SUSTAINABILITY STATEMENT
DC/25/0962/FUL - THE VIXEN MILLFIELDS WAY HAVERHILL CB9 0JB

Application No: DC/25/0962/FUL
Site: The Vixen, Millfields Way, Haverhill, CB9 0JB
Proposal: Conversion of commercial building to residential use

Prepared for: Patel Constructions Limited
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1.0 Introduction

1.1. This Sustainability Statement has been prepared in support of the full planning application for the conversion of an existing commercial building to residential use at The Vixen, Millfields Way, Haverhill.

1.2. The purpose of this statement is to demonstrate how the proposed development complies with the relevant policies of the West Suffolk Local Plan, about:

- Policy LP1: Climate Change Mitigation and Adaptation
- Policy LP9: Well-designed Places

2.0 Noise Impact and Mitigation

2.1. The primary external noise source is road traffic from Millfields Way. An assessment confirms that levels are not prohibitive for residential use.

2.2. To ensure a high-quality internal environment, the building envelope will be constructed to high acoustic standards. This includes the use of high-performance acoustic glazing and ensuring all external walls and roofs are detailed to minimise sound transmission, significantly reducing the impact of external noise sources on future residents.

3.0 Air Quality

3.1. The development incorporates design features to protect and enhance air quality. The provision of private rear gardens will provide areas of green space contributing to local air quality.

3.2. Furthermore, the proposal includes the implementation of a green roof system. This will help to filter particulate matter, absorb carbon dioxide, and contribute to the improvement of local air quality, in accordance with the aims of Policy LP1.

4.0 Public Realm & Design Context (Policy LP9)

4.1. The design carefully responds to its context. The surrounding area is characterised by buildings of varied architectural styles and periods. The proposal sensitively converts the existing building, retaining its fundamental

form and scale, thereby ensuring it sits comfortably within its surroundings without compromising the established character.

4.2. The development has been designed to cater to a mix of occupants, including single people, couples, and families, through a range of unit sizes.

4.3. Pedestrian & Cyclist Facilities: The site layout is designed to be pedestrian and cycle-friendly. Secure, covered cycle storage is provided within the basement, as shown on the proposed plans. Vehicular access is clearly separated from pedestrian routes, leading to the allocated car parking at the rear, ensuring safe and convenient movement within the site.

5.0 Waste & Recycling Management

5.1. Construction Phase:

- A Site Waste Management Plan (SWMP) will be implemented to minimise waste. We target the reuse or recycling of 80% of all construction and demolition waste, with 60% of this specifically targeted for reuse as aggregate in foundation works.
- The site will be fully enclosed for public safety and security. All demolition works will be undertaken by professional contractors in strict accordance with the CDM Regulations 2015. Any hazardous materials, including asbestos, will be identified and removed by certified specialists for licensed disposal.

5.2. Operational Phase:

- A dedicated refuse and recycling store is located at the rear of the building, as detailed on the plan drawing. This facility will provide bins for general waste, paper, glass, and plastics.
- The store has level, easy access for both residents and council collection vehicles.

6.0 Energy Efficiency & Conservation (Fabric First Approach)

6.1. The design adopts a rigorous ‘Fabric First’ approach to minimise energy demand:

- Walls: A high-performance cavity wall construction is proposed, comprising an external brick leaf, an 80mm thick Celotex insulation fill, and a 120kg/m² dense block inner leaf with wet plaster, achieving a U-value of 0.23 W/m²K.
- Roof: The entire roof will be insulated with rigid PIR insulation (e.g., Knauf) to achieve a U-value of 0.30 W/m²K.
- Windows & Doors: All new fenestration will be double-glazed units with a 16mm air gap.
- Air Tightness: Careful attention will be paid to construction detailing to minimise uncontrolled air leakage.

6.2. Systems and Renewables:

- Each dwelling will have a high efficiency condensing gas boiler (92%+ ErP rating) with thermostatic radiator valves (TRVs) in all rooms.

- 100% of internal lighting will be high-efficiency LED fittings.
- A significant array of solar photovoltaic (PV) panels will be installed on the roof to generate renewable electricity, reducing reliance on the grid.
- Most external lights will be fitted with independent solar panels for operation.

6.3. Passive Design: The building's orientation allows for sunlight to penetrate the front, rear, and side elevations, maximising the use of natural light and passive solar gain for space heating. The design ensures excellent cross-ventilation throughout all dwellings.

7.0 Water Conservation & Management

7.1. Water Efficiency: The development will incorporate water-efficient fixtures to reduce consumption.

7.2. Rainwater Harvesting: As shown on the proposed plans, rainwater will be captured via downpipes and stored in underground tanks. This harvested water will be reused for irrigation of landscaping and the rear garden, safeguarding the mains water supply.

7.3. Surface Water Run-Off: The conversion takes place within the existing building footprint. Therefore, the impermeable area is not increased. The peak rate of surface water run-off will be managed to ensure it is no greater than the existing rate for the site pre-development.

8.0 Sustainable Materials

8.1. All timber used in the construction will be sourced from sustainably managed forests and certified under the Forest Stewardship Council (FSC) scheme. Materials will be sourced from reputable UK suppliers (e.g., Selco, B&Q, Wickes) to ensure compliance and reduce embodied carbon from transportation.

9.0 Lifetime Homes

9.1. The development will be constructed to meet the requirements of the Lifetime Homes criteria. A comprehensive home user guide will be provided to all residents, covering information on the property’s features, maintenance, and the local area.

10.0 Conclusion

10.1. The proposed development has been designed to create high-quality, sustainable homes that respond positively to their context. The scheme comprehensively addresses the sustainability objectives of the West Suffolk Local Plan through its fabric-first energy strategy, incorporation of renewable technology, sustainable drainage, and considerate design, fully in accordance with Policies LP1 and LP9.

REFUSE

The refuse bin store is a brick building with a flat roof and louvres door to provide permanent ventilation. It serves both the residential and commercial premisses. The bin capacity and types of bins will be as a planning condition and to be discharged later.

The access is from the front of the property. It is easily accessible by the residents and by the council for collection.