

Householder Extensions & Alterations – Green Design and Lifetime Homes



Policy and
Environment
Department

Green Design

The Council encourages you to consider the environment and to take a green design approach. When altering your property there is an opportunity to carry out other improvements to improve the environmental impact of construction and efficiency of your home such as:

- a home energy check questionnaire to assess efficiency;
- improve the energy efficiency of your home, for example: incorporating south facing windows, extra insulation, condensing boilers, and solar panels;
- installing rainwater recycling systems, water butts to collect rainwater, and dual-flush cisterns, to reduce the amount of treated water used;
- the reuse of materials on site, or use of those locally available or from sustainable sources, e.g. use existing masonry for hardcore for the extension's foundations;
- using porous surfacing materials e.g. on patios and driveways;
- using low energy lighting, e.g. security lighting (max 150 watts and appropriate controls).



Netherne
Hospital

An Example of Green Design

Green design principles incorporated include:

- High levels of insulation.
- Rain water recycling.
- Re-use of materials e.g. roof slates.
- Siting to make better use of solar gain.
- Protection and enhancement of existing trees/hedgerows

Lifetime Homes

When altering your property it may be an opportunity to consider your potential future use of the home. The idea is to make the home flexible enough through accessibility and design features to meet whatever comes along in life, for example from those with young children (prams), temporary or permanent disabilities, to frail older people. The Joseph Rowntree Foundation has developed the Lifetime Home standards, which incorporate the following key points for consideration:

Access

- The enlargement of the width of car-parking adjacent to the home.
- Minimising the distance and gradient from car-parking space to the home.
- Level or gently sloping approaches to all entrances.
- Illuminated and covered entrances, with level access through the doorway.

Inside the home

- The adequate width of doorways and hallways.
- Space for adequate circulation and the turning of wheelchairs.
- A sitting room (or family room) at entrance level.
- A downstairs toilet, wheelchair accessible, with drainage and service provision enabling a shower to be fitted at any time.
- Walls in bathrooms and toilets being capable of taking adaptations such as handrails.
- Designing bathroom layout to incorporate ease of access, probably from a side approach, to the bath and WC, and accessible wash basins.

Fixtures and fittings

- Easy to open/operate windows from the inside.
- Switches, sockets and service controls at a height usable by all.

Source: adapted from the Joseph Rowntree Foundation, 'Building Lifetime Homes', 1997.

*Extract
adapted from
SPG
Householder
Extensions &
Alterations*

March 2004

This is one of a series of leaflets that are all based on extracts from the Supplementary Planning Guidance ***Householder Extensions & Alterations***.

Other leaflets available are:

- Materials and Windows
- Porches and Canopies
- Single Storey Rear Extensions
- Single Storey Side Extensions
- Two Storey Side Extensions
- Garages and Outbuildings
- Roof Alterations - Dormers
- Common Questions
- Before and During Building Work

Other information which may be relevant to making a planning application:

- General Advice & How to Apply
- Design Statements
- I've submitted a planning application. What happens now?
- Involving the community
- Appealing against planning decisions
- Supplementary Planning Guidance publications including 'Local Distinctiveness'. For a full list please look at www.reigate-banstead.gov.uk or telephone the Council on 01737 276000

Remember, you may need to seek further specialist advice if you are in a special designation area, such as a Conservation area, or if the property is listed