DUCHY *of* CORNWALL

# Sustainable Design Statement

Veronica Lodge
Garrison
St Mary's
Isles of Scilly
TR21 0LS

June 2021

# Sustainable Design Statement – Veronica Lodge

## 1.0 Introduction

The proposed development looks to fully refurbish Veronica Lodge, an existing dwelling, along with internal reconfiguration works to accommodate modern day living requirements. The proposal includes demolition of 2 entrance porch structures, replacing one with a new structure of the same size.

## 2.0 Materials

Whilst the proposed refurbishment of Grade II Listed Veronica Lodge has been largely guided by conservation design principles, sustainable design and material selection is a core part of all aspects of decision making.

A 'fabric first' design aspiration has been carefully balanced against the historic importance of the dwelling as outlined below:

Upgrade of external walls

Internal wall insulation is proposed, using a fully breathable insulating lime render. This will improve thermal performance of the dwelling without comprising its breathability and moisture transmission ability.

Windows

Where any windows are in poor state of repair and in need of replacement, thermal performance of windows has been considered. The proposal looks to replace single glazed [non original] windows with new purpose made double glazed accoya timber units, as per details provided.

Re-roofing

As the existing slates have been turnerised, they are unsuitable for re-use. It is proposed that the roof will be recovered using sized Trevillet slate, incorporating PV slates to the rear South West facing elevation.

## 3.0 Energy

The dwelling currently relies on an oil fired heating and hot water system. The proposal looks to remove the reliance on oil, opting for an electric heating and hot water solution with PV generation to the rear roof slope supplemented with mains grid electricity from a renewable energy provider.

## 4.0 Water

In accordance with Part G of the Building Regulations, it is intended to achieve a consumption of wholesome water of 110 litres per day through low flow taps, showers and outlets along with dual flush low consumption WC's.

External water butts, connected to downpipes can be used for rainwater harvesting for use in gardens.