

Sustainability Statement –

Site: Rowan Height, Downton Hill, Redlynch, Salisbury, Wiltshire, SP5 2JF

Proposal: Proposed planning application to replace a flat roof with a pitch roof and convert a single storey garage into a bedroom suite, infill the covered link to create a new entrance and add a single storey side extension to enlarge the kitchen dining area. New triple garage/carport

Date: 27.01.2026

Details of how the Proposal 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.
The roof will be finished in sustainable tiles which have great insulation properties and are easily recyclable, to match the existing Water butts are proposed so that the residents can use the water efficiently.

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 building has large amounts of natural light with large doors and windows allowing natural ventilation.

The new double glazed windows and timber cladding will increase the energy efficiency of the building through improved heat loss.

3. Minimising Flood Risk**

The proposed building is away from any water courses or flood risks.

The minimal roof drainage will be to waterbutts where possible so the residents can use the water efficiently.

4. Carbon Reductions

The energy efficient structure will reduce the amount of carbon used, the natural light and ventilation will maximize this approach.

To further enhance its environmentally friendly credentials existing structure and local materials are proposed to be used.

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 minimal roof drainage will be to waterbutts where possible, so the residents can use the water efficiently in the garden area.

*Energy Hierarchy

Level 1 – Reduce the need for energy

The energy hierarchy places great emphasis on Integrated Passive Design. Key methods include:

- *Orientation* – making best use of high summer sun angles & low winter sun angles on southern exposures;
- *Thermal mass* – to store heat in the winter and act as a heat sink for cooling in the summer;

- *Natural ventilation* – designing controlled flows through buildings for cooling;
- *Zoning* – to allow different thermal requirements to be compartmentalised.

Level 2 – Using energy more efficiently

Using energy more efficiently means not wasting energy or using more than is required. The following potential energy efficiency measures should be considered:

- High levels of insulation.
- Utilising appropriate forms of glazing
- Installing heating controls.
- Using energy efficient heating and heat recovery systems.
- Adding draught strips on doors, windows & letter boxes.
- Fitting chimney balloons.
- Installing zoned low energy lighting and presence sensors.
- Replacing doors in existing buildings.
- Upgrading to a high efficiency condensing boiler
- Adding a sun pipe/tunnel

Level 3 – Supplying energy efficiently

Supplying energy efficiently refers to connecting to existing low carbon heat networks. Connection to, or development of, a mini district heating network can be a carbon efficient means of energy supply.

Level 4 – Use low carbon and renewable energy

Once the energy needs of a new building have been minimised through design, consideration needs to be given as to how the remaining energy needs can be met through:

- Heat pumps: ground source heat pumps and air source heat pumps.
- Wood burning stoves/biomass boilers.
- Solar thermal/hot water panels.
- Solar photovoltaic/electric panels.
- Hydro power, small scale water turbines.
- Anaerobic digesters.

**Minimising Flood Risk

Sustainable Urban Drainage Systems (SuDS) remove water quickly and efficiently and should be included in the original design and layout of a proposal wherever possible. The approach used will differ with each application and the circumstances of each site.