

JUSTIFICATION FOR DEVELOPMENT AND SUSTAINABILITY STATEMENT

9A / 9B Rosebery Avenue, Harpenden

May 2024

In considering the re development of the existing house, a detailed evaluation of the existing layout and fabric was undertaken and it was determined that due to its age and design, the current dwelling was not fit for purpose for the needs of the client. It was established that only one of the current walls could be retained with the new design so it was not economically viable to extend the house. With this in mind, a new build was the only option suitable. The current house was also not located in an appropriate position on the site for the new planning needs of the client where we were also looking to lower the building on the plot and excavate out a sunken rear patio area. The external appearance of the existing 1960s dwelling was also not conducive to extending the property.

The re development and demolition of the existing property has also taken into account the need to take all reasonable measures to ensure that where possible, existing materials from the current house are re used or recycled. These would include the re using of reclaimed roof tiles and bricks. If bricks cannot be reclaimed, they can be crushed with other blockwork for hardcore. If existing timber joists and rafters are suitable once the house has been demolished, the intention would again be to re cycle these providing they are compliant and sound for reuse. This evaluation of reclaimed materials from the existing house can only be determined once a full assessment is carried out at the demolition stage of the building works as some components may be of a poor quality due to their age.

Regarding thermal and energy efficiency, the current house to be demolished has sub standard windows and levels of insulation throughout and it was determined it was not practical or efficient to re use any of the existing fabric. All new works involving insulation values of the building's walls, windows, floors and roof elements will be designed to meet fully those standards required by Building Control for a new build property. At the appropriate time, all such information will be submitted for Building Control approval.

With the new build, all the windows or doors can be replaced to improve the thermal performance of the building. The replacement of the old existing boiler and hot water cylinder with new more efficient air source heat pumps and solar panels will also make the newly built house more thermally efficient than the existing property to be demolished. New toilets and water appliances throughout the build will also be of the most efficient design in terms of water usage and efficiency.