls, roof, floor, doors and windows thus reducing the energy use for heating the building.

Conclusion:-

The proposed conversion from a double garage / holiday let to a 1-bedroom self-contained dwelling that has low energy use with a sustainable location with regards to amenities and travel links.