
BEACHLANDS – SUSTAINABILITY STATEMENT**JOB NO: 5855**

PROJECT : Beachlands Redevelopment**ADDRESS** : 5 Seafront, Beachlands Hayling Island

INTRODUCTION

This Sustainability Statement has been undertaken by PWP Architects for the Proposed redevelopment of the Beachlands Arcade, Café and surrounding site, on behalf of Linland Limited (the Applicant) in order to meet the energy and sustainability requirements of Havant Borough Council. Sustainability issues relating to the site as a whole, the construction process, building design and operation have been considered.

This statement assesses 'Best Practice', energy efficiency measures and renewable energy solutions for the Proposed Development. The inclusion of energy efficiency measures has been discussed to minimise on-site energy use whilst improving insulation levels, glazing specification, lighting, and appliances.

The feasibility of incorporating low and zero carbon energy sources has also been assessed as per BREEAM requirements. The Proposed Development would include the installation Green and sustainable energy solutions to supply heating and hot water to the site.

Due to a number of limiting factors, principally the location of the site, it is unlikely that the Proposed Development will achieve the 'Outstanding' rating. Further details are outlined in this statement to demonstrate the clear sustainable credentials of the Proposed Development in comparison to the current level of the existing site.

This Sustainability Statement should be read in conjunction with the Design and Access Statement, Planning Statement, Heritage Assessment, and supporting documents of the submitted application.

DESCRIPTION OF PROPOSALS

The project's vision is to regenerate the Beachlands Arcade, Café and surrounding site to create a thriving destination for local residents and visitors, continuing and improving the Seaside offering which has historically been in this location but now requiring much needed regeneration to secure that this important local attraction is not lost.

The regeneration will enhance and provide additional opportunities for commercial activity on the site at Beachlands.

ENERGY STRATEGY

Details of how the Proposed Development reduces carbon emissions and incorporates measures to reduce its contribution to climate change:

1. Making the most efficient use of land, buildings and natural resources including site layout and building design.

Guidance: Energy consumption can be significantly reduced through the location of development, site layout and building design, the type of materials used, the use of existing and new resources and the efficient management of the construction process.

- The proposed development reuses land previously developed.
- There is a positive intensification in the use of the land giving a better return by building above.
- The site is already well served by utilities, reducing the need for new services coming into the site.

2. Energy Hierarchy

Guidance: Level 1 – Reduce the need for energy; Level 2 – Using energy more efficiently; Level 3 – Supplying energy efficiently; Level 4 – Use low carbon and renewable energy. There are opportunities in all types of development to use low carbon and renewable energy sources, however what is appropriate will depend on the physical nature of the building, its site characteristics and the surrounding landscape.

- The Proposed Development includes the installation Green and sustainable energy solutions to supply heating and hot water to the site.
- Existing lighting and appliances to be upgraded with more efficient versions.
- Well lit spaces using natural light through careful design of fenestration has been used to reduce the need for artificial lighting
- Thermal performance of the existing building fabric to be greatly improved in comparison to the current building that occupies the site.
- The use of Green energy and sustainable energy solutions to supply heating and hot water to the site is possible as the site is not overshadowed by any other features eg. trees

3. Minimising Flood Risk

Guidance: Directing development away from flood risk areas, reducing overall risk from flooding within the National Park and areas outside it, upstream and downstream.

- A full flood risk assessment has been carried out for the site as part of this application.
- Residential accommodation is limited to the first floor and above.
- The ground floor has been designed to respect the freeboard level indicated in the floor risk assessment.
- The site's drainage strategy has been carefully designed to minimise stormwater run-off
- Please refer to the supporting Flood Risk assessment for further details

4. Carbon Reductions

Guidance: Consideration of means of reducing carbon emissions for the development. Seeking to take every opportunity to reduce carbon and build sustainably.

- The development would utilise green technologies to reduce carbon emissions that would be required for demolition and new build elements

- Additional windows are proposed to increase natural daylight and ventilation
- Proposals include a cycle store to promote more sustainable forms of transport to the site

5. Water Efficiency

Guidance: Water conservation methods include ensuring that the design of buildings and their surrounding landscape maximises water efficiency and minimises water wastage; identifying opportunities to use water more efficiently during the construction of the development; designing surface water drainage systems to take into account future changes in rainfall.

- The residential development will abide by the water efficiency calculation limiting residents to 110 litres per day.
- The drainage design (within the flood risk assessment) has been designed to minimise rainfall being fed into the storm water system, due to its beach side location

SUMMARY

This development represents an opportunity for the site as a whole to greatly reduce its impact on the environment through the reduced use of fossil fuels and improvements in the building fabric when compared to the current building. Construction will follow a carefully written Construction Management Plan aimed at reducing environmental impact during the construction process.