

Policy CS29 checklist

Application Number:

Site address: 34 Alexandra Road, Hemel Hempstead, HA2 5BS

Please use the sections below to explain how the proposed scheme addresses the criteria of Policy CS29. Where it is not possible to meet the requirements or if they are not applicable, please explain this fully:

(a) Use building materials and timber from verified sustainable sources;

Response:

New building material and timberwork will be from sustainable sources.

(b) Minimize water consumption during construction;

Use of aerated spray fittings

Flow regulators and pressure reduction valves to water supplies

(c) Recycle and reduce construction waste which may otherwise go to landfill.

Response:

Waste materials can be separated out during demolition and refurbishment as well as the new build works into separate containers for re- use and recycle

(d) Provide an adequate means of water supply, surface water and foul drainage;

Response:

The property has existing services which will be utilized and will be Upgraded to meet new development where require.

(e) Plan to limit residential indoor water consumption to 105 liters per person per day until national statutory guidance supersedes this advice;

Response:

The old pipe work will be replaced- improved. Pressure reduction valves to taps- flow regulators/ restrictors and aerated and spray taps- pipe lengths will be designed to be as short as possible and dead legs will be avoid where possible. Low flush W C c i s t e r n for proposed development

The water will be metered

(f) Plan to minimise carbon dioxide emissions;

Response:

We will look to use and promote the use of fuel efficient plant and educate site operatives in using plant efficiently

Using existing electricity supplies from the property will reduce generator running costs and keep emissions down

(g) Maximise the energy efficiency performance of the building fabric, in accordance with the energy hierarchy set out in Figure 16;

Response:

Proposed development will have thermal efficiency to meet the requirements of the building regulations- New work will be Undertaken to the higher building regulation standards currently in force.

(h) Incorporate at least one new tree per dwelling/per 100sqm (for nonresidential developments) on-site;

Response:

Proposed development is Residential – Not applicable

(i) Minimise impacts on biodiversity and incorporate positive measures to support wildlife;

Response:

There is little effect on biodiversity due to the proposals.

(j) Minimise impermeable surfaces around the curtilage of buildings and in new street design;

Response:

Proposed access to building surface will be incorporated with local Highway agency requirements.

(k) Incorporate permeable and lighter coloured surfaces within urban areas; and

Response:

Not applicable as its not in urban area.

(l) Provide on-site recycling facilities for waste.

Response:

Skips will be provided on site during demolition and construction to separate materials for re- use and recycle

Buildings will be designed to have a long life and adaptable internal layout. Applicants will therefore need to explain how:

(i) they have considered the whole life cycle of the building and how the materials could be recycled at the end of the building's life; and

Response:

The apartments have been designed to be priced as entry level properties and meet key space standards to ensure the properties are fit for purpose and meet the current and future needs of families.

(ii) their design has been 'future proofed' to enable retrofitting to meet tighter energy efficiency standards and connection to decentralised community heating systems.

Response:

The properties propose significant energy improvements over the existing building use. The products used in construction will be modern efficient products capable of being replaced and upgraded where applicable.

Date: 01/09/16