



ENERGY EFFICIENCY STATEMENT

Proposed Redevelopment of 42 The Hill

Site Address: 42 The Hill, Northfleet, Gravesend, Kent

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1. Scope of the Report

This Energy Efficiency Statement has been prepared by Echoz CIC on behalf of the applicant in support of a planning application relating to the proposed redevelopment of 42 The Hill, Northfleet, Gravesend, Kent.

The purpose of this Statement is to demonstrate how the proposed development has been designed to support energy efficiency and sustainable development through the application of recognised design principles and compliance with current Building Regulations. This Statement has been prepared using information available at the time of writing together with a review of the proposed architectural information and development proposals relating specifically to 42 The Hill.

The Statement should be read alongside the planning application documents, architectural drawings and other supporting information submitted as part of the application. This report has been prepared solely for the above purpose and should not be relied upon for any other purpose without the prior written agreement of Echoz CIC.



2. Executive Summary

This Energy Efficiency Statement accompanies a planning application for the proposed redevelopment of 42 The Hill, Northfleet.

The proposal seeks to improve and redevelop an existing previously developed site through appropriate alterations and redevelopment works, providing an opportunity to enhance the energy performance and sustainability of the building.

The proposed development has been designed to support the principles of sustainable development through improvements to the thermal performance of the building envelope, efficient building services and compliance with current Building Regulations.

The redevelopment of an existing urban site, together with the use of modern construction techniques and energy-efficient building components, will contribute towards reducing operational energy demand whilst providing an improved internal environment for future occupants.

The proposal also supports the efficient reuse of an existing previously developed site within an established urban location, making effective use of existing infrastructure, services and sustainable transport connections whilst reducing the need for development on undeveloped land.

Accordingly, the proposed development supports national planning objectives relating to sustainable development, climate change mitigation and the efficient use of energy.

3. Introduction

This Energy Efficiency Statement accompanies the planning application for the proposed redevelopment of 42 The Hill, Northfleet.

The Statement considers the proposed development against recognised energy efficiency principles and demonstrates how the scheme has been designed to minimise energy demand through improved building performance, efficient building services and sustainable construction practices.

The assessment has been undertaken with reference to the National Planning Policy Framework (NPPF) and the Building Regulations, particularly Approved Document Part L – Conservation of Fuel and Power.

The proposed development has been considered in the context of the site's existing condition, its location within an established urban area and the opportunity to improve the energy performance of the building through appropriate design measures.

The redevelopment has been designed to make efficient use of the existing site whilst supporting wider sustainability objectives through improved energy efficiency, reduced operational energy demand and enhanced building performance.



4. Site Description

The application site comprises the existing building at 42 The Hill, Northfleet, located within the established urban area of Northfleet.

The site forms part of an existing mixed-use area comprising commercial premises, residential properties and community facilities.

The application site benefits from existing infrastructure, established utility connections and accessibility to local services and public transport, supporting sustainable patterns of development and reducing the requirement for additional infrastructure provision.

The site's location within an established urban area provides opportunities for the efficient reuse of previously developed land and supports national objectives relating to sustainable development.

The redevelopment of 42 The Hill provides an opportunity to improve the energy performance of the existing building through the incorporation of modern construction methods, improved building fabric and efficient building systems.

5. Planning Policy Context

The National Planning Policy Framework (NPPF) promotes the transition towards a low-carbon future through sustainable patterns of development, improved energy efficiency and the reduction of carbon emissions.

The proposed development has been designed to support these objectives through the incorporation of energy-efficient design principles, improved building performance and consideration of sustainable construction practices.

The development will be designed to comply with the relevant requirements of the Building Regulations, including Approved Document Part L – Conservation of Fuel and Power, ensuring that the completed development achieves an appropriate standard of energy efficiency.

The proposal also supports wider planning objectives by making efficient use of an existing developed site within a sustainable urban location, reducing pressure on undeveloped land and utilising existing infrastructure.

6. Energy Efficiency Principles

The proposed development has been designed in accordance with recognised energy efficiency principles and the energy hierarchy approach.



The design approach seeks to reduce energy demand, improve building performance and consider opportunities for lower-carbon solutions where technically feasible.

Be Lean

The first stage of the energy hierarchy is to reduce energy demand through passive design measures and improvements to the building fabric.

The proposed development will seek to improve overall energy efficiency through measures including:

- Enhanced thermal performance of the building envelope.
- Reduction of unnecessary heat loss.
- Improved air tightness.
- Consideration of thermal bridging.
- Efficient use of natural daylight where appropriate.

These measures will assist in reducing heating requirements and improving the overall energy performance of the building.

Be Clean

The proposed development will incorporate efficient building services designed to minimise operational energy consumption throughout the lifetime of the development.

Consideration will be given to the selection of efficient heating systems, hot water provision, lighting and building controls to ensure energy is used effectively.

Be Green

The proposal provides opportunities for the incorporation of low-carbon technologies where appropriate and technically feasible during the detailed design stage.

Potential renewable and low-carbon solutions will be considered where suitable for the site, building requirements and technical constraints.

Be Seen

Where appropriate, occupants will be supported in understanding and managing energy consumption through efficient controls, user information and appropriate monitoring measures.

This approach supports the long-term efficient operation of the completed development.

7. Building Fabric

The proposed development will incorporate measures designed to improve the thermal performance of the building and reduce energy demand.

The building fabric will seek to minimise heat loss and improve occupant comfort through the incorporation of appropriate energy efficiency measures.



The development will incorporate consideration of:

- High levels of thermal insulation.
- Thermally efficient external walls.
- High-performance roof construction.
- Energy-efficient glazing.
- Insulated external doors.
- Improved air tightness.
- Measures to minimise thermal bridging.

These measures will contribute towards reducing heating demand, improving thermal comfort and supporting improved operational energy performance throughout the lifetime of the building.

8. Building Services

Building services will be selected with the objective of reducing operational energy consumption and improving the overall efficiency of the development.

The development will incorporate consideration of:

- Energy-efficient space heating.
- Efficient hot water provision.
- Low-energy LED lighting.
- Heating controls to optimise energy use.
- Energy-efficient ventilation where required.

The selection and operation of efficient building services will assist in reducing energy consumption whilst maintaining a comfortable internal environment for future occupants.

9. Water Efficiency

Reducing water consumption contributes towards reducing overall energy demand through reduced hot water requirements and associated energy use.

The development will therefore incorporate water-efficient sanitary fittings and appliances where appropriate, including:

- Dual flush WC cisterns.
- Low-flow taps.
- Water-efficient shower fittings.

These measures will assist in reducing water consumption and the associated energy required for water heating.

10. Sustainable Construction

The proposed development supports sustainable construction through the efficient use of a previously developed site and the application of modern construction practices.



Where practicable, the development will seek to minimise the environmental impact associated with construction activities through:

- Efficient use of materials.
- Responsible procurement.
- Reduction of construction waste.
- Opportunities for reuse and recycling.

Materials will be selected having regard to durability, responsible sourcing and environmental performance where appropriate.

Consideration will also be given to the whole-life performance of materials, including durability, maintenance requirements and their contribution to the long-term sustainability of the development.

Construction activities will seek to follow the principles of the waste hierarchy by prioritising waste prevention, reuse and recycling wherever practicable.

The redevelopment of an existing urban site further supports sustainable development through the efficient use of existing infrastructure and services.

11. Operational Energy Performance

The combination of an improved building envelope together with efficient building services will contribute towards reducing operational energy demand over the lifetime of the development.

The proposed design will improve thermal performance, reduce heat loss and support lower energy consumption when compared with the existing building.

Compliance with current Building Regulations will ensure that the completed development achieves an appropriate standard of energy efficiency for modern accommodation.

The proposed approach supports wider objectives relating to climate change mitigation, resource efficiency and sustainable development.

12. Professional Opinion

In the professional opinion of Echoz CIC, the proposed redevelopment of 42 The Hill has adopted a positive and proportionate approach towards energy efficiency and sustainable construction.

The proposal demonstrates a commitment to reducing operational energy demand through improvements to the building fabric, efficient building services and compliance with current Building Regulations.



The redevelopment of an existing urban site supports the efficient use of land and existing infrastructure whilst contributing towards wider objectives relating to sustainable development and climate change mitigation.

Based upon the information reviewed, it is considered that the proposed development provides an appropriate response to current planning objectives relating to energy efficiency and represents a sustainable form of development suitable for the application site.

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