

Sustainability Statement

UNIT 2, 21 - 24 BRIDGE ROAD, HAYWARDS HEATH, WEST SUSSEX RH16 1UA

This application has been submitted on behalf of our client, Screwfix Direct Limited, for external alterations to the abovementioned premises.

Specifically, the proposals include the following external alterations:

- | | |
|------------------------------------|---|
| Front
Elevation | <ul style="list-style-type: none"> - 1 no. new replacement roller shutter to be installed (3800mm high x 3190mm wide), finished in RAL 7015 (Colour Grey); - New wall to be formed and set back from replacement roller shutter by 414mm, externally finished in dibond aluminium composite panel in RAL 7016 (Colour Anthracite Grey) and new entrance to be created with installation of aluminium glazed entrance door with side leaf (2100mm high x 1200mm wide) finished in RAL 7015 (Colour Grey); - 1 no. existing roller shutter and entrance to be removed and replaced with new steel goods in door/fire exit (2100mm high x 1200mm wide) finished in RAL 7015 (Colour Grey) with surrounding opening to be boarded with ply and externally finished with dibond aluminium composite panel finished in RAL 7016 (Colour Anthracite Grey); - Vinyl to be externally applied to 3 no. existing solid panels in RAL 7015 (Colour Grey); - Existing curtain wall system to be decorated in RAL 7015 (Colour Grey); - Installation of 2 no. removable bollards and 1 no. fixed bollard, finished in RAL 3020 (Colour Red); |
| Car Parking
and
Hardstanding | <ul style="list-style-type: none"> - Delineation of keep clear zone in RAL 1021 (Colour Yellow) and delineation of 4 no. car parking spaces in RAL 9016 (Colour White). |

The Local Development Framework for Mid Sussex District Council comprises the Mid Sussex District Plan (2018).

On the Policies Map accompanying the above, the site falls within an Existing Employment Site which sits within a wider Major Employment Site.

The following Policy is considered relevant to this statement:

Policy DP39 'Sustainable Design and Construction' confirms all development proposals must seek to improve the sustainability of development and should where appropriate and feasible according to the type and size of development and location, incorporate the following measures:

- Minimise energy use through the design and layout of the scheme including through the use of natural lighting and ventilation;
- Explore opportunities for efficient energy supply through the use of communal heating networks where viable and feasible;
- Use renewable sources of energy;
- Maximise efficient use of resources, including minimising waste and maximising recycling/ re-use of materials through both construction and occupation;
- Limit water use to 110 litres/person/day in accordance with Policy DP42: Water Infrastructure and the Water Environment;

- Demonstrate how the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer term resilience.

COMPLIANCE WITH LOCAL PLAN POLICY

Minimising Energy Use

The proposal retains the existing industrial building and therefore avoids the significant energy use and embodied carbon associated with demolition and new construction.

The development includes the installation of a new glazed entrance door and improvements to the building frontage which will maintain and potentially improve natural daylight into the entrance area. This helps reduce reliance on artificial lighting during daytime operation.

Given the limited scope of the works and particularly do not include any increase in floor space, the proposal does not materially alter the building's energy demand.

Efficient Energy Supply

The proposal relates to external alterations to an existing building and does not include new floorspace.

As such, communal or district heating systems are not applicable to the development.

Renewable Energy

Due to the small scale of the development and its focus on external façade alterations, the installation of renewable energy technologies is not proposed as part of this application.

The works do not prevent the future installation of renewable technologies should these be implemented as part of future building improvements.

Efficient Use of Resources

The development adopts a sustainable refurbishment approach by retaining and improving the existing building rather than constructing a new structure.

Measures supporting efficient resource use include:

- Retention of the existing building structure and envelope
- Replacement of specific façade elements only where required
- Use of durable materials including aluminium composite panels and aluminium glazing systems
- Appropriate management of construction waste with recycling undertaken where feasible

This approach minimises waste and promotes reuse of existing materials in accordance with Policy DP39.

Water Efficiency

The proposal includes the installation of new toilet facilities within the existing building.

All new sanitary fittings will be specified to achieve high levels of water efficiency and will comply with the requirements of Building Regulations and Policy DP42: Water Infrastructure and the Water Environment, including the target of 110 litres per person per day where applicable.

Climate Change and Resilience

The proposal supports sustainable development through the continued use and improvement of an existing industrial building.

By retaining the existing structure and avoiding demolition and rebuilding, the development reduces embodied carbon and resource consumption.

The works do not increase the building footprint, alter site levels, or change surface water drainage arrangements. As such, the development does not increase flood risk and maintains the building's resilience to future climate conditions.

CONCLUSION

The proposed external alterations represent a sustainable form of development that complies with Policy DP39 of the Mid Sussex District Plan (2018).

The scheme retains and improves an existing building, minimises construction waste, maintains existing energy and water demand levels, and does not increase surface water runoff or climate risk.

The proposal therefore accords with the sustainability objectives of local planning policy.