

MCS 020 - Planning Standards

Noise Assessment Calculations (Air Source Heat Pump)

Assessment Details

Pass

Site Reference: Unit 5, Everist Court

PROJECT DATE 20/05/2026	ASSESSMENT TYPE Single Heat Pump
MANUFACTURER Mitsubishi	MODEL PUZ-WM50VHA

Sound Level Assessment Data

POSITION	HP NAME	SOUND POWER (DB)	DIRECTIVITY (Q)	DISTANCE (M)	BARRIER (DB)	FINAL LEVEL
P1	HP1	0.0	8.0	12.0	-5.0	-28.54 PASS

Assessment Summary

Positions Assessed: 1 Positions Passed: 1 Compliance Rate: 100%	Pass Overall Result
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Position Images

Position 1



12.24 from assessment / neighbour window

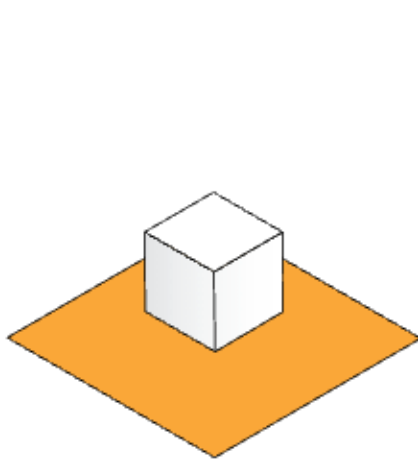
Assessment Criteria

- Sound Power: Manufacturer specification (dB)
- Distance: Measurement distance (metres)

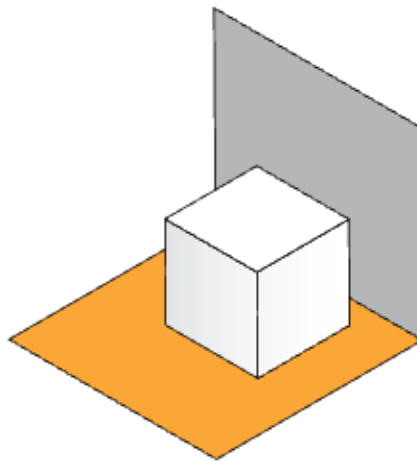
- Directivity: Reflected surface multiplier (Q)
- Barrier: Sound reduction from barriers (dB)

Final Level $\leq 37.1\text{dB}$ = PASS | Final Level $> 37.1\text{dB}$ = FAIL

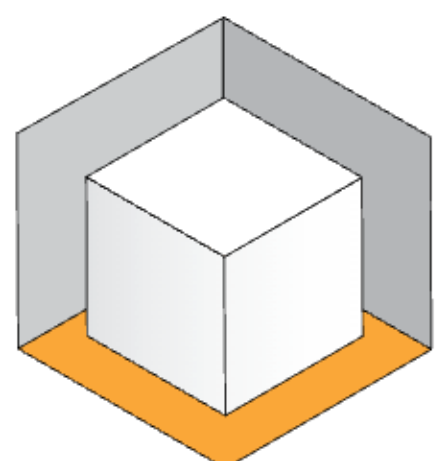
Barriers



Q = 2



Q = 4



Q = 8

The following definitions of a barrier shall be used for the purposes of this assessment.

- Barrier (Type 1) - a solid brick/masonry wall or a solid fence that is at least 18mm thick. There should be no cracks or gaps in the barrier. The barrier should extend horizontally by 1m or more from either edge of the heat pump.
- Barrier (Type 2) - a solid fence that is less than 18mm thick. There should be no cracks or gaps in the barrier. The barrier should extend horizontally by 1m or more from either edge of the heat pump.
- No barrier - open fences, fences with gaps and cracks, and vegetation do not count as a barrier. Walls or fences in a poor state of repair (e.g. gaps or pieces missing) do not count as a barrier.

The following definitions of line of sight shall be used for the purposes of this assessment.

- No view - If a barrier that completely obscures the vision of an assessment position from the top edge of the heat pump.
- Partial view - If by moving up to 0.25m in any direction from the top edge of the heat pump the assessment position is visible.
- Full view - If the assessment position is visible from the top edge of the heat pump.

The matrix table below shall be used in conjunction with the above definitions to determine the barrier attenuation.

		Line of Sight		
		No view	Partial view	Full view
Barrier Type	Type 1	-10 dB	-5 dB	0 dB
	Type 2	-5 dB	-2.5 dB	0 dB
	No barrier	0 dB	0 dB	0 dB

MCS 020 - Planning Standards

Noise Assessment Calculations (Air Source Heat Pump)

Assessment Details

Pass

Site Reference: Unit 4, Everist Court

PROJECT DATE 20/05/2026	ASSESSMENT TYPE Single Heat Pump
MANUFACTURER Mitsubishi	MODEL PUZ-WM50VHA

Sound Level Assessment Data

POSITION	HP NAME	SOUND POWER (DB)	DIRECTIVITY (Q)	DISTANCE (M)	BARRIER (DB)	FINAL LEVEL
P1	HP1	55.0	4.0	13.0	-5.0	22.75 PASS

Assessment Summary

Positions Assessed: 1 Positions Passed: 1 Compliance Rate: 100%	Pass Overall Result
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Position Images

Position 1



13.24 from assessment point

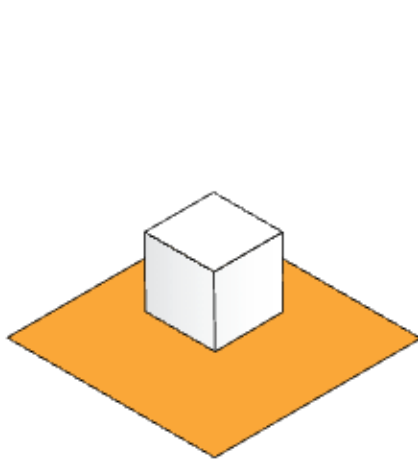
Assessment Criteria

- Sound Power: Manufacturer specification (dB)
- Distance: Measurement distance (metres)

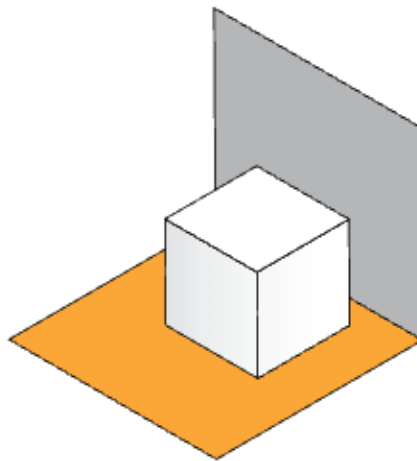
- Directivity: Reflected surface multiplier (Q)
- Barrier: Sound reduction from barriers (dB)

Final Level $\leq 37.1\text{dB}$ = PASS | Final Level $> 37.1\text{dB}$ = FAIL

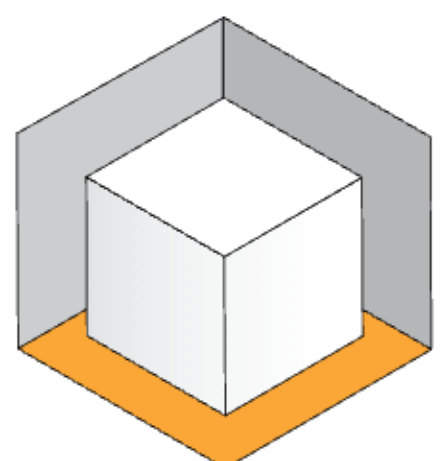
Barriers



Q = 2



Q = 4



Q = 8

The following definitions of a barrier shall be used for the purposes of this assessment.

- Barrier (Type 1) - a solid brick/masonry wall or a solid fence that is at least 18mm thick. There should be no cracks or gaps in the barrier. The barrier should extend horizontally by 1m or more from either edge of the heat pump.
- Barrier (Type 2) - a solid fence that is less than 18mm thick. There should be no cracks or gaps in the barrier. The barrier should extend horizontally by 1m or more from either edge of the heat pump.
- No barrier - open fences, fences with gaps and cracks, and vegetation do not count as a barrier. Walls or fences in a poor state of repair (e.g. gaps or pieces missing) do not count as a barrier.

The following definitions of line of sight shall be used for the purposes of this assessment.

- No view - If a barrier that completely obscures the vision of an assessment position from the top edge of the heat pump.
- Partial view - If by moving up to 0.25m in any direction from the top edge of the heat pump the assessment position is visible.
- Full view - If the assessment position is visible from the top edge of the heat pump.

The matrix table below shall be used in conjunction with the above definitions to determine the barrier attenuation.

		Line of Sight		
		No view	Partial view	Full view
Barrier Type	Type 1	-10 dB	-5 dB	0 dB
	Type 2	-5 dB	-2.5 dB	0 dB
	No barrier	0 dB	0 dB	0 dB

MCS 020 - Planning Standards

Noise Assessment Calculations (Air Source Heat Pump)

Assessment Details

Site Reference: Unit 3, Everist Court

Pass

PROJECT DATE 20/05/2026	ASSESSMENT TYPE Single Heat Pump
MANUFACTURER Mitsubishi	MODEL PUZ-WM50VHA

Sound Level Assessment Data

POSITION	HP NAME	SOUND POWER (DB)	DIRECTIVITY (Q)	DISTANCE (M)	BARRIER (DB)	FINAL LEVEL
P1	HP1	0.0	8.0	13.2	-5.0	-29.37 PASS

Assessment Summary

Positions Assessed: 1 Positions Passed: 1 Compliance Rate: 100%	Pass Overall Result
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Position Images

Position 1



13.31m assessment poin

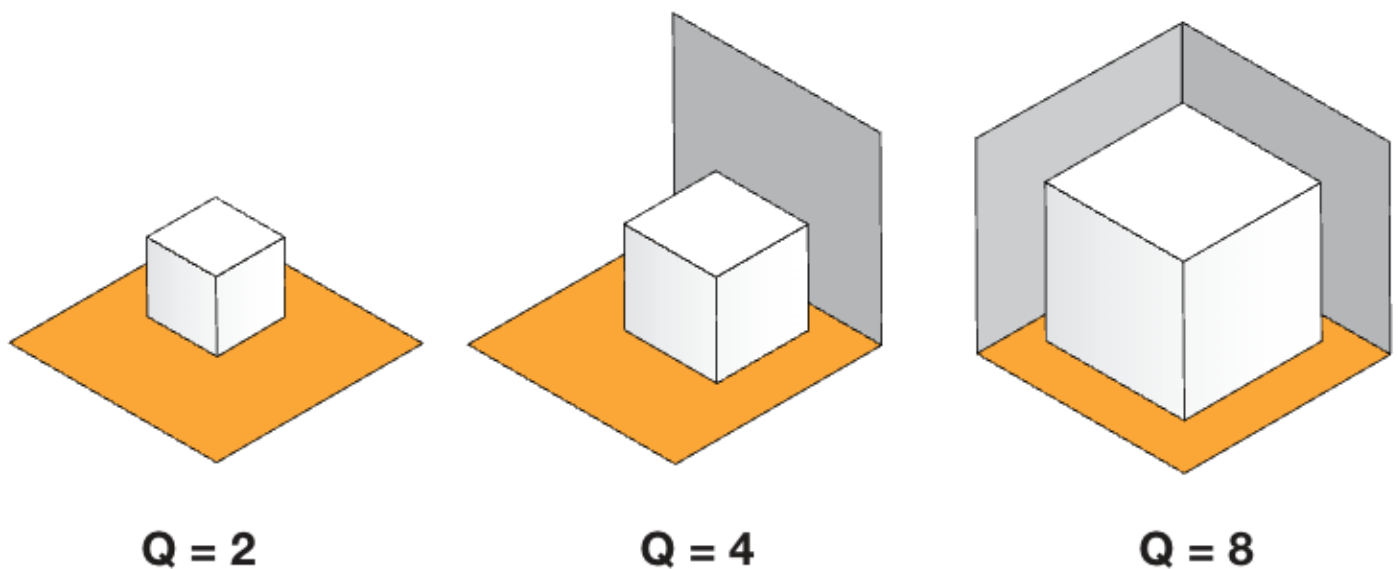
Assessment Criteria

- Sound Power: Manufacturer specification (dB)
- Distance: Measurement distance (metres)

- Directivity: Reflected surface multiplier (Q)
- Barrier: Sound reduction from barriers (dB)

Final Level $\leq 37.1\text{dB}$ = PASS | Final Level $> 37.1\text{dB}$ = FAIL

Barriers



The following definitions of a barrier shall be used for the purposes of this assessment.

- Barrier (Type 1) - a solid brick/masonry wall or a solid fence that is at least 18mm thick. There should be no cracks or gaps in the barrier. The barrier should extend horizontally by 1m or more from either edge of the heat pump.
- Barrier (Type 2) - a solid fence that is less than 18mm thick. There should be no cracks or gaps in the barrier. The barrier should extend horizontally by 1m or more from either edge of the heat pump.
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The following definitions of line of sight shall be used for the purposes of this assessment.

- No view - If a barrier that completely obscures the vision of an assessment position from the top edge of the heat pump.
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		Line of Sight		
		No view	Partial view	Full view
Barrier Type	Type 1	-10 dB	-5 dB	0 dB
	Type 2	-5 dB	-2.5 dB	0 dB
	No barrier	0 dB	0 dB	0 dB

MCS 020 - Planning Standards

Noise Assessment Calculations (Air Source Heat Pump)

Assessment Details

Pass

Site Reference: Unit 2, Everist Court

PROJECT DATE 20/05/2026	ASSESSMENT TYPE Single Heat Pump
MANUFACTURER Mitsubishi	MODEL PUZ-WM50VHA

Sound Level Assessment Data

POSITION	HP NAME	SOUND POWER (DB)	DIRECTIVITY (Q)	DISTANCE (M)	BARRIER (DB)	FINAL LEVEL
P1	HP1	55.0	8.0	11.2	-5.0	27.02 PASS

Assessment Summary

Positions Assessed: 1 Positions Passed: 1 Compliance Rate: 100%	Pass Overall Result
---	------------------------

Position Images

Position 1



11.24 from assessment point/ neighbour window

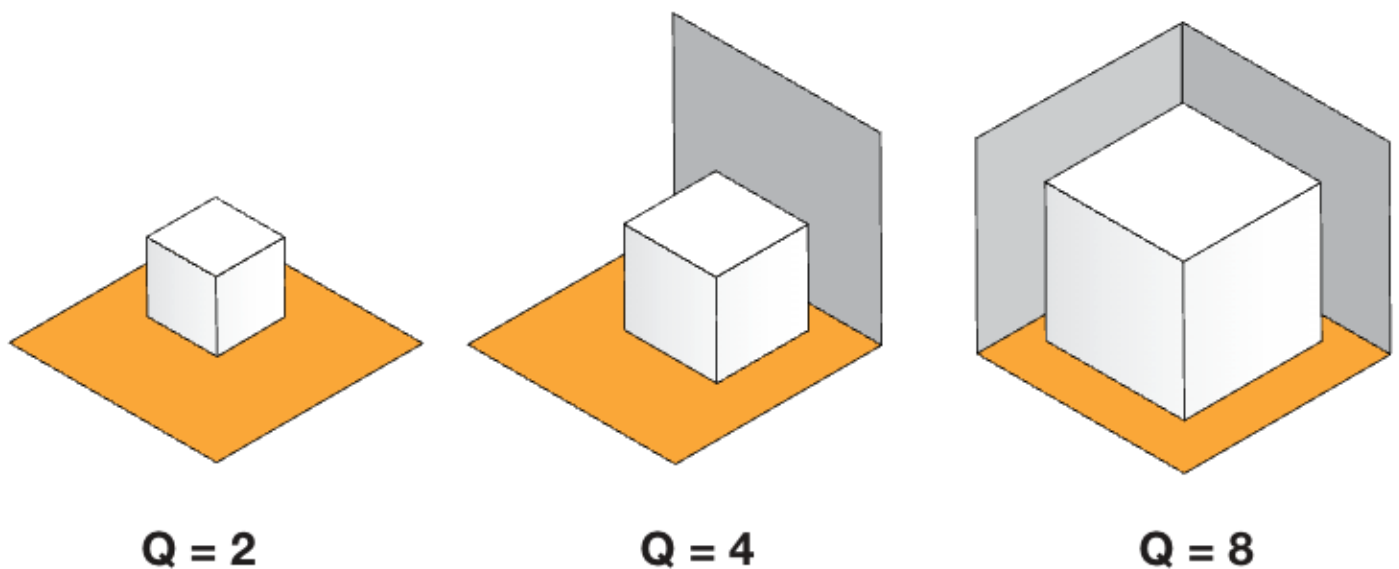
Assessment Criteria

- Sound Power: Manufacturer specification (dB)
- Distance: Measurement distance (metres)

- Directivity: Reflected surface multiplier (Q)
- Barrier: Sound reduction from barriers (dB)

Final Level $\leq 37.1\text{dB}$ = PASS | Final Level $> 37.1\text{dB}$ = FAIL

Barriers



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		Line of Sight		
		No view	Partial view	Full view
Barrier Type	Type 1	-10 dB	-5 dB	0 dB
	Type 2	-5 dB	-2.5 dB	0 dB
	No barrier	0 dB	0 dB	0 dB

MCS 020 - Planning Standards

Noise Assessment Calculations (Air Source Heat Pump)

Assessment Details

Pass

Site Reference: Unit 1 Everist Court

PROJECT DATE 20/05/2026	ASSESSMENT TYPE Single Heat Pump
MANUFACTURER Mitsubishi	MODEL PUZ-WM50VHA

Sound Level Assessment Data

POSITION	HP NAME	SOUND POWER (DB)	DIRECTIVITY (Q)	DISTANCE (M)	BARRIER (DB)	FINAL LEVEL
P1	HP1	55.0	8.0	10.2	-5.0	27.83 PASS

Assessment Summary

Positions Assessed: 1 Positions Passed: 1 Compliance Rate: 100%	Pass Overall Result
---	------------------------

Position Images

Position 1



10.24 m from assessment point

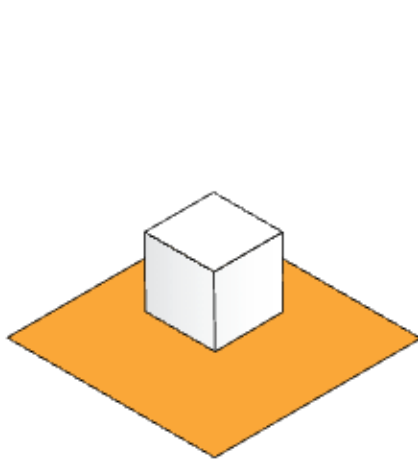
Assessment Criteria

- Sound Power: Manufacturer specification (dB)
- Distance: Measurement distance (metres)

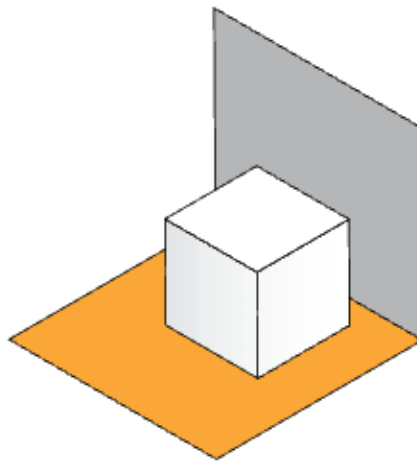
- Directivity: Reflected surface multiplier (Q)
- Barrier: Sound reduction from barriers (dB)

Final Level $\leq 37.1\text{dB}$ = PASS | Final Level $> 37.1\text{dB}$ = FAIL

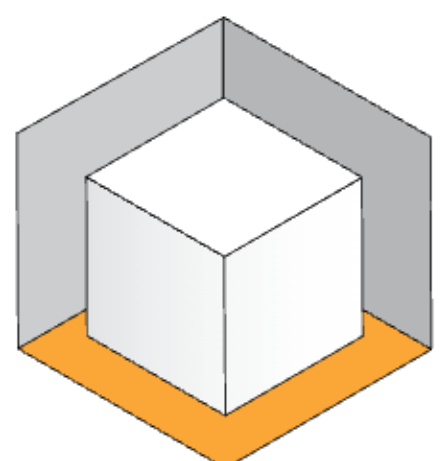
Barriers



Q = 2



Q = 4



Q = 8

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	Type 2	-5 dB	-2.5 dB	0 dB
	No barrier	0 dB	0 dB	0 dB

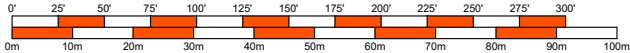
KEY

Application Boundary

Existing Building



Site Location Plan
1:1250



Maps Extract from Google Earth
NTS

THIS DRAWING IS ONLY LICENSED FOR THE PURPOSE INDICATED IN THE STATUS BAR.
UNAUTHORISED USE SHOULD BE REPORTED TO THE DRAWING OFFICE AND ANY SUCH USE IS NOT INDEMNIFIED.

- KEY
- Application Boundary
 - Main Entrance
 - Tree within Boundary
 - Tree outside Boundary
 - Building
 - Hard Landscaping
 - Grass / Soft Landscaping
 - New Planting / Hedging
 - Proposed Tree



P1	26.01.26	Pre-application issue	SP	NM
Rev		Date	Revision	DRW CHK
THE DESIGN COLLECTIVE				
made Architects Ltd				
The Stables 18 Howard Road Reigate				
w: www.made-architects.com				
e: info@made-architects.com				
t: +44 (0)203 633 4625				
madearchitects.com				
Client: Folkestone & Hythe District Council				
Job: 2577				
Address: Everist Court Lymington Kent				
Drawing: Proposed Site Plan				
Scale:	1:200	PRELIMINARY Liable to change without notice, not for construction		
Drawn:	SP			
Checked:	NM			
Date:	05/11/2025			
Size:	2577-MAL-DR-A	Rev		
A3	1002	P1		



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UNAUTHORISED USE SHOULD BE REPORTED TO THE DRAWING OFFICE AND ANY SUCH USE IS NOT INDEMNIFIED.

KEY

- Application Boundary
- Main Entrance
- Tree within Boundary
- Tree outside Boundary
- Building
- Hard Landscaping
- Grass / Soft Landscaping
- New Planting / Hedging
- Proposed Tree



P1 26.01.26 Pre-application issue SP NM
Rev Date Revision DRW CHK

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t: +44 (0)203 633 4625
madearchitects

Client: Folkestone & Hythe District Council

Job: 2577

Address: Everist Court
Lymington
Kent

Drawing: Proposed Site Plan

Scale: 1:200

Drawn: SP

Checked: NM

Date: 05/11/2025

Size: A3

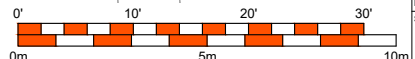
2577-MAL-DR-A

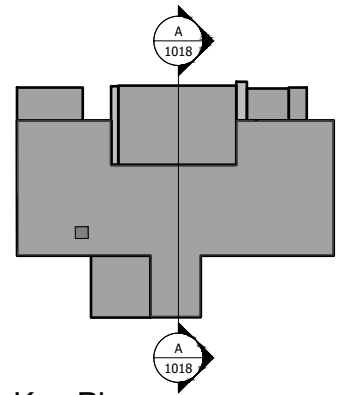
1002

P1

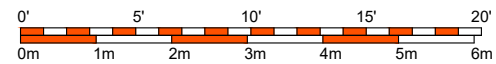
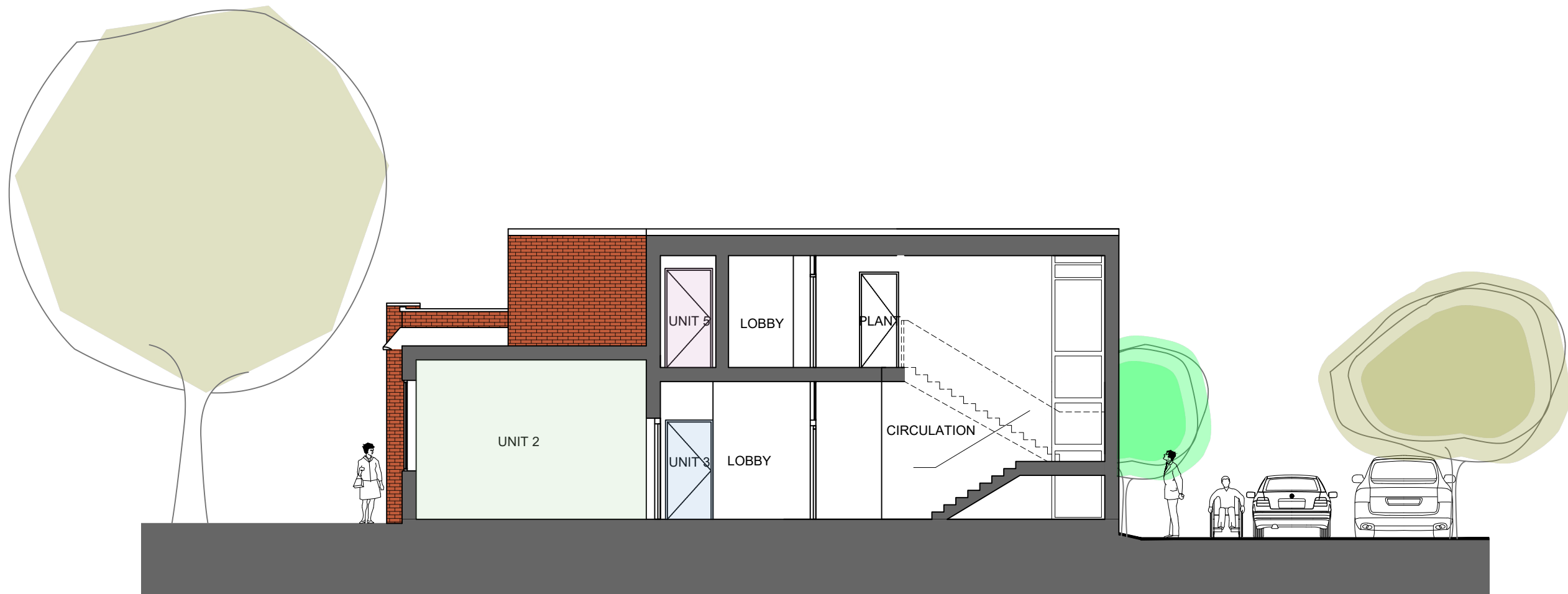
PRELIMINARY

Liability to change without notice, not for construction





Key Plan



P1 26.01.26 Pre-application SP NM

Rev Date Revision [BRW][CHK]

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Client: Folkestone & Hythe District Council

Job: 2577

Address: Everest Court
Lymington
Kent

Drawing: Proposed Section

Scale: 1:100

Drawn: SP

Checked: NM

Date: 03/11/2025

Size: A3

2577-MAL-DR-A

2040

Rev P1

PRELIMINARY
 liable to change without notice, not for construction

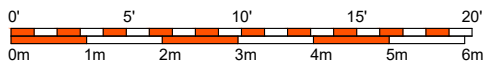
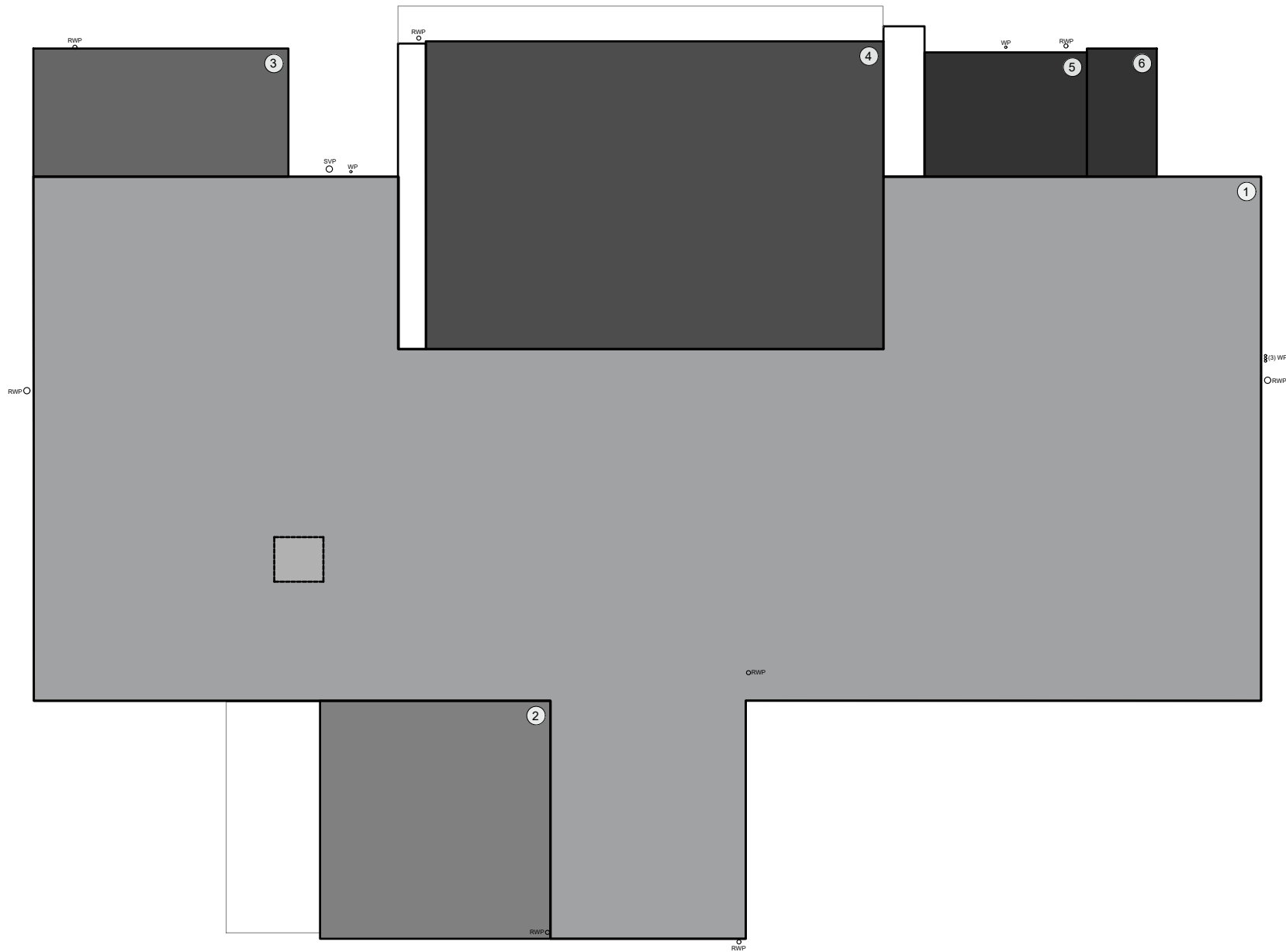
THIS DRAWING IS ONLY LICENSED FOR THE
PURPOSE INDICATED IN THE STATUS BAR.

UNAUTHORISED USE SHOULD BE REPORTED TO
THE DRAWING OFFICE AND ANY SUCH USE IS
NOT INDEMNIFIED

Roof structure to be retained

Proof Key:

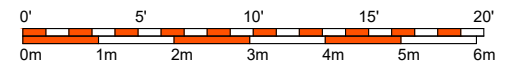
- 1 Roof of main structure
- 2 Roof of Entrance
- 3 Roof of Plant Room
- 4 Roof of Hall Area
- 5 Roof of Kitchen
- 6 Roof of Basement Stairs



THIS DRAWING IS ONLY LICENSED FOR THE PURPOSE INDICATED IN THE STATUS BAR.
UNAUTHORISED USE SHOULD BE REPORTED TO THE DRAWING OFFICE AND ANY SUCH USE IS NOT INDEMNIFIED.

- KEY
- 1B1P Unit
 - 1B2P Unit
 - 2B3P Unit
 - Existing Walls
 - Proposed Wall

NOTE: Unit 02 Ground Floor is M4.2 Compliant

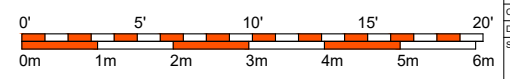


P1	28.01.26	Pre-application Issue	SP	NM
Rev	Date	Revision	DRW	CHK
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Client:	Folkestone & Hythe District Council			
Job:	2577			
Address:	Everist Court Lymington Kent			
Drawing:	Proposed Ground Floor Plan			
Scale:	1:100			
Drawn:	SP			
Checked:	NM			
Date:	03/11/2025			
Size:	2577-MAL-DR-A			
A3	2020			P1

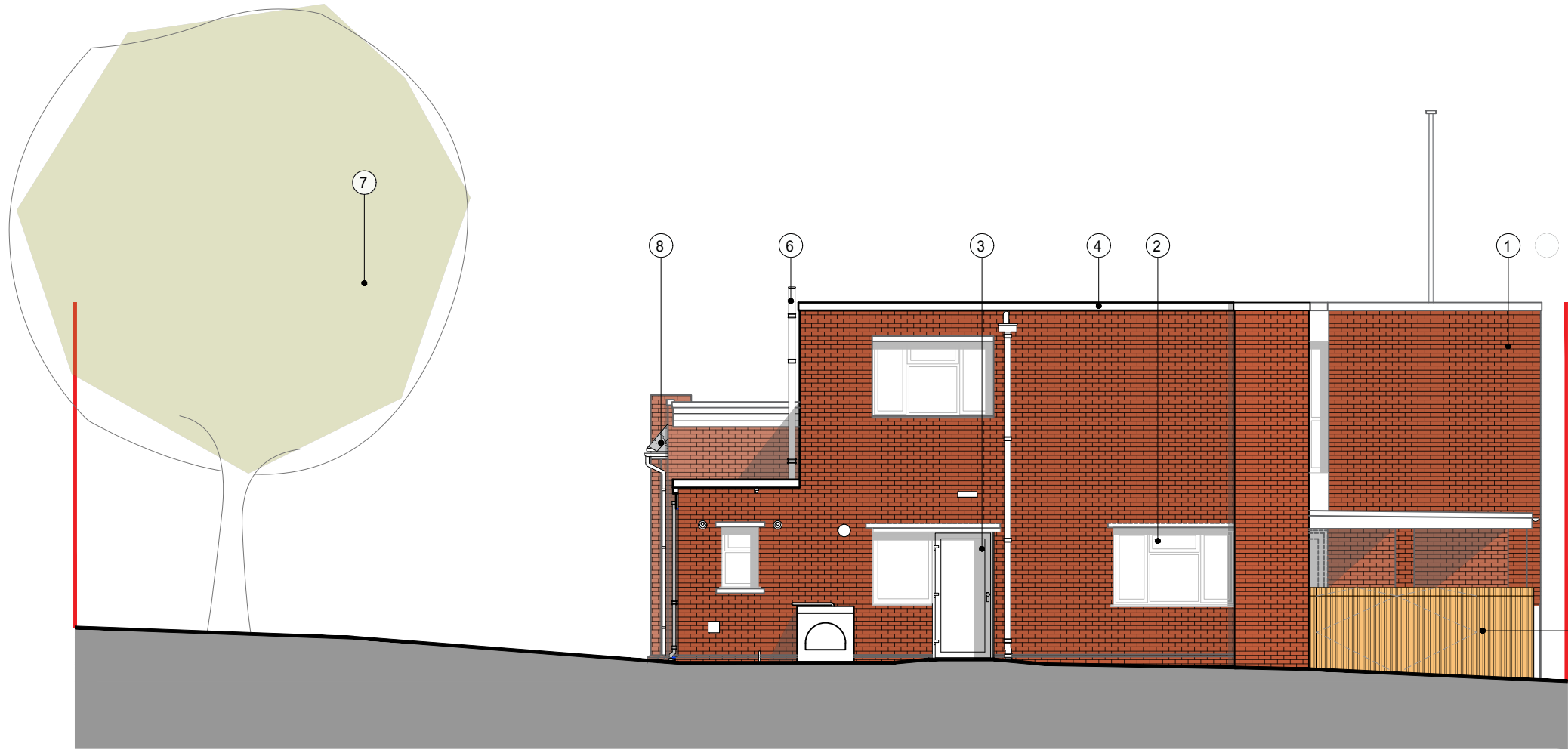
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- KEY
- 1B1P Unit
 - 1B2P Unit
 - 2B3P Unit
 - Existing Walls
 - Proposed Wall

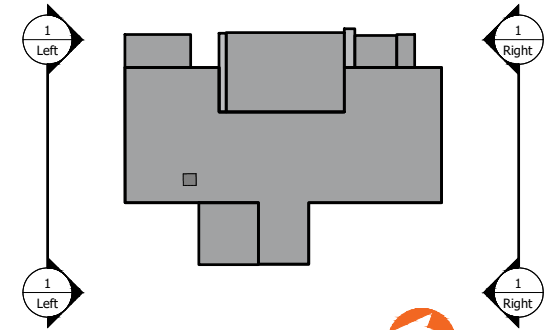
NOTE: Unit 02 Ground Floor is M4.2 Compliant



P1 26.01.26 Pre-application issue		NM	NM
Rev	Date	Revision	
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t: +44 (0)203 633 4625			
madearchitects.com			
Client: Folkestone & Hythe District Council			
Job: 2577			
Address: Everist Court Lymington Kent			
Drawing: Proposed First Floor Plan			
Scale:	1:100	PRELIMINARY	
Drawn:	SP		
Checked:	NM		
Date:	03/11/2025		
Size:	2577-MAL-DR-A		Rev
A3	2021		P1



1. Proposed Elevation - Left

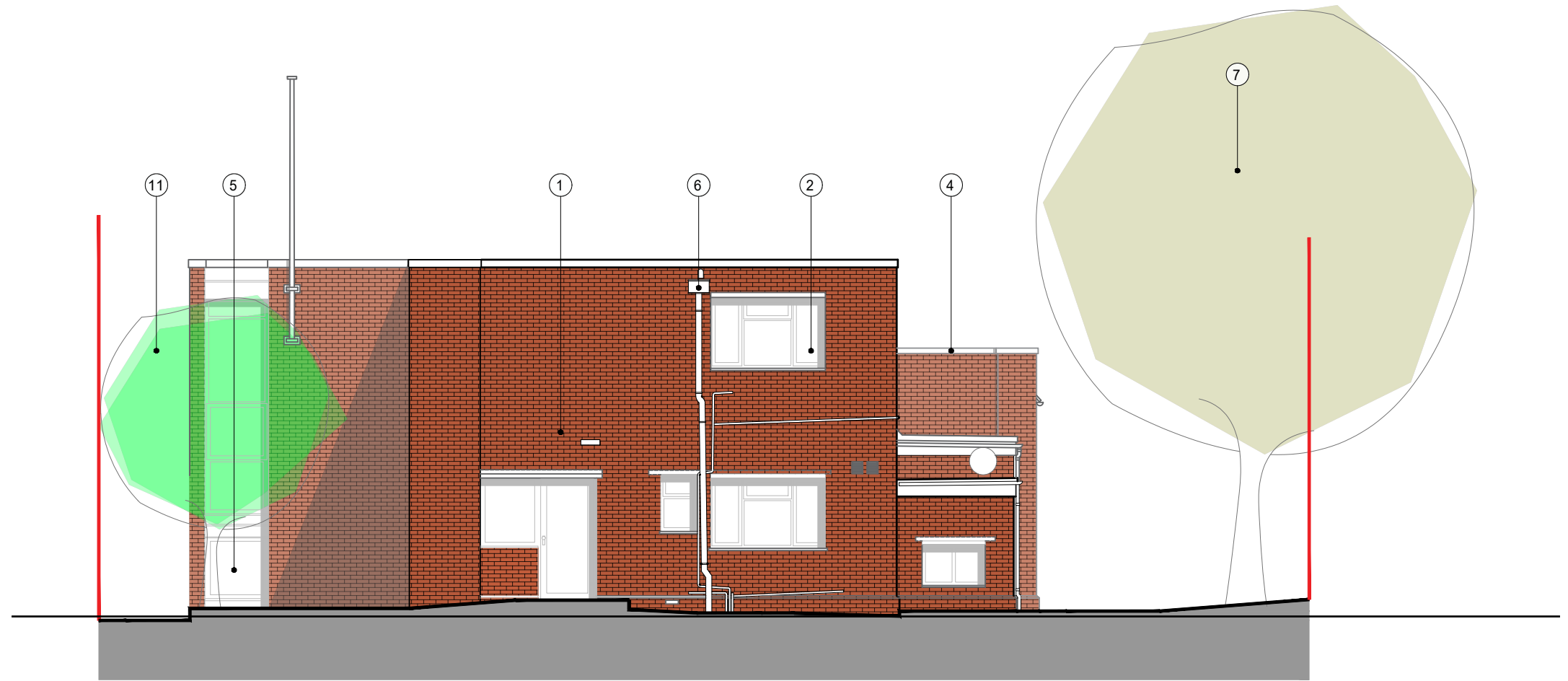


Key Plan

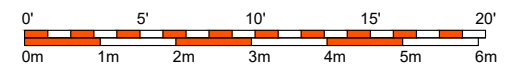
Application Boundary

Materials Key:

1. Existing Red Brick
2. Existing Window (White UPVC)
3. Existing Door (White UPVC)
4. Existing Parapet
5. Existing Spandrel Panel (White)
6. Existing Rain Water Down pipe
7. Existing Planting/ Tree
8. Existing Hung Tiles
9. Proposed Brick
10. Proposed Window
11. Proposed Planting
12. Proposed Bin Store

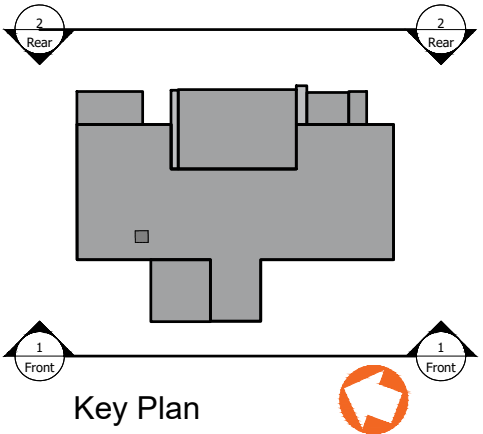


2. Proposed Elevation - Right





1. Proposed Elevation - Front

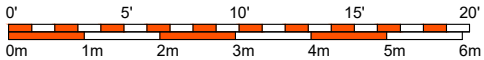


Materials Key:

1. Existing Red Brick
2. Existing Window (White UPVC)
3. Existing Door (White UPVC)
4. Existing Parapet
5. Existing Spandrel Panel (White)
6. Existing Rain Water Down pipe
7. Existing Planting/ Tree
8. Existing Hung Tiles
9. Proposed Brick
10. Proposed Window
11. Proposed Planting
12. Proposed Bin Store



2. Proposed Elevation - Rear

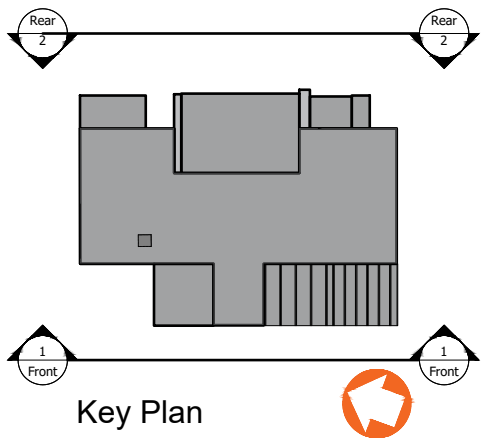




1. Existing Elevation - Front



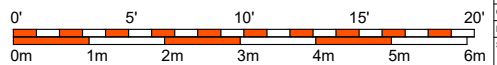
2. Existing Elevation - Rear



Application Boundary

Materials Key:

1. Existing Red Brick
2. Existing Window (White UPVC)
3. Existing Door (White UPVC)
4. Existing Parapet
5. Existing Spandrel Panel (White)
6. Existing Rain Water Down pipe
7. Existing Planting/ Tree
8. Existing Hung Tiles
9. Proposed Brick
10. Proposed Window
11. Proposed Planting



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KEY

- Application Boundary
- Main Entrance
- Tree within Boundary
- Tree outside Boundary
- Building
- Hard Landscaping
- Grass / Soft Landscaping
- New Planting / Hedging
- Proposed Tree



P1 26.01.26 Pre-application issue SP NM

Rev Date Revision [DRW] [CHK]

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Client: Folkestone & Hythe District Council

Job: 2577

Address: Everist Court
Lymington
Kent

Drawing: Existing Site Plan

Scale: 1:200

Drawn: SP

Checked: NM

Date: 05/11/2025

Size: A3

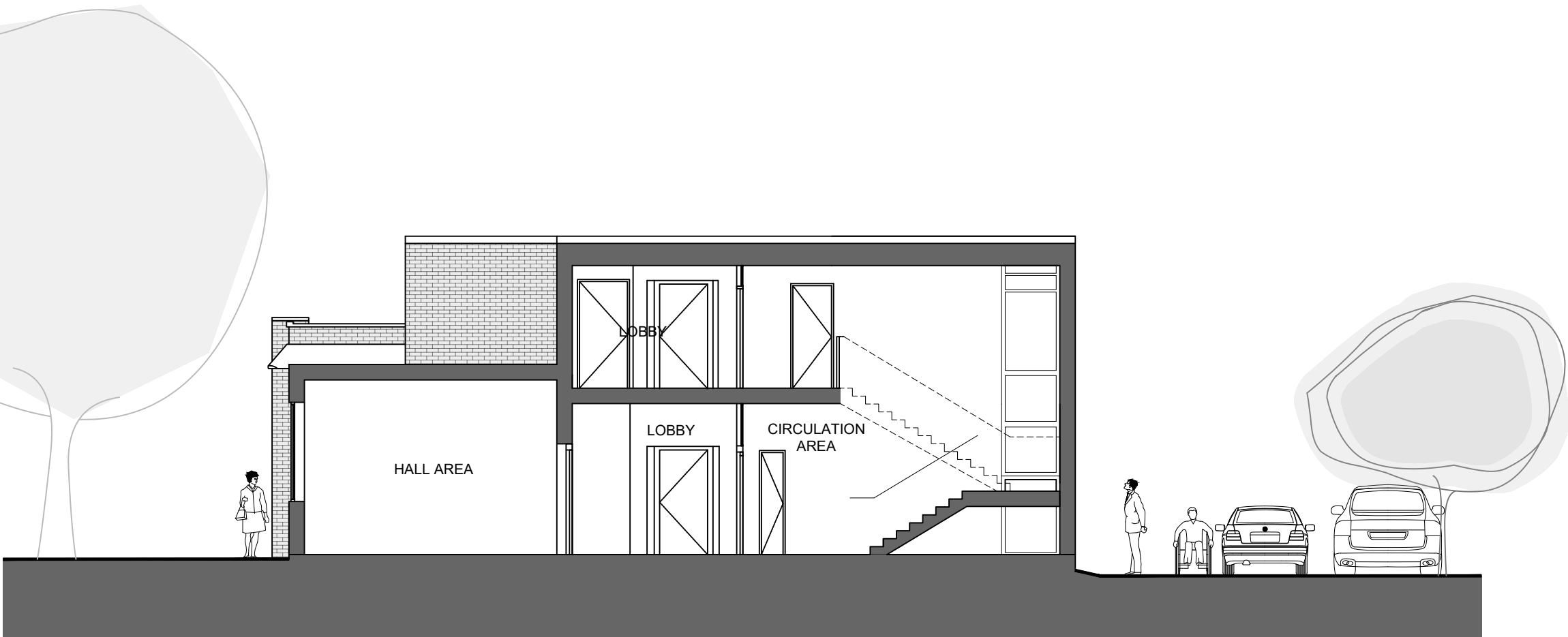
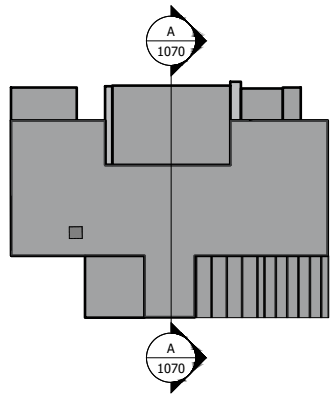
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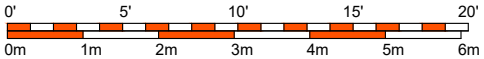
P1

PRELIMINARY

Liability to change without notice, not for construction



1. Section A

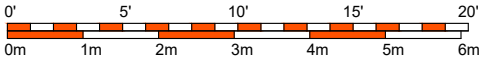
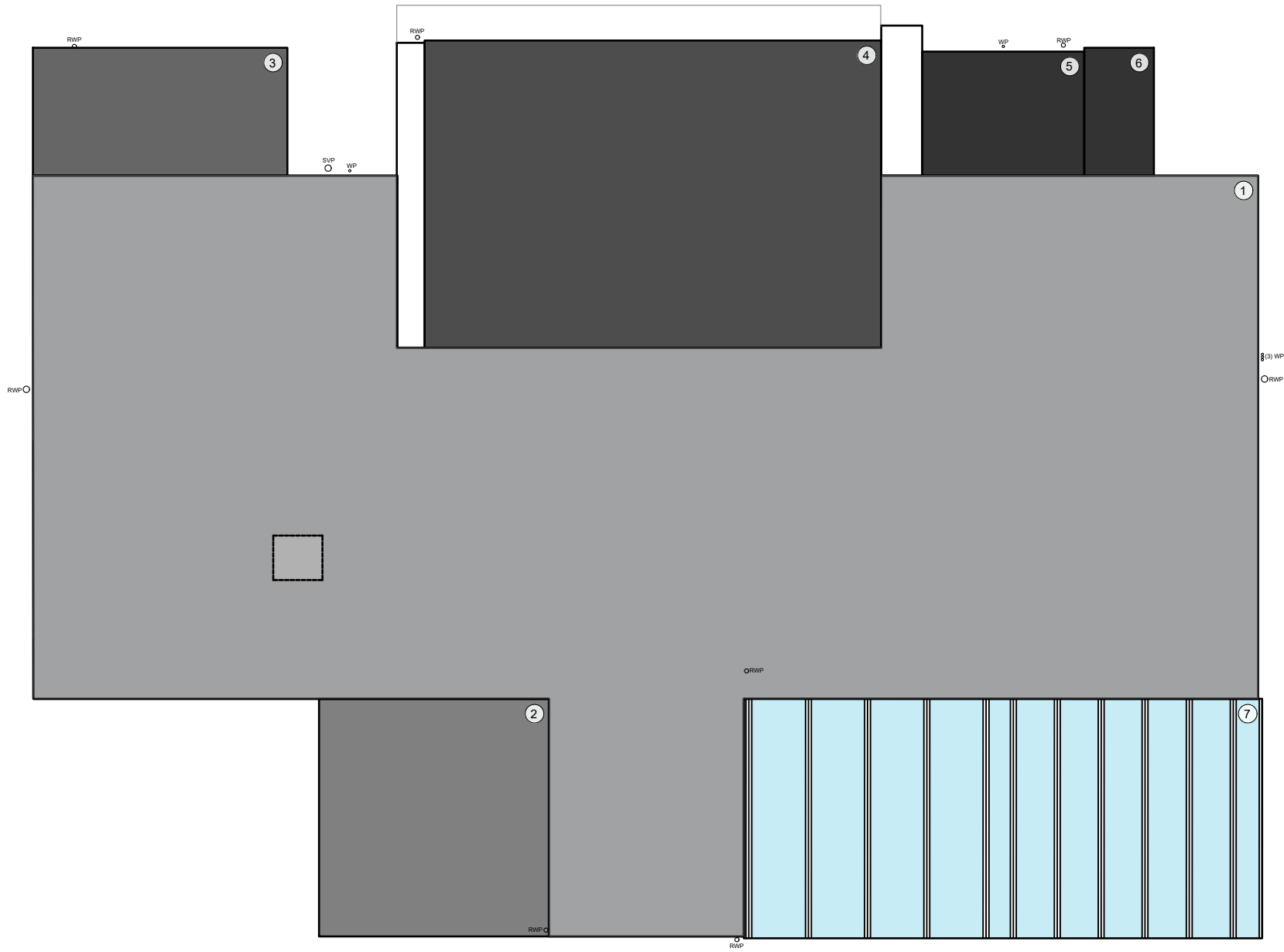


P1	26.01.26	Pre-application issue	SP	NM
Rev	Date	Revision	DRW	CHK
THE DESIGN COLLECTIVE				
made Architects Ltd The Stables 18 Howard Road Regate w: www.made-architects.com e: info@made-architects.com t: +44 (0)203 633 4625 i: madearchitects				
Client:	Folkestone & Hythe District Council			
Job:	2577			
Address:	Everist Court Lymington Kent			
Drawing:	Existing Section			
Scale:	1:100			
Drawn:	SP			
Checked:	NM			
Date:	07/08/2025			
Size:	2577-MAL-DR-A			
A3	1070			
P1				Rev

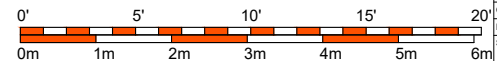
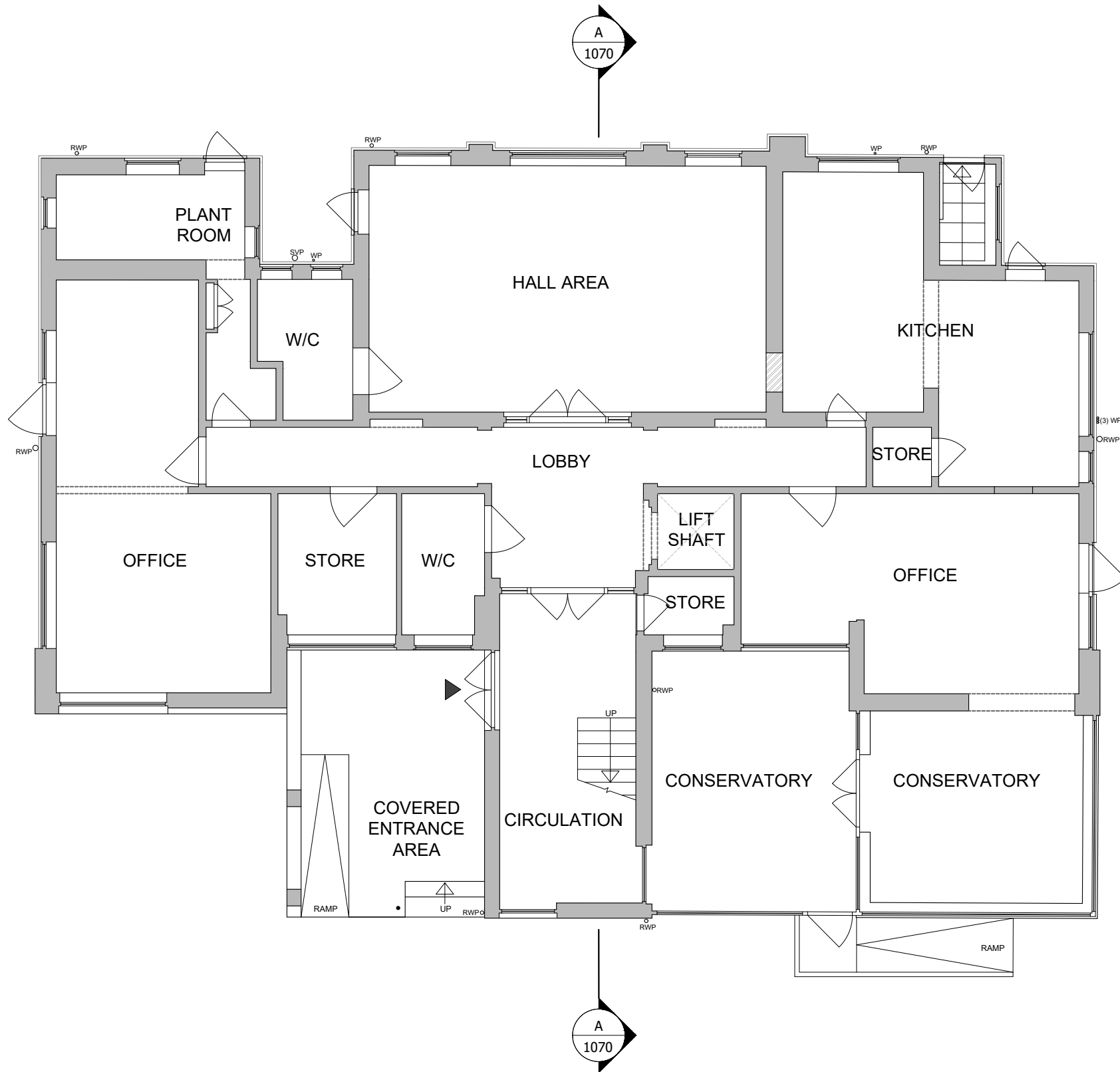
Roof structure to be retained

Roof Key:

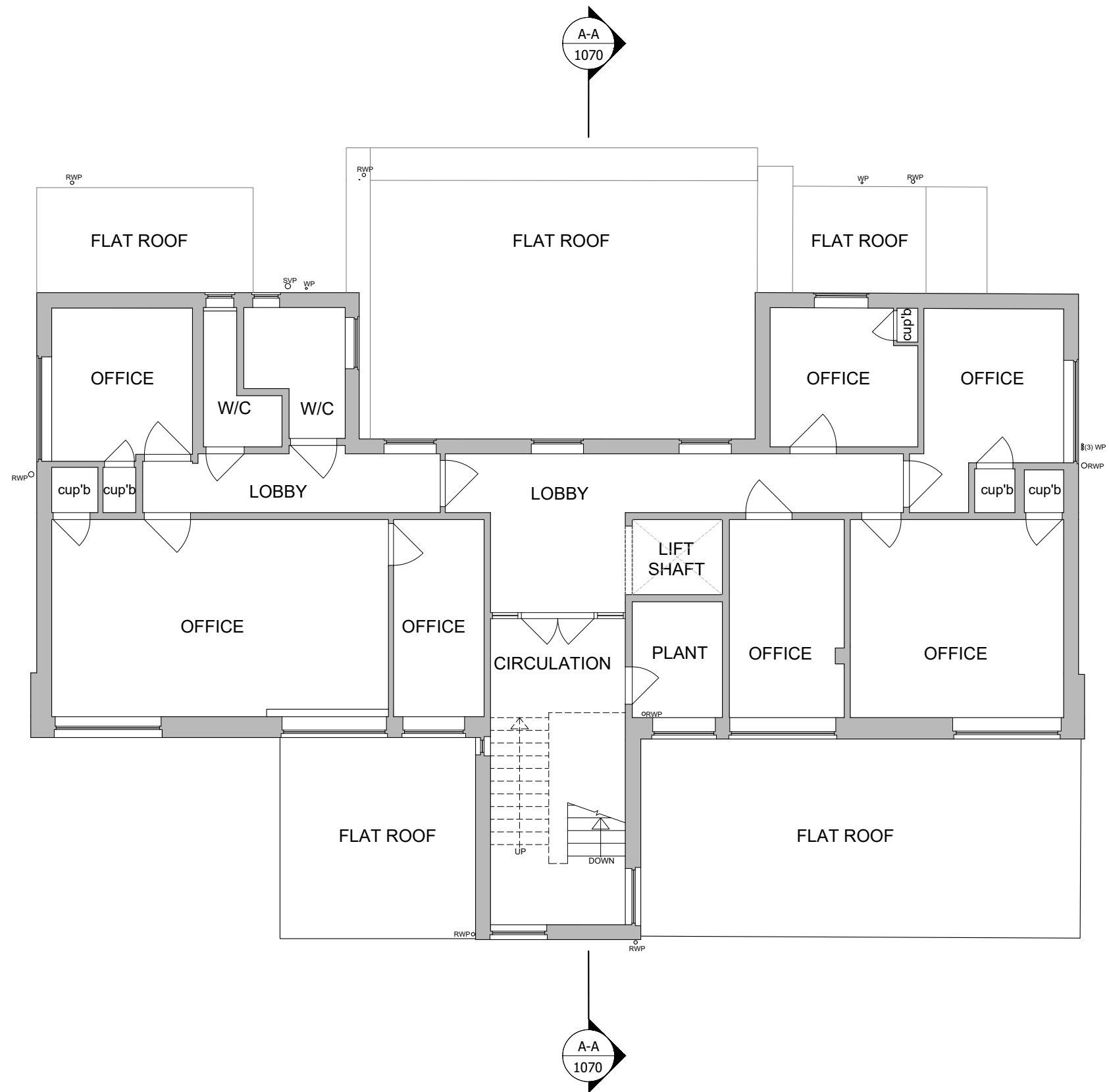
- 1 Roof of main structure
- 2 Roof of Entrance
- 3 Roof of Plant Room
- 4 Roof of Hall Area
- 5 Roof of Kitchen
- 6 Roof of Basement Stairs
- 7 Roof of Conservatory



▲ Main Entrance

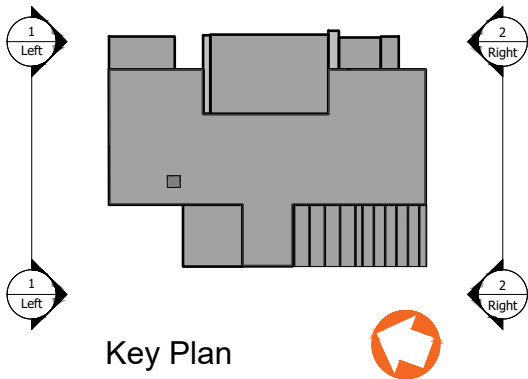


P01		26.01.25		Pre-application issue		SP		NM	
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THE DESIGN COLLECTIVE									
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madearchitects.com									
Client:		Folkestone & Hythe District Council							
Job:		2577							
Address:		Everist Court Lymington Kent							
Drawing:		Existing Ground Floor Plan							
Scale:		1:100							
Drawn		SP		PRELIMINARY Little to change without notice, not for construction					
Checked		NM							
Date:		03/11/2025							
Size:		A3							
		2577-MAL-DR-A						P1	
		1010							





1. Existing Elevation - Left

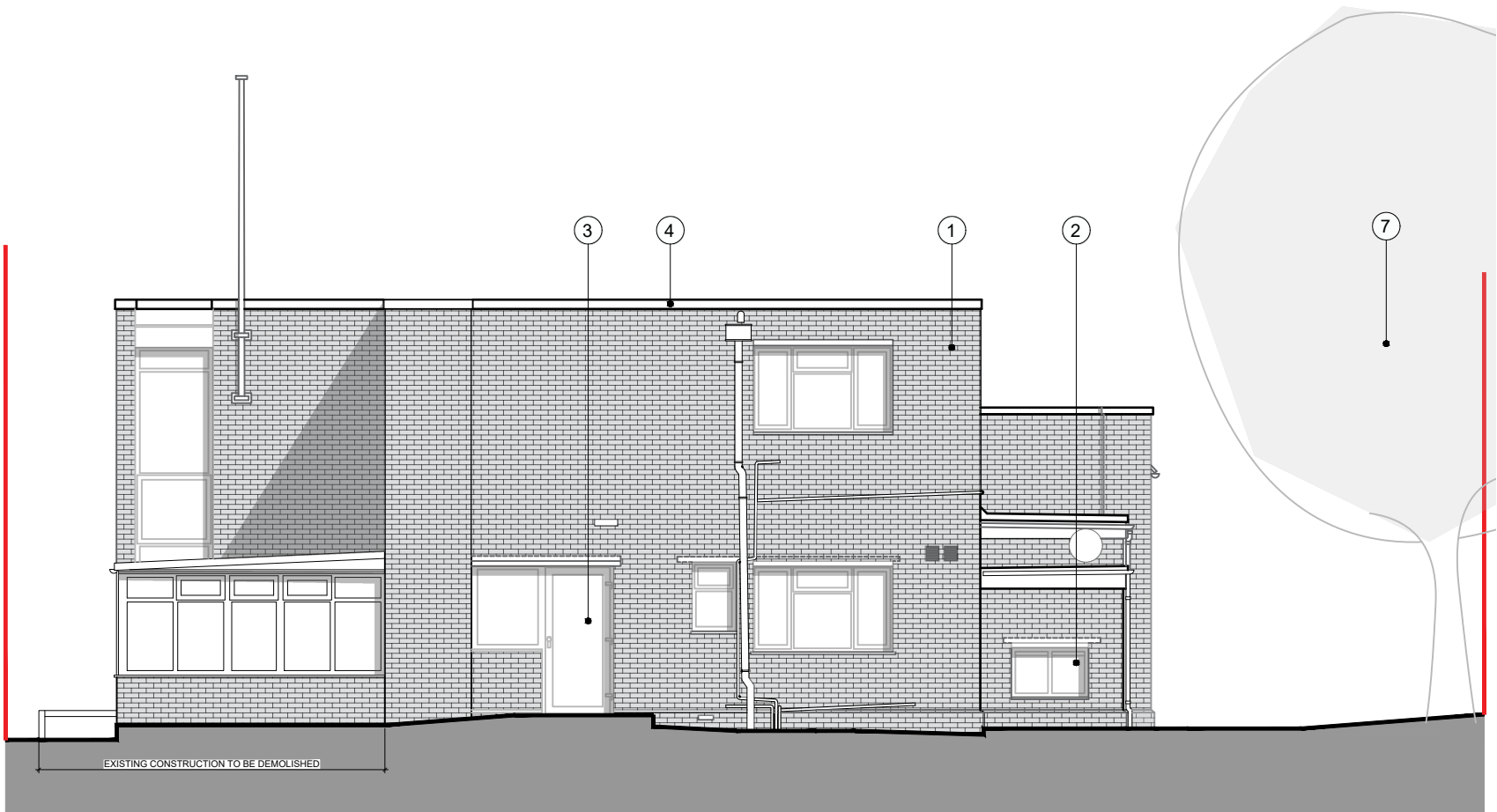


Key Plan

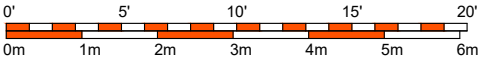
Application Boundary

Materials Key:

1. Existing Red Brick
2. Existing Window (White UPVC)
3. Existing Door (White UPVC)
4. Existing Parapet
5. Existing Spandrel Panel (White)
6. Existing Rain Water Down pipe
7. Existing Planting/ Tree
8. Existing Hung Tiles
9. Proposed Brick
10. Proposed Window
11. Proposed Planting



2. Existing Elevation - Right



EVERIST COURT RESIDENTIAL REFURBISHMENT LYMINGE

Energy & Sustainability Statement

Rev 2

June 2026

THE DESIGN COLLECTIVE

Contents

1.0	Executive Summary	3
2.0	The Site and Proposals.....	3
2.1	Local planning Context	3
2.2	The Energy Hierarchy.....	4
3.0	Baseline Energy Results.....	5
3.1	Dwellings created via Change of Use	5
3.2	Baseline Results.....	6
4.0	Design for Energy Efficiency	6
4.1	Passive Design	6
4.2	Heating System	8
4.3	Fabric Heat Loss	8
4.4	Ventilation.....	8
4.5	Lighting & Appliances	8
5.0	Supplying Energy Efficiently	9
5.1	Community Heating/Combined Heat & Power (CHP)	9
5.2	On-Site CHP/District Heating	9
6.0	Renewable Energy Options.....	10
6.1	Government Incentives	10
6.1.1	Smart Export Guarantee (SEG)	10
6.2	Wind Turbines	10
6.3	Solar Energy	11
6.3.1	Solar Water Heating	11
6.3.2	Photovoltaics (PV)	11
6.4	Biomass Heating.....	12
6.5	Ground Source Heat Pump	12
7.0	Sustainable Design & Construction	14
8.0	Conclusions	17
	Appendix A.....	19
	SAP Outputs – Baseline.....	19
	Appendix B	20
	SAP Outputs – ‘As Designed’	20

1.0 Executive Summary

The proposed development project at Everist Court involves the change of use and conversion of the existing non-domestic building to create 5 x new dwellings.

The development project has been designed to achieve the highest of environmental performance standards following the Energy Hierarchy in order to comply with national policies and the Local Plan Policies of Folkestone & Hythe District Council.

'Lean, Clean, Green' approach has been adopted and the development achieves an overall improvement (DER/TER) in regulated emissions at over 92.30% above Part L 2021 standard, through the adoption of very high standards of insulation, with heat pump driven heating and hot water systems.

2.0 The Site and Proposals

Everist Court is located in Station Road, Lyminge, near Folkestone. It was previously in use as a day centre and café; however, the operator has since moved location.

The proposal is for the change of use/conversion of the existing building to create 5 x new dwellings.

2.1 Local planning Context

The project is sited within the administrative boundaries of Folkestone & Hythe District Council (FHDC)

FHDC's Places & Policies Local Plan was adopted in September 2020

Policy CC1

Reducing Carbon Emissions

Planning applications for all major new build housing developments and new non-residential buildings of 1,000sqm or more gross floorspace will be required to reduce carbon emissions by a minimum of 10 per cent above the Target Emission Rate, as defined in the Building Regulations for England approved document L1A: Conservation of Fuel and Power in Dwellings.

This should be through the use of on-site renewable and low-carbon energy technologies which could include an integrated system or site-wide solution involving the installation of a system that is not integrated within the new building.

Policy CC2

Sustainable Design and Construction

Proposals for all new dwellings or for new non-domestic buildings will be permitted where:

1. All new build housing is built to the higher water efficiency standard under Regulation 36(3) of the Building Regulations so as to achieve a maximum

use of 110 litres per person per day including external water use where technically feasible and viable. Proposals should demonstrate that water efficiency and water re-use measures have been maximised.

2. For non-residential development, the development achieves BREEAM 'Very Good' standard including addressing maximum water efficiencies under the mandatory water credits, where technically feasible and viable.
3. The development minimises energy demand through passive design and layout and landscape mitigation measures with an aspiration for new major residential developments to achieve zero carbon homes.
4. The development is accessible to all and is designed to be flexible towards future adaptation in response to changing life needs.
5. The development includes measures to adapt to climate change, such as the provision of green infrastructure, sustainable drainage systems (SuDS) in accordance with Policy CC3, suitable shading of pedestrian routes and open spaces and drought resistant landscaping; and
6. The development provides discretely designed and accessible storage for waste, recycling and composting.

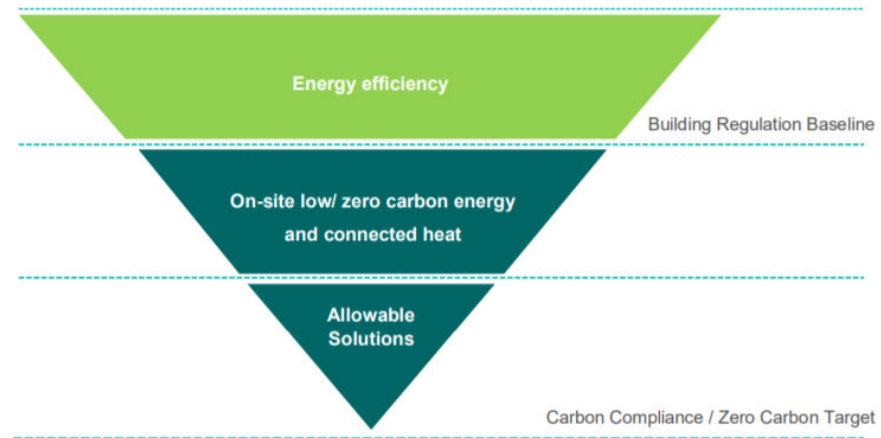
The standards achieved as detailed above may be a matter for negotiation at the time of the planning application, having regard to abnormal costs, economic viability, the feasibility of meeting the standards on a specific site and other requirements associated with the development. This should be based on quantitative financial evidence. Planning applications for extensions to commercial buildings should include sustainable design measures when applicants apply for planning permission, unless the improvements are not viable.

FHDC's Core Strategy Review was adopted in 2022 – but the policies within are not considered relevant to this report.

2.2 The Energy Hierarchy

In order to assess the overall efficiency of the proposed development, this report will utilise the principles of the energy hierarchy as set out below, which accords with guidance within FHDC planning policy; the 3 stages being: -

- Be lean: use less energy and manage demand during construction and operation.
- Be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly.
- Be green: generate, store and use renewable energy on-site.



3.0 Baseline Energy Results

The first stage of the Energy Hierarchy is to consider the baseline energy model.

The following section details the baseline energy requirements for the development – the starting point when considering the energy hierarchy.

3.1 Dwellings created via Change of Use

For dwelling created via change of use, the Standard Assessment Procedure (SAP) methodology is used; the baseline energy model is created via the dwelling emissions rates based upon the new build standards and fabric upgrade standards set out in AD Part L1 – tables 4.2 and 4.3 as reproduced below: -

Table 4.2 Limiting U-values for new fabric elements in existing dwellings

Element type	Maximum U-value ⁽¹⁾ W/(m ² ·K)
Roof ⁽²⁾	0.15
Wall ⁽²⁾⁽³⁾	0.18
Floor ⁽⁴⁾⁽⁵⁾	0.18
Swimming pool basin ⁽⁴⁾	0.25
Window ⁽⁷⁾⁽⁸⁾⁽⁹⁾	1.4 or Window Energy Rating ⁽¹⁰⁾ Band B minimum
Rooflight ⁽¹¹⁾⁽¹²⁾	2.2
Doors with >60% of internal face glazed	1.4 or Doorset Energy Rating ⁽¹³⁾ Band C minimum
Other doors ⁽¹⁴⁾	1.4 or Doorset Energy Rating ⁽¹³⁾ Band B minimum

Table 4.3 Limiting U-values for existing elements in existing dwellings

Element	U-value ⁽¹⁾ W/(m ² ·K)	
	(a) Threshold	(b) Improved
Roof ⁽²⁾⁽³⁾⁽⁴⁾	0.35	0.16
Wall – cavity insulation ⁽²⁾⁽⁵⁾	0.70	0.55
Wall – internal or external insulation ⁽²⁾⁽⁶⁾	0.70	0.30
Floor ⁽⁷⁾⁽⁸⁾	0.70	0.25

Section 5 of AD Part L1 also sets out minimum standards for building services in dwelling created via change of use.

3.2 Baseline Results

The baseline building results – the Dwelling Emission Rate have been calculated in line with Part L2021/SAP10.2 emission standards and are presented in Table 2 below. The SAP outputs (which summarise the key data) are attached at Appendix A.

Unit	Total baseline emissions
	Kg
Sample 1	8,533
Sample 2	7,025
Development Total	36,591

Table 2 – Baseline energy consumption and CO2 emissions

4.0 Design for Energy Efficiency

The first step in the 'Energy Hierarchy' as laid out under 2.2 above, requires that buildings be designed to use improved energy efficiency measures – Be Lean. This will reduce demand for heating, cooling, and lighting, and therefore reduce operational costs while also minimizing associated carbon dioxide emissions.

This section sets out the measures included within the design of the development, to reduce the demand for energy, both gas and electricity (not including energy from renewable sources). The table at the end of this section details the amount of energy used and CO2 produced by the building after the energy efficiency measures have been included. From these figures the overall reduction in CO2 emissions, as a result of passive design measures, can be calculated. To achieve reductions in energy demand the following measures have been included within the design and specification of the building:

4.1 Passive Design

The National Planning Policy Framework emphasises the need to take account of climate change over the longer term and plan new developments to avoid increased vulnerability to the range of impacts arising from climate change. The UK Climate Impacts Programme 2009 projections suggest that by the 2080's the UK is likely to experience summer temperatures that are up to 4.2°C higher than they are today.

Accordingly, designers are to ensure buildings are designed and constructed to be comfortable in higher temperatures, without resorting to energy intensive air conditioning.

The project at the Everist Court has had been designed to ensure the building is not vulnerable to overheating; to instigate consideration of the risk of overheating within the proposed development, the design team have followed the guidance within the Cooling Hierarchy: -

1. *reduce the amount of heat entering a building in summer through orientation, shading, albedo, fenestration, insulation and green roofs and wall.*

The Everist Court site is located on the east side of Station Road in Lyminge, with an east/west aspect.

The location is within low rise suburbia and would not be vulnerable to heat island effects. The site also benefits from significant topographical shading from mature trees to the south.

The main living areas have an open plan arrangement, with east and west facing glazing windows able to harvest useful solar gain without exposure to the peak southern sun.

The bedroom and bathroom areas have reduced glazing areas to limit heat losses.

2. *minimise internal heat generation through energy efficient design*

The project will be designed to best practice thermal insulation levels as noted, full details of which are noted under 4.3 below.

Not only does good insulation assist in reducing heat losses in the winter, but it also has a significant impact on preventing heat travelling through the build fabric during the summer.

3. *manage the heat within the building through exposed internal thermal mass and high ceilings*

The existing structures is of a brick clad block construction with slab floors offering significant thermal mass able to absorb heat during the summer months, which can then be ventilated during the evening or overnight via the designed ventilation strategy.

4. *passive ventilation*

All glazing across the scheme is designed to have opening areas to introduce high levels of natural levels of "purge" ventilation to further assist in the reduction of overheating risks in appropriate areas.

5. *mechanical ventilation*

Given the passive design strategy highlighted above, combined with the project location, a natural ventilation strategy is to be employed.

4.2 Heating System

The “notional” heating system considered under the “be lean – use less energy” section of the Energy Hierarchy, will assume the use of gas fired LTHW systems, assuming the Part L minimum efficiency at 92% whilst also providing the domestic hot water (DHW)

4.3 Fabric Heat Loss

Insulation measures will be utilised to ensure the calculated U-values exceed the Building Regulations minima, with specific guidance taken from the design team: -

- Existing wall construction will be upgraded via cavity wall insulation to meet a u-value of 0.55W/m2k.
- The existing flat roof areas will be upgraded; warm-roof type, achieving a U-Value of 0.16W/m2k.
- The retained ground floor will achieve a minimum u value of 0.60W/m2k meeting the Part L 2021 threshold value.

Glazing

- The existing glazing for windows and doors will be triple glazed with an area weighted average U-Value of circa 2.8W/m2K or better.

Air Tightness

- The project be tested to 8m³/hr/m² to ensure a reasonable airtight baric within this conversion project.

4.4 Ventilation

As noted above, the project will assume a natural ventilation – using trickle vents and opening windows, with wet room extraction.

4.5 Lighting & Appliances

The development will incorporate high efficiency light fittings utilising LED lamps.

The use of LED lighting will also minimise the internal gains commonly associated with tungsten and fluorescent lighting systems and thereby further reduce the potential for the residential units to overheat.

External lighting will utilise daylight controls to ensure lights are not active during the day and will be designed in accordance with the Institute of Lighting Engineers guidance on the reduction of nighttime light pollution.

All supplied white goods will have high EU energy ratings, and all dwellings will be supplied with a copy of the EU energy ratings guidelines to enable informed future purchasing decisions.

The above noted passive design measures are expected to achieve a reduction in energy consumption at some 10% +in keeping with targets of the energy hierarchy.

5.0 Supplying Energy Efficiently

5.1 Community Heating/Combined Heat & Power (CHP)

The second stage in the Energy Hierarchy is to ensure efficient and low carbon energy supply – Be Clean. In particular, this concerns provision of decentralised energy where practical and appropriate.

This report must consider the availability – now or in the future – of heat networks in Lyminge area.

At time of writing, there is no proposed heat network for this location, nor is there any awareness of likelihood of same, given the remote location and the low-density development.

Clearly there is very little to no potential for the project site to connect to a DEN in the future, however, consideration should be given to the potential for an on-site solution.

5.2 On-Site CHP/District Heating

A community heating network comprises a series of insulated pipes used to deliver heat, in the form of hot water or steam, to a number of different locations or dwellings. They range from small, providing heat to a house and a couple of holiday cottages for example, to large scale systems supplying housing estates or blocks of flats.

The heat production facility for a DH scheme is generally considered to include heat only boilers (HOB) and/or the production of both electricity and heat i.e. CHP.

CHP systems are essentially biomass or fossil fuel fired electricity generators that use the heat by-product to provide space and water heating. The electricity generated can be used directly within the host buildings or sold to electricity suppliers on the national grid.

CHP is, as a rule of thumb, is only operated as a base load as, depending on the technology, it may be difficult and/or inefficient to operate according to daily variations in demand. In a well-designed district heating network heat from CHP will provide between 60% and 80% of the annual baseline heat (heating and hot water) requirement with heat-only boiler plants providing the peak load and back-up. To maximise efficiency of the engine it needs to run for at least 17 hours a day; therefore, the heat load needs to be present for this period.

Clearly, as a limited residential development, with only the limited year-round DHW demand to support a CHP installation (approx. 2-4 hours per day in the May – October period), the economy of scale, in terms of year-round demand, simply isn't present and as such the potential use of on-site CHP is not considered further.

6.0 Renewable Energy Options

The final element of the 'Energy Hierarchy' requires development proposals should provide a reduction in expected carbon dioxide emissions through the use of on-site renewable energy generation, where feasible – Be Green.

Renewable energy can be defined as energy taken from naturally occurring or renewable sources, such as sunlight, wind, wave's tides, geothermal etc. Harnessing these energy sources can involve a direct use of natural energy, such as solar water heating panels, or it can be a more indirect process, such as the use of Biofuels produced from plants, which have harnessed and embodied the sun's energy through photosynthesis.

The energy efficiency measures and the sourcing the energy efficiently outlined above have the most significant impact on the heating and hot water energy requirements for the development, and the associated reduction in energy consumption.

This section then sets out the feasibility of implementing different energy technologies in consideration of: -

- Potential for Carbon savings
- Capital costs
- Running costs
- Payback period as a result of energy saved/Government incentives
- Maturity/availability of technology
- Reliability of the technology and need for back up or alternative systems.

6.1 Government Incentives

6.1.1 Smart Export Guarantee (SEG)

Introduced in 2020, the SEG will enable solar photovoltaic (PV), wind, hydro and anaerobic digestion (AD) installations up to 5MW and micro-combined heat and power (micro-CHP) up to 50kW will be able to receive an export tariff under the policy.

The SEG is a market-led initiative, requiring electricity supply licensees to offer export tariffs to eligible generators. Suppliers are free to set their own SEG compliant tariff price (provided it is above zero pence at all times) and decide how their tariffs work.

Installation owners are able to shop around and select the Licensee of their choice based upon an offer of the most appropriate tariff.

Payments are made against metered exports only.

6.2 Wind Turbines

Wind turbines come in two main types'- horizontal axis and vertical axis. The more traditional horizontal axis systems rotate around the central pivot to face into the wind, whilst vertical axis systems work with wind from all directions.

The potential application of wind energy technologies at a particular site is dependent upon a variety of factors. But mainly these are: -

- Wind speed
- Wind turbulence
- Visual impact
- Noise impact
- Impact upon ecology

The availability and consistency of wind in urban environments is largely dependent upon the proximity, scale and orientation of surrounding obstructions. Clearly, the visual impact of large-scale wind turbines would be considered unacceptable in this location.

6.3 Solar Energy

The proposed development has areas of flat roof that could accommodate solar panels orientated to the south.

In general, the roofs will have an unrestricted aspect, so there is scope therefore to site solar photovoltaic (PV) or water heating equipment at roof level.

6.3.1 Solar Water Heating

Solar water heating panels come in two main types: flat plate collectors and evacuated tubes. Flat plate collectors feed water, or other types of fluid used specifically to carry heat, through a roof mounted collector and into a hot water storage tank. Evacuated tube collectors are slightly more advanced as they employ sealed vacuum tubes, which capture and harness the heat more effectively.

Both collector types can capture heat whether the sky is overcast or clear. Depending on location, approximately 900–1 100 kWh of solar energy falls on each m² of unshaded UK roof surface annually. The usable energy output per m² of solar panel as a result of this amount of insolation ranges from between 380 – 550 kWh/yr.

Solar hot water systems are of course, displacing heat pumps for DHW provision (as noted below), and due to the efficiency as a source of energy, solar thermal systems tend to have a very poor pay back model unless there is a reliable and consultant demand for hot water; a medium size residential led scheme simply does not provide this.

Accordingly, given the limited roof space available and the strategy to offset the electrical use, solar PV may be a stronger candidate (see below) and offer a greater return in terms of a return on investment.

6.3.2 Photovoltaics (PV)

A 1kWp (1 kilowatt peak) system in the UK could be expected to produce between 790-800kWh of electricity per year based upon a southeast orientation according to SAP2005 methodology used by the Microgeneration Certification Scheme (MCS).

Despite the withdrawal of the Feed in Tariff, the returns on PV installations are still able to achieve 6-7% returns via the reduction in (ever more expensive) electricity consumption.

However, in term of LZC options, the design teams are seeking to develop an all electrical scheme with low running costs; and the emphasis will be on low carbon heating/DHW systems as below.

6.4 Biomass Heating

Biomass is a term given to fuel derived directly from biological sources for example rapeseed oil, wood chip/pellets or gas from anaerobic digestion. It can only be considered as a renewable energy source if the carbon dioxide emitted from burning the fuel is later recaptured in reproducing the fuel source (i.e. trees that are grown to become wood fuel, capture carbon as they grow).

Biomass heating systems require space to site a boiler and fuel hopper along with a supply of fuel – which can be very bulky items. There also needs to be a local source of biomass fuel that can be delivered on a regular basis. There are also issues with fuel storage and delivery which mitigate against this technology.

Additionally, a boiler of this type would replace the need for a conventional gas boiler and therefore offset all the gas energy typically used for space and water heating. However, biomass releases high levels of NO_x emissions and particulate matters, as well as other pollutants and would therefore have to be considered carefully against the high standard of air quality requirements within the locality – a matter of increasing sensitivity. Accordingly, the use of biomass is not considered appropriate for this project.

6.5 Ground Source Heat Pump

All heat pump technologies utilise electricity as the primary fuel source – in this case displacing gas, as such, the overall reduction in emissions when using this technology can be less effective when opposed to a technology that is actually displacing electricity.

Ground source heating or cooling requires a source of consistent ground temperature, which could be a vertical borehole or a spread of pipework loops and a 'heat pump'. The system uses a loop of fluid to collect the more constant temperature in the ground and transport it to a heat pump. In a cooling system this principle works in reverse, and the heat is distributed into the ground.

The heat pump then generates increased temperatures by 'condensing' the heat taken from the ground, producing hot water temperatures in the region of 45°C. This water can then be used as pre-heated water for a conventional boiler or to provide space heating with an under-floor heating system.

The use of a ground source heating/cooling system will therefore require:

- Vertical borehole or ground loop
- Use of under floor heating
- Space for heat pump unit

The development at Everist Court does not have the available external space to install low level ground collectors and deep bore solutions are highly expensive given the heat load required for this small residential scheme.

Accordingly, ground source heating would be considered inappropriate, particularly in light of the more flexible option offered by air source heating: -

6.6 Air Source Heat Pumps

Air source heating or cooling also employs the principle of a heat pump. This time either, upgrading the ambient external air temperature to provide higher temperatures for water and space heating, or taking warmth from within the building and dissipating it to the outdoor air.

It must be remembered that heat pumps utilise grid-based electricity, so calculations base the benefits on SAP10.2 emissions data.

Assuming a seasonal system efficiency of 320% (Coefficient of Performance of 3.2) and that the air source heat pump will replace 100% of the space heating/hot water demand, then the system would reduce the overall CO₂ emissions by approximately 70%. The table below demonstrates, on the assumption of a demand of 10,000Kwh/year for heating and hot water.

Type of Array	Energy Consumption (kWh/yr.)	Emission factor (kgCO ₂ /h)	Total CO ₂ emissions (kg/annum)
90% efficient gas boiler	11111	0.210	2333
320% efficient ASHP	2813	0.136	383
100% efficient immersion (back-up)	1000	0.136	136

Table 4 – Air Source Heat Pump Performance

A theoretical carbon saving of 77%

With the above data in mind, clearly an ASHP could be an option and the “be green” proposals include the use of air source heat pumps to provide the heat source for the dwellings’ LTHW heating and DHW systems.

Overall system efficiency has been advised at 340% and this figure has been used for the heating systems within the final energy calculations.

6.7 Final Emissions Calculation

Given the outcome of the feasibility study above, the developer is proposing the use the above noted air source heat pump system to deliver the heating and hot water demands to the dwelling. Enhanced fabric improvements where possible bolster the passive design features of the building to further reduce energy consumption of the proposed new services systems.

The final table – Table 2 – summarises the final outputs from the SAP models; attached at Appendix B.

Unit	Total baseline emissions
	Kg
Sample 1	606
Sample 2	597
Development Total	2,832

The data at Table 2 confirms that overall emissions have been reduced by 92.3% over and above the baseline building regulations compliant model.

7.0 Sustainable Design & Construction

The Sustainability credentials of the proposed residential development at the Everist Court site are set out below; based on the assessment criteria developed by the Building Research Establishment.

The key sustainability credentials for the proposals are set out below: -

Materials & the Circular Economy

The principal issue when considering the environmental impact of new construction materials is the embodied carbon – i.e. the carbon cost extraction of raw material, transport to factory, manufacturing, transport to site and erection on site.

Clearly, the retention and re-use of an existing building is highly sustainable by default, enabling the building to play a key role in the circular economy.

There are no major demolition works proposed. Enabling works will be limited, but the development will seek to re-use any such materials on-site as a priority, prior to removal and recycling of excavation materials as the secondary option.

Additional carbon costs are also incurred through maintenance and repairs as well as end of life (deconstruction/demolition). The proposals will include highly robust finishes and quality materials to reduce the refurbishment/replacement schedules.

The design team will seek out new construction techniques with a lower embodied carbon content, with the extensive use of sustainably sourced timber for partitions, new flooring etc.

All materials will be selected that have an end-of-life strategy of being at least recyclable, and preferably re-usable – with a target of 99% of new materials being returned to the circular economy.

Other significant measure considered to reduce the project CO₂e content include: -

- Plasterboard with a significant recycled content – subject to market availability
- Cements with a GGBS recycled content – targeting 30% as a minimum.

Overall, the project will seek to source at least 10% of new materials with a recycled content.

In addition to the above low carbon strategy, the development will source all materials from supplier that can demonstrate that materials are sourced responsibly in line with recognised Environmental Management Systems (FCS, BES6001 etc.), this will include a local sourcing strategy where possible.

The principal contractor will be required to produce a site waste management plan and sustainable procure plan, in line with BREEAM standards.

The procurement plan will follow the waste hierarchy Reduce; Reuse & Recycle.

The SWMP will inform the adoption of good practice waste minimisation in design. This will set targets to minimise the generation of non-hazardous construction waste using the sustainable procurement plan to avoid over-ordering and to use just-in-time delivery policies.

The project will target a figure in excess of 98% of construction waste diverted from landfill.

Operational waste and recycling – appropriate internal and external storage space will be provided to ensure that residents can sort, store and dispose of waste and recyclable materials in line with FHDC collection policies.

Composting bins are to be provided to enable the recycling of food and garden waste.

Pollution

The contractor will also monitor the use of energy and water use during the construction phase and incorporate best site practices to reduce the potential for air (dust) and ground water pollution.

The completed development will use zero emission heat pump systems for heating and hot water.

To avoid the issue of noise pollution, the development will comply with Building Regulations Part E, providing a good level of sound insulation between the proposed development and surrounding buildings. The proposed mitigation of attenuation boxes and completed noise impact assessments evidencing BR

compliance

Energy

The development will incorporate renewables technologies as noted in the main report above utilising air source heat pump technology as the primary heat source.

The completed residential units will be supplied with a Home User Guide offering practical advice on how to use the home economically and efficiently, including specific advice on how to reduce unregulated energy uses.

This will be further enhanced by the installation of smart energy metering, enabling occupants to accurately assess their energy usage and thereby, manage it.

Water

The development minimise water use as far as practicable by incorporating appropriate water efficiency and water recycling measures. The development will utilise low flow taps, dual flush toilets and minimum use urinals to minimise internal water use.

Current proposals are for: -

- Basin Taps 5l/min
- Kitchen taps 7l/min
- Showers 8l/min
- Baths Capacity 145l
- Toilets Dual Flush 5/2.5l

An overall target of 105l/person/day will be achieved.

Rainwater butts are to be installed to enabling the harvesting of rainwater for the upkeep of landscaped grounds and to contribute to the reduction of surface water run-off.

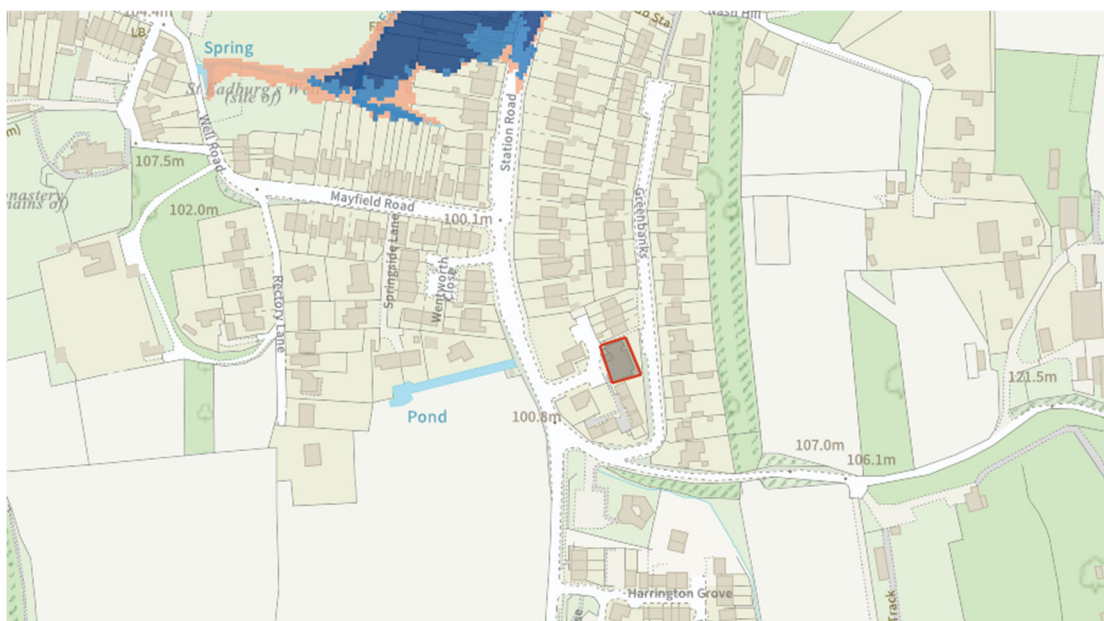
Ecology and Biodiversity

Clearly, the existing site has existing ecological value, but the applicants will seek an improvement on this situation to increase biodiversity.

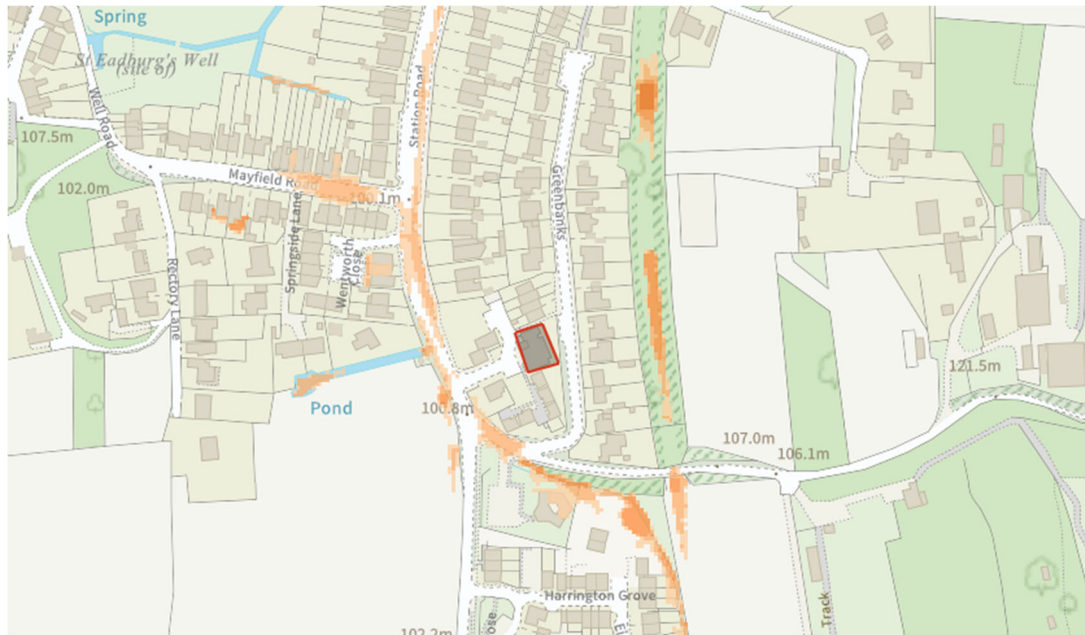
The development would employ an ecologist to consider the landscaping and planting regime and any other opportunities to achieve an overall improvement in the levels of fauna and flora utilising indigenous species where possible and appropriate.

Sustainable Urban Drainage

Allowing for the impacts of climate change, the area around the Everist Court has a very low risk of flooding from rivers and sea, as well as surface water flooding.



Extent of flood risk



Extent of Surface Water Flooding

The existing site is currently made up of permeable surfaces. Accordingly, the design has considered the requirements of local plan policies in regard to the need to actively reduce surface water run-off rates where possible and this matter is covered under a separate report.

8.0 Conclusions

This report has detailed the baseline energy requirements for the proposed development at the Everist Court, the reduction in energy demand as a result of energy efficiency measures and the potential to achieve further CO₂ reductions using renewable energy technologies.

The baseline results have shown that if the sample units were built to a standard to meet only the minimum requirements of current building regulations, the total amount of CO₂ emissions would be **36,591Kg/year**.

Following the introduction of passive energy efficiency measures into the development, as detailed in section 4, the total amount of energy consumption and CO₂ emissions would be considerably reduced, with a target at minimum 10%.

There is also a requirement to reduce CO₂ emissions across the development using renewable or low-carbon energy sources. Therefore, the report has considered the feasibility of the following technologies:

- Wind turbines
- Solar hot water
- Photovoltaic systems
- Biomass heating
- CHP (Combined heat and power)
- Ground & Air source heating

The results of the assessment of suitable technologies relative to the nature, locations and type of development suggest that the most suitable solution to meeting reduction in CO₂ emissions would be via the use of heat pump driven heating and hot water systems.

This has been used in the SAP models (reproduced at **Appendix B**) for the development which have also been detailed above in Table 2, which show a final gross emission level of **2,832Kg/year**, representing a total reduction in emission over the baseline model, taking into account unregulated energy, of **92.3%**.

The sustainability requirements set out within this report are considered to accord and indeed exceed the requirements of the FHDC Local Plan policies, specifically Policy CC1 - Reducing Carbon Emissions

Appendix A

SAP Outputs – Baseline

Plot Reference	Sample 1		Issued on Date	23/06/2026	
Assessment Reference	Everist Court	Plot Type Ref	Everist Court		
Plot Address	Everist Court		SAP Version	10.2	

SAP Rating	63 D	DER	53.57	TER	17.43
Environmental	60 D	% DER < TER		-207.34	
CO ₂ Emissions (t/year)	2.79	DFEE	158.70	TFEE	54.64
Compliance Check	See BREL	% DFEE < TFEE		-190.43	
% DPER < TPER	-216.60	DPER	291.18	TPER	91.97

Client	Mr. Neil Ingham	Assessor ID	AV35-0001
Client	Planning Report, Planning Report		

SAP 10 WORKSHEET FOR New Build (As Designed) (Version 10.2, February 2022)
 CALCULATION OF DWELLING EMISSIONS FOR REGULATIONS COMPLIANCE

1. Overall dwelling characteristics

	Area (m ²)	Storey height (m)	Volume (m ³)
Main dwelling	57.9200		
Ground floor			
Total floor area TFA = (1a)+(1b)+(1c)+(1d)+(1e)...(1n)	57.9200		
Dwelling volume			

2. Ventilation rate

		m ³ per hour
Number of open chimneys	0 * 80 =	0.0000 (6a)
Number of open flues	0 * 20 =	0.0000 (6b)
Number of chimneys / flues attached to closed fire	0 * 10 =	0.0000 (6c)
Number of flues attached to solid fuel boiler	0 * 20 =	0.0000 (6d)
Number of flues attached to other heater	0 * 35 =	0.0000 (6e)
Number of blocked chimneys	0 * 20 =	0.0000 (6f)
Number of intermittent extract fans	2 * 10 =	20.0000 (7a)
Number of passive vents	0 * 10 =	0.0000 (7b)
Number of flueless gas fires	0 * 40 =	0.0000 (7c)
Infiltration due to chimneys, flues and fans	= (6a)+(6b)+(6c)+(6d)+(6e)+(6f)+(6g)+(7a)+(7b)+(7c) =	20.0000 / (5) = 0.1025 (8)
Pressure test		No
Pressure Test Method		Blower Door
Measured/design AP50		15.0000 (17)
Infiltration rate		0.8525 (18)
Number of sides sheltered		2 (19)
Shelter factor	(20) = 1 - [0.075 x (19)] =	0.8500 (20)
Infiltration rate adjusted to include shelter factor	(21) = (18) x (20) =	0.7246 (21)

Wind speed	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Wind factor	5.1000	5.0000	4.9000	4.4000	4.3000	3.8000	3.8000	3.7000	4.0000	4.3000	4.5000	4.7000 (22)
Adj infilt rate	1.2750	1.2500	1.2250	1.1000	1.0750	0.9500	0.9500	0.9250	1.0000	1.0750	1.1250	1.1750 (22a)
Effective ac	0.9239	0.9057	0.8876	0.7971	0.7789	0.6884	0.6884	0.6702	0.7246	0.7789	0.8152	0.8514 (22b)
	0.9268	0.9102	0.8939	0.8176	0.8034	0.7369	0.7369	0.7246	0.7625	0.8034	0.8323	0.8624 (25)

3. Heat losses and heat loss parameter

Element	Gross m ²	Openings m ²	NetArea m ²	U-value W/m ² K	A x U W/K	K-value kJ/m ² K	A x K kJ/K
Main dwelling							
DOOR			1.8900	2.8000	5.2920		(26)
G			16.5700	2.5180	41.7230		(27)
GF			57.9200	0.6000	34.7520	110.0000	6371.2000 (28a)
EW	86.0300	16.5700	69.4600	0.5500	38.2030	60.0000	4167.5999 (29a)
SW	13.7500	1.8900	11.8600	0.5500	6.5230	60.0000	711.6000 (29a)
FR	7.7200		7.7200	0.1600	1.2352	9.0000	69.4800 (30)
SC	0.6800		0.6800	0.1399	0.0951	9.0000	6.1200 (30)
Total net area of external elements Aum(A, m ²)			166.1000				(31)
Fabric heat loss, W/K = Sum (A x U)				(26)...(30) + (32) =	127.8233		(33)
Main dwelling							
PW			25.3200	0.0000	0.0000	45.0000	1139.4000 (32)
Party Ceiling 1			49.5200			30.0000	1485.6000 (32b)
IW			119.1000			9.0000	1071.9000 (32c)
Heat capacity Cm = Sum(A x k)						(28)...(30) + (32) + (32a)...(32e) =	15022.8999 (34)
Thermal mass parameter (TMP = Cm / TFA) in kJ/m ² K							259.3733 (35)
Thermal bridges (Default value 0.200 * total exposed area)							33.2200 (36)
Point Thermal bridges						(36a) =	0.0000
Total fabric heat loss						(33) + (36) + (36a) =	161.0433 (37)

Ventilation heat loss calculated monthly (38)m = 0.33 x (25)m x (5)												
(38)m	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Heat transfer coeff	59.6950	58.6276	57.5813	52.6670	51.7475	47.4673	47.4673	46.6747	49.1160	51.7475	53.6076	55.5522 (38)
Average = Sum(39)m / 12 =	220.7383	219.6709	218.6247	213.7103	212.7909	208.5106	208.5106	207.7180	210.1593	212.7909	214.6509	216.5955 (39)
												213.7059
HLP	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
HLP (average)	3.8111	3.7927	3.7746	3.6897	3.6739	3.6000	3.6000	3.5863	3.6284	3.6739	3.7060	3.7396 (40)
Days in mont	31	28	31	30	31	30	31	31	30	31	30	31

Ենթադրյալ Բնութիւն	Հաշվարկային արժեքներ	Հաշվարկային արժեքներ (kWh/year)										

Assumed occupancy												1.9223 (42)
Hot water usage for mixer showers												
56.4495	55.6011	54.3650	51.9998	50.2543	48.3078	47.2014	48.4282	49.7730	51.8630	54.2790	56.2332	(42a)
Hot water usage for baths												
24.3983	24.0360	23.5257	22.5849	21.8804	21.0992	20.6773	21.1840	21.7357	22.5716	23.5318	24.3159	(42b)
Hot water usage for other uses												
34.3158	33.0680	31.8201	30.5723	29.3244	28.0766	28.0766	29.3244	30.5723	31.8201	33.0680	34.3158	(42c)
Average daily hot water use (litres/day)												105.8618 (43)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Daily hot water use												
115.1636	112.7051	109.7108	105.1569	101.4591	97.4836	95.9552	98.9366	102.0810	106.2547	110.8787	114.8649	(44)
Energy content	182.3910	160.4906	168.6214	143.9546	136.5835	119.8675	116.0496	122.5042	125.8761	144.1866	157.9671	179.8506 (45)
Energy content (annual)											Total = Sum(45)m =	1758.3426
Distribution loss (46)m = 0.15 x (45)m												
27.3587	24.0736	25.2932	21.5932	20.4875	17.9801	17.4074	18.3756	18.8814	21.6280	23.6951	26.9776 (46)	
Water storage loss (or HIU loss):												
Total storage loss												
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (56)	
If cylinder contains dedicated solar storage												
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (57)	
Primary loss	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (59)	
Combi loss	50.9589	46.0274	50.9589	49.3151	50.9589	48.0741	48.8977	50.4170	49.3151	50.9589	49.3151	50.9589 (61)
Total heat required for water heating calculated for each month												
233.3499	206.5180	219.5803	193.2696	187.5424	167.9416	164.9473	172.9212	175.1911	195.1455	207.2822	230.8095 (62)	
WHHRS	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (63a)	
PV diverter	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (63b)	
Solar input	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (63c)	
FGHRS	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (63d)	
Output from w/h												
233.3499	206.5180	219.5803	193.2696	187.5424	167.9416	164.9473	172.9212	175.1911	195.1455	207.2822	230.8095 (64)	
Total per year (kWh/year) = Sum(64)m =												2354.4986 (64a)
												2354 (64)
12Total per year (kWh/year)												
Electric shower(s)												
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (64a)	
Total Energy used by instantaneous electric shower(s) (kWh/year) = Sum(64a)m =												0.0000 (64a)
Heat gains from water heating, kWh/month												
73.3847	64.8700	68.8063	60.1937	58.1537	51.8745	50.8109	53.3369	54.1826	60.6818	64.8528	72.5401 (65)	

util rest of house	0.9858	0.9780	0.9633	0.9261	0.8447	0.6711	0.4227	0.4916	0.7953	0.9412	0.9779	0.9875 (89)
MIT 2	15.1616	15.4384	15.9532	16.7248	17.4502	18.0467	18.2656	18.2469	17.8470	16.9372	15.9651	15.1705 (90)
Living area fraction									FLA = Living area / (4) =			0.4800 (91)
MIT	16.5005	16.7478	17.2089	17.8990	18.5621	19.1275	19.3773	19.3406	18.9207	18.0848	17.2131	16.5039 (92)
Temperature adjustment												0.0000
adjusted MIT	16.5005	16.7478	17.2089	17.8990	18.5621	19.1275	19.3773	19.3406	18.9207	18.0848	17.2131	16.5039 (93)

8. Space heating requirement

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Utilisation	0.9809	0.9713	0.9549	0.9179	0.8486	0.7251	0.5648	0.6203	0.8224	0.9357	0.9721	0.9831	(94)
W Space heating demand	11.0000	11.0000	6.5000	8.9000	11.7000	14.6000	16.6000	16.4000	14.1000	10.6000	7.1000	4.2000	(95)
Heat loss rate W	2693.1275	2602.6149	2341.2275	1923.1801	1460.1952	944.0388	579.1055	610.8181	1013.1153	1592.6955	2170.7918	2664.9781	(96)
Space heating kWh	1629.6146	1351.9986	1249.5519	855.7969	532.0826	0.0000	0.0000	0.0000	0.0000	780.5817	1204.8739	1626.3463	(98a)
Space heating requirement - total per year (kWh/year)												9230.8466	
Solar heating kWh	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	(98b)
Solar heating contribution - total per year (kWh/year)												0.0000	(98c)
Space heating kWh	1629.6146	1351.9986	1249.5519	855.7969	532.0826	0.0000	0.0000	0.0000	0.0000	780.5817	1204.8739	1626.3463	(98c)
Space heating requirement after solar contribution - total per year (kWh/year)												9230.8466	
Space heating per m2										(98c) / (4) =		159.3724	(99)

9a. Energy requirements - Individual heating systems, including micro-CHP

Fraction of space heat from secondary/supplementary system (Table 11)													0.0000 (201)
Fraction of space heat from main system(s)													1.0000 (202)
Efficiency of main space heating system 1 (in %)													79.0000 (206)
Efficiency of main space heating system 2 (in %)													0.0000 (207)
Efficiency of secondary/supplementary heating system, %													0.0000 (208)
Space heating requirement	1629.6146	1351.9986	1249.5519	855.7969	532.0826	0.0000	0.0000	0.0000	0.0000	780.5817	1204.8739	1626.3463 (98)	
Space heating efficiency (main heating system 1)	79.0000	79.0000	79.0000	79.0000	79.0000	0.0000	0.0000	0.0000	0.0000	79.0000	79.0000	79.0000 (210)	
Space heating fuel (main heating system)	2062.8033	1711.3907	1581.7113	1083.2873	673.5222	0.0000	0.0000	0.0000	0.0000	988.0781	1525.1568	2058.6662 (211)	
Space heating efficiency (main heating system 2)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (212)	
Space heating fuel (main heating system 2)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (213)	
Space heating fuel (secondary)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (215)	
Water heating requirement	233.3499	206.5180	219.5803	193.2696	187.5424	167.9416	164.9473	172.9212	175.1911	195.1455	207.2822	230.8095 (64)	
Efficiency of water heater (217)m	82.7561	82.6852	82.5200	82.1831	81.4527	75.0000	75.0000	75.0000	75.0000	82.0312	82.5460	75.0000 (216)	
Fuel for water heating, kWh/month	281.9731	249.7641	266.0936	235.1695	230.2470	223.9221	219.9297	230.5616	233.5882	237.8917	251.1110	278.8711 (219)	
Space cooling fuel requirement (221)m	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (221)	
Pumps and Fa	3.4822	3.1452	3.4822	3.3699	3.4822	3.3699	3.4822	3.3699	3.4822	3.3699	3.4822	3.3699 (231)	
Lighting	22.4741	18.0295	16.2336	11.8934	9.1868	7.5057	8.3805	10.8933	14.1494	18.5647	20.9688	23.0987 (232)	
Electricity generated by PVs (Appendix M) (negative quantity) (233a)m	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (233a)	
Electricity generated by wind turbines (Appendix M) (negative quantity) (234a)m	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (234a)	
Electricity generated by hydro-electric generators (Appendix M) (negative quantity) (235a)m	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (235a)	
Electricity used or net electricity generated by micro-CHP (Appendix N) (negative if net generation) (235c)m	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (235c)	
Electricity generated by PVs (Appendix M) (negative quantity) (233b)m	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (233b)	
Electricity generated by wind turbines (Appendix M) (negative quantity) (234b)m	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (234b)	
Electricity generated by hydro-electric generators (Appendix M) (negative quantity) (235b)m	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (235b)	
Electricity used or net electricity generated by micro-CHP (Appendix N) (negative if net generation) (235d)m	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (235d)	
Annual totals kWh/year													
Space heating fuel - main system 1												11684.6160 (211)	
Space heating fuel - main system 2												0.0000 (213)	
Space heating fuel - secondary												0.0000 (215)	
Efficiency of water heater												75.0000	
Water heating fuel used												2939.1226 (219)	
Space cooling fuel												0.0000 (221)	
Electricity for pumps and fans:													
central heating pump												41.0000 (230c)	
Total electricity for the above, kWh/year												41.0000 (231)	
Electricity for lighting (calculated in Appendix L)												181.3787 (232)	
Energy saving/generation technologies (Appendices M ,N and Q)													
PV generation												0.0000 (233)	
Wind generation												0.0000 (234)	
Hydro-electric generation (Appendix N)												0.0000 (235a)	
Electricity generated - Micro CHP (Appendix N)												0.0000 (235)	
Appendix Q - special features													
Energy saved or generated												-0.0000 (236)	
Energy used												0.0000 (237)	
Total delivered energy for all uses												14846.1173 (238)	

12a. Carbon dioxide emissions - Individual heating systems including micro-CHP

Energy Emission factor Emissions

Space heating - main system 1	kWh/year	kg CO2/kWh	kg CO2/year
Total CO2 associated with community systems	11684.6160	0.2100	2453.7694 (261)
Water heating (other fuel)			0.0000 (373)
Space and water heating	2939.1226	0.2100	617.2157 (264)
Pumps, fans and electric keep-hot			3070.9851 (265)
Energy for lighting	41.0000	0.1387	5.6872 (267)
Total CO2, kg/year	181.3787	0.1443	26.1786 (268)
EPC Dwelling Carbon Dioxide Emission Rate (DER)			3102.8509 (272)
			53.5700 (273)

13a. Primary energy - Individual heating systems including micro-CHP

	Energy kWh/year	Primary energy factor kg CO2/kWh	Primary energy kWh/year
Space heating - main system 1	11684.6160	1.1300	13203.6160 (275)
Total CO2 associated with community systems			0.0000 (473)
Water heating (other fuel)	2939.1226	1.1300	3321.2085 (278)
Space and water heating			16524.8245 (279)
Pumps, fans and electric keep-hot	41.0000	1.5128	62.0248 (281)
Energy for lighting	181.3787	1.5338	278.2048 (282)
Total Primary energy kWh/year			16865.0541 (286)
Dwelling Primary energy Rate (DPER)			291.1800 (287)

SAP 10 WORKSHEET FOR New Build (As Designed) (Version 10.2, February 2022) CALCULATION OF TARGET EMISSIONS

1. Overall dwelling characteristics

	Area (m2)	Storey height (m)	Volume (m3)
Main dwelling	57.9200	3.3700	195.1904
Ground floor			
Total floor area TFA = (1a)+(1b)+(1c)+(1d)+(1e)...(1n)	57.9200		
Dwelling volume			

2. Ventilation rate

	m3 per hour
Number of open chimneys	0 * 80 = 0.0000 (6a)
Number of open flues	0 * 20 = 0.0000 (6b)
Number of chimneys / flues attached to closed fire	0 * 10 = 0.0000 (6c)
Number of flues attached to solid fuel boiler	0 * 20 = 0.0000 (6d)
Number of flues attached to other heater	0 * 35 = 0.0000 (6e)
Number of blocked chimneys	0 * 20 = 0.0000 (6f)
Number of intermittent extract fans	2 * 10 = 20.0000 (7a)
Number of passive vents	0 * 10 = 0.0000 (7b)
Number of flueless gas fires	0 * 40 = 0.0000 (7c)
Infiltration due to chimneys, flues and fans = (6a)+(6b)+(6c)+(6d)+(6e)+(6f)+(6g)+(7a)+(7b)+(7c) =	20.0000 / (5) = 0.1025 (8)
Pressure test	Yes
Pressure Test Method	Blower Door
Measured/design AP50	5.0000 (17)
Infiltration rate	0.3525 (18)
Number of sides sheltered	2 (19)
Shelter factor	(20) = 1 - [0.075 x (19)] = 0.8500 (20)
Infiltration rate adjusted to include shelter factor	(21) = (18) x (20) = 0.2996 (21)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Wind speed	5.1000	5.0000	4.9000	4.4000	4.3000	3.8000	3.8000	3.7000	4.0000	4.3000	4.5000	4.7000 (22)
Wind factor	1.2750	1.2500	1.2250	1.1000	1.0750	0.9500	0.9500	0.9250	1.0000	1.0750	1.1250	1.1750 (22a)
Adj infilt rate	0.3820	0.3745	0.3670	0.3296	0.3221	0.2846	0.2846	0.2771	0.2996	0.3221	0.3370	0.3520 (22b)
Effective ac	0.5730	0.5701	0.5673	0.5543	0.5519	0.5405	0.5405	0.5384	0.5449	0.5519	0.5568	0.5620 (25)

3. Heat losses and heat loss parameter

Element	Gross m2	Openings m2	NetArea m2	U-value W/m2K	A x U W/K	K-value kJ/m2K	A x K kJ/K
Main dwelling							
TER Opaque door			1.8900	1.0000	1.8900		(26)
TER Opening Type			12.6000	1.1450	14.4275		(27)
GF			57.9200	0.1300	7.5296		(28a)
EW	86.0300	12.6000	73.4300	0.1800	13.2174		(29a)
SW	13.7500	1.8900	11.8600	0.1800	2.1348		(29a)
FR	7.7200		7.7200	0.1100	0.8492		(30)
SC	0.6800		0.6800	0.1100	0.0748		(30)
Total net area of external elements Aum(A, m2)			166.1000				(31)
Fabric heat loss, W/K = Sum (A x U)					(26)...(30) + (32) = 40.1233		(33)
Main dwelling							
PW			25.3200	0.0000	0.0000		(32)
Thermal mass parameter (TMP = Cm / TFA) in kJ/m2K							259.3733 (35)
Thermal bridges (User defined value 0.050 * total exposed area)							8.3050 (36)
Point Thermal bridges						(36a) =	0.0000
Total fabric heat loss						(33) + (36) + (36a) =	48.4283 (37)
Ventilation heat loss calculated monthly (38)m = 0.33 x (25)m x (5)							

Full SAP Calculation Printout

Estimated occupancy													1.9223 (42)
Hot water usage for mixer showers													
56.4495	55.6011	54.3650	51.9998	50.2543	48.3078	47.2014	48.4282	49.7730	51.8630	54.2790	56.2332	(42a)	
Hot water usage for baths													
24.3983	24.0360	23.5257	22.5849	21.8804	21.0992	20.6773	21.1840	21.7357	22.5716	23.5318	24.3159	(42b)	
Hot water usage for other uses													
34.3158	33.0680	31.8201	30.5723	29.3244	28.0766	28.0766	29.3244	30.5723	31.8201	33.0680	34.3158	(42c)	
Average daily hot water use (litres/day)												105.8618 (43)	
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Daily hot water use													
115.1636	112.7051	109.7108	105.1569	101.4591	97.4836	95.9552	98.9366	102.0810	106.2547	110.8787	114.8649	(44)	
Energy content	182.3910	160.4906	168.6214	143.9546	136.5835	119.8675	116.0496	122.5042	125.8761	144.1866	157.9671	179.8506 (45)	
Energy content (annual)										Total =	Sum(45)m =	1758.3426	
Distribution loss (46)m = 0.15 x (45)m													
27.3587	24.0736	25.2932	21.5932	20.4875	17.9801	17.4074	18.3756	18.8814	21.6280	23.6951	26.9776	(46)	
Water storage loss (or HIU loss):													
Total storage loss													
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	(56)	
If cylinder contains dedicated solar storage													
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	(57)	
Primary loss	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (59)	
Combi loss	50.9589	46.0274	50.9589	49.3151	50.9589	48.0741	48.8977	50.4170	49.3151	50.9589	49.3151	50.9589 (61)	
Total heat required for water heating calculated for each month													
233.3499	206.5180	219.5803	193.2696	187.5424	167.9416	164.9473	172.9212	175.1911	195.1455	207.2822	230.8095 (62)		
WVHRS	-25.8063	-22.8233	-23.8993	-19.7895	-18.4431	-15.7819	-14.7930	-15.7309	-16.3286	-19.2496	-21.8075	-25.3284 (63a)	
PV diverter	-0.0000	-0.0000	-0.0000	-0.0000	-0.0000	-0.0000	-0.0000	-0.0000	-0.0000	-0.0000	-0.0000	-0.0000 (63b)	
Solar input	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (63c)	
FGHRS	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (63d)	
Output from w/h													
207.5436	183.6946	195.6810	173.4801	169.0992	152.1596	150.1543	157.1903	158.8625	175.8959	185.4747	205.4811 (64)		
12Total per year (kWh/year)												2114.7169 (64a)	
Electric shower(s)												2115 (64b)	
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (64a)		
												0.0000 (64a)	
Heat gains from water heating, kWh/month													
73.3847	64.8700	68.8063	60.1937	58.1537	51.8745	50.8109	53.3369	54.1826	60.6818	64.8528	72.5401 (65)		

Metabolic gains (Table 5), Watts

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
(66)m	96.1128	96.1128	96.1128	96.1128	96.1128	96.1128	96.1128	96.1128	96.1128	96.1128	96.1128	96.1128	(66)
Lighting gains (calculated in Appendix L, equation L9 or L9a), also see Table 5	84.6355	93.7036	84.6355	87.4567	84.6355	87.4567	84.6355	84.6355	87.4567	84.6355	87.4567	84.6355	(67)
Appliances gains (calculated in Appendix L, equation L13 or L13a), also see Table 5	167.6723	169.4122	165.0277	155.6936	143.9109	132.8368	125.4387	123.6988	128.0833	137.4175	149.2001	160.2742	(68)
Cooking gains (calculated in Appendix L, equation L15 or L15a), also see Table 5	32.6113	32.6113	32.6113	32.6113	32.6113	32.6113	32.6113	32.6113	32.6113	32.6113	32.6113	32.6113	(69)
Pumps, fans	3.0000	3.0000	3.0000	3.0000	3.0000	0.0000	0.0000	0.0000	0.0000	3.0000	3.0000	3.0000	(70)
Losses e.g. evaporation (negative values) (Table 5)	-76.8902	-76.8902	-76.8902	-76.8902	-76.8902	-76.8902	-76.8902	-76.8902	-76.8902	-76.8902	-76.8902	-76.8902	(71)
Water heating gains (Table 5)	98.6354	96.5327	92.4817	83.6023	78.1636	72.0479	68.2942	71.6894	75.2536	81.5615	90.0734	97.5001	(72)
Total internal gains	405.7771	414.4824	396.9787	381.5864	361.5439	344.1752	330.2023	331.8575	342.6274	358.4483	381.5640	397.2436	(73)

[Jan]					Area m2	Solar flux Table 6a W/m2		g Specific data or Table 6b	FF Specific data or Table 6c	Access factor Table 6d		Gains W
Northeast					2.3200	11.2829		0.6300	0.7000	0.7700		7.9999 (75)
Southwest					4.8500	36.7938		0.6300	0.7000	0.7700		54.5367 (79)
Northwest					5.4300	11.2829		0.6300	0.7000	0.7700		18.7238 (81)
Solar gains	81.2603	147.2929	225.1102	318.4422	392.7535	405.7801	384.6123	326.7469	257.0488	169.1472	98.9476	68.4959 (83)
Total gains	487.0374	561.7753	622.0889	700.0286	754.2974	749.9553	714.8145	658.6044	599.6762	527.5955	480.5117	465.7395 (84)

Temperature during heating periods in the living area from Table 9, Th1 (C)

[illegible]

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Utilisation	0.9879	0.9780	0.9577	0.9008	0.7834	0.5969	0.4279	0.4833	0.7412	0.9276	0.9781	0.9899 (94)
Useful gains	481.1657	540.4311	595.7753	630.5639	590.9122	447.6146	305.8548	318.3001	444.4891	489.3973	470.0078	461.0317 (95)
Net gain after losses	1221.5944	1188.4731	1081.1141	909.9470	705.0400	473.5470	310.6198	326.2528	509.7820	765.6586	1010.7032	1217.0364 (97)
Space heating requirement - total per year (kWh/year)	550.8790	429.4362	361.0920	201.1558	84.9111	0.0000	0.0000	0.0000	0.0000	205.5384	389.3006	562.4675 (98a)
Solar heating contribution - total per year (kWh/year)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (98b)
Space heating requirement after solar contribution - total per year (kWh/year)	550.8790	429.4362	361.0920	201.1558	84.9111	0.0000	0.0000	0.0000	0.0000	205.5384	389.3006	562.4675 (98c)
Space heating per m ²										(98c) / (4) =		284.7807 (99)

Fraction of space heat from secondary/supplementary system (Table 11)	0.0000	(201)
Fraction of space heat from main system(s)	1.0000	(202)
Efficiency of main space heating system 1 (in %)	92.4000	(206)
Efficiency of main space heating system 2 (in %)	0.0000	(207)
Efficiency of secondary/supplementary heating system, %	0.0000	(208)

[illegible]

	Energy kWh/year	Emission factor kg CO2/kWh	Emissions kg CO2/year
Space heating - main system 1	3013.8319	0.2100	632.9047 (261

	Energy kWh/year	Primary energy factor kg CO2/kWh	Primary energy kWh/year	
Space heating - main system 1	3013.8319	1.1300	3405.6301	(275)
Total CO2 associated with community systems			0.0000	(473)
Water heating (other fuel)	2521.8565	1.1300	2849.6979	(278)
Space and water heating			6255.3279	(279)
Pumps, fans and electric keep-hot	86.0000	1.5128	130.1008	(281)
Energy for lighting	141.9258	1.5338	217.6905	(282)
Energy saving/generation technologies				
PV Unit electricity used in dwelling	-594.3407	1.4969	-889.6966	
PV Unit electricity exported	-837.0798	0.4620	-386.7421	
Total			-1276.4387	(283)
Total Primary energy kWh/year			5326.6805	(286)
Target Primary Energy Rate (TPER)			91.9700	(287)

Plot Reference	Sample 2			Issued on Date	23/06/2026
Assessment Reference	Everist Court	Plot Type Ref	Everist Court		
Plot Address	Everist Court			SAP Version	10.2
SAP Rating	65 D	DER	48.92	TER	15.60
Environmental	63 D	% DER < TER			-213.59
CO ₂ Emissions (t/year)	2.72	DFEE	144.72	TFEE	48.29
Compliance Check	See BREL	% DFEE < TFEE			-199.66
% DPER < TPER	-224.26	DPER	266.12	TPER	82.07
Client	Mr. Neil Ingham			Assessor ID	AV35-0001
Client	Planning Report, Planning Report				

SAP 10 WORKSHEET FOR New Build (As Designed) (Version 10.2, February 2022)
CALCULATION OF DWELLING EMISSIONS FOR REGULATIONS COMPLIANCE

1. Overall dwelling characteristics

	Area (m ²)	Storey height (m)	Volume (m ³)
Main dwelling	61.9800	3.3700	208.8726
Ground floor			
Total floor area TFA = (1a)+(1b)+(1c)+(1d)+(1e)...(1n)	61.9800		
Dwelling volume			

2. Ventilation rate

	m ³ per hour
Number of open chimneys	0 * 80 = 0.0000 (6a)
Number of open flues	0 * 20 = 0.0000 (6b)
Number of chimneys / flues attached to closed fire	0 * 10 = 0.0000 (6c)
Number of flues attached to solid fuel boiler	0 * 20 = 0.0000 (6d)
Number of flues attached to other heater	0 * 35 = 0.0000 (6e)
Number of blocked chimneys	0 * 20 = 0.0000 (6f)
Number of intermittent extract fans	2 * 10 = 20.0000 (7a)
Number of passive vents	0 * 10 = 0.0000 (7b)
Number of flueless gas fires	0 * 40 = 0.0000 (7c)
Infiltration due to chimneys, flues and fans	20.0000 / (5) = 0.0958 (8)
Pressure test	No
Pressure Test Method	Blower Door
Measured/design AP50	15.0000 (17)
Infiltration rate	0.8458 (18)
Number of sides sheltered	2 (19)
Shelter factor	(20) = 1 - [0.075 x (19)] = 0.8500 (20)
Infiltration rate adjusted to include shelter factor	(21) = (18) x (20) = 0.7189 (21)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Wind speed	5.1000	5.0000	4.9000	4.4000	4.3000	3.8000	3.8000	3.7000	4.0000	4.3000	4.5000	4.7000 (22)
Wind factor	1.2750	1.2500	1.2250	1.1000	1.0750	0.9500	0.9500	0.9250	1.0000	1.0750	1.1250	1.1750 (22a)
Adj infilt rate	0.9166	0.8986	0.8806	0.7908	0.7728	0.6829	0.6829	0.6650	0.7189	0.7728	0.8088	0.8447 (22b)
Effective ac	0.9201	0.9038	0.8878	0.8127	0.7986	0.7332	0.7332	0.7211	0.7584	0.7986	0.8270	0.8568 (25)

3. Heat losses and heat loss parameter

Element	Gross m ²	Openings m ²	NetArea m ²	U-value W/m ² K	A x U W/K	K-value kJ/m ² K	A x K kJ/K
Main dwelling							
DOOR			1.8900	2.8000	5.2920		(26)
G			14.7500	2.5180	37.1403		(27)
GF			61.9800	0.6000	37.1880	110.0000	6817.8000 (28a)
EW	87.0300	14.7500	72.2800	0.5500	39.7540	60.0000	4336.7999 (29a)
SW	14.3900	1.8900	12.5000	0.5500	6.8750	60.0000	750.0000 (29a)
FR	5.8700		5.8700	0.1600	0.9392	9.0000	52.8300 (30)
SC	2.4400		2.4400	0.1399	0.3413	9.0000	21.9600 (30)
Total net area of external elements Aum(A, m ²)			171.7100				(31)
Fabric heat loss, W/K = Sum (A x U)					127.5297		(33)
Main dwelling							
PW			25.3000	0.0000	0.0000	45.0000	1138.5000 (32)
Party Ceiling 1			53.6700			30.0000	1610.1000 (32b)
IW			142.6900			9.0000	1284.2100 (32c)
Heat capacity Cm = Sum(A x k)							(28)...(30) + (32) + (32a)...(32e) = 16012.1999 (34)
Thermal mass parameter (TMP = Cm / TFA) in kJ/m ² K							258.3446 (35)
Thermal bridges (Default value 0.200 * total exposed area)							34.3420 (36)
Point Thermal bridges							(36a) = 0.0000
Total fabric heat loss							(33) + (36) + (36a) = 161.8717 (37)

Ventilation heat loss calculated monthly (38)m = 0.33 x (25)m x (5)												
(38)m	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Heat transfer coeff	63.4181	62.2937	61.1917	56.0153	55.0469	50.5384	50.5384	49.7036	52.2750	55.0469	57.0061	59.0544 (38)
Average = Sum(39)m / 12 =	225.2898	224.1655	223.0634	217.8871	216.9186	212.4102	212.4102	211.5753	214.1468	216.9186	218.8778	220.9261 (39)
												217.8825
HLP	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
HLP (average)	3.6349	3.6167	3.5990	3.5154	3.4998	3.4271	3.4271	3.4136	3.4551	3.4998	3.5314	3.5645 (40)
Days in mont	31	28	31	30	31	30	31	31	30	31	30	31

Ինքնաբերական Բնակարան	Համալսարան	Հաշվարկներ (կՎԷ/տարի)											

Assumed occupancy												2.0370 (42)	
Hot water usage for mixer showers													
58.3738	57.4966	56.2183	53.7724	51.9675	49.9546	48.8105	50.0791	51.4698	53.6310	56.1294	58.1502	(42a)	
Hot water usage for baths													
25.2259	24.8512	24.3237	23.3509	22.6225	21.8149	21.3786	21.9025	22.4729	23.3371	24.3299	25.1406	(42b)	
Hot water usage for other uses													
35.4912	34.2006	32.9100	31.6194	30.3288	29.0383	29.0383	30.3288	31.6194	32.9100	34.2006	35.4912	(42c)	
Average daily hot water use (litres/day)												109.4718 (43)	

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Daily hot water use													
	119.0909	116.5485	113.4520	108.7428	104.9189	100.8077	99.2274	102.3105	105.5622	109.8782	114.6599	118.7820 (44)	
Energy content	188.6109	165.9634	174.3715	148.8635	141.2410	123.9549	120.0069	126.6818	130.1687	149.1037	163.3541	185.9839 (45)	
Energy content (annual)											Total = Sum(45)m =	1818.3041	
Distribution loss (46)m = 0.15 x (45)m	28.2916	24.8945	26.1557	22.3295	21.1861	18.5932	18.0010	19.0023	19.5253	22.3655	24.5031	27.8976 (46)	
Water storage loss (or HIU loss):													
Total storage loss	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (56)	
If cylinder contains dedicated solar storage													
Primary loss	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (57)	
Combi loss	50.9589	46.0274	50.9589	49.3151	50.9589	49.3151	50.5652	50.9589	49.3151	50.9589	49.3151	50.9589 (59)	
Total heat required for water heating calculated for each month													
WHHRS	239.5698	211.9908	225.3304	198.1785	192.1999	173.2700	170.5721	177.6407	179.4838	200.0626	212.6691	236.9428 (62)	
PV inverter	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (63a)	
Solar input	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (63b)	
FGHRS	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (63c)	
Output from w/h													
	239.5698	211.9908	225.3304	198.1785	192.1999	173.2700	170.5721	177.6407	179.4838	200.0626	212.6691	236.9428 (64)	
Total per year (kWh/year) = Sum(64)m =												2417.9104 (64a)	
												2418 (64)	

12Total per year (kWh/year)													
Electric shower(s)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (64a)	
Total Energy used by instantaneous electric shower(s) (kWh/year) = Sum(64a)m =												0.0000 (64a)	

Heat gains from water heating, kWh/month													
	75.4529	66.6897	70.7182	61.8259	59.7023	53.5438	52.5436	54.8614	55.6099	62.3167	66.6440	74.5794 (65)	

Energy	Emission factor	Emissions
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Space heating - main system 1	kWh/year	kg CO2/kWh	kg CO2/year
Total CO2 associated with community systems	11257.0538	0.2100	2363.9813 (261)
Water heating (other fuel)			0.0000 (373)
Space and water heating	3020.7841	0.2100	634.3647 (264)
Pumps, fans and electric keep-hot			2998.3460 (265)
Energy for lighting	41.0000	0.1387	5.6872 (267)
Total CO2, kg/year	194.2216	0.1443	28.0322 (268)
EPC Dwelling Carbon Dioxide Emission Rate (DER)			3032.0654 (272)
			48.9200 (273)

13a. Primary energy - Individual heating systems including micro-CHP

Energy SAP Calculation Summary		Energy		Primary energy		Primary energy	
		kWh/year		kg CO2/kWh		kWh/year	
Space heating - main system 1		11257.0538		1.1300		12720.4708	(275)
Total CO2 associated with community systems						0.0000	(473)
Water heating (other fuel)		3020.7841		1.1300		3413.4861	(278)
Space and water heating						16133.9569	(279)
Pumps, fans and electric keep-hot		41.0000		1.5128		62.0248	(281)
Energy for lighting		194.2216		1.5338		297.9036	(282)
Total Primary energy kWh/year						16493.8853	(286)
Dwelling Primary energy Rate (DPER)						266.1200	(287)

SAP 10 WORKSHEET FOR New Build (As Designed) (Version 10.2, February 2022) CALCULATION OF TARGET EMISSIONS

1. Overall dwelling characteristics

		Area	Storey height	Volume
		(m2)	(m)	(m3)
Main dwelling				
Ground floor		61.9800 (1b)	x 3.3700 (2b)	= 208.8726 (1b) - (3b)
Total floor area TFA = (1a)+(1b)+(1c)+(1d)+(1e)... (1n)	61.9800			(4)
Dwelling volume		(3a)+(3b)+(3c)+(3d)+(3e)... (3n)	=	208.8726 (5)

2. Ventilation rate

	m3 per hour
Number of open chimneys	0 * 80 = 0.0000 (6a)
Number of open flues	0 * 20 = 0.0000 (6b)
Number of chimneys / flues attached to closed fire	0 * 10 = 0.0000 (6c)
Number of flues attached to solid fuel boiler	0 * 20 = 0.0000 (6d)
Number of flues attached to other heater	0 * 35 = 0.0000 (6e)
Number of blocked chimneys	0 * 20 = 0.0000 (6f)
Number of intermittent extract fans	2 * 10 = 20.0000 (7a)
Number of passive vents	0 * 10 = 0.0000 (7b)
Number of flueless gas fires	0 * 40 = 0.0000 (7c)
Infiltration due to chimneys, flues and fans = (6a)+(6b)+(6c)+(6d)+(6e)+(6f)+(6g)+(7a)+(7b)+(7c) =	20.0000 / (5) = 0.0958 (8)
Pressure test	Yes
Pressure Test Method	Blower Door
Measured/design AP50	5.0000 (17)
Infiltration rate	0.3458 (18)
Number of sides sheltered	2 (19)
Shelter factor	(20) = 1 - [0.075 x (19)] = 0.8500 (20)
Infiltration rate adjusted to include shelter factor	(21) = (18) x (20) = 0.2939 (21)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Wind speed	5.1000	5.0000	4.9000	4.4000	4.3000	3.8000	3.8000	3.7000	4.0000	4.3000	4.5000	4.7000 (22)
Wind factor	1.2750	1.2500	1.2250	1.1000	1.0750	0.9500	0.9500	0.9250	1.0000	1.0750	1.1250	1.1750 (22a)
Adj infilt rate	0.3747	0.3674	0.3600	0.3233	0.3159	0.2792	0.2792	0.2718	0.2939	0.3159	0.3306	0.3453 (22b)
Effective ac	0.5702	0.5675	0.5648	0.5523	0.5499	0.5390	0.5390	0.5370	0.5432	0.5499	0.5547	0.5596 (25)

3. Heat losses and heat loss parameter

Element	Gross	Openings	NetArea	U-value	A x U	K-value	A x K
	m2	m2	m2	W/m2K	W/K	kJ/m2K	kJ/K
Main dwelling							
TER Opaque door			1.8900	1.0000	1.8900		(26)
TER Opening Type			13.6000	1.1450	15.5725		(27)
GF			61.9800	0.1300	8.0574		(28a)
EW	87.0300	13.6000	73.4300	0.1800	13.2174		(29a)
SW	14.3900	1.8900	12.5000	0.1800	2.2500		(29a)
FR	5.8700		5.8700	0.1100	0.6457		(30)
SC	2.4400		2.4400	0.1100	0.2684		(30)
Total net area of external elements Aum(A, m2)			171.7100				(31)
Fabric heat loss, W/K = Sum (A x U)			(26)...(30) + (32) =		41.9014		(33)
Main dwelling							
PW			25.3000	0.0000	0.0000		(32)
Thermal mass parameter (TMP = Cm / TFA) in kJ/m2K							258.3446 (35)
Thermal bridges (User defined value 0.050 * total exposed area)							8.5855 (36)
Point Thermal bridges						(36a) =	0.0000
Total fabric heat loss						(33) + (36) + (36a) =	50.4869 (37)
Ventilation heat loss calculated monthly (38)m = 0.33 x (25)m x (5)							

Full SAP Calculation Printout

Assumed occupancy												2.0370 (42)
Hot water usage for mixer showers	58.3738	57.4966	56.2183	53.7724	51.9675	49.9546	48.8105	50.0791	51.4698	53.6310	56.1294	58.1502 (42a)
Hot water usage for baths	25.2259	24.8512	24.3237	23.3509	22.6225	21.8149	21.3786	21.9025	22.4729	23.3371	24.3299	25.1406 (42b)
Hot water usage for other uses	35.4912	34.2006	32.9100	31.6194	30.3288	29.0383	29.0383	30.3288	31.6194	32.9100	34.2006	35.4912 (42c)
Average daily hot water use (litres/day)												109.4718 (43)
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Daily hot water use	119.0909	116.5485	113.4520	108.7428	104.9189	100.8077	99.2274	102.3105	105.5622	109.8782	114.6599	118.7820 (44)
Energy content (annual)	188.6109	165.9634	174.3715	148.8635	141.2410	123.9549	120.0069	126.6818	130.1687	149.1037	163.3541	185.9839 (45)
Distribution loss (46)m = 0.15 x (45)m	28.2916	24.8945	26.1557	22.3295	21.1861	18.5932	18.0010	19.0023	19.5253	22.3655	24.5031	27.8976 (46)
Water storage loss (or HIU loss):												
Total storage loss	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (56)
If cylinder contains dedicated solar storage	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (57)
Primary loss	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (59)
Combustion loss	50.9589	46.0274	50.9589	49.3151	50.9589	49.3151	50.5652	50.9589	49.3151	50.9589	49.3151	50.9589 (61)
Total heat required for water heating calculated for each month	239.5698	211.9908	225.3304	198.1785	192.1999	173.2700	170.5721	177.6407	179.4838	200.0626	212.6691	236.9428 (62)
WWHRS	-26.6861	-23.6014	-24.7140	-20.4642	-19.0719	-16.3199	-15.2973	-16.2672	-16.8852	-19.9058	-22.5509	-26.1919 (63a)
PV diverter	-0.0000	-0.0000	-0.0000	-0.0000	-0.0000	-0.0000	-0.0000	-0.0000	-0.0000	-0.0000	-0.0000	-0.0000 (63b)
Solar input	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (63c)
FGHRS	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (63d)
Output from w/h	212.8837	188.3895	200.6163	177.7144	173.1280	156.9500	155.2747	161.3735	162.5985	180.1567	190.1182	210.7509 (64)
12Total per year (kWh/year)												2169.9545 (64a)
Electric shower(s)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (64a)
												0.0000 (64a)
Heat gains from water heating, kWh/month	75.4529	66.6897	70.7182	61.8259	59.7023	53.5438	52.5436	54.8614	55.6099	62.3167	66.6440	74.5794 (65)

Metabolic gains (Table 5), Watts

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
(66)m	101.8514	101.8514	101.8514	101.8514	101.8514	101.8514	101.8514	101.8514	101.8514	101.8514	101.8514	101.8514 (66)
Lighting gains (calculated in Appendix L, equation L9 or L9a), also see Table 5	89.7746	89.7746	89.7746	89.7746	89.7746	89.7746	89.7746	89.7746	89.7746	89.7746	89.7746	89.7746 (67)
Appliances gains (calculated in Appendix L, equation L13 or L13a), also see Table 5	177.9115	179.7577	175.1054	165.2012	152.6990	140.9487	133.0988	131.2526	135.9049	145.8091	158.3113	170.0616 (68)
Cooking gains (calculated in Appendix L, equation L15 or L15a), also see Table 5	33.1851	33.1851	33.1851	33.1851	33.1851	33.1851	33.1851	33.1851	33.1851	33.1851	33.1851	33.1851 (69)
Pumps, fans	3.0000	3.0000	3.0000	3.0000	3.0000	3.0000	3.0000	3.0000	3.0000	3.0000	3.0000	3.0000 (70)
Losses e.g. evaporation (negative values) (Table 5)	-81.4811	-81.4811	-81.4811	-81.4811	-81.4811	-81.4811	-81.4811	-81.4811	-81.4811	-81.4811	-81.4811	-81.4811 (71)
Water heating gains (Table 5)	101.4151	99.2406	95.0514	85.8693	80.2451	74.3663	70.6231	73.7385	77.2359	83.7590	92.5611	100.2411 (72)
Total internal gains	425.6566	434.9469	416.4867	400.3930	379.2741	361.6375	347.0519	348.3211	359.4633	375.8980	400.1948	416.6326 (73)

[Jan]	Area m2	Solar flux Table 6a W/m2	g Specific data or Table 6b	FF Specific data or Table 6c	Access factor Table 6d	Gains W
Northeast	1.1300	11.2829	0.6300	0.7000	0.7700	3.8965 (75)
Southeast	6.5900	36.7938	0.6300	0.7000	0.7700	74.1024 (77)
Southwest	5.8800	36.7938	0.6300	0.7000	0.7700	66.1187 (79)

Solar gains	144.1176	246.7798	341.0926	428.3925	485.0948	483.9003	465.5688	422.9127	371.2707	273.6711	172.8553	123.1821 (83)
Total gains	569.7742	681.7267	757.5794	828.7855	864.3689	845.5379	812.6207	771.2337	730.7340	649.5692	573.0501	539.8147 (84)

Temperature during heating periods in the living area from Table 9, Th1 (C)

[illegible]

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Utilisation	0.9827	0.9653	0.9349	0.8658	0.7414	0.5533	0.3836	0.4238	0.6643	0.8888	0.9671	0.9859 (94)
Useful gains	559.9349	658.1003	708.2829	717.5435	640.8562	467.8134	311.7354	326.8686	485.4425	577.3576	554.1811	532.1967 (95)
Net gain after losses	0.0000	0.0000	6.5000	8.9000	11.7000	14.6000	16.6000	16.4000	14.1000	10.6000	7.1000	4.2000 (96)
Space heating kWh	1280.4822	1250.8153	1138.9120	955.0872	733.9666	487.2410	314.7714	331.5686	528.4415	804.7439	1060.9390	1274.7822 (97)
Space heating requirement - total per year (kWh/year)	536.0872	398.3045	320.3881	171.0315	69.2741	0.0000	0.0000	0.0000	0.0000	169.1754	364.8657	552.4837 (98a)
Solar heating kWh	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (98b)
Solar heating contribution - total per year (kWh/year)	536.0872	398.3045	320.3881	171.0315	69.2741	0.0000	0.0000	0.0000	0.0000	169.1754	364.8657	552.4837 (98c)
Space heating requirement after solar contribution - total per year (kWh/year)												2581.6102
Space heating per m ²										(98c) / (4) =		41.6523 (99)

Fraction of space heat from secondary/supplementary system (Table 11)	0.0000	(201)
Fraction of space heat from main system(s)	1.0000	(202)
Efficiency of main space heating system 1 (in %)	92.4000	(206)
Efficiency of main space heating system 2 (in %)	0.0000	(207)
Efficiency of secondary/supplementary heating system, %	0.0000	(208)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Space heating requirement	536.0872	398.3045	320.3881	171.0315	69.2741	0.0000	0.0000	0.0000	0.0000	169.1754	364.8657	552.4837	(98)
Space heating efficiency (main heating system 1)	92.4000	92.4000	92.4000	92.4000	92.4000	0.0000	0.0000	0.0000	0.0000	92.4000	92.4000	92.4000	(210)
Space heating fuel (main heating system)	580.1809	431.0655	346.7404	185.0990	74.9720	0.0000	0.0000	0.0000	0.0000	183.0903	394.8763	597.9260	(211)
Space heating efficiency (main heating system 2)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	(212)
Space heating fuel (main heating system 2)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	(213)
Space heating fuel (secondary)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	(215)
Water heating requirement	212.8837	188.3895	200.6163	177.7144	173.1280	156.9500	155.2747	161.3735	162.5985	180.1567	190.1182	210.7509	(64)
Efficiency of water heater (217)m	86.2737	85.9444	85.3791	84.2993	82.5831	80.3000	80.3000	80.3000	80.3000	84.2468	85.7538	86.3465	(216)
Fuel for water heating, kWh/month	246.7538	219.1992	234.9714	210.8135	209.6410	195.4546	193.3683	200.9632	202.4888	213.8439	221.7023	244.0758	(219)
Space cooling fuel requirement (221)m	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	(221)
Pumps and Fa	7.3041	6.5973	7.3041	7.0685	7.3041	7.0685	7.3041	7.3041	7.0685	7.3041	7.0685	7.3041	(231)
Lighting	18.6534	14.9644	13.4738	9.8715	7.6250	6.2297	6.9558	9.0414	11.7439	15.4086	17.4040	19.1718	(232)
Electricity generated by PVs (Appendix M) (negative quantity) (233a)m	-29.2688	-41.4088	-59.7464	-67.4652	-73.0260	-68.2956	-67.4767	-63.5735	-56.7133	-47.5006	-32.2383	-25.2897	(233)
Electricity generated by wind turbines (Appendix M) (negative quantity) (234a)m	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	(234)
Electricity generated by hydro-electric generators (Appendix M) (negative quantity) (235a)m	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	(235)
Electricity used or net electricity generated by micro-CHP (Appendix N) (negative if net generation) (235c)m	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	(235)
Electricity generated by PVs (Appendix M) (negative quantity) (233b)m	-16.1066	-33.9293	-67.5106	-101.4932	-134.2768	-134.9161	-133.3040	-112.8148	-82.6359	-48.5274	-21.5094	-12.7313	(233)
Electricity generated by wind turbines (Appendix M) (negative quantity) (234b)m	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	(234)
Electricity generated by hydro-electric generators (Appendix M) (negative quantity) (235b)m	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	(235)
Electricity used or net electricity generated by micro-CHP (Appendix N) (negative if net generation) (235d)m	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	(235)
Annual totals kWh/year													
Space heating fuel - main system 1												2793.9504	(211)
Space heating fuel - main system 2												0.0000	(213)
Space heating fuel - secondary												0.0000	(215)
Efficiency of water heater												80.3000	
Water heating fuel used												2593.2758	(219)
Space cooling fuel												0.0000	(221)
Electricity for pumps and fans:													
Total electricity for the above, kWh/year												86.0000	(231)
Electricity for lighting (calculated in Appendix L)												150.5435	(232)
Energy saving/generation technologies (Appendices M ,N and Q)													
PV generation												-1531.7584	(233)
Wind generation												0.0000	(234)
Hydro-electric generation (Appendix N)												0.0000	(235)
Electricity generated - Micro CHP (Appendix N)												0.0000	(235)
Appendix Q - special features													
Energy saved or generated												-0.0000	(236)
Energy used												0.0000	(237)
Total delivered energy for all uses												4092.0113	(238)

	Energy kWh/year	Emission factor kg CO2/kWh	Emissions kg CO2/year
Space heating - main system 1	2793.9504	0.2100	586.7296 (261

	Energy kWh/year	Primary energy factor kg CO2/kWh	Primary energy kWh/year
Space heating - main system 1	2793.9504	1.1300	3157.1640 (275)
Total CO2 associated with community systems			0.0000 (473)
Water heating (other fuel)	2593.2758	1.1300	2930.4016 (278)
Space and water heating			6087.5656 (279)
Pumps, fans and electric keep-hot	86.0000	1.5128	130.1008 (281)
Energy for lighting	150.5435	1.5338	230.9086 (282)
Energy saving/generation technologies			
PV Unit electricity used in dwelling	-632.0029	1.4971	-946.1424
PV Unit electricity exported	-899.7555	0.4620	-415.7223
Total			-1361.8647 (283)
Total Primary energy kWh/year			5086.7103 (286)
Target Primary Energy Rate (TPER)			82.0700 (287)

Appendix B

SAP Outputs – 'As Designed'

Plot Reference	Sample 1		Issued on Date	17/07/2026	
Assessment Reference	Everist Court	Plot Type Ref	Everist Court		
Plot Address	Everist Court		SAP Version	10.2	

SAP Rating	63 D	DER	10.47	TER	16.86
Environmental	92 A	% DER < TER		37.90	
CO ₂ Emissions (t/year)	0.56	DFEE	147.65	TFEE	54.64
Compliance Check	See BREL	% DFEE < TFEE		-170.21	
% DPER < TPER	-22.24	DPER	108.65	TPER	88.88

Client	Mr. Neil Ingham	Assessor ID	AV35-0001
Client	Planning Report, Planning Report		

SAP 10 WORKSHEET FOR New Build (As Designed) (Version 10.2, February 2022)
 CALCULATION OF DWELLING EMISSIONS FOR REGULATIONS COMPLIANCE

1. Overall dwelling characteristics

	Area (m ²)	Storey height (m)	Volume (m ³)
Main dwelling	57.9200		
Ground floor			
Total floor area TFA = (1a)+(1b)+(1c)+(1d)+(1e)...(1n)	57.9200		
Dwelling volume			

2. Ventilation rate

Number of open chimneys	0 * 80 =	0.0000 (6a)
Number of open flues	0 * 20 =	0.0000 (6b)
Number of chimneys / flues attached to closed fire	0 * 10 =	0.0000 (6c)
Number of flues attached to solid fuel boiler	0 * 20 =	0.0000 (6d)
Number of flues attached to other heater	0 * 35 =	0.0000 (6e)
Number of blocked chimneys	0 * 20 =	0.0000 (6f)
Number of intermittent extract fans	2 * 10 =	20.0000 (7a)
Number of passive vents	0 * 10 =	0.0000 (7b)
Number of flueless gas fires	0 * 40 =	0.0000 (7c)
Infiltration due to chimneys, flues and fans	20.0000 / (5) =	0.1025 (8)
Pressure test	Yes	
Pressure Test Method	Blower Door	
Measured/design AP50	8.0000	(17)
Infiltration rate	0.5025	(18)
Number of sides sheltered	2	(19)
Shelter factor	(20) = 1 - [0.075 x (19)] =	0.8500 (20)
Infiltration rate adjusted to include shelter factor	(21) = (18) x (20) =	0.4271 (21)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Wind speed	5.1000	5.0000	4.9000	4.4000	4.3000	3.8000	3.8000	3.7000	4.0000	4.3000	4.5000	4.7000 (22)
Wind factor	1.2750	1.2500	1.2250	1.1000	1.0750	0.9500	0.9500	0.9250	1.0000	1.0750	1.1250	1.1750 (22a)
Adj infilt rate	0.5445	0.5339	0.5232	0.4698	0.4591	0.4057	0.4057	0.3951	0.4271	0.4591	0.4805	0.5018 (22b)
Effective ac	0.6483	0.6425	0.6369	0.6104	0.6054	0.5823	0.5823	0.5780	0.5912	0.6054	0.6154	0.6259 (25)

3. Heat losses and heat loss parameter

Element	Gross m ²	Openings m ²	NetArea m ²	U-value W/m ² K	A x U W/K	K-value kJ/m ² K	A x K kJ/K
Main dwelling							
DOOR			1.8900	2.8000	5.2920		(26)
G			16.5700	2.5180	41.7230		(27)
GF			57.9200	0.6000	34.7520	110.0000	6371.2000 (28a)
EW	86.0300	16.5700	69.4600	0.5500	38.2030	60.0000	4167.5999 (29a)
SW	13.7500	1.8900	11.8600	0.5500	6.5230	60.0000	711.6000 (29a)
FR	7.7200		7.7200	0.1600	1.2352	9.0000	69.4800 (30)
SC	0.6800		0.6800	0.1399	0.0951	9.0000	6.1200 (30)
Total net area of external elements Aum(A, m ²)			166.1000				(31)
Fabric heat loss, W/K = Sum (A x U)				(26)...(30) + (32) =	127.8233		(33)
Main dwelling							
PW			25.3200	0.0000	0.0000	45.0000	1139.4000 (32)
Party Ceiling 1			49.5200			30.0000	1485.6000 (32b)
IW			119.1000			9.0000	1071.9000 (32c)
Heat capacity Cm = Sum(A x k)						(28)...(30) + (32) + (32a)...(32e) =	15022.8999 (34)
Thermal mass parameter (TMP = Cm / TFA) in kJ/m ² K							259.3733 (35)
Thermal bridges (Default value 0.200 * total exposed area)							33.2200 (36)
Point Thermal bridges						(36a) =	0.0000
Total fabric heat loss						(33) + (36) + (36a) =	161.0433 (37)

Ventilation heat loss calculated monthly (38)m = 0.33 x (25)m x (5)												
(38)m	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Heat transfer coeff	41.7566	41.3857	41.0222	39.3149	38.9954	37.5084	37.5084	37.2330	38.0812	38.9954	39.6417	40.3173 (38)
Average = Sum(39)m / 12 =	202.7999	202.4291	202.0656	200.3582	200.0388	198.5517	198.5517	198.2763	199.1245	200.0388	200.6850	201.3606 (39)
												200.3567
HLP	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
HLP (average)	3.5014	3.4950	3.4887	3.4592	3.4537	3.4280	3.4280	3.4233	3.4379	3.4537	3.4649	3.4765 (40)
Days in mont	31	28	31	30	31	30	31	31	30	31	30	31

Energy gains calculation Summary												
Assumed occupancy												1.9223 (42)
Hot water usage for mixer showers	56.4495	55.6011	54.3650	51.9998	50.2543	48.3078	47.2014	48.4282	49.7730	51.8630	54.2790	56.2332 (42a)
Hot water usage for baths	24.3983	24.0360	23.5257	22.5849	21.8804	21.0992	20.6773	21.1840	21.7357	22.5716	23.5318	24.3159 (42b)
Hot water usage for other uses	34.3158	33.0680	31.8201	30.5723	29.3244	28.0766	28.0766	29.3244	30.5723	31.8201	33.0680	34.3158 (42c)
Average daily hot water use (litres/day)												105.8618 (43)
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Daily hot water use	115.1636	112.7051	109.7108	105.1569	101.4591	97.4836	95.9552	98.9366	102.0810	106.2547	110.8787	114.8649 (44)
Energy conte	182.3910	160.4906	168.6214	143.9546	136.5835	119.8675	116.0496	122.5042	125.8761	144.1866	157.9671	179.8506 (45)
Energy content (annual)										Total = Sum(45)m =		1758.3426
Distribution loss (46)m = 0.15 x (45)m	27.3587	24.0736	25.2932	21.5932	20.4875	17.9801	17.4074	18.3756	18.8814	21.6280	23.6951	26.9776 (46)
Water storage loss (or HIU loss):												
Store volume												170.0000 (47)
a) If manufacturer declared loss factor is known (kWh/day):												1.2000 (48)
Temperature factor from Table 2b												0.5400 (49)
Enter (49) or (54) in (55)												0.6480 (55)
Total storage loss	20.0880	18.1440	20.0880	19.4400	20.0880	19.4400	20.0880	20.0880	19.4400	20.0880	19.4400	20.0880 (56)
If cylinder contains dedicated solar storage	20.0880	18.1440	20.0880	19.4400	20.0880	19.4400	20.0880	20.0880	19.4400	20.0880	19.4400	20.0880 (57)
Primary loss	23.2624	21.0112	23.2624	22.5120	23.2624	22.5120	23.2624	23.2624	22.5120	23.2624	22.5120	23.2624 (59)
Combi loss	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (61)
Total heat required for water heating calculated for each month	225.7414	199.6458	211.9718	185.9066	179.9339	161.8195	159.4000	165.8546	167.8281	187.5370	199.9191	223.2010 (62)
WWHRS	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (63a)
PV diverter	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (63b)
Solar input	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (63c)
FGHRS	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (63d)
Output from w/h	225.7414	199.6458	211.9718	185.9066	179.9339	161.8195	159.4000	165.8546	167.8281	187.5370	199.9191	223.2010 (64)
12Total per year (kWh/year)								Total per year (kWh/year) = Sum(64)m =				2268.7586 (64)
Electric shower(s)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (64a)
Total Energy used by instantaneous electric shower(s) (kWh/year) = Sum(64a)m =												0.0000 (64a)
Heat gains from water heating, kWh/month	95.3253	84.6873	90.7469	81.4265	80.0943	73.4175	73.2668	75.4130	75.4154	82.6224	86.0857	94.4806 (65)

5. Internal gains (see Table 5 and 5a)												
Metabolic gains (Table 5), Watts												
(66)m	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Lighting gains (calculated in Appendix L, equation L9 or L9a), also see Table 5	96.1128	96.1128	96.1128	96.1128	96.1128	96.1128	96.1128	96.1128	96.1128	96.1128	96.1128	96.1128 (66)
Appliances gains (calculated in Appendix L, equation L13 or L13a), also see Table 5	84.5714	93.6327	84.5714	87.3905	84.5714	87.3905	84.5714	84.5714	87.3905	84.5714	87.3905	84.5714 (67)
Cooking gains (calculated in Appendix L, equation L15 or L15a), also see Table 5	167.6723	169.4122	165.0277	155.6936	143.9109	132.8368	125.4387	123.6988	128.0833	137.4175	149.2001	160.2742 (68)
Pumps, fans	32.6113	32.6113	32.6113	32.6113	32.6113	32.6113	32.6113	32.6113	32.6113	32.6113	32.6113	32.6113 (69)
Losses e.g. evaporation (negative values) (Table 5)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (70)
Water heating gains (Table 5)	-76.8902	-76.8902	-76.8902	-76.8902	-76.8902	-76.8902	-76.8902	-76.8902	-76.8902	-76.8902	-76.8902	-76.8902 (71)
Total internal gains	128.1254	126.0227	121.9717	113.0924	107.6537	101.9688	98.4769	101.3615	104.7436	111.0516	119.5634	126.9901 (72)
	432.2030	440.9015	423.4047	408.0102	387.9698	374.0300	360.3208	361.4656	372.0512	384.8743	407.9879	423.6696 (73)

6. Solar gains												
[Jan]			Area	Solar flux	g	FF		Access				Gains
			m2	Table 6a	Specific data	Specific data		factor				W
				W/m2	or Table 6b	or Table 6c		Table 6d				
Northeast			3.0500	11.2829	0.6300	0.7000		0.7700				10.5171 (75)
Southwest			6.3800	36.7938	0.6300	0.7000		0.7700				71.7410 (79)
Northwest			7.1400	11.2829	0.6300	0.7000		0.7700				24.6202 (81)
Solar gains	106.8783	193.7245	296.0631	418.7985	516.5178	533.6448	505.8087	429.7162	338.0637	222.4654	130.1410	90.0902 (83)
Total gains	539.0814	634.6259	719.4678	826.8088	904.4876	907.6748	866.1295	791.1818	710.1150	607.3397	538.1289	513.7598 (84)

7. Mean internal temperature (heating season)												
Temperature during heating periods in the living area from Table 9, Th1 (C)												21.0000 (85)
Utilisation factor for gains from living area, nil,m (see Table 9a)												
tau	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
alpha	20.5771	20.6148	20.6519	20.8278	20.8611	21.0173	21.0173	21.0465	20.9569	20.8611	20.7939	20.7242
util living area	2.3718	2.3743	2.3768	2.3885	2.3907	2.4012	2.4012	2.4031	2.3971	2.3907	2.3863	2.3816

0.9892	0.9834	0.9730	0.9482	0.8997	0.8131	0.7090	0.7545	0.8889	0.9621	0.9840	0.9905 (86)
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Living	18.1545	18.3606	18.7451	19.3021	19.8698	20.3610	20.6234	20.5699	20.1598	19.4393	18.7104	18.1269	
Non living	15.4803	15.7437	16.2328	16.9366	17.6206	18.1515	18.3471	18.3274	17.9741	17.1225	16.1992	15.4508	
24 / 16	0	0	0	0	0	0	0	0	0	0	0	0	
24 / 9	13	0	0	0	0	0	0	0	0	0	0	0	
16 / 9	18	28	12	0	0	0	0	0	0	0	0	31	
MIT	20.0642	19.5051	19.1236	19.3021	19.8698	20.3610	20.6234	20.5699	20.1598	19.4393	18.7104	19.3728 (87)	
Th 2	18.5203	18.5229	18.5256	18.5380	18.5403	18.5513	18.5513	18.5533	18.5470	18.5403	18.5356	18.5307 (88)	
util rest of house													
	0.9847	0.9763	0.9603	0.9201	0.8330	0.6530	0.4090	0.4753	0.7788	0.9355	0.9758	0.9865 (89)	
MIT 2	17.7412	17.2962	16.7285	16.9366	17.6206	18.1515	18.3471	18.3274	17.9741	17.1225	16.1992	17.1713 (90)	
Living area fraction									fLA = Living area / (4) =				0.4800 (91)
MIT	18.8562	18.3564	17.8781	18.0719	18.7002	19.2120	19.4397	19.4038	19.0232	18.2345	17.4045	18.2279 (92)	
Temperature adjustment												0.0000	
adjusted MIT	18.8562	18.3564	17.8781	18.0719	18.7002	19.2120	19.4397	19.4038	19.0232	18.2345	17.4045	18.2279 (93)	

8. Space heating requirement

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Utilisation	0.9855	0.9757	0.9557	0.9125	0.8389	0.7091	0.5454	0.6010	0.8088	0.9305	0.9699	0.9858 (94)
Useful gains	531.2470	619.1974	687.5907	754.4728	758.7365	643.6232	472.3931	475.4745	574.3627	565.1378	521.9325	506.4811 (95)
Ext temp.	4.3000	4.9000	6.5000	8.9000	11.7000	14.6000	16.6000	16.4000	14.1000	10.6000	7.1000	4.2000 (96)
Heat loss rate W	2951.9902	2723.9733	2299.1195	1837.6749	1400.3075	915.7181	563.8257	595.5766	980.3261	1527.2017	2067.9646	2824.6752 (97)
Space heating												
kWh	1801.0329	1414.4094	1198.9774	779.9055	477.3288	0.0000	0.0000	0.0000	0.0000	715.7755	1113.1431	1724.7364 (98a)
Space heating requirement - total per year (kWh/year)												9225.3091
Solar heating												
kWh	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (98b)
Solar heating contribution - total per year (kWh/year)												0.0000
Space heating												
kWh	1801.0329	1414.4094	1198.9774	779.9055	477.3288	0.0000	0.0000	0.0000	0.0000	715.7755	1113.1431	1724.7364 (98c)
Space heating requirement after solar contribution - total per year (kWh/year)												9225.3091
Space heating per m2											(98c) / (4) =	159.2768 (99)

9a. Energy requirements - Individual heating systems, including micro-CHP

Fraction of space heat from secondary/supplementary system (Table 11)													0.0000 (201)
Fraction of space heat from main system(s)													1.0000 (202)
Efficiency of main space heating system 1 (in %)													355.7618 (206)
Efficiency of main space heating system 2 (in %)													0.0000 (207)
Efficiency of secondary/supplementary heating system, %													0.0000 (208)
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Space heating requirement	1801.0329	1414.4094	1198.9774	779.9055	477.3288	0.0000	0.0000	0.0000	0.0000	715.7755	1113.1431	1724.7364	(98)
Space heating efficiency (main heating system 1)	355.7618	355.7618	355.7618	355.7618	355.7618	0.0000	0.0000	0.0000	0.0000	355.7618	355.7618	355.7618	(210)
Space heating fuel (main heating system)	506.2468	397.5720	337.0169	219.2213	134.1709	0.0000	0.0000	0.0000	0.0000	201.1952	312.8900	484.8009	(211)
Space heating efficiency (main heating system 2)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	(212)
Space heating fuel (main heating system 2)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	(213)
Space heating fuel (secondary)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	(215)
Water heating													
Water heating requirement	225.7414	199.6458	211.9718	185.9066	179.9339	161.8195	159.4000	165.8546	167.8281	187.5370	199.9191	223.2010	(64)
Efficiency of water heater	172.9200	172.9200	172.9200	172.9200	172.9200	172.9200	172.9200	172.9200	172.9200	172.9200	172.9200	172.9200	(216)
Fuel for water heating, kWh/month	130.5467	115.4556	122.5838	107.5102	104.0561	93.5805	92.1813	95.9141	97.0553	108.4530	115.6136	129.0776	(217)
Space cooling fuel requirement	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	(221)
Pumps and Fa	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	(231)
Lighting	17.9093	14.3675	12.9363	9.4777	7.3209	5.9812	6.6783	8.6807	11.2754	14.7940	16.7097	18.4070	(232)
Electricity generated by PVs (Appendix M) (negative quantity)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	(233a)
Electricity generated by wind turbines (Appendix M) (negative quantity)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	(234a)
Electricity generated by hydro-electric generators (Appendix M) (negative quantity)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	(235a)
Electricity used or net electricity generated by micro-CHP (Appendix N) (negative if net generation)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	(235c)
Electricity generated by PVs (Appendix M) (negative quantity)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	(233b)
Electricity generated by wind turbines (Appendix M) (negative quantity)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	(234b)
Electricity generated by hydro-electric generators (Appendix M) (negative quantity)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	(235b)
Electricity used or net electricity generated by micro-CHP (Appendix N) (negative if net generation)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	(235d)
Annual totals kWh/year													
Space heating fuel - main system 1												2593.1140	(211)
Space heating fuel - main system 2												0.0000	(213)
Space heating fuel - secondary												0.0000	(215)
Efficiency of water heater												172.9200	
Water heating fuel used												1312.0279	(219)
Space cooling fuel												0.0000	(221)
Electricity for pumps and fans:													
Total electricity for the above, kWh/year												0.0000	(231)
Electricity for lighting (calculated in Appendix L)												144.5380	(232)

Energy saving/generation technologies (Appendices M ,N and O)

Energy saving
PV generation

Wind generation
Hydro-electric generation (Appendix N)

Electricity generated - Micro CHP (Appendix N)

Appendix Q - special features

Energy saved or generated

Energy used

Total delivered energy for all uses

4049.6799 (238)

12a. Carbon dioxide emissions - Individual heating systems including micro-CHP

	Energy kWh/year	Emission factor kg CO2/kWh	Emissions kg CO2/year	
Space heating - main system 1	2593.1140	0.1544	400.3840	(261)
Total CO2 associated with community systems			0.0000	(373)
Water heating (other fuel)	1312.0279	0.1409	184.9085	(264)
Space and water heating			585.2925	(265)
Pumps, fans and electric keep-hot	0.0000	0.0000	0.0000	(267)
Energy for lighting	144.5380	0.1443	20.8613	(268)
Total CO2, kg/year			606.1538	(272)
Emiission Rate (DER)			10.4700	(273)

13a. Primary energy - Individual heating systems including micro-CHP

	Energy kWh/year	Primary energy factor kg CO2/kWh	Primary energy kWh/year	
Space heating - main system 1	2593.1140	1.5716	4075.4036	(275)
Total CO2 associated with community systems			0.0000	(473)
Water heating (other fuel)	1312.0279	1.5211	1995.7548	(278)
Space and water heating			6071.1584	(279)
Pumps, fans and electric keep-hot	0.0000	0.0000	0.0000	(281)
Energy for lighting	144.5380	1.5338	221.6973	(282)
Total Primary energy kWh/year			6292.8556	(286)
Dwelling Primary energy Rate (DPER)			108.6500	(287)

SAP 10 WORKSHEET FOR New Build (As Designed) (Version 10.2, February 2022)
CALCULATION OF TARGET EMISSIONS

1. Overall dwelling characteristics

	Area (m2)	Storey height (m)	Volume (m3)	
Main dwelling	57.9200	3.3700	195.1904	(1b) - (3b)
Ground floor				(4)
Total floor area TFA = (1a)+(1b)+(1c)+(1d)+(1e)...(1n)	57.9200		195.1904	(5)
Dwelling volume				

2. Ventilation rate

		m3 per hour	
Number of open chimneys	0 * 80 =	0.0000	(6a)
Number of open flues	0 * 20 =	0.0000	(6b)
Number of chimneys / flues attached to closed fire	0 * 10 =	0.0000	(6c)
Number of flues attached to solid fuel boiler	0 * 20 =	0.0000	(6d)
Number of flues attached to other heater	0 * 35 =	0.0000	(6e)
Number of blocked chimneys	0 * 20 =	0.0000	(6f)
Number of intermittent extract fans	2 * 10 =	20.0000	(7a)
Number of passive vents	0 * 10 =	0.0000	(7b)
Number of flueless gas fires	0 * 40 =	0.0000	(7c)
Infiltration due to chimneys, flues and fans	= (6a)+(6b)+(6c)+(6d)+(6e)+(6f)+(6g)+(7a)+(7b)+(7c) =	20.0000 / (5) =	0.1025 (8)
Pressure test		Yes	
Pressure Test Method		Blower Door	
Measured/design AP50		5.0000	(17)
Infiltration rate		0.3525	(18)
Number of sides sheltered		2	(19)
Shelter factor	(20) = 1 - [0.075 x (19)] =		0.8500 (20)
Infiltration rate adjusted to include shelter factor	(21) = (18) x (20) =		0.2996 (21)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Wind speed	5.1000	5.0000	4.9000	4.4000	4.3000	3.8000	3.8000	3.7000	4.0000	4.3000	4.5000	4.7000	(22)
Wind factor	1.2750	1.2500	1.2250	1.1000	1.0750	0.9500	0.9500	0.9250	1.0000	1.0750	1.1250	1.1750	(22a)
Adj infilt rate	0.3820	0.3745	0.3670	0.3296	0.3221	0.2846	0.2846	0.2771	0.2996	0.3221	0.3370	0.3520	(22b)
Effective ac	0.5730	0.5701	0.5673	0.5543	0.5519	0.5405	0.5405	0.5384	0.5449	0.5519	0.5568	0.5620	(25)

3. Heat losses and heat loss parameter

Element	Gross m2	Openings m2	NetArea m2	U-value W/m2K	A x U W/K	K-value kJ/m2K	A x K kJ/K	
Main dwelling								
TER Opaque door			1.8900	1.0000	1.8900			(26)
TER Opening Type			12.6000	1.1450	14.4275			(27)
GF			57.9200	0.1300	7.5296			(28a)
EW	86.0300	12.6000	73.4300	0.1800	13.2174			(29a)
SW	13.7500	1.8900	11.8600	0.1800	2.1348			(29a)
FR	7.7200		7.7200	0.1100	0.8492			(30)
SC	0.6800		0.6800	0.1100	0.0748			(30)
Total net area of external elements Aum(A, m2)			166.1000					(31)
Fabric heat loss, W/K = Sum (A x U)					(26)...(30) + (32) =	40.1233		(33)
Main dwelling								

	Energy kWh/year	Primary energy factor kg CO2/kWh	Primary energy kWh/year	
Space heating - main system 1	2874.9615	1.1300	3248.7065	(275)
Total CO2 associated with community systems			0.0000	(473)
Water heating (other fuel)	2502.4013	1.1300	2827.7135	(278)
Space and water heating			6076.4200	(279)
Pumps, fans and electric keep-hot	86.0000	1.5128	130.1008	(281)
Energy for lighting	141.9258	1.5338	217.6905	(282)
Energy saving/generation technologies				
PV Unit electricity used in dwelling	-594.3407	1.4969	-889.6966	
PV Unit electricity exported	-837.0798	0.4620	-386.7421	
Total			-1276.4387	(283)
Total Primary energy kWh/year			5147.7726	(286)
Target Primary Energy Rate (TPER)			88.8800	(287)

Plot Reference	Sample 2		Issued on Date	17/07/2026	
Assessment Reference	Everist Court	Plot Type Ref	Everist Court		
Plot Address	Everist Court		SAP Version	10.2	

SAP Rating	65 D	DER	9.64	TER	15.09
Environmental	93 A	% DER < TER		36.12	
CO ₂ Emissions (t/year)	0.55	DFEE	134.04	TFEE	48.29
Compliance Check	See BREL	% DFEE < TFEE		-177.55	
% DPER < TPER	-26.25	DPER	100.15	TPER	79.33

Client	Mr. Neil Ingham	Assessor ID	AV35-0001
Client	Planning Report, Planning Report		

SAP 10 WORKSHEET FOR New Build (As Designed) (Version 10.2, February 2022)
 CALCULATION OF DWELLING EMISSIONS FOR REGULATIONS COMPLIANCE

1. Overall dwelling characteristics

	Area (m ²)	Storey height (m)	Volume (m ³)
Main dwelling	61.9800 (1b)	3.3700 (2b)	208.8726 (1b) - (3b)
Ground floor			
Total floor area TFA = (1a)+(1b)+(1c)+(1d)+(1e)...(1n)	61.9800		208.8726 (4)
Dwelling volume		(3a)+(3b)+(3c)+(3d)+(3e)...(3n)	208.8726 (5)

2. Ventilation rate

	m ³ per hour
Number of open chimneys	0 * 80 = 0.0000 (6a)
Number of open flues	0 * 20 = 0.0000 (6b)
Number of chimneys / flues attached to closed fire	0 * 10 = 0.0000 (6c)
Number of flues attached to solid fuel boiler	0 * 20 = 0.0000 (6d)
Number of flues attached to other heater	0 * 35 = 0.0000 (6e)
Number of blocked chimneys	0 * 20 = 0.0000 (6f)
Number of intermittent extract fans	2 * 10 = 20.0000 (7a)
Number of passive vents	0 * 10 = 0.0000 (7b)
Number of flueless gas fires	0 * 40 = 0.0000 (7c)
Infiltration due to chimneys, flues and fans = (6a)+(6b)+(6c)+(6d)+(6e)+(6f)+(6g)+(7a)+(7b)+(7c) =	20.0000 / (5) = 0.0958 (8)
Pressure test	Yes
Pressure Test Method	Blower Door
Measured/design AP50	8.0000 (17)
Infiltration rate	0.4958 (18)
Number of sides sheltered	2 (19)
Shelter factor	(20) = 1 - [0.075 x (19)] = 0.8500 (20)
Infiltration rate adjusted to include shelter factor	(21) = (18) x (20) = 0.4214 (21)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Wind speed	5.1000	5.0000	4.9000	4.4000	4.3000	3.8000	3.8000	3.7000	4.0000	4.3000	4.5000	4.7000 (22)
Wind factor	1.2750	1.2500	1.2250	1.1000	1.0750	0.9500	0.9500	0.9250	1.0000	1.0750	1.1250	1.1750 (22a)
Adj infilt rate	0.5373	0.5267	0.5162	0.4635	0.4530	0.4003	0.4003	0.3898	0.4214	0.4530	0.4741	0.4951 (22b)
Effective ac	0.6443	0.6387	0.6332	0.6074	0.6026	0.5801	0.5801	0.5760	0.5888	0.6026	0.6124	0.6226 (25)

3. Heat losses and heat loss parameter

Element	Gross m ²	Openings m ²	NetArea m ²	U-value W/m ² K	A x U W/K	K-value kJ/m ² K	A x K kJ/K
Main dwelling							
DOOR			1.8900	2.8000	5.2920		(26)
G			14.7500	2.5180	37.1403		(27)
GF			61.9800	0.6000	37.1880	110.0000	6817.8000 (28a)
EW	87.0300	14.7500	72.2800	0.5500	39.7540	60.0000	4336.8000 (29a)
SW	14.3900	1.8900	12.5000	0.5500	6.8750	60.0000	750.0000 (29a)
FR	5.8700		5.8700	0.1600	0.9392	9.0000	52.8300 (30)
SC	2.4400		2.4400	0.1399	0.3413	9.0000	21.9600 (30)
Total net area of external elements Aum(A, m ²)			171.7100				(31)
Fabric heat loss, W/K = Sum (A x U)			(26)...(30) + (32) =		127.5297		(33)
Main dwelling							
PW			25.3000	0.0000	0.0000	45.0000	1138.5000 (32)
Party Ceiling 1			53.6700			30.0000	1610.1000 (32b)
IW			142.6900			9.0000	1284.2100 (32c)
Heat capacity Cm = Sum(A x k)						(28)...(30) + (32) + (32a)...(32e) =	16012.2000 (34)
Thermal mass parameter (TMP = Cm / TFA) in kJ/m ² K							258.3446 (35)
Thermal bridges (Default value 0.200 * total exposed area)							34.3420 (36)
Point Thermal bridges						(36a) =	0.0000
Total fabric heat loss						(33) + (36) + (36a) =	161.8717 (37)

Ventilation heat loss calculated monthly (38)m = 0.33 x (25)m x (5)												
(38)m	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Heat transfer coeff	44.4124	44.0261	43.6474	41.8689	41.5361	39.9870	39.9870	39.7002	40.5837	41.5361	42.2093	42.9130 (38)
Average = Sum(39)m / 12 =	206.2841	205.8978	205.5191	203.7406	203.4078	201.8588	201.8588	201.5719	202.4555	203.4078	204.0810	204.7848 (39)
												203.7390
HLP	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
HLP (average)	3.3282	3.3220	3.3159	3.2872	3.2818	3.2568	3.2568	3.2522	3.2665	3.2818	3.2927	3.3040 (40)
Days in mont	31	28	31	30	31	30	31	31	30	31	30	31

Assumed occupancy												
Hot water usage for mixer showers	58.3738	57.4966	56.2183	53.7724	51.9675	49.9546	48.8105	50.0791	51.4698	53.6310	56.1294	58.1502 (42a)
Hot water usage for baths	25.2259	24.8512	24.3237	23.3509	22.6225	21.8149	21.3786	21.9025	22.4729	23.3371	24.3299	25.1406 (42b)
Hot water usage for other uses	35.4912	34.2006	32.9100	31.6194	30.3288	29.0383	29.0383	30.3288	31.6194	32.9100	34.2006	35.4912 (42c)
Average daily hot water use (litres/day)												109.4718 (43)
Daily hot water use	119.0909	116.5485	113.4520	108.7428	104.9189	100.8077	99.2274	102.3105	105.5622	109.8782	114.6599	118.7820 (44)
Energy conte	188.6109	165.9634	174.3715	148.8635	141.2410	123.9549	120.0069	126.6818	130.1687	149.1037	163.3541	185.9839 (45)
Energy content (annual)										Total = Sum(45)m =		1818.3041
Distribution loss (46)m = 0.15 x (45)m	28.2916	24.8945	26.1557	22.3295	21.1861	18.5932	18.0010	19.0023	19.5253	22.3655	24.5031	27.8976 (46)
Water storage loss (or HIU loss):												
Store volume												170.0000 (47)
a) If manufacturer declared loss factor is known (kWh/day):												1.2000 (48)
Temperature factor from Table 2b												0.5400 (49)
Enter (49) or (54) in (55)												0.6480 (55)
Total storage loss	20.0880	18.1440	20.0880	19.4400	20.0880	19.4400	20.0880	20.0880	19.4400	20.0880	19.4400	20.0880 (56)
If cylinder contains dedicated solar storage	20.0880	18.1440	20.0880	19.4400	20.0880	19.4400	20.0880	20.0880	19.4400	20.0880	19.4400	20.0880 (57)
Primary loss	23.2624	21.0112	23.2624	22.5120	23.2624	22.5120	23.2624	23.2624	22.5120	23.2624	22.5120	23.2624 (59)
Combi loss	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (61)
Total heat required for water heating calculated for each month	231.9613	205.1186	217.7219	190.8155	184.5914	165.9069	163.3573	170.0322	172.1207	192.4541	205.3061	229.3343 (62)
WWHRS	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (63a)
PV diverter	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (63b)
Solar input	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (63c)
FGHRS	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (63d)
Output from w/h	231.9613	205.1186	217.7219	190.8155	184.5914	165.9069	163.3573	170.0322	172.1207	192.4541	205.3061	229.3343 (64)
12Total per year (kWh/year)										Total per year (kWh/year) = Sum(64)m =		2328.7201 (64)
Electric shower(s)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (64a)
Total Energy used by instantaneous electric shower(s) (kWh/year) = Sum(64a)m =												0.0000 (64a)
Heat gains from water heating, kWh/month	97.3935	86.5070	92.6588	83.0587	81.6429	74.7766	74.5826	76.8020	76.8427	84.2573	87.8768	96.5200 (65)

5. Internal gains (see Table 5 and 5a)												
Metabolic gains (Table 5), Watts												
(66)m	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Lighting gains (calculated in Appendix L, equation L9 or L9a), also see Table 5	101.8514	101.8514	101.8514	101.8514	101.8514	101.8514	101.8514	101.8514	101.8514	101.8514	101.8514	101.8514 (66)
Appliances gains (calculated in Appendix L, equation L13 or L13a), also see Table 5	89.7359	99.3505	89.7359	92.7271	89.7359	92.7271	89.7359	89.7359	92.7271	89.7359	92.7271	89.7359 (67)
Cooking gains (calculated in Appendix L, equation L15 or L15a), also see Table 5	177.9115	179.7577	175.1054	165.2012	152.6990	140.9487	133.0988	131.2526	135.9049	145.8091	158.3113	170.0616 (68)
Pumps, fans	33.1851	33.1851	33.1851	33.1851	33.1851	33.1851	33.1851	33.1851	33.1851	33.1851	33.1851	33.1851 (69)
Losses e.g. evaporation (negative values) (Table 5)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 (70)
Water heating gains (Table 5)	-81.4811	-81.4811	-81.4811	-81.4811	-81.4811	-81.4811	-81.4811	-81.4811	-81.4811	-81.4811	-81.4811	-81.4811 (71)
Total internal gains	130.9052	128.7307	124.5414	115.3593	109.7351	103.8564	100.2455	103.2285	106.7260	113.2490	122.0512	129.7311 (72)
	452.1080	461.3942	442.9381	426.8431	405.7255	391.0876	376.6356	377.7725	388.9134	402.3494	426.6449	443.0840 (73)

6. Solar gains												
[Jan]			Area	Solar flux	g	FF		Access				Gains
			m2	Table 6a	Specific data	Specific data		factor				W
				W/m2	or Table 6b	or Table 6c		Table 6d				
Northeast			1.2300	11.2829	0.6300	0.7000		0.7700				4.2413 (75)
Southeast			7.1400	36.7938	0.6300	0.7000		0.7700				80.2870 (77)
Southwest			6.3800	36.7938	0.6300	0.7000		0.7700				71.7410 (79)
Solar gains	156.2693	267.5932	369.8747	464.5648	526.0763	524.7902	504.9058	458.6305	402.6072	296.7564	187.4311	133.5679 (83)
Total gains	608.3773	728.9874	812.8128	891.4079	931.8018	915.8778	881.5413	836.4029	791.5206	699.1059	614.0761	576.6520 (84)

7. Mean internal temperature (heating season)												
Temperature during heating periods in the living area from Table 9, Th1 (C)												
Utilisation factor for gains from living area, nil,m (see Table 9a)												
tau	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
alpha	21.5617	21.6021	21.6419	21.8309	21.8666	22.0344	22.0344	22.0657	21.9694	21.8666	21.7944	21.7196
util living area	2.4374	2.4401	2.4428	2.4554	2.4578	2.4690	2.4690	2.4710	2.4646	2.4578	2.4530	2.4480

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Total delivered energy for all uses

3995.7821 (238)

12a. Carbon dioxide emissions - Individual heating systems including micro-CHP

	Energy kWh/year	Emission factor kg CO ₂ /kWh	Emissions kg CO ₂ /year	
Space heating - main system 1	2493.7352	0.1546	385.4299	(261)
Total CO ₂ associated with community systems			0.0000	(373)
Water heating (other fuel)	1346.7038	0.1409	189.8179	(264)
Space and water heating			575.2477	(265)
Pumps, fans and electric keep-hot	0.0000	0.0000	0.0000	(267)
Energy for lighting	155.3432	0.1443	22.4208	(268)
Total CO ₂ kg/year			597.6686	(272)
Emi ssion Rate (DER)			9.6400	(273)

13a. Primary energy - Individual heating systems including micro-CHP

	Energy kWh/year	Primary energy factor kg CO ₂ /kWh	Primary energy kWh/year	
Space heating - main system 1	2493.7352	1.5722	3920.6567	(275)
Total CO ₂ associated with community systems			0.0000	(473)
Water heating (other fuel)	1346.7038	1.5212	2048.5848	(278)
Space and water heating			5969.2415	(279)
Pumps, fans and electric keep-hot	0.0000	0.0000	0.0000	(281)
Energy for lighting	155.3432	1.5338	238.2706	(282)
Total Primary energy kWh/year			6207.5121	(286)
Dwelling Primary energy Rate (DPER)			100.1500	(287)

SAP 10 WORKSHEET FOR New Build (As Designed) (Version 10.2, February 2022)
CALCULATION OF TARGET EMISSIONS

1. Overall dwelling characteristics

	Area (m ²)	Storey height (m)	Volume (m ³)	
Main dwelling	61.9800	3.3700	208.8726	(1b) - (3b)
Ground floor				(4)
Total floor area TFA = (1a)+(1b)+(1c)+(1d)+(1e)...(1n)	61.9800		208.8726	(5)
Dwelling volume				

2. Ventilation rate

		m ³ per hour	
Number of open chimneys	0 * 80 =	0.0000	(6a)
Number of open flues	0 * 20 =	0.0000	(6b)
Number of chimneys / flues attached to closed fire	0 * 10 =	0.0000	(6c)
Number of flues attached to solid fuel boiler	0 * 20 =	0.0000	(6d)
Number of flues attached to other heater	0 * 35 =	0.0000	(6e)
Number of blocked chimneys	0 * 20 =	0.0000	(6f)
Number of intermittent extract fans	2 * 10 =	20.0000	(7a)
Number of passive vents	0 * 10 =	0.0000	(7b)
Number of flueless gas fires	0 * 40 =	0.0000	(7c)
Infiltration due to chimneys, flues and fans	(6a)+(6b)+(6c)+(6d)+(6e)+(6f)+(6g)+(7a)+(7b)+(7c) =	20.0000 / (5) =	0.0958 (8)
Pressure test		Yes	
Pressure Test Method		Blower Door	
Measured/design AP50		5.0000	(17)
Infiltration rate		0.3458	(18)
Number of sides sheltered		2	(19)
Shelter factor	(20) = 1 - [0.075 x (19)] =	0.8500	(20)
Infiltration rate adjusted to include shelter factor	(21) = (18) x (20) =	0.2939	(21)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Wind speed	5.1000	5.0000	4.9000	4.4000	4.3000	3.8000	3.8000	3.7000	4.0000	4.3000	4.5000	4.7000	(22)
Wind factor	1.2750	1.2500	1.2250	1.1000	1.0750	0.9500	0.9500	0.9250	1.0000	1.0750	1.1250	1.1750	(22a)
Adj infilt rate	0.3747	0.3674	0.3600	0.3233	0.3159	0.2792	0.2792	0.2718	0.2939	0.3159	0.3306	0.3453	(22b)
Effective ac	0.5702	0.5675	0.5648	0.5523	0.5499	0.5390	0.5390	0.5370	0.5432	0.5499	0.5547	0.5596	(25)

3. Heat losses and heat loss parameter

Element	Gross m ²	Openings m ²	NetArea m ²	U-value W/m ² K	A x U W/K	K-value kJ/m ² K	A x K kJ/K	
Main dwelling								
TER Opaque door			1.8900	1.0000	1.8900			(26)
TER Opening Type			13.6000	1.1450	15.5725			(27)
GF			61.9800	0.1300	8.0574			(28a)
EW	87.0300	13.6000	73.4300	0.1800	13.2174			(29a)
SW	14.3900	1.8900	12.5000	0.1800	2.2500			(29a)
FR	5.8700		5.8700	0.1100	0.6457			(30)
SC	2.4400		2.4400	0.1100	0.2684			(30)
Total net area of external elements Aum(A, m ²)			171.7100					(31)
Fabric heat loss, W/K = Sum (A x U)					(26)...(30) + (32) =	41.9014		(33)
Main dwelling								

PW						25.3000	0.0000		0.0000				(32)								
Thermal mass parameter (TMP = Cm / TFA) in kJ/m2K														258.3446	(35)						
Thermal bridges (User defined value 0.050 * total exposed area)														8.5855	(36)						
Point Thermal bridges														(36a) =	0.0000						
Total fabric heat loss														(33) + (36) + (36a) =	50.4869	(37)					
Ventilation heat loss calculated monthly (38)m = 0.33 x (25)m x (5)																					
(38)m	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec									
	39.3030	39.1150	38.9309	38.0658	37.9039	37.1504	37.1504	37.0109	37.4407	37.9039	38.2313	38.5737	(38)								
Heat transfer coeff	89.7899	89.6020	89.4178	88.5527	88.3908	87.6374	87.6374	87.4978	87.9276	88.3908	88.7183	89.0606	(39)								
Average = Sum(39)m / 12 =														88.5519							
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec									
HLP	1.4487	1.4457	1.4427	1.4287	1.4261	1.4140	1.4140	1.4117	1.4186	1.4261	1.4314	1.4369	(40)								
Days in month														31	28	31	30	31	30	31	

4. Water heating energy requirements (kWh/year)													
Assumed occupancy													2.0370 (42)
Hot water usage for mixer showers													
	58.3738	57.4966	56.2183	53.7724	51.9675	49.9546	48.8105	50.0791	51.4698	53.6310	56.1294	58.1502	(42a)
Hot water usage for baths													
	25.2259	24.8512	24.3237	23.3509	22.6225	21.8149	21.3786	21.9025	22.4729	23.3371	24.3299	25.1406	(42b)
Hot water usage for other uses													
	35.4912	34.2006	32.9100	31.6194	30.3288	29.0383	29.0383	30.3288	31.6194	32.9100	34.2006	35.4912	(42c)
Average daily hot water use (litres/day)													109.4718 (43)
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Daily hot water use	119.0909	116.5485	113.4520	108.7428	104.9189	100.8077	99.2274	102.3105	105.5622	109.8782	114.6599	118.7820	(44)
Energy conte	188.6109	165.9634	174.3715	148.8635	141.2410	123.9549	120.0069	126.6818	130.1687	149.1037	163.3541	185.9839	(45)
Energy content (annual)													Total = Sum(45)m = 1818.3041
Distribution loss (46)m = 0.15 x (45)m													
	28.2916	24.8945	26.1557	22.3295	21.1861	18.5932	18.0010	19.0023	19.5253	22.3655	24.5031	27.8976	(46)
Water storage loss (or HIU loss):													
Store volume													170.0000 (47)
a) If manufacturer declared loss factor is known (kWh/day):													1.5003 (48)
Temperature factor from Table 2b													0.5400 (49)
Enter (49) or (54) in (55)													0.8102 (55)
Total storage loss													
	25.1153	22.6848	25.1153	24.3051	25.1153	24.3051	25.1153	25.1153	24.3051	25.1153	24.3051	25.1153	(56)
If cylinder contains dedicated solar storage													
	25.1153	22.6848	25.1153	24.3051	25.1153	24.3051	25.1153	25.1153	24.3051	25.1153	24.3051	25.1153	(57)
Primary loss	23.2624	21.0112	23.2624	22.5120	23.2624	22.5120	23.2624	23.2624	22.5120	23.2624	22.5120	23.2624	(59)
Combi loss	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	(61)
Total heat required for water heating calculated for each month													
	236.9886	209.6594	222.7492	195.6806	189.6187	170.7720	168.3846	175.0595	176.9858	197.4814	210.1712	234.3616	(62)
WWHRS	-26.6861	-23.6014	-24.7140	-20.4642	-19.0719	-16.3199	-15.2973	-16.2672	-16.8852	-19.9058	-22.5509	-26.1919	(63a)
PV diverter	-0.0000	-0.0000	-0.0000	-0.0000	-0.0000	-0.0000	-0.0000	-0.0000	-0.0000	-0.0000	-0.0000	-0.0000	(63b)
Solar input	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	(63c)
FGHRS	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	(63d)
Output from w/h													
	210.3025	186.0580	198.0351	175.2164	170.5468	154.4521	153.0873	158.7923	160.1006	177.5755	187.6203	208.1697	(64)
12Total per year (kWh/year)													Total per year (kWh/year) = Sum(64)m = 2139.9566 (64)
Electric shower(s)													2140 (64)
	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	(64a)
Total Energy used by instantaneous electric shower(s) (kWh/year) = Sum(64a)m =													0.0000 (64a)
Heat gains from water heating, kWh/month													
	101.4153	90.1396	96.6807	86.9508	85.6648	78.6687	78.6045	80.8238	80.7348	88.2791	91.7689	100.5418	(65)

5. Internal gains (see Table 5 and 5a)													
Metabolic gains (Table 5), Watts													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
(66)m	101.8514	101.8514	101.8514	101.8514	101.8514	101.8514	101.8514	101.8514	101.8514	101.8514	101.8514	101.8514	(66)
Lighting gains (calculated in Appendix L, equation L9 or L9a), also see Table 5													
	89.7746	99.3933	89.7746	92.7670	89.7746	92.7670	89.7746	89.7746	92.7670	89.7746	92.7670	89.7746	(67)
Appliances gains (calculated in Appendix L, equation L13 or L13a), also see Table 5													
	177.9115	179.7577	175.1054	165.2012	152.6990	140.9487	133.0988	131.2526	135.9049	145.8091	158.3113	170.0616	(68)
Cooking gains (calculated in Appendix L, equation L15 or L15a), also see Table 5													
	33.1851	33.1851	33.1851	33.1851	33.1851	33.1851	33.1851	33.1851	33.1851	33.1851	33.1851	33.1851	(69)
Pumps, fans	3.0000	3.0000	3.0000	3.0000	3.0000	0.0000	0.0000	0.0000	0.0000	3.0000	3.0000	3.0000	(70)
Losses e.g. evaporation (negative values) (Table 5)													
	-81.4811	-81.4811	-81.4811	-81.4811	-81.4811	-81.4811	-81.4811	-81.4811	-81.4811	-81.4811	-81.4811	-81.4811	(71)
Water heating gains (Table 5)													
	136.3109	134.1364	129.9471	120.7650	115.1408	109.2621	105.6512	108.6342	112.1317	118.6547	127.4569	135.1368	(72)
Total internal gains													
	460.5523	469.8427	451.3825	435.2887	414.1698	396.5333	382.0799	383.2168	394.3590	410.7938	435.0906	451.5284	(73)

6. Solar gains													
[Jan]	Area				Solar flux				g				FF
	m2				Table 6a				Specific data				Access
					W/m2				or Table 6b				factor
									Specific data				Table 6d
													Gains
													W
Northeast	1.1300				11.2829				0.6300				0.7700
Southeast	6.5900				36.7938				0.6300				0.7700
Southwest	5.8800				36.7938				0.6300				0.7700
Solar gains	144.1176	246.7798	341.0926	428.3925	485.0948	483.9003	465.5688	422.9127	371.2707	273.6711	172.8553	123.1821	(83)
Total gains	604.6699	716.6225	792.4751	863.6812	899.2647	880.4336	847.6487	806.1295	765.6297	684.4649	607.9459	574.7105	(84)

7. Mean internal temperature (heating season)

Energy saved or generated	-0.0000 (236)
Energy used	0.0000 (237)
Total delivered energy for all uses	3941.4996 (238)

12a. Carbon dioxide emissions - Individual heating systems including micro-CHP

	Energy kWh/year	Emission factor kg CO2/kWh	Emissions kg CO2/year
Space heating - main system 1	2666.6625	0.2100	559.9991 (261)
Total CO2 associated with community systems			0.0000 (373)
Water heating (other fuel)	2570.0520	0.2100	539.7109 (264)
Space and water heating			1099.7100 (265)
Pumps, fans and electric keep-hot	86.0000	0.1387	11.9293 (267)
	150.5435	0.1443	21.7281 (268)
Energy saving/generation technologies			
PV Unit electricity used in dwelling	-632.0029	0.1345	-84.9993
PV Unit electricity exported	-899.7555	0.1259	-113.2547
Total			-198.2540 (269)
Total CO2, kg/year			935.1133 (272)
EPC Target Carbon Dioxide Emission Rate (TER)			15.0900 (273)

13a. Primary energy - Individual heating systems including micro-CHP

	Energy kWh/year	Primary energy factor kg CO2/kWh	Primary energy kWh/year
Space heating - main system 1	2666.6625	1.1300	3013.3286 (275)
Total CO2 associated with community systems			0.0000 (473)
Water heating (other fuel)	2570.0520	1.1300	2904.1587 (278)
Space and water heating			5917.4874 (279)
Pumps, fans and electric keep-hot	86.0000	1.5128	130.1008 (281)
Energy for lighting	150.5435	1.5338	230.9086 (282)
Energy saving/generation technologies			
PV Unit electricity used in dwelling	-632.0029	1.4971	-946.1424
PV Unit electricity exported	-899.7555	0.4620	-415.7223
Total			-1361.8647 (283)
Total Primary energy kWh/year			4916.6320 (286)
Target Primary Energy Rate (TPER)			79.3300 (287)

Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information

Determining whether a Development may be CIL Liable - For submission with Planning Application

Please note: This version of the form should only be used for submissions relating to planning applications in England.

There is a legacy version of the form for use in Wales: [Download the legacy version of this form](#)

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the following information.

Please read the associated Guidance Note before you complete the form. This and additional per-question help can be viewed at:
https://ecab.planningportal.co.uk/uploads/1app/cil_guidance.pdf

Please complete the form using block capitals and black ink and send to the Collecting Authority.

See [Planning Practice Guidance for CIL](#) for guidance on CIL generally, including exemption or relief.

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Authority in accordance with the 'The Community Infrastructure Levy Regulations 2010 (as amended)'.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it (unless you choose to upload it to any Planning Portal online service in agreement with the relevant terms and conditions).

Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Authority to inform you of its obligations in regards to the processing of this information. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

1. Application Details

Applicant or Agent Name:

Joel Wyatt

Planning Portal Reference (if applicable): PP-15105973

Local authority planning application number (if allocated):

Site Address:

Everist Court, 63, Station Road, Lyminge, CT18 8HQ

Description of development:

Proposal for the refurbishment and conversion of Everist Court, currently vacant community use space, into 5 no. residential apartments, including 3 no. M4(2) accessible units with associated refuse store, cycle store and amenity space

2. Applications to Remove or Vary Conditions on an Existing Planning Permission

a) Does the application seek to remove or vary conditions on an existing planning permission (i.e. Is it a Section 73 application)?

Yes ☐
If 'Yes', please complete the rest of this question

No ☒
If 'No', you can skip to **Question 3**

b) Please enter the application reference number

c) Does the application involve a change in the amount or use of new build development, where the total (including that previously granted planning permission) is over 100 square metres gross internal area?

Yes ☐ No ☐

d) Does the application involve a change in the amount of gross internal area where one or more new dwellings (including residential annexes) are to be created, either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes ☐ No ☐

If you answered 'Yes' to either c) or d), please go to **Question 5**

If you answered 'No' to both c) and d), you can skip to **Question 8**

3. Reserved Matters Applications

a) Does the application relate to details or reserved matters on an existing permission that was granted prior to the introduction of the CIL charge in the relevant local authority area?

Yes ☐
If 'Yes', please complete the rest of this question

No ☒
If 'No', you can skip to **Question 4**

b) Please enter the application reference number

If you answered 'Yes' to a), you can skip to **Question 8**

If you answered 'No' to a), please go to **Question 4**

4. Liability for CIL

a) Does the application include new build development (including extensions and replacement) of 100 square metres gross internal area or above?

Yes ☐ No ☒

b) Does the application include creation of one or more new dwellings (including residential annexes) either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes ☒ No ☐

If you answered 'Yes' to either a) or b), please go to **Question 5**

If you answered 'No' to both a) and b), you can skip to **Question 8**

5. Exemption or Relief

a) Is the site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution?

Yes ☐ No ☒

b) Does the proposed development include affordable housing which qualifies for mandatory or discretionary Social Housing relief?

Yes ☐ No ☒

If you answered 'Yes' to either a) or b), please note that you will need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim'. The form must be submitted to the Collecting Authority, **and** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The relief previously granted will be rescinded and the full levy charge will be payable.

You will also need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim' if you think you are eligible for discretionary charitable relief, or discretionary social housing relief (if this is available in your area).

If you wish to claim exceptional circumstances relief, and if the charging authority have made exceptional circumstances relief available in their area (please check their website for details), you will need to complete 'CIL Form 11: Exceptional Circumstances Relief Claim'. The form must be submitted to the Collecting Authority, **AND** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

c) Do you wish to claim a self build exemption for a whole new home?

Yes ☐ No ☒

If you have answered 'Yes' to c), please note that you will need to complete 'CIL Form 7: Self Build Exemption Claim - Part 1'. This form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

d) Do you wish to claim an exemption for a residential annex or extension?

Yes ☐ No ☒

If you have answered 'Yes' to d), please note that you will need to complete either 'CIL Form 8: Residential Annex Exemption Claim' or 'CIL Form 9: Residential Extension Exemption Claim'. The relevant form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

In respect of a residential annex, a Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

6. Proposed New Gross Internal Area

a) Does the application involve new **residential development** (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

Please note, conversion of a single dwelling house into two or more separate dwellings (without extending them) is **not** liable for CIL. If this is the sole purpose of your development proposal, you should answer 'No' to Question 4b above.

Yes ☒ No ☐

If yes, please complete the table in section 6c below, providing the requested information, including the gross internal area relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does the application involve new **non-residential development**?

Yes ☐ No ☒

If yes, please complete the table in section 6c below, using the information from your planning application.

c) Proposed gross internal area:

Development type	(i) Existing gross internal area (square metres)	(ii) Gross internal area to be lost by change of use or demolition (square metres)	(iii) Total gross internal area proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv) Net additional gross internal area following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)				
Social Housing, including shared ownership housing (if known)				
Total residential	371.7	371.7	336.7	-35
Total non-residential				
Grand total	371.7	371.7	336.7	-35

7. Existing Buildings

a) How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings:

b) Please state for each existing building/part of an existing building that is to be retained or demolished, the gross internal area that is to be retained and/or demolished and whether all or part of each building has been in use for a continuous period of at least six months within the past thirty six months. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included here, but should be included in the table in section 7c.

	Brief description of existing building/part of existing building to be retained or demolished.	Gross internal area (sqm) to be retained.	Proposed use of retained gross internal area.	Gross internal area (sqm) to be demolished.	Was the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions)?		When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use.
1	Existing two storey community use building	336.7	336.7	35	Yes ☐	No ☒	Date: 01/03/2025 or Still in use: ☐
2					Yes ☐	No ☐	Date: or Still in use: ☐
3					Yes ☐	No ☐	Date: or Still in use: ☐
4					Yes ☐	No ☐	Date: or Still in use: ☐
Total floorspace		336.7		35			

7. Existing Buildings (continued)

c) Does the development proposal include the retention, demolition or partial demolition of any whole buildings **which people do not usually go into or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period?**

Yes ☐ No ☒

If yes, please complete the following table:

	Brief description of existing building (as per above description) to be retained or demolished.	Gross internal area (sqm) to be retained	Proposed use of retained gross internal area	Gross internal area (sqm) to be demolished
1				
2				
3				
4				
Total of which people do not normally go into, only go intermittently to inspect or maintain plant or machinery, or which was granted temporary planning permission				

d) If the development proposal involves the conversion of an existing building, will it be creating a new mezzanine floor within the existing building?

Yes ☐ No ☒

If Yes, how much of the gross internal area proposed will be created by the mezzanine floor?

Use	Mezzanine gross internal area (sqm)

8. Declaration

I/we confirm that the details given are correct.

Name:

Joel Wyatt

Date (DD/MM/YYYY). Date cannot be pre-application:

24/07/2026

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

For local authority use only

Application reference:

Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY
planning@folkestone-hythe.gov.uk
01303 853538



Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	63
Suffix	
Property Name	Everist Court
Address Line 1	Station Road
Address Line 2	
Address Line 3	Kent
Town/city	Lyminge
Postcode	CT18 8HQ

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
616410	140745
Description	

Applicant Details

Name/Company

Title

Mr

First name

Joel

Surname

Wyatt

Company Name

[REDACTED]

Address

Address line 1

[REDACTED]

Address line 2

Address line 3

Town/City

[REDACTED]

County

[REDACTED]

Country

[REDACTED]

Postcode

[REDACTED]

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

586.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Proposal for the refurbishment and conversion of Everist Court, currently vacant community use space, into 5 no. residential apartments, including 3 no. M4(2) accessible units with associated refuse store, cycle store and amenity space

Has the work or change of use already started?

☐ Yes

☒ No

Existing Use

Please describe the current use of the site

The building is currently vacant community use space.

Is the site currently vacant?

- ☒ Yes
☐ No

If Yes, please describe the last use of the site

Community use. - ceased in March 2025.

When did this use end (if known)?

01/03/2025

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Windows

Existing materials and finishes:
White UPVC Windows

Proposed materials and finishes:
White UPVC A+ rated double glazed units will be used to improve thermal performance. The alterations will be made to existing openings, and so visual changes will be minimal.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

2577-MAL-RP-A-5000 Design and Access Statement
2577-MAL-DR-A-2030 Proposed Elevations
2577-MAL-DR-A-2031 Proposed Elevations

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ☒ Yes
☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Single accessible parking bay shown on site plan drawing: 2577-MAL-DR-A-1002 Proposed Site Plan

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Disability spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

1

Difference in spaces:

1

Vehicle Type:

Cycle spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

6

Difference in spaces:

6

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☒ Yes
☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

You may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application.

The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☒ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- ☐ Yes
- ☒ No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in [The Environment Act 2021](#): "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

Reason biodiversity net gain does not apply:

Development subject to the de minimis exemption (development below the threshold)

What best describes the size of your site?:

Under 25 square metres

Please justify the reason why biodiversity net gain does not apply:

Development including new external cycles and bin stores effects under 25 square metres of external space

Note: Please read the help text for further information why developments may be exempt or not in scope.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☒ Yes
- ☐ No
- ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Please refer to drawing 2577-MAL-DR-A-1010 noting SVP, WC and Kitchen locations

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

Roadside accessible bin store, containing 2no. 660L and 2no. 240L bins

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

Roadside accessible bin store, containing separate recycling waste bins

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☒ Yes
- ☐ No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- ☐ Market Housing
- ☒ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Social, Affordable or Intermediate Rent

Please specify each type of housing and number of units proposed

Housing Type:

Flats / Maisonettes

1 Bedroom:

5

2 Bedroom:

0

3 Bedroom:

0

4+ Bedroom:

0

Unknown Bedroom:

0

Total:

5

Proposed Social, Affordable or Intermediate Rent Category Totals

1 Bedroom

Total

5

2 Bedroom

Total

0

3 Bedroom

Total

0

4+ Bedroom

Total

0

Unknown

Bedroom Total

0

Total

5

Existing

Please select the housing categories for any existing units on the site

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Totals

Total proposed residential units

5

Total existing residential units

0

Total net gain or loss of residential units

5

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☒ Yes
☐ No

Please add details of the Use Classes and floorspace.

Use Class:

F2 - Local community uses (essential shops, meeting places, sport, and recreation)

Existing gross internal floorspace (square metres) (a):

371.7

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

371.7

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

336.7

Net additional gross internal floorspace following development (square metres) (d = c - a):

-35

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	371.7	371.7	336.7	-35

Tradable floor area

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

☐ Yes
☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

26/0393/PREAPP

Date (must be pre-application submission)

14/04/2026

Application Number 26/0393/PREAPP

Proposal Conversion of an existing un-used community building into 5 residential apartments.

Site Location Everist Court, 63 Station Road, Lyminge, Folkestone, CT18 8HQ

An initial assessment based on the material submitted, including the supporting statement and accompanying drawings.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☒ Yes
☐ No

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

E.g. All the land is owned by a single individual

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mr

First Name

Joel

Surname

Wyatt

Declaration Date

24/07/2026

☒ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Nigel Marcoolyn

Date

24/07/2026

Everist Court, Lyminge

Transport Statement



Notice

This document and its contents have been prepared and intended solely for The Design Collective’s information and use in relation to the planning application to support the development of the site in Lyminge.

LSR Transport Ltd assumes no responsibility to any other party in respect of or arising out of or in connection with this document and/or its contents.

Document History

Client:
Project:
Document Title:
Document Reference:

The Design Collective
Everist Court, Lyminge
Transport Statement
0210-RPT-001

Revision	Status	Description	Author	Checked/Approved	Date
01	Draft	First Issue	SW	JR	24/06/2026
02	Final	Minor Changes	JR	JR	26/06/2026

Contents

1	Introduction	1
1.1	Report Structure	1
2	Existing Site & Local Highway Network	2
2.1	Local Area and Highway Network	2
2.2	Local Amenities & Public Transport	3
2.3	Traffic Flows	4
2.4	Accident Data	4
2.5	Site Access & Operational Characteristics	5
2.6	Parking	5
2.7	Summary	6
3	Proposed Development & Impact	7
3.1	Trip Generation	7
3.2	Vehicular Impact	8
3.3	Impact on Sustainable Travel	8
3.4	Impact on Parking	8
4	Summary and Conclusion	10

Appendices

Appendix 1	Proposed Layout
Appendix 2	Accident Data
Appendix 3	TRICS Data

1 Introduction

LSR Transport have been instructed to provide a Transport Statement associated with a change of use application for the units located within Everist Court, Lyminge. The units have been shown in [Appendix 1](#) and the scheme will comprise of the following:

- Change of use and internal alterations for 5 adaptive residential units comprised of:
 - 3 x 1 Bedroom units
 - 2 x 2 Bedroom units

This Transport Statement will consider, the highway and transportation issues regarding the proposed development, determine how the proposal integrates with the current transport network and establish the predicted impact associated with the site including measures to influence travel behaviour.

This Transport Statement has been prepared in accordance with the Government's latest National Planning Practice Guidance (NPPG) on Transport Assessments.

1.1 Report Structure

Subsequent to the introduction this transport report is structured as follows:

- Section 2 describes existing conditions at the site, local highway network and sustainable travel
- Section 3 reviews the impact of the development and any mitigation proposed
- Section 4 draws the conclusion

2 Existing Site & Local Highway Network

This section describes the existing conditions at the site and within the surrounding highway network, including accessibility, traffic conditions, highway safety and parking provision.

The application site comprises a former Age UK day centre located within Everist Court and is currently hosting temporary 'City Guardians'. Everist Court is a short cul-de-sac serving both the site and neighbouring residential properties.

Everist Court connects to Station Road to the west, which provides access to the wider highway network, including Canterbury to the north and Folkestone to the south.

2.1 Local Area and Highway Network

The site is bound by Station Road, which is to the west, turning into Canterbury Road to both the north and south. Access to Everist Court is via a simple priority junction from Station Road.

Station Road is a two-lane road, suitably lit, and subject to a speed limit of 30mph. Along Station Road there are numerous on-street parking lay-bys and there is a zebra crossing near the junction with Mayfield Road. The area is supported with additional dropped kerbs on the surrounding paths allowing for safe pedestrian movements. The crossing arrangements, including lay-by parking on Station Road, are shown in [Image 1](#).

Image 1 Site and Local Highway Network



Station Road is served by a continuous footway along its eastern side. On-street parking is available in the form of lay-bys along sections of the carriageway. To the south and east of the site lies Greenbanks, a residential cul-de-sac serving approximately 37 dwellings, which wraps around the site boundary. The northern boundary of the site is formed by existing residential properties fronting Greenbanks and Station Road. The site in relation to the local highway network is shown in [Image 2](#).

Image 2 Site and Local Highway Network



There is a footway that runs parallel along Station Road, which continues to the site entrance, allowing the site to be accessible by sustainable modes.

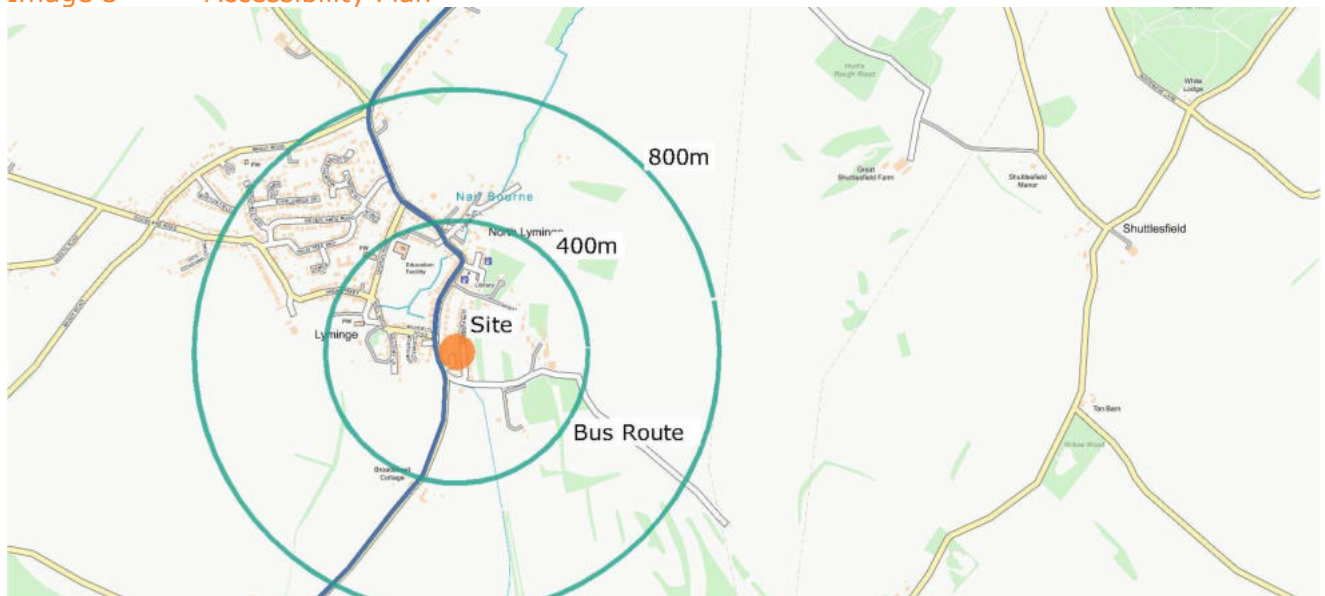
The site occupies a southern position in relation to the village of Lyminge and the surrounding residential areas. It is located along the perimeter of an established residential area. The surrounding wider area is predominantly countryside, with a new residential development being constructed to the south.

There are no public rights of way in the immediate vicinity of the site. The nearest public bridleway is approximately 520m away, located near Lyminge Village Hall.

2.2 Local Amenities & Public Transport

The surrounding area of the site hosts typical local facilities expected within a village, including a doctor's surgery, pharmacy, church, village hall, bowls club, pub, and café. All of these are within reasonable walking distance of the site. The nearest primary school is located approximately 320m away, and the closest corner shop is approximately 500m away. Image 3 shows the 400m and 800m distance from the site.

Image 3 Accessibility Plan



The site benefits from numerous bus stops along Station Road, with the closest located approximately 140m from the site. This is a sheltered bus stop with timetable information, providing convenient access to public transport and encouraging the use of sustainable travel modes. Accessibility is enhanced by the nearby zebra crossing.

The stop is served by Route 17, which provides a bus service approximately once per hour.

The nearest train station is Sandling, located approximately 3.1 miles away, which provides services to London and Dover.

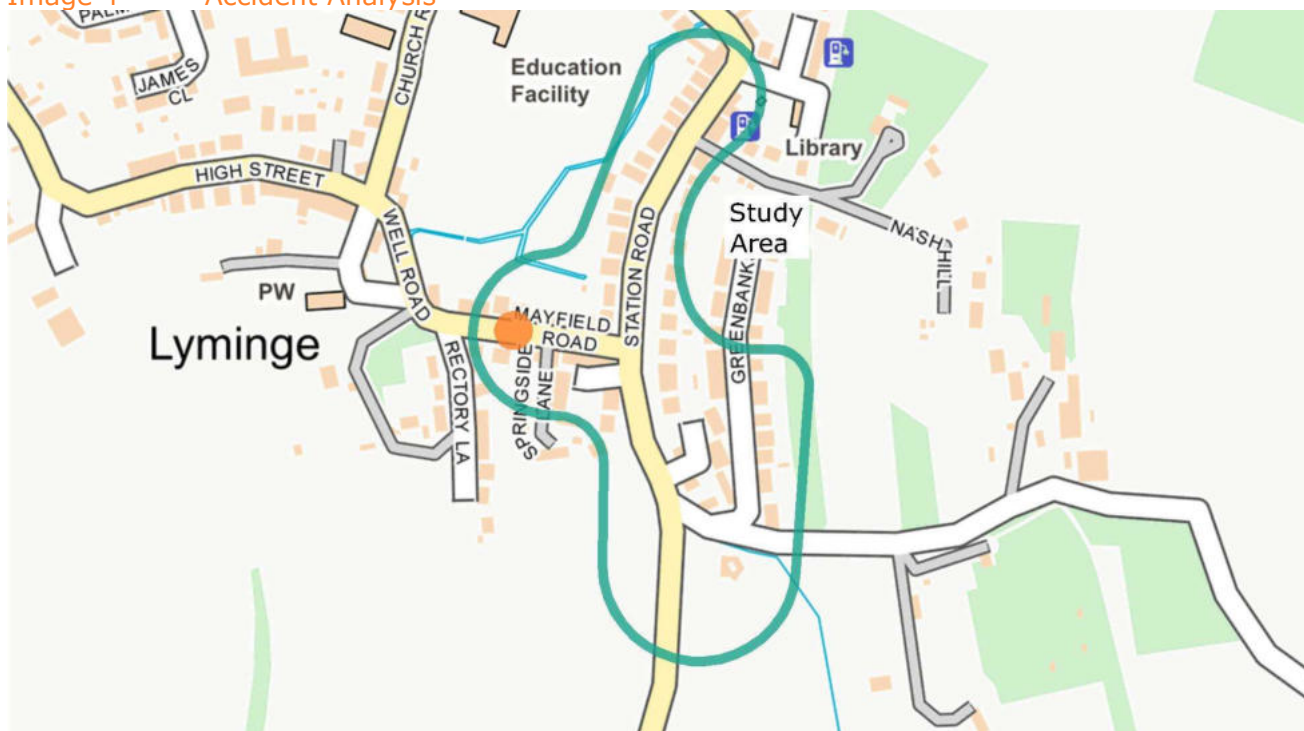
2.3 Traffic Flows

Using Department for Transport count point located in close proximity to the site, AADF traffic flows along Station Road, show approximately 3922 vehicles per day, of which less than 1% are HGV's.

2.4 Accident Data

DfT STATS19 personal injury accident data has been reviewed for the local highway network surrounding the site for the past 5 years. There was 1 reported accident, and the location has been shown in [Image 4](#).

Image 4 Accident Analysis



The reported incident was recorded as serious and occurred on Friday 7th May 2021 at 23:04 in dry conditions. A male driver aged between 46-55 was travelling from east to west when he collided with a female pedestrian aged 11-15 who sustained the serious injury.

The full report for the accident has been enclosed in [Appendix 2](#).

Based on the above review, it is considered that there is not a notable pattern of accidents which would highlight any highway safety issues.

2.5 Site Access & Operational Characteristics

The site is the former Age UK day centre, which provided the local community with a charity shop, dementia care services, and a café. However, it is currently vacant other than being occupied by temporary City Guardians. It is understood that the site previously comprised apartments before being used for community purposes.

Access to the site is provided via a junction off Station Road, located approximately 35m from the site. Footways are present on both sides of the road, enabling safe access via all sustainable modes. There are no obstructions to visibility at the access point.

2.6 Parking

The site layout currently provides a total of 9 parking spaces, plus 1 disabled space, which serve the site and neighbouring residents of Everist Court. There is also a hatched emergency vehicle bay located within the Everist Court parking area.

To the north, Greenbanks can be accessed via an alleyway located directly adjacent to the site. At the northern end of the alleyway, there is a lay-by which has capacity to accommodate approximately 2-3 parked vehicles. Additional on-street parking is available along Greenbanks.

Station Road also provides lay-bys on both sides, which support parking between driveways, providing additional parking capacity should it be required.

Two site visits were undertaken to conduct parking surveys within the Everist Court and the immediate surrounding areas. Table 5 shows the data from both the AM and PM visits, highlighting parking use and availability at different times of the day.

Table 5 **Parking Review**

	Location	Parked	Available	Total
Day	Everist Court	5	5	10
	Layby in Greenbanks	0	2	2
	Greenbanks	4*		
	Station Road (East)	10	4	14
	Station Road (West)	0	4	4
	Total	15	15	30
Night	Everist Court	7	3	10
	Layby in Greenbanks	2	0	2
	Greenbanks	9*		
	Station Road (East)	7	4	11
	Station Road (West)	2	3	5
	Total	18	10	28

Note: Total numbers exclude Greenbanks except the lay-by.

The data shows that parking within the site compound and the immediate surrounding area is available both day and night.

2.7 Summary

The site is located on the perimeter of the village of Lyminge in Kent. It benefits from suitable pedestrian routes providing access to public transport services located close to the site. The site is positioned within an acceptable walking distance of local amenities, enabling residents to be less reliant on private car travel.

The site is therefore able to support local trips by sustainable modes of travel, with journeys to the wider area also capable of being undertaken sustainably.

3 Proposed Development & Impact

The proposal will result in the redevelopment of the former Age UK day centre into 5 adaptive residential units for the elderly. This change of use is to help address the councils demand for adapted homes for the ageing population.

The scheme will comprise of the following:

- Residential development for up to 5 dwellings including:
 - 3 x 1 bedroom units
 - 2 x 2 bedroom units

3.1 Trip Generation

In order to determine the impact of the proposed development on the local highway network, the TRICS database has been reviewed. The database has been filtered to select sites of a similar location, accessibility and size. The trip rate for the residential use has been based on the following selection criteria:

- TRICS land use: 03/N – Retirement Flats
- Trip Rate: Vehicle Trip Rates
- Location: Suburban
- Survey Data: From May 2020

The full TRICS report can be reviewed in [Appendix 3](#) and results trips for the development has been summarised in [Table 6](#) and [Table 7](#).

Table 6 Trip Rate Per Dwelling

	Vehicles	Pedestrian	Public Transport	Cyclists	OGV	Vehicles
AM Peak (08:00 - 09:00)	In	0.12	0.07	0.01	0.00	0.01
	Out	0.12	0.06	0.03	0.00	0.01
	Total	0.25	0.13	0.04	0.00	0.01
PM Peak (17:00 - 18:00)	In	0.08	0.08	0.02	0.00	0.00
	Out	0.08	0.08	0.00	0.00	0.00
	Total	0.16	0.16	0.02	0.00	0.00
Development Peak (10:00- 11:00)	In	0.17	0.10	0.02	0.01	0.01
	Out	0.16	0.10	0.03	0.01	0.01
	Total	0.33	0.20	0.04	0.02	0.01

Note: The above table have been rounded to 2 decimal places

Table 7 Trip Generation (5 dwellings)

		Vehicles	Pedestrian	Public Transport	Cyclists	OGV
AM Peak (08:00- 09:00)	In	0.62	0.35	0.03	0.00	0.03
	Out	0.62	0.32	0.17	0.00	0.03
	Total	1.23	0.67	0.20	0.00	0.05

		Vehicles	Pedestrian	Public Transport	Cyclists	OGV
PM Peak (17:00-18:00)	In	0.42	0.42	0.08	0.00	0.00
	Out	0.39	0.39	0.00	0.00	0.00
	Total	0.81	0.81	0.08	0.00	0.00
Development Peak (10:00-11:00)	In	0.86	0.52	0.08	0.05	0.03
	Out	0.79	0.49	0.13	0.03	0.03
	Total	1.65	1.01	0.20	0.08	0.05

Note: The above table have been rounded to 2 decimal places

3.2 Vehicular Impact

Based on the above assessment, the increase of up to 2 two-way movements during the peak hour is not likely to have any material impact on the local highway.

3.3 Impact on Sustainable Travel

The site is suitably located within an area that can support sustainable travel, including bus stops close to the boundary of the site. The development is anticipated to result in up to 1 - 2 active travel movements within any hour. These movements, plus any future shift towards active travel, can be accommodated by the local infrastructure.

3.4 Impact on Parking

The proposed development comprises dwellings classified as Use Class C3(a). In accordance with Kent parking standards, the site is located within a suburban area where a provision of one space per flat is typically required. The standards also allow for these spaces to be unallocated.

The scheme is aimed at older residents, who are generally less likely to own vehicles. Parking standards for sheltered accommodation (Use Class C3(b)) would require 1 space per residential warden and 1 space per 2 units. This highlights the potential reduced parking demand associated with older occupants, as well as the level of support typically required for such accommodation.

As the units are independent living, the robust position in policy terms would be to assume that full C3(a) parking standards apply.

Everist Court currently provides a total of 9 parking spaces, plus one disabled space and an ambulance bay, which serve the site and neighbouring residents. The proposals will also provide an additional disabled space close to the entrance to the site.

Based on the parking survey, Everist Court has 5 available spaces during the day and 3 spaces during the evening. This, together with the additional disabled provision, is considered to provide sufficient parking for the scheme without adversely affecting parking availability for existing residents.

Furthermore, additional parking is available within the lay-by on Greenbanks to the east of the site and within the lay-bys to the northeast of the Everist Court area.

It is considered that parking demand generated by the development can be accommodated within the site. However, should any overspill occur, the surrounding highway network has sufficient

capacity to accommodate this without adversely affecting highway operation or resulting in the displacement of parking.

Furthermore, no assessment has been undertaken of the potential parking demand associated with the former community use, which would likely have generated a higher level of parking demand.

As the existing level of parking provision already exceeds the minimum requirements, and with at least five available spaces observed, it is considered that there is sufficient capacity to accommodate the anticipated parking demand associated with the proposed development.

4 Summary and Conclusion

This Transport Statement has considered the impact associated with the redevelopment of the former Age UK Day Centre into 5 adapted dwellings for the elderly on Station Road, Lyminge. The proposal seeks to help address the Council's identified demand for adapted housing to meet the needs of the ageing population.

The existing local highway network has been reviewed. In addition, accident data has been obtained to assess any historic highway safety issues within the local area. Based on this review, it is considered that the local highway network can suitably accommodate the impact associated with the proposed development and does not present any existing highway safety concerns.

The surrounding area comprises streets that provide a suitable environment for supporting sustainable travel. The increase in peak hour movements associated with the proposals is not considered to result in any adverse impact on the local highway network.

A parking assessment has been undertaken to review local parking demand within the area. Adopting a robust approach, this has assessed the potential impact associated with the residential development and has excluded its former use. This assessment has demonstrated that the scheme is not expected to result in any displacement of parking or parking stress that would adversely affect the local highway network.

Overall, this Transport Statement concludes that the proposed development will not result in any adverse impact on the local highway network. On this basis, there are no highway or transport grounds on which this application should be refused planning permission.

Appendix 1 - Proposed Layout



- KEY
- 1B1P Unit
 - 1B2P Unit
 - 2B3P Unit
 - Existing Walls
 - Proposed Wall

NOTE: Unit 02 Ground Floor is M4.2 Compliant



P1 26.01.26 Pre-application issue SP NM
Rev Date Revision DRW CHK

THE DESIGN COLLECTIVE
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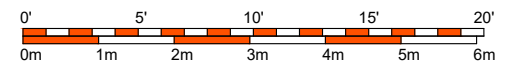
Client: Folkestone & Hythe District Council
Job: 2577
Address: Everest Court
Lymington
Kent

Drawing: Proposed Ground Floor Plan

Scale: 1:100
Drawn: SP
Checked: NM
Date: 03/11/2025

Size: 2577-MAL-DR-A
A3 2020 P1

PRELIMINARY
 liable to change without notice, not for construction

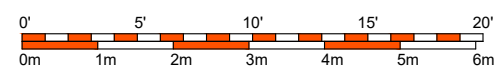


THIS DRAWING IS ONLY LICENSED FOR THE PURPOSE INDICATED IN THE STATUS BAR.
UNAUTHORISED USE SHOULD BE REPORTED TO THE DRAWING OFFICE AND ANY SUCH USE IS NOT INDEMNIFIED.

KEY

- 1B1P Unit
- 1B2P Unit
- 2B3P Unit
- Existing Walls
- Proposed Wall

NOTE: Unit 02 Ground Floor is M4.2 Compliant



P1 26.01.26 Pre-application issue		NM	NM
Rev	Date	Revision	DRW CHK
THE DESIGN COLLECTIVE			
 made Architects Ltd The Stables 18 Howard Road Reigate w: www.made-architects.com e: info@made-architects.com t: +44 (0)203 633 4625 madearchitects.com			
Client:	Folkestone & Hythe District Council		
Job:	2577		
Address:	Everist Court Lymington Kent		
Drawing:	Proposed First Floor Plan		
Scale:	1:100	PRELIMINARY Liable to change without notice, not for construction	
Drawn:	SP		
Checked:	NM		
Date:	03/11/2025		
Size:	2577-MAL-DR-A		Rev
A3	2021		P1

Appendix 2 - Accident Review



Project: Everist Court, Lyminge
Reference: 0210-Calc-001-01
Accident: 1 of 1
Date: 24 June 2026

Accident Review - STATS19 - 2021461044047

Time of Accident

Time: 23:04 Friday 7 May 2021
Reference: 2021461044047

Location Details

Road No: Unclassified

Local Authority: Shepway
Local Highway Authority: Kent

Local Conditions

Weather: Fine no high winds
Road Surface: Dry
Light conditions: Darkness - lights lit
Road Type: Single carriageway
Speed Limit: 30

Accident Details

Severity: Serious
Vehicles: 1
Casualties: 1

OS Easting: 616253
OS Northing: 140839

Carriageway Hazards: None
Special Conditions: None

Junction Detail: Not at junction or within 20 metres

Pedestrian Control: None within 50 metres

Accident Plot





Project: Everist Court, Lyminge

Reference: 0210-Calc-001-01

Accident 1 of 1

Date: 24 June 2026

Accident Review - STATS19 - 2021461044047

Vehicle 1 Information

Type: Car

Manoeuvre: Going ahead other

Driver: Male aged between 46 - 55

Details:

Vehicle 1 was travelling from East to West in the road. First point of impact was to the front.

Casualty Information

Female pedestrian aged between 11 - 15 hit by Vehicle 1 resulting in a serious injury. Pedestrian was .

Appendix 3 - TRICS Data

Audit Code: bb5b2172-0639-4c69-83c9-a3416ac1a019

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use: 03 - RESIDENTIAL

Category: N - RETIREMENT FLATS

Selected Vehicle Type: Total Vehicles

Selected regions and areas:

06	WEST MIDLANDS		
	SH	SHROPSHIRE	1 day
07	YORKSHIRE & NORTH LINCOLNSHIRE		
	NY	NORTH YORKSHIRE	1 day
	RM	ROTHERHAM	1 day
11	SCOTLAND		
	GC	GLASGOW CITY	1 day

This section displays the number of survey days per TRICS® sub-region in the selected set.

Audit Code: bb5b2172-0639-4c69-83c9-a3416ac1a019

Primary Filtering Selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter:	DWELLS
Actual Range:	35 to 76 (units:DWELLS)
Range Selected by User:	27 to 76 (units:DWELLS)
Parking Spaces Range:	6 - 36

Public Transport Provision:	
Selection by:	All Surveys Included
Date Range:	30/04/20 to 17/10/25

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:	
Tuesday	2 days
Thursday	2 days

This data displays the number of selected surveys by day of the week.

Selected survey types:	
Manual count	4
Direction ATC Count	0

This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaken using machines

Selected Locations:	
Suburban Area	4 days

This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.

Selected Location Sub Categories:	
Residential Zone	4 days

This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.

Inclusion of Servicing Vehicle Counts:	
Servicing vehicles Excluded	1 days
Servicing vehicles Included	3 days



Audit Code: bb5b2172-0639-4c69-83c9-a3416ac1a019

Secondary Filtering Selection:

Use Class:

C3	4 surveys
----	-----------

This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order (England) 2020 has been used for this purpose, which can be found within the Library module of TRICS®.

Population within 500m Range:

2736 - 7599

Population within 1 mile:

15,001 to 20,000	1 surveys
20,001 to 25,000	1 surveys
25,001 to 50,000	2 surveys

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

75,001 to 100,000	1 surveys
125,001 to 250,000	2 surveys
500,001 or More	1 surveys

This data displays the number of selected surveys within stated 5-mile radii of population.

Car ownership within 5 miles:

0.6 to 1.0	1 surveys
1.1 to 1.5	3 surveys

This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.

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Petrol filling station:

This data displays the number of surveys within the selected set that include petrol filling station activity, and the number of surveys that do not.

Travel Plan:

No 4 surveys

This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.

PTAL Rating:

No PTAL Present 4 surveys

This data displays the number of surveys within the selected set by PTAL rating category.

COVID-19 Restrictions:

No

1	GC-03-N-02	RETIREMENT FLATS	GLASGOW CITY
VICTORIA CIRCUS GLASGOW HYNDLAND Suburban Area Residential Zone Number of dwellings: 38.00 DWELLS Survey date: Tuesday 18/04/2023			
Survey Type: Manual			
2	NY-03-N-02	RETIREMENT FLATS	NORTH YORKSHIRE
STOCKWELL ROAD KNARESBOROUGH Suburban Area Residential Zone Number of dwellings: 35.00 DWELLS Survey date: Thursday 19/09/2024			
Survey Type: Manual			
3	RM-03-N-02	RETIREMENT FLATS	ROTHERHAM
LONGFELLOW DRIVE ROTHERHAM HERRINGTHORPE Suburban Area Residential Zone Number of dwellings: 55.00 DWELLS Survey date: Thursday 24/04/2025			
Survey Type: Manual			
4	SH-03-N-02	RETIREMENT FLATS	SHROPSHIRE
ABBEY FOREGATE SHREWSBURY Suburban Area Residential Zone Number of dwellings: 76.00 DWELLS Survey date: Tuesday 20/06/2023			
Survey Type: Manual			

Audit Code: bb5b2172-0639-4c69-83c9-a3416ac1a019

TRIP RATE for Land Use 03 - RESIDENTIAL/N - RETIREMENT FLATS

Total Vehicles

Calculation factor: 1 DWELLS

**BOLD print indicates peak (busiest) period*

Time Range	No. Days	Ave. DWELLS	Arrivals	Departures	Totals
00:00-01:00					
01:00-02:00					
02:00-03:00					
03:00-04:00					
04:00-05:00					
05:00-06:00					
06:00-07:00					
07:00-08:00	4	51	0.064	0.069	0.133
08:00-09:00	4	51	0.123	0.123	0.246
09:00-10:00	4	51	0.103	0.132	0.235
10:00-11:00	4	51	0.172	0.157	0.329
11:00-12:00	4	51	0.162	0.142	0.304
12:00-13:00	4	51	0.152	0.103	0.255
13:00-14:00	4	51	0.113	0.123	0.236
14:00-15:00	4	51	0.123	0.132	0.255
15:00-16:00	4	51	0.093	0.132	0.225
16:00-17:00	4	51	0.137	0.108	0.245
17:00-18:00	4	51	0.083	0.078	0.161
18:00-19:00	4	51	0.054	0.059	0.113
19:00-20:00					
20:00-21:00					
21:00-22:00					
22:00-23:00					
23:00-00:00					
Total Rates:			1.379	1.358	2.737

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

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Audit Code: bb5b2172-0639-4c69-83c9-a3416ac1a019

Parameter Summary:

Trip rate parameter range selected:	27 - 76 (units: DWELLS)
Survey date date range:	18/04/2023 - 24/04/2025
Number of weekdays (Monday-Friday):	4
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	0
Surveys manually removed from selection:	0

This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are show. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.

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TRIP RATE for Land Use 03 - RESIDENTIAL/N - RETIREMENT FLATS

Cyclists

Calculation factor: 1 DWELLS

**BOLD print indicates peak (busiest) period*

Time Range	No. Days	Ave. DWELLS	Arrivals	Departures	Totals
00:00-01:00					
01:00-02:00					
02:00-03:00					
03:00-04:00					
04:00-05:00					
05:00-06:00					
06:00-07:00					
07:00-08:00	4	51	0.000	0.000	0.000
08:00-09:00	4	51	0.000	0.000	0.000
09:00-10:00	4	51	0.000	0.005	0.005
10:00-11:00	4	51	0.010	0.005	0.015
11:00-12:00	4	51	0.000	0.005	0.005
12:00-13:00	4	51	0.005	0.000	0.005
13:00-14:00	4	51	0.000	0.000	0.000
14:00-15:00	4	51	0.000	0.000	0.000
15:00-16:00	4	51	0.000	0.000	0.000
16:00-17:00	4	51	0.000	0.000	0.000
17:00-18:00	4	51	0.000	0.000	0.000
18:00-19:00	4	51	0.000	0.000	0.000
19:00-20:00					
20:00-21:00					
21:00-22:00					
22:00-23:00					
23:00-00:00					
Total Rates:			0.015	0.015	0.030

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

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Parameter Summary:

Trip rate parameter range selected:	27 - 76 (units: DWELLS)
Survey date date range:	18/04/2023 - 20/06/2023
Number of weekdays (Monday-Friday):	2
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	0
Surveys manually removed from selection:	0

This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are show. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.

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TRIP RATE for Land Use 03 - RESIDENTIAL/N - RETIREMENT FLATS

OGVs

Calculation factor: 1 DWELLS

**BOLD print indicates peak (busiest) period*

Time Range	No. Days	Ave. DWELLS	Arrivals	Departures	Totals
00:00-01:00					
01:00-02:00					
02:00-03:00					
03:00-04:00					
04:00-05:00					
05:00-06:00					
06:00-07:00					
07:00-08:00	4	51	0.000	0.000	0.000
08:00-09:00	4	51	0.005	0.005	0.010
09:00-10:00	4	51	0.005	0.005	0.010
10:00-11:00	4	51	0.005	0.005	0.010
11:00-12:00	4	51	0.000	0.000	0.000
12:00-13:00	4	51	0.000	0.000	0.000
13:00-14:00	4	51	0.000	0.000	0.000
14:00-15:00	4	51	0.000	0.000	0.000
15:00-16:00	4	51	0.000	0.000	0.000
16:00-17:00	4	51	0.000	0.000	0.000
17:00-18:00	4	51	0.000	0.000	0.000
18:00-19:00	4	51	0.000	0.000	0.000
19:00-20:00					
20:00-21:00					
21:00-22:00					
22:00-23:00					
23:00-00:00					
Total Rates:			0.015	0.015	0.030

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

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Audit Code: bb5b2172-0639-4c69-83c9-a3416ac1a019

Parameter Summary:

Trip rate parameter range selected:	27 - 76 (units: DWELLS)
Survey date date range:	19/09/2024 - 24/04/2025
Number of weekdays (Monday-Friday):	2
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	0
Surveys manually removed from selection:	0

This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are show. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.

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TRIP RATE for Land Use 03 - RESIDENTIAL/N - RETIREMENT FLATS

Pedestrians

Calculation factor: 1 DWELLS

*BOLD print indicates peak (busiest) period

Time Range	No. Days	Ave. DWELLS	Arrivals	Departures	Totals
00:00-01:00					
01:00-02:00					
02:00-03:00					
03:00-04:00					
04:00-05:00					
05:00-06:00					
06:00-07:00					
07:00-08:00	4	51	0.015	0.039	0.054
08:00-09:00	4	51	0.069	0.064	0.133
09:00-10:00	4	51	0.059	0.083	0.142
10:00-11:00	4	51	0.103	0.098	0.201
11:00-12:00	4	51	0.113	0.118	0.231
12:00-13:00	4	51	0.098	0.093	0.191
13:00-14:00	4	51	0.074	0.103	0.177
14:00-15:00	4	51	0.069	0.034	0.103
15:00-16:00	4	51	0.098	0.103	0.201
16:00-17:00	4	51	0.093	0.088	0.181
17:00-18:00	4	51	0.083	0.078	0.161
18:00-19:00	4	51	0.069	0.044	0.113
19:00-20:00					
20:00-21:00					
21:00-22:00					
22:00-23:00					
23:00-00:00					
Total Rates:			0.943	0.945	1.888

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

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Parameter Summary:

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Survey date date range:	18/04/2023 - 24/04/2025
Number of weekdays (Monday-Friday):	4
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	0
Surveys manually removed from selection:	0

This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are show. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.

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TRIP RATE for Land Use 03 - RESIDENTIAL/N - RETIREMENT FLATS

Public Transport Users

Calculation factor: 1 DWELLS

*BOLD print indicates peak (busiest) period

Time Range	No. Days	Ave. DWELLS	Arrivals	Departures	Totals
00:00-01:00					
01:00-02:00					
02:00-03:00					
03:00-04:00					
04:00-05:00					
05:00-06:00					
06:00-07:00					
07:00-08:00	4	51	0.000	0.005	0.005
08:00-09:00	4	51	0.005	0.034	0.039
09:00-10:00	4	51	0.005	0.020	0.025
10:00-11:00	4	51	0.015	0.025	0.040
11:00-12:00	4	51	0.029	0.015	0.044
12:00-13:00	4	51	0.025	0.029	0.054
13:00-14:00	4	51	0.025	0.029	0.054
14:00-15:00	4	51	0.029	0.010	0.039
15:00-16:00	4	51	0.029	0.005	0.034
16:00-17:00	4	51	0.015	0.020	0.035
17:00-18:00	4	51	0.015	0.000	0.015
18:00-19:00	4	51	0.005	0.000	0.005
19:00-20:00					
20:00-21:00					
21:00-22:00					
22:00-23:00					
23:00-00:00					
Total Rates:			0.197	0.192	0.389

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

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Survey date date range:	18/04/2023 - 24/04/2025
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Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	0
Surveys manually removed from selection:	0

This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are shown. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.



DESIGN AND ACCESS STATEMENT

JULY 2026 – R5



PROPOSAL FOR REFURBISHMENT AND CONVERSION OF EVERIST COURT INTO 5 APARTMENTS, INCLUDING 3 NO. PART M4(2) ACCESSIBLE UNITS

Address: 63 Station Rd, Lyminge, Folkestone CT18 8HQ

1.0	INTRODUCTION	03
1.1.0	Introduction	04

2.0	SITE AND CONTEXT	05
2.1.0	Site Location	06
2.2.0	Site Photography	07

3.0	DESIGN AND STRATEGY	08
3.1.0	Supporting Statement	09
3.2.0	Pre-app Response	10-13
3.3.0	Existing Plans	14
3.4.0	Proposed Plans	15
3.5.0	Sustainability	16
3.6.0	Current Housing Pressures	17
3.7.0	Alternative Community Use	18-19

4.0	ACCESS	20
4.1.0	Access into Site	21
4.2.0	Building Access	22

5.0	SUMMARY	23
5.1.0	Summary	24

1.0 INTRODUCTION

2.0 SITE AND CONTEXT

3.0 DESIGN AND STRATEGY

4.0 ACCESS

5.0 SUMMARY



1.1 INTRODUCTION

1.1.0 INTRODUCTION

Following the Pre-Application meeting, the proposals herein have been developed with due consideration and inclusion of the case officer's observations.

made Architects Limited have been instructed to formalise the temporary residential use into 5 number apartments, including 3 fully accessible Part M4(2) units. The proposal will provide much needed social housing in Lyminge through the reconversion of the building back to its original use as residential dwellings.

The proposal aims to improve the sustainability and energy efficiency, through the installation of roof insulation and low carbon heating systems, alongside the replacement of double-glazed windows. The proposal will also provide secure amenity spaces and passive surveillance in external areas.



1.0	INTRODUCTION
2.0	SITE AND CONTEXT
3.0	DESIGN AND STRATEGY
4.0	ACCESS
5.0	SUMMARY



2.1.0 SITE LOCATION

2.1.1 SITE ADDRESS

The site address is 63 Station Rd, Lyminge, Kent, CT18 8HQ.

Everist Court is an existing flat roof building that has served many uses, including residential apartments and age concern Uk. The site is situated between Folkestone and Canterbury and can be accessed via the A260 or the B2068.

Local bus services run frequently, connecting Lyminge to Folkestone, Canterbury and Hythe. The closest bus stop to the site is Mayfield Road, located a 2-minute walk away from Everist Court, on Station Road.

The closest mainline rail stations are Folkestone Central or Westhanger, which provide high-speed direct services to London, with frequent services that connect to London Bridge and London St Pancras International.

The site is surrounded by residential development, local green spaces, and nearby village amenities located a short walk away from Station Road.

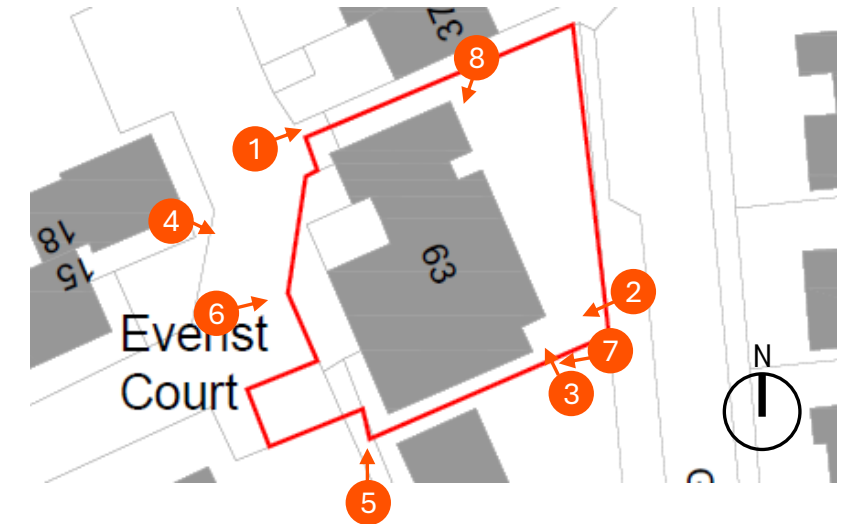


SITE LOCATION PLAN



AERIAL VIEW

2.2.0 SITE PHOTOGRAPHS



1.0	INTRODUCTION
2.0	SITE AND CONTEXT
3.0	DESIGN AND STRATEGY
4.0	ACCESS
5.0	SUMMARY



3.1.0 SUPPORTING STATEMENT

3.1.1 PROJECT AIM:

The conversion of an existing un-used building into 5 residential apartments

3.1.2 EXISTING USE:

Everist Court is an existing flat-roof building with an established planning history and a series of changes in use. It was originally approved as an office building in July 1964 under permission CH/8/64/144, before being converted to four flats following permission granted in August 1975 under SH/75/763. Age Concern is understood to have occupied parts of the building from 1977, with former residential areas adapted for communal, dining, kitchen and support facilities.

Subsequent permissions in 2004 and 2008 authorised further Age Concern facilities and the conversion of the remaining residential accommodation to day care use. The planning history therefore indicates that residential use ceased approximately 17 years ago and that the building's existing lawful use is as a day care centre. Age UK surrendered their lease and occupation on 31 March 2025, after which the building has been temporarily occupied by five 'building guardians' as short-term residential tenants.

3.1.3 PROPOSED USE:

The proposal is to formalise the most recent temporary residential use into 5 number apartments, including 3 fully accessible Part M4(2) apartments. These add too the much-needed requirement for social housing, particularly in a rural area such as Lyminge. The properties will be age designated with 3 fully accessible and all will be energy efficient (through the installation of insulation and low carbon heating systems). The external areas, will also be formalised, providing both secure amenity space and passive surveillance / security for these areas. The building itself will be enhanced with new materials to replace existing failing cladding materials.

3.2.1 PRE-APPLICATION FEEDBACK:

Site Context

"The premises were originally constructed as offices, before being converted to a mix of residential and communal facilities, subsequently used by Age UK across the ground and first floors as a day care facility and meeting point (retaining one flat at first floor) before all floor space was ultimately changed to the day care and community use, which reportedly ceased in March 2025.

Since that time, the building is reported to have been vacant, although there has been a short-term residential occupation by building guardians."

Principle of Development

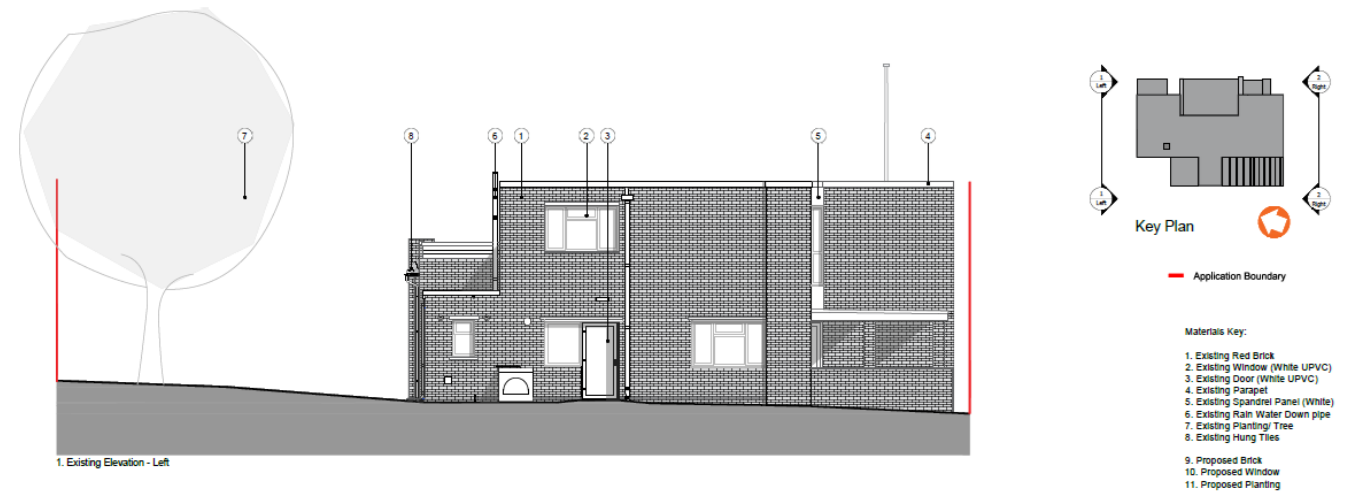
"The property is located within the defined settlement boundary of the rural centre of Lyminge, a sustainable rural settlement within the settlement hierarchy and Kent Downs National Landscape. The building is not within the open countryside, and the proposal does not raise issues associated with isolated, sporadic or unplanned residential development. The proposed residential use would align with the overarching policy objective to make efficient use of previously developed land and buildings within settlements, and to contribute positively to housing supply. It is noted that the building has recently been listed as an Asset of Community Value (ACV), reflecting its former role as a community facility. It is also noted that:

- the Age UK use has ceased permanently due to financial viability issues,
- the building is currently unused for community purposes, and
- ACV status does not preclude development nor dictate acceptable planning uses, although it can be a material consideration in planning decisions.

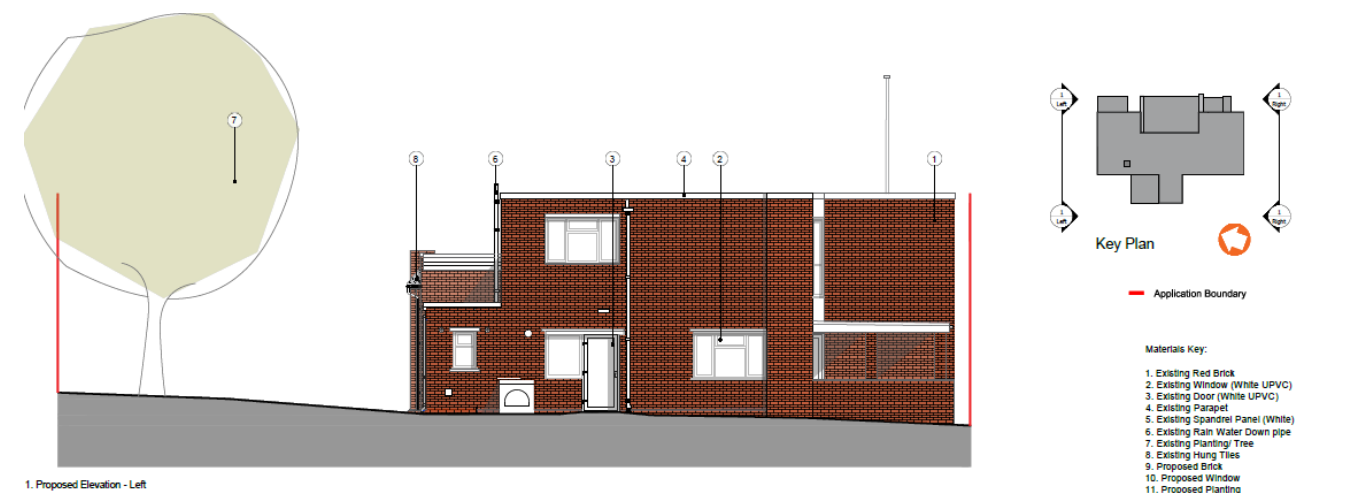
The supporting statement asserts that the proposal would formalise a use that has historically existed on the site, noting that the building was previously subdivided into flats. However, the current lawful planning use does not reflect that, and a planning application for a change of use is required.

As the local planning authority cannot demonstrate a five-year supply of deliverable housing sites, housing policies are deemed out of date, and the 'tilted balance' is engaged, weighting balance in favour of granting permission, unless specific protective policies or significant harms justify refusal."

EXISTING PROPOSAL



PRE-APP PROPOSAL



3.2.2 PRE-APPLICATION FEEDBACK:

Principle of Development

"In this regard, Policy C2 within the Places and Policies Local Plan seeks to safeguard community facilities unless it can be demonstrated that:

- There is no longer a demand for the facility within the locality, supported by evidence that the premises have been actively marketed for a minimum period of 12 months in the recent past prior to submission of the planning application; and
- As part of the evidence required above, the sale or rental price was realistic for the existing use, supported with a written valuation from a commercial estate agent.

Should a need for an alternative facility or facilities to serve the local community persist, the proposal should provide an alternative on the site or at a location which is well-related and easily accessible to the local community or settlement.

The Supporting Statement identifies that alternative community facilities exist within Lyminge, including the Tayne Centre, Village Hall, Methodist Church and Scout Hut, inferring that these could mitigate the loss of the existing facility. However, it has not been made clear how this would work, or if the groups involved have been approached about this.

Any application would need to robustly justify the loss of the former community use against the requirements of the policy and/or demonstrate that alternative facilities can be provided, whilst clearly setting out the public benefits of the proposal, in consideration of the planning balance."

3.2.3 DESIGN RESPONSE:

In response, alternative community facilities such as the Tayne Centre, Village Hall, Methodist Church, and Scout Hut have been approached and can be available for community use.

EXISTING PROPOSAL



PRE-APP PROPOSAL



3.2.4 PRE-APPLICATION FEEDBACK:

Housing Mix, Accessibility and Local Need

“It is proposed to provide five residential apartments, including three Part M4(2) accessible units. Whilst this is a positive provision, it would carry limited material weight, given Core Strategy policy seeks to secure specialist units for older people primarily through the strategic allocations as part of the garden settlement and in allocations at Sellindge.

If there is an identified local need, including for older persons and those with mobility requirements, this would need to be clearly evidenced and submitted with the application in order for it to be considered a positive material consideration.”

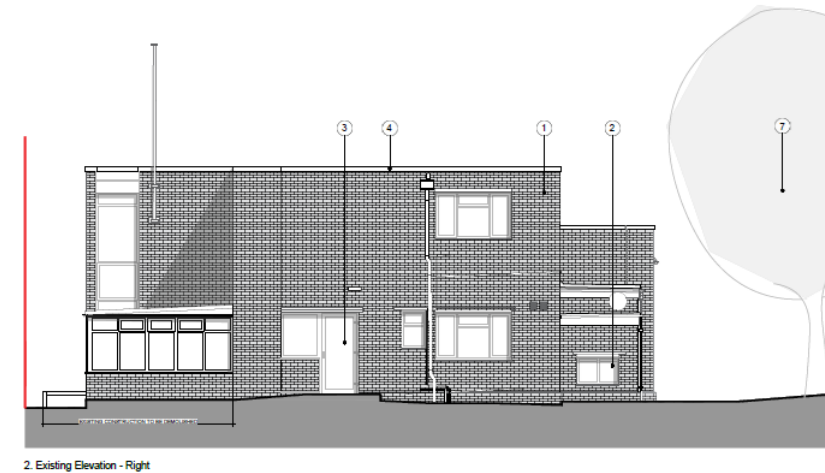
Design, Layout and Visual Impact

“As a conversion of an existing structure, the acceptability of the scheme will largely depend on detailed matters, including:

- the quality of the internal layout and standards of accommodation,
- the provision of usable private or communal amenity space,
- the treatment of external elevations and any proposed materials,
- impacts on neighbouring residential amenity, including privacy, outlook and noise, • arrangements for refuse storage, parking and cycle provision.

The submitted plans appear to show that the proposed flats would meet adopted standards for gross internal area (GIA) when based upon predicted occupancy. For external space, the ground floor flats seem to have small areas attributed to them, but the two upper floor flats do not have a private usable balcony space. However, there would be a communal space to the rear of the premises that would serve all flats, in lieu of this. All rooms would have windows and there is no reason to consider that there would be any issue regarding daylight to the proposed dwellings, or in respect of overall amenity for future occupiers.”

EXISTING PROPOSAL



PRE-APP PROPOSAL



3.2.5 PRE-APPLICATION FEEDBACK:

Design, Layout and Visual Impact

For appearance, it is noted that the physical interventions proposed are minimal, other than the alterations to existing openings and, in this regard, the proposal is considered acceptable. No detail has been provided in respect of refuse storage, parking, or cycle provision, and it would be advisable to review the requirements or Places and Policies Local Plan policies T2 and T5 to adequately address the requirements of the policies.

Neighbouring Amenity

The premises are in a residential area, and it is reasonable to conclude that the proposed residential use would be compatible with the existing in respect of likely noise and disturbance arising from everyday use. The plans show no additional openings within the building, or any additional extensions or additions, so there is no perceived likelihood of detrimental impact from any loss of privacy, or overbearing, overshadowing or enclosing presence.

It was discussed that air source heat pumps may be installed, and it was suggested that a noise assessment of these should be included to demonstrate that the operation of these units would not impact detrimentally upon the amenities of existing occupiers.

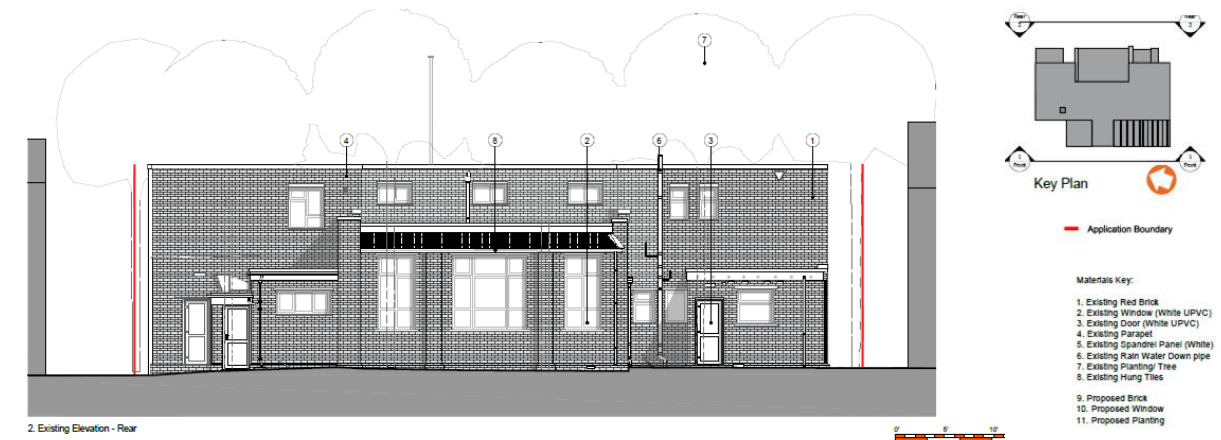
3.2.6 PRE-APPLICATION RESPONSE:

Following the received feedback, a thermal report, noise assessments per unit and replacement community space assessment have been undertaken. See separate sections / reports.

A transport survey for parking has taken place, and provision of refuse and cycle stores have been confirmed, located to the rear of the property in a screened and dedicated area with gated access for bin collection.

Refer to Transport Statement – LSR Transport Ltd

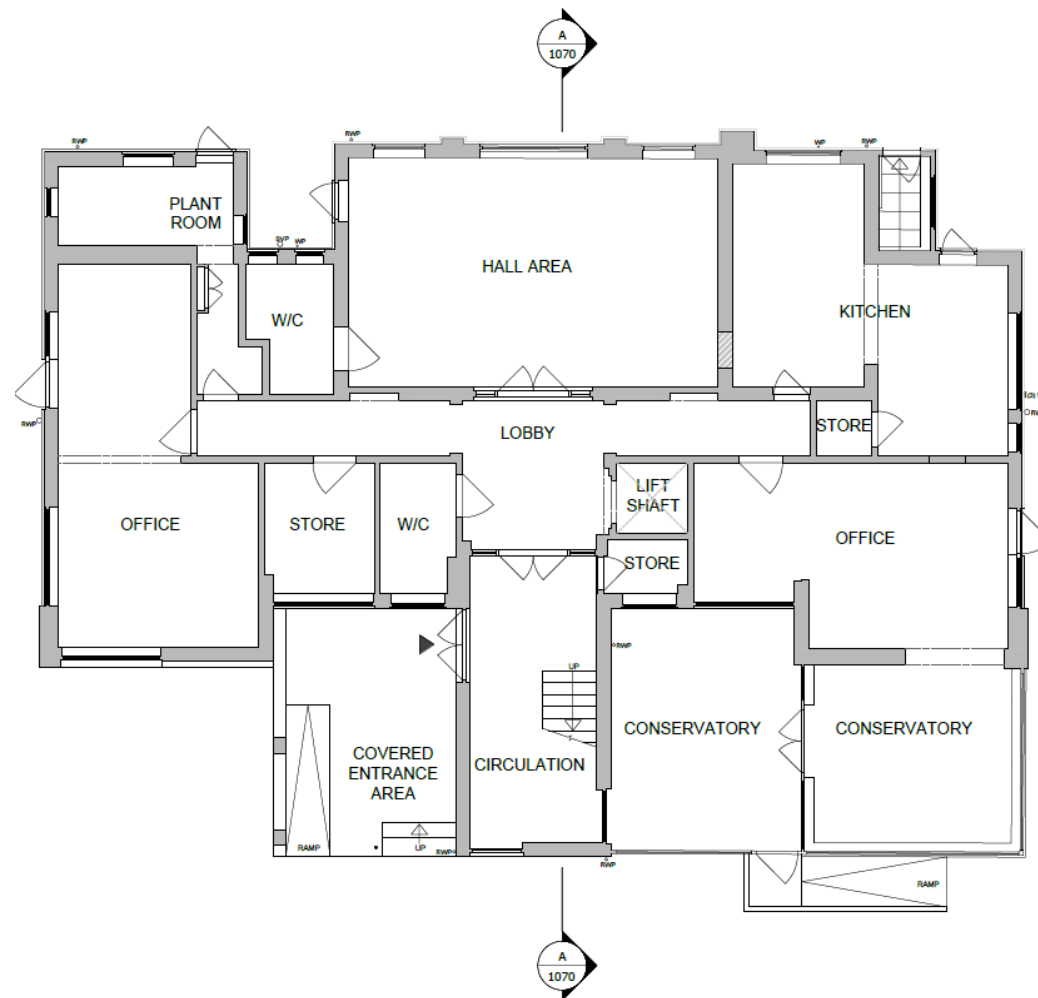
EXISTING PROPOSAL



PRE-APP PROPOSAL



3.3.0 EXISTING PLANS | GROUND FLOOR AND FIRST FLOOR



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

3.4.0 PROPOSED PLANS | GROUND FLOOR AND FIRST FLOOR



PROPOSED GROUND FLOOR PLAN



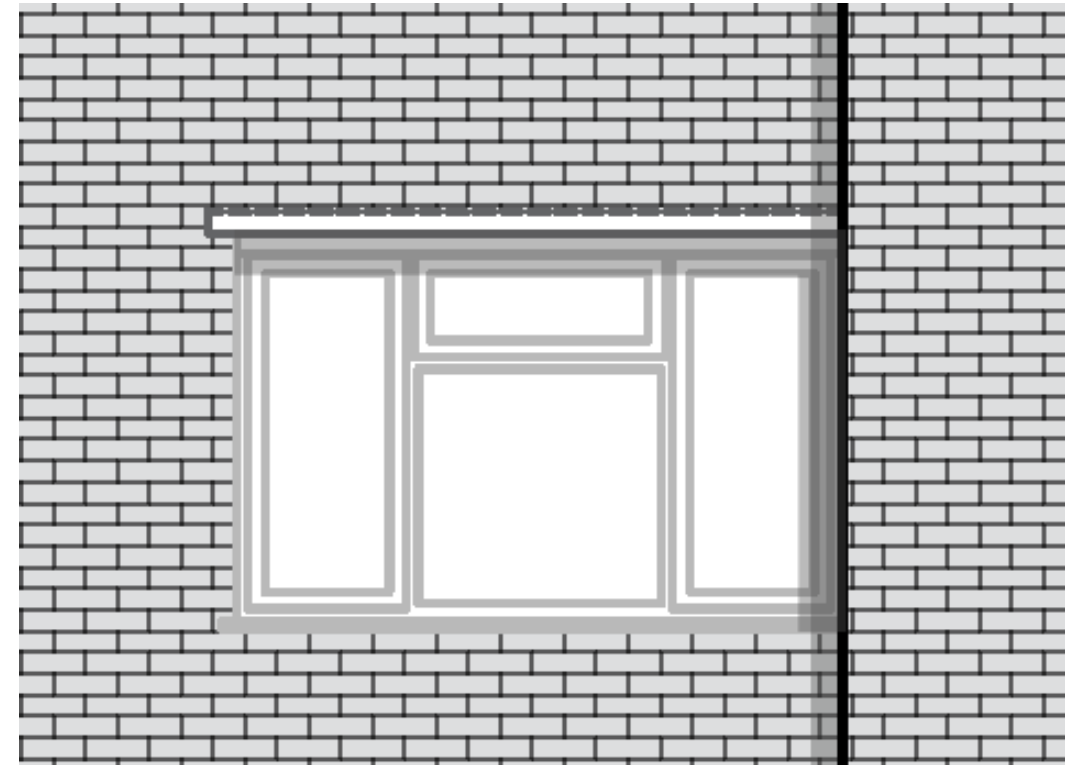
PROPOSED FIRST FLOOR PLAN

- KEY
- 1B1P Unit
 - 1B2P Unit
 - 2B3P Unit
 - Existing Walls
 - Proposed Wall

NOTE: Unit 02 Ground Floor is M4.2 Compliant



PROPOSED WINDOW



EXISTING WINDOW

3.5.1 PROPOSED INSTALLATION OF INSULATION AND LOW CARBON HEATING SYSTEMS

As part of the proposal, there will be an introduction of roof insulation and low carbon heating systems creating more energy efficient properties.

Refer to Energy & Sustainability Statement – The Design Collective

3.5.2 PROPOSED WINDOW REPLACEMENT

As part of the proposal the windows ,which currently date from 1993, are proposed to be replaced. A+ rated double glazed units will be used to improve thermal performance. The alterations will be made to existing openings, and so visual changes will be minimal.

3.6.0 CURRENT HOUSING PRESSURES

3.6.1 HOUSING NEEDS WITHIN FHDC

The demand for affordable housing remains high across the district. 1320 households are currently registered on the Council's Housing Register and are seeking affordable rented accommodation in the district. Of this total number, 655 (50% of all households) specifically require 1-bedroom accommodation. Approximately 288 households on the Housing Register are eligible for Sheltered Accommodation.

Homelessness continues to be an issue in the district, with just over 120 households currently in temporary accommodation. Approximately 12 of the households in temporary accommodation are older people, with support needs who are eligible for sheltered accommodation.

The delivery of new affordable homes in the district continues to be problematic, with many Registered Provider partners unable to deliver homes provided through S106 agreements. The Council is seeking to address this issue by delivering its own new build and acquisitions programme and through making the best use of its existing housing stock and other related assets.

3.7.0 ALTERNATIVE COMMUNITY USE



AERIAL VIEW OF TAYNE CENTRE



ENTRANCE TO TAYNE CENTRE



TAYNE CENTRE

3.7.1 ALTERNATIVE COMMUNITY FACILITIES

As part of the proposals, the community element of the building is to be replaced by using the space at one of the neighbouring/local community facilities, at times not currently occupied. These alternative community locations include The Tayne Centre, The Methodist Church, The Village Hall, and The Scout Hut.

3.7.2 COUNCIL ENGAGEMENT WITH LOCAL GROUPS

FHDC has been working closely and in partnership with local organisations including the identification of alternative sites to equally meet the needs of the local community and current housing crisis.

SCOUT HUT :

Description	Area m ² /unit
Ground Floor Hall	196.4
Total	196.4

VILLAGE HALL:

Description	Area m ² /unit
Ground Floor Reception	5.8
Ground Floor Bar	10.6
Ground Floor Kitchen	15.2
Ground Floor Changing Room	12.1
Ground Floor Changing Room	9.7
Ground Floor Internal Storage	39.01
Mezzanine Floor Internal Storage	32.6
Ground Floor Hall	178.8
Ground Floor Committee Room	42.3
Ground Floor Internal Storage	22.5
Ground Floor Committee Room	17.3
Total	385.91

EVERIST COURT :

Description	Area m ² /unit
Ground Floor Hall	41
Ground Floor Kitchen	27.4
Ground Floor Hall	26.4
Ground Floor Locker Room	2.02
Ground Floor Public Toilets	5.1
Ground Floor Hall	7
Ground Floor Hall	30.1
Ground Floor Hall	6.5
Ground Floor Public Toilets	4.8
First Floor Staff Toilets	2.8
First Floor Public Toilets	4.5
First Floor Hall	8.6
First Floor Hall	9.7
First Floor Internal Storage	2.1
First Floor Hall	17.3
First Floor Public Toilets	10
First Floor Internal Storage	4.4
First Floor Hall	40.96
First Floor Hall	18
Total	268.68

3.7.3 ALTERNATIVE LOCATIONS AND FACILITIES

Alternative community spaces such as the Scout Hall and the Village Hall provide a range of spaces for community activities.

The Scout Hut has a large ground floor hall space which can be used to accommodate community activities. The Village Hall also has a large ground floor hall space, alongside other facilities such as a kitchen, bar, committee rooms, internal storage, and changing rooms.

The availability of these alternative venues will allow for community activities to be alternatively accommodated.

1.0	INTRODUCTION
2.0	SITE AND CONTEXT
3.0	DESIGN AND STRATEGY
4.0	ACCESS
5.0	SUMMARY

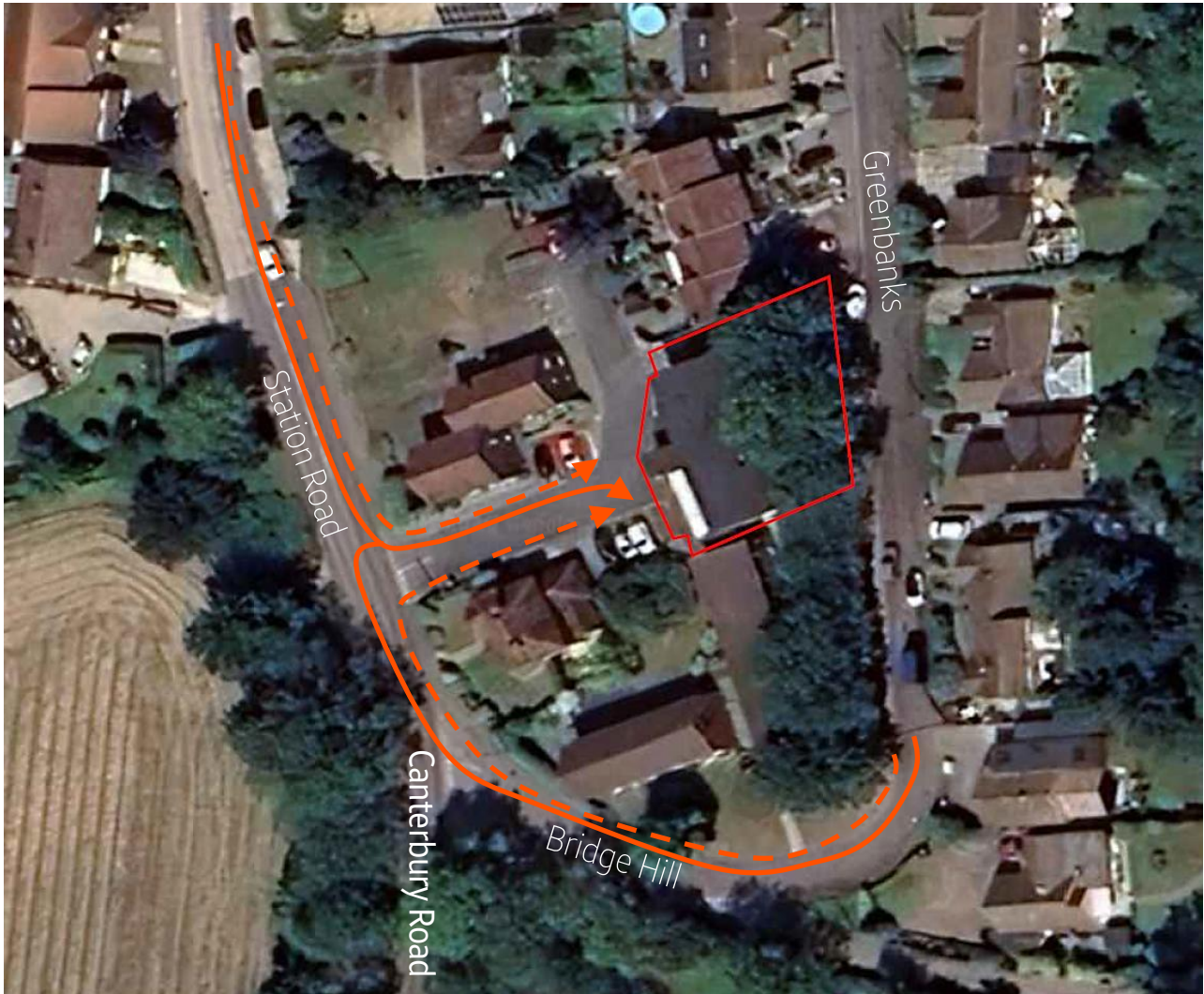




4.1.1 VEHICULAR AND PEDESTRIAN ACCESS

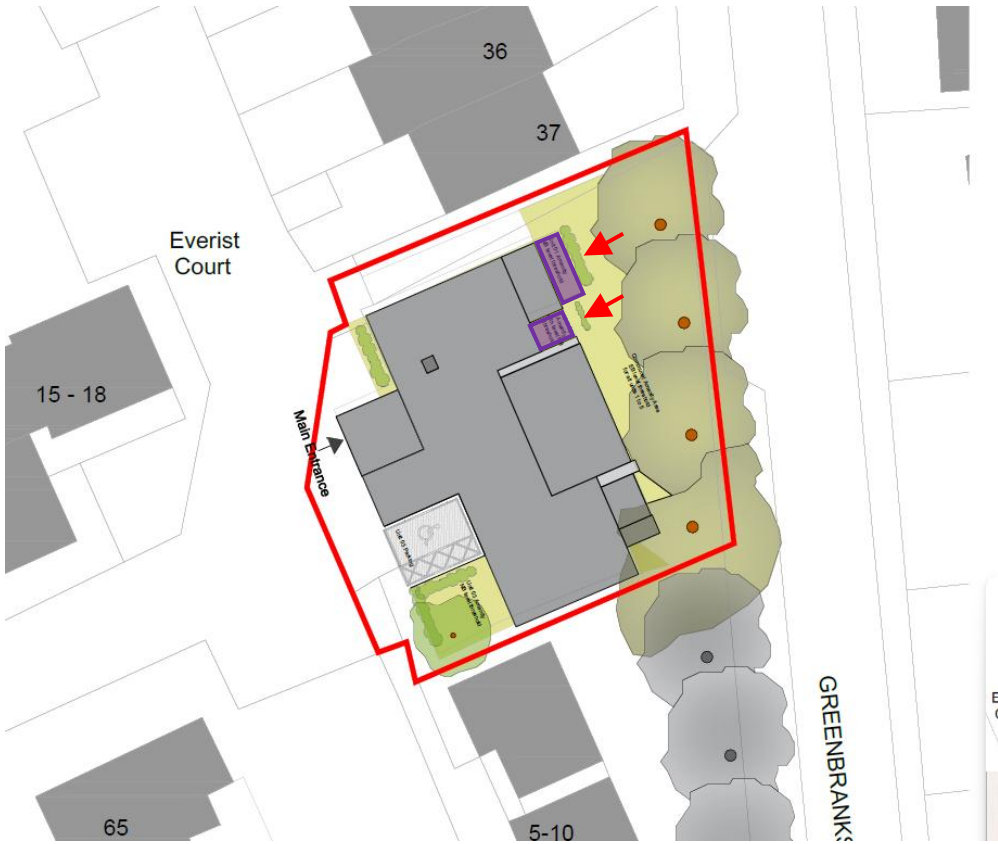
Everist Court in Lyminge Kent, is located directly off Station Road. The site can be reached via major local routes and public transport. Station Road provides vehicular access to the site, where parking can be found. The site is accessible to pedestrians using local footpaths.

Refer to Transport Statement – LSR Transport



KEY

- Pedestrian Access
- Vehicular Access



PROPOSED SITE PLAN



PROPOSED GROUND FLOOR PLAN

4.2.1 ACCESS

The proposal includes an M4(2) compliant ramp which provides step-free external access to Everist Court, and satisfies Category 2 of the UK Building Regulations Approved Document M.

KEY

- M4(2) Compliant Ramps
- Level Threshold

1.0	INTRODUCTION
2.0	SITE AND CONTEXT
3.0	DESIGN AND STRATEGY
4.0	ACCESS
5.0	SUMMARY



5.1.1 SUMMARY:

The proposal seeks to convert an existing building – Everist Court – from its former community use back to residential accommodation, reflecting the building's original purpose.

The scheme has been designed to retain the character and appearance of the existing building. Improvements to the building's environmental performance will be achieved through the replacement of existing windows and the introduction of roof insulation and low-carbon heating systems. Existing window openings will be retained, ensuring limited visual impact on the surrounding area.

The development will provide accessible homes including 3 M4(2) compliant units with level access and ramped entrances.

Overall, the proposal delivers accessible and energy efficient homes whilst preserving the established character of the site.



Email: planning@folkestone-hythe.gov.uk
Date: 4 August 2026



The Occupier
FLAT 17
EVERIST COURT
63
STATION ROAD
LYMINGE
CT18 8HQ

Dear Sir/Madam

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Proposal	5 no. residential apartments with associated refuse/cycle store and amenity space.
Site Location	Everist Court, 63 Station Road, Lyminge, CT18 8HQ

You can view this application, plans/drawings and any other associated documents online at <https://folkestonehythedc.my.site.com/PR3/s/be-register-view> or by scanning the QR code



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Yours faithfully

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Folkestone & Hythe District Council

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Telephone: 01303 853538 · E-mail: planning@folkestone-hythe.gov.uk · www.folkestone-hythe.gov.uk

Your representation should arrive no later than 25 August 2026.

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Yours faithfully

Development Management Team
Folkestone & Hythe District Council

Email: planning@folkestone-hythe.gov.uk
Date: 4 August 2026



The Occupier
35
GREENBANKS
LYMINGE
CT18 8HG

Dear Sir/Madam

The Council has received an application for the following proposal:

Application Number	26/1203/FH
Proposal	5 no. residential apartments with associated refuse/cycle store and amenity space.
Site Location	Everist Court, 63 Station Road, Lyminge, CT18 8HQ

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Yours faithfully

Development Management Team
Folkestone & Hythe District Council

The Occupier
FLAT 10
EVERIST COURT
63
STATION ROAD
LYMINGE
CT18 8HQ

Dear Sir/Madam

The Council has received an application for the following proposal:

Application Number	26/1203/FH
Proposal	5 no. residential apartments with associated refuse/cycle store and amenity space.
Site Location	Everist Court, 63 Station Road, Lyminge, CT18 8HQ

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Folkestone & Hythe District Council
Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY
Telephone: 01303 853538 · E-mail: planning@folkestone-hythe.gov.uk · www.folkestone-hythe.gov.uk

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List of Consultations

26/1203/FH

Everist Court, 63 Station Road, Lyminge, CT18 8HQ

5 no. residential apartments with associated refuse/cycle store and amenity space.

<u>Consultee Name</u>	<u>Consultee Address</u>	<u>Reply By</u> 25/08/2026
K.C.C. (Planning - Archaeology)	2nd Floor, Section 6 Invicta House, County Hall, Maidstone, ME14 1XX	25/08/2026
Kent Downs AONB Unit	West Barn Penstock Hall Farm, Canterbury Road, East Brabourne, Ashford, TN25 5LL	25/08/2026
KSL Environment Agency	Orchard House, Endeavour Park, London Road, Addington, West Malling, ME19 5SH	25/08/2026
KCC Highways And Transportation	Ashford Highway Depot, Henwood Industrial Estate, Javelin Way, Ashford, TN24 8AD	25/08/2026
Environmental Health	Civic Centre, Castle Hill Avenue, Folkestone, CT20 2QY	25/08/2026
Tom Bevan		25/08/2026
Owner / Occupier	FLAT 17, EVERIST COURT, 63, STATION ROAD, LYMINGE, CT18 8HQ	25/08/2026
Owner / Occupier	FLAT 18, EVERIST COURT, 63, STATION ROAD, LYMINGE, CT18 8HQ	25/08/2026
Owner / Occupier	18, EVERIST COURT, 63, STATION ROAD, LYMINGE, CT18 8HQ	25/08/2026
Owner / Occupier	5, GREENBANKS, LYMINGE, CT18 8HG	25/08/2026
Owner / Occupier	6, GREENBANKS, LYMINGE, CT18 8HG	25/08/2026
Owner / Occupier	7, GREENBANKS, LYMINGE, CT18 8HG	25/08/2026
Owner / Occupier	8, GREENBANKS, LYMINGE, CT18 8HG	25/08/2026
Owner / Occupier	35, GREENBANKS, LYMINGE, CT18 8HG	25/08/2026
Owner / Occupier	36, GREENBANKS, LYMINGE, CT18 8HG	25/08/2026

Owner / Occupier	37, GREENBANKS, LYMINGE, CT18 8HG	25/08/2026
Owner / Occupier	65, STATION ROAD, LYMINGE, CT18 8HQ	25/08/2026
Owner / Occupier	34, GREENBANKS, LYMINGE, CT18 8HG	25/08/2026
Owner / Occupier	2, GREENBANKS, LYMINGE, CT18 8HG	25/08/2026
Owner / Occupier	FLAT 5, EVERIST COURT, 63, STATION ROAD, LYMINGE, CT18 8HQ	25/08/2026
Owner / Occupier	FLAT 6, EVERIST COURT, 63, STATION ROAD, LYMINGE, CT18 8HQ	25/08/2026
Owner / Occupier	6, EVERIST COURT, 63, STATION ROAD, LYMINGE, CT18 8HQ	25/08/2026
Owner / Occupier	FLAT 7, EVERIST COURT, 63, STATION ROAD, LYMINGE, CT18 8HQ	25/08/2026
Owner / Occupier	FLAT 8, EVERIST COURT, 63, STATION ROAD, LYMINGE, CT18 8HQ	25/08/2026
Owner / Occupier	8, EVERIST COURT, 63, STATION ROAD, LYMINGE, CT18 8HQ	25/08/2026
Owner / Occupier	FLAT 9, EVERIST COURT, 63, STATION ROAD, LYMINGE, CT18 8HQ	25/08/2026
Owner / Occupier	FLAT 10, EVERIST COURT, 63, STATION ROAD, LYMINGE, CT18 8HQ	25/08/2026
Owner / Occupier	FLAT 11, EVERIST COURT, 63, STATION ROAD, LYMINGE, CT18 8HQ	25/08/2026
Owner / Occupier	11, EVERIST COURT, 63, STATION ROAD, LYMINGE, CT18 8HQ	25/08/2026
Owner / Occupier	FLAT 12, EVERIST COURT, 63, STATION ROAD, LYMINGE, CT18 8HQ	25/08/2026
Owner / Occupier	FLAT 13, EVERIST COURT, 63, STATION ROAD, LYMINGE, CT18 8HQ	25/08/2026
Owner / Occupier	13, EVERIST COURT, 63, STATION ROAD, LYMINGE, CT18 8HQ	25/08/2026

Owner / Occupier	FLAT 14, EVERIST COURT, 63, STATION ROAD, LYMINGE, CT18 8HQ	25/08/2026
Owner / Occupier	14, EVERIST COURT, 63, STATION ROAD, LYMINGE, CT18 8HQ	25/08/2026
Owner / Occupier	FLAT 15, EVERIST COURT, 63, STATION ROAD, LYMINGE, CT18 8HQ	25/08/2026
Owner / Occupier	FLAT 16, EVERIST COURT, 63, STATION ROAD, LYMINGE, CT18 8HQ	25/08/2026
Owner / Occupier	16, EVERIST COURT, 63, STATION ROAD, LYMINGE, CT18 8HQ	25/08/2026
Owner / Occupier	3, GREENBANKS, LYMINGE, CT18 8HG	25/08/2026
Owner / Occupier	4, GREENBANKS, LYMINGE, CT18 8HG	25/08/2026
The Parish Clerk Lyminge PC	PO Box 1159, Military Rd, Canterbury, CT1 9PR	25/08/2026



Folkestone and Hythe District Council
Civic Centre
Castle Hill Avenue
Folkestone
CT20 2QY

Highways and Transportation
Kroner House
Eurogate Business Park
Ashford
TN24 8XU
Tel: 03000 418181
Date: 4 August 2026
Our Ref: MH

Application -	26/1203/FH
Location -	Everist Court, 63 Station Road, Lyminge, CT18 8HQ
Proposal -	5 no. residential apartments with associated refuse/cycle store and amenity space.

Referring to the above description, it would appear that this development proposal does not meet the criteria to warrant involvement from the Highway Authority in accordance with the current consultation protocol arrangements. If there are any material highway safety concerns that you consider should be brought to the attention of the HA, then please contact us again with your specific concerns for our consideration.

It is important to note that Local Planning Authority (LPA) permission does not convey any approval to carry out works on or affecting the public highway.

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because LPA planning permission has been granted.

For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture or landscape assets such as grass, shrubs and trees, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens and near the highway that do not look like roads or pavements but are actually part of the public highway.

Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a pre-application advice service in addition to a full formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. Further details are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>.

This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process. Further details on this are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/apply-for-a-dropped-kerb/dropped-kerb-contractor-information>

Once planning approval for any development has been granted by the LPA, it is the responsibility of the applicant to ensure that before development commences, all necessary highway approvals and consents have been obtained, and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority.

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Further guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>.

Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181.

Yours faithfully

Director of Highways & Transportation

*This is a statutory technical response on behalf of KCC as Highway Authority. If you wish to make representations in relation to highways matters associated with the planning application under consideration, please make these directly to the Planning Authority.

Folkestone Hythe District Council -
Development Control
Castle Hill Avenue, Folkestone, CT20
2QY

Reference: PA-0009558/01
Customer reference: 26/1203/FH
4 August 2026

Sent via email

Dear Planning Team,

5 no. residential apartments with associated refuse/cycle store and amenity space.

Everist Court 63 Station Road Folkestone CT18 8HQ

Thank you for contacting us.

Thank you for consulting us on the above application which we received on 4 August 2026.

Environment Agency position

We have **no objection** to the above proposal.

Note to LPA

Decision notice

In accordance with the planning practice guidance ([determining a planning application, paragraph 019](#)), please notify us by email within two weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Please note that our comments are based on the details available to us at the time of writing. If any subsequent changes are made to the application, please reconsult us.

Should you have any queries regarding this response, please contact me.

Yours faithfully,

Jennifer Wilson

Planning Specialist

E-mail kslplanning@environment-agency.gov.uk

Case Officer:
Folkestone & Hythe District Council

Sent by email to:
planning@folkestone-hythe.gov.uk

5th August 2026



**Kent Downs
National
Landscape**

**Kent Downs
National Landscape**
The Granary
Penstock Hall Farm
Canterbury Road
East Brabourne
Ashford, Kent TN25 5LL
01303 815170
mail@kentdowns.org.uk
kentdowns.org.uk

Dear Sir/Madam

26/1203/FH: Everist Court, 63 Station Road, Lyminge, CT18 8HQ

5 no. residential apartments with associated refuse/cycle store and amenity space.

Thank you for your recent consultation on the above.

On 22 November 2023, all designated Areas of Outstanding Beauty (AONBs) in England and Wales were renamed 'National Landscapes' (NLs). Accordingly, the Kent Downs AONB is now the Kent Downs National Landscape. Its legal designation and policy status remain the same.

Also of note is the changes introduced through the Levelling-Up and Regeneration Act 2023, which came into force on 26/December 2023. The Act amends the Countryside and Rights of Way Act, which is the primary legislation relating to AONBs and replaces the previous Duty of Regard to AONBs set out at S85 with a new, strengthened requirement that:

'In exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty in England, a relevant authority other than a devolved Welsh authority must seek to further the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty'. (Part 12 - Miscellaneous; Section 245. Protected Landscapes; paras (5) - (10).

This clearly places a much stronger duty on relevant authorities, which includes local authorities, to ensure that their actions and decisions seek to conserve and enhance AONBs, marking a significant change to the legal context of AONB policy.

Further advice is provided in Appendix 2.

Anglesey
Arnside and Silverdale
Blackdown Hills
Cannock Chase
Chichester Harbour
Chilterns
Clwydian Range
Cornwall
Cotswolds
Gower
Cranbourne Chase and
West Wiltshire Downs
Dedham Vale
Dorset
East Devon
Forest of Bowland
Howardian Hills
High Weald
Isle of Wight
Isles of Scilly
Kent Downs
Lincolnshire Wolds
Llyn
Malvern Hills
Mendip Hills
Nidderdale
Norfolk Coast
North Devon
North Pennines
North Wessex Downs
Northumberland Coast
Quantock Hills
Shropshire Hills
Solway Coast
South Devon
Suffolk Coast and
Heaths
Surrey Hills
Tamar Valley
Wye Valley

The Kent Downs National Landscape team has seen a recent uplift in the number of consultations on planning applications. In accordance with the agreed Kent Downs Planning Protocol, which sets out that the Kent Downs Landscape team will only have a limited land use planning role and will prioritise its involvement in planning to planning policy matters, we

On 22nd November 2023, all AONBs in England and Wales were renamed National Landscapes. The Kent Downs National Landscape is the new name for the Kent Downs AONB.

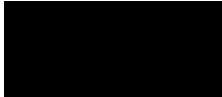
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will not normally provide bespoke comments on more minor applications or where we do not consider proposals would result in significant impacts to the Kent Downs. This does not imply support for, or objection to, the proposal. If our input would be particularly valued in this instance, please get in touch and we endeavor to provide informal advice where our current planning capacity allows.

In determining the application, the local planning authority has a new statutory duty, as set out above, to seek to further the purpose of conserving and enhancing the natural beauty of the Kent Downs National Landscape. Further advice on the new duty is provided in Appendix 2 of this letter. The Kent Downs National Landscape team recommends that to help fulfill the new statutory duty, the Local Planning Authority should ensure that the decision is consistent with relevant national and local planning policy and takes into account the aims, objectives and principles set out in the Kent Downs AONB Management Plan and its associated guidance documents. Further details of these are provided in Appendix 1.

I hope this is of assistance to you. I would be happy to discuss further if this would be helpful.

Yours faithfully



Katie Miller
Planning and Place Manager, Kent Downs National Landscape team

APPENDIX 1

Planning consultations with the Kent Downs National Landscape Team

Background and context:

The Kent Downs National Landscape partnership (which includes all the local authorities within the National Landscape) has agreed to have a limited land use planning role. In summary this is to:

- Provide design guidance in partnership with the Local Authorities represented in the National Landscape.
- Comment on forward/strategic planning issues-for instance Local Development Frameworks.
- Be involved in development management (planning applications) in exceptional circumstances only, for example in terms of scale and precedence.
- Provide informal planning advice/comments on development control (planning applications) at the request of a Kent Downs National Landscape Joint Advisory member and /or Local Authority Planning Officer.

The Countryside and Rights of Way Act 2000

The primary legislation relating to AONBs is set out in the Countryside and Rights of Way Act 2000. Section 85 of this Act, as recently amended by the Levelling Up and Regeneration Act, requires that in exercising any functions in relation to land in an AONB, or so as to affect land in an AONB, relevant authorities, which includes local authorities, must seek to further the purpose of conserving and enhancing the natural beauty of the AONB. Compliance with this requirement can be demonstrated in part by testing proposals against the policies set out in the Kent Downs AONB Management Plan and its supporting guidance (see below).

Relationship of the AONB Management Plan and Development Management

The CRoW Act requires that a management plan is produced for each AONB, and accordingly the first Kent Downs AONB Management Plan was published in April 2004. The third revision Management Plan (2021-2026) has been formally adopted by all the local authorities of the Kent Downs. The Management Plan may be viewed on the Kent Downs website [\[link\]](#).

Under the CRoW Act, the Management Plan is required to 'formulate the (Local Authority) policies for the management of the AONB and for carrying out their functions in relation to it'. The policies of the Kent Downs AONB Management Plan are therefore the adopted policies of all the Local Authorities in the Kent Downs.

The national Planning Policy Guidance, 2019, confirms that Management Plans can be a material consideration when assessing planning applications ([Paragraph: 040 Reference ID: 8-040-20190721](#)) and this view is confirmed in previous appeal decisions, including APP/U2235/W/19/3232201, Cossington Fields Farm North, Bell Lane, Boxley, Maidstone where at paragraph 5 of the Inspectorate's decision letter it is stated that "I am mindful of the policies

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contained within the Kent Downs AONB Management Plan (2014-2019) requiring development to conserve and enhance natural beauty of AONB to which I attach substantial weight.” The decision can be downloaded at:

<https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3232201>

Any Kent Downs National Landscape team response to consultations on planning applications will reflect the policies of the Management Plan along with other Kent Downs National Landscape produced guidance which help support the delivery of the principles of the Management Plan, as set out below.

Other Kent Downs AONB/National Landscape Guidance

[Kent Downs AONB Guidance on the selection and use of colour in development – Guidance](#)

The purpose of this guidance is to provide guidance on the selection and use of colour for building development within the National Landscape and its setting. ‘Development’ includes any building work, ranging from home extensions and conversions through to house building, agricultural and industrial premises, and retail and office buildings. It also includes infrastructure developments associated with transport, flood defences, power generation and distribution, communications and other utilities.

[Kent Downs Landscape Design Handbook](#)

Design guidance based on the 13 landscape character areas in the Kent Downs. Guidance is provided on fencing, hedges, planting, gateways etc. to help the conservation and enhancement of the AONB.

[Kent Downs Renewable Energy Position Statement](#)

Provides a clearly articulated position for the Kent Downs AONB partnership with regards to renewable energy technologies. It recognises that each Local Planning Authority must balance the impact of proposals for renewables on the AONB with all the other material planning considerations.

[Kent Rural Advice Service Farm Diversification Toolkit](#)

Guidance on taking an integrated whole farm approach to farm developments leading to sound diversification projects that benefit the Kent Downs.

[Kent Downs Land Manager's Pack](#)

Detailed guidance on practical land management from how to plant a hedge to creating ponds and enhancing chalk grassland.

[Rural Streets and Lanes - A Design Handbook](#)

Guidance on the management and design of rural lanes and streets that takes the unique character of the Kent Downs into account. This document discusses the principle of shared space and uses examples from around the UK and Europe. The Handbook has been adopted by Kent County Council as policy.

[Managing Land for Horses](#)

A guide to good practice on equine development in the Kent Downs, including grassland management, fencing, trees and hedges, waste management and basic planning information.

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[Kent Farmstead Guidance and Kent Downs Farmstead Guidance](#)

Guidance on the conservation, enhancement and development change of heritage farmsteads in the Kent Downs based on English Heritage's Kent and National Character Area Farmstead Statements. Includes an Assessment method and Design Guidance.

[Kent Downs Setting Position Statement](#)

An advisory document providing guidance on issues of setting including the legislative basis for considering setting, identification of where setting is likely to be an issue and provision of advice on how to mitigate potential impacts.

[The Kent Downs Landscape Character Assessment Update 2020](#)

An update of the original Landscape Character Assessment of the Kent Downs that was published by the Countryside Commission, that identifies 13 different landscape character areas in the Kent Downs, describes their key characteristics and identifies recommended actions, investments and priorities to help with the conservation and enhancement of the Kent Downs National Landscape.

The NPPF and AONBs

National planning policies are very clear that the highest priority should be given to the conservation and enhancement of National Landscapes. The NPPF confirms that National Landscapes are equivalent to National Parks in terms of their landscape quality, scenic beauty and their planning status.

Paragraph 189 of the NPPF (December 2024 version) specifies that 'great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes, which have the highest status of protection in relation to these issues.' It is advised that the scale and extent of development within National Landscapes should be limited. Paragraph 190 of the NPPF states that major developments should be refused in National Landscapes except in exceptional circumstances and where it can be demonstrated that they are in the public interest. No definition is given as to what constitutes major development within a National Landscape, however a footnote to this paragraph states that this is 'a matter for the relevant decision taker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined'.

NPPF paragraph 11 explains the presumption in favour of sustainable development. For decision-making this means that proposals in accordance with the development plan should be approved. Part d says that where there are no relevant development plan policies or the relevant ones are out of date (for instance in applications involving new housing where there are housing supply or delivery deficits) then permission should be granted unless:

- "i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed⁷; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination".

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National Landscapes are listed in footnote 7 and the most relevant policies in the Framework relating to National Landscapes are paragraphs 189 and 190. A court of appeal case¹ confirms that, if a proposal causes harm to an AONB sufficient to refuse planning permission if there were no other considerations, then the presumption in favour (or 'tilted balance' expressed in ii) above) should be disengaged. The decision-maker should therefore conduct a normal planning balancing exercise, applying appropriate weight to each consideration, to come to a decision. This will of course include giving great weight to the National Landscape as required by NPPF paragraph 189.

The national [Planning practice guidance](#) provides further information on how development within National Landscapes should be approached and advises that all development with Areas of Outstanding Natural Beauty will need to be located and designed in a way that reflects their status as landscapes of the highest quality. (Paragraph: 041 Reference ID: 8-041-20190721, Revision date: 21 07 2019).

¹ Monkhill Limited vs Secretary of State for Housing, Communities and Local Government and Waverley Borough Council Case No: C1/2019/1955/QBACF

APPENDIX 2 : ADVICE ON THE NEW STATUTORY DUTY ON RELEVANT AUTHORITIES, SECTION 245 OF THE LEVELLING UP AND REGENERATION ACT 2023

The Levelling-up and Regeneration Act (2023) amended section 85 of the CRow Act, to create a new duty on public bodies to *'seek to further the purpose of conserving and enhancing the natural beauty of the area'* when discharging their functions in Areas of Outstanding Natural Beauty (now known as National Landscapes). The single purpose of AONB designation is *'the conservation and enhancement of natural beauty'*.

On 16 December 2024 the Department for Environment, Food and Rural Affairs published ["Guidance for relevant authorities on seeking to further the purposes of Protected Landscapes"](#). This *"sets out how the Protected Landscapes duty is intended to operate and provides broad principles to guide relevant authorities in complying with it"*. The guidance advises that the new duty is decision making in respect of development management, planning applications and nationally significant infrastructure projects. When seeking to further the purposes, relevant authorities should consider the information contained in a Protected Landscape's Management Plan.

The Guidance confirms that the duty is an active, not passive one which means that:

- a relevant authority should take appropriate, reasonable, and proportionate steps to explore measures which further the statutory purposes of Protected Landscapes
- as far as is reasonably practical, relevant authorities should seek to avoid harm and contribute to the conservation and enhancement of the natural beauty, special qualities, and key characteristics of Protected Landscapes
- a relevant authority should be able to demonstrate with proportionate, reasoned, and documented evidence the measures to which consideration has been given when seeking to further the statutory purposes of Protected Landscapes
- for development management decisions affecting a Protected Landscape, a relevant authority should seek to further the purposes of the Protected Landscape - in so doing, the relevant authority should consider whether such measures can be embedded in the design of plans and proposals, where reasonably practical and operationally feasible.

It is also advised that the decision maker should consider:

- Whether measures which would further the purposes align with and help to deliver the targets and objectives in the Protected Landscape's Management Plan?
- Are such measures appropriate and proportionate to the type and scale of the function and its implications for the area? For instance, are measures in keeping with the natural beauty, the special qualities and key characteristics of the Protected Landscape?
- Could the measures contribute to the conservation and enhancement of the Protected Landscape's wildlife, ecological value and quality, geological and physiographical features, water environment, cultural heritage, dark skies, tranquillity, opportunities for access to nature, and landscape character for which the area was designated?

In determining this application, the local planning authority should be able to demonstrate how they have actively sought to further the purpose of conserving and enhancing the natural beauty of this National Landscape. The way in which the purpose of designation might be furthered, or

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the evidence of the genuine attempt to seek to do so, should be open to scrutiny and therefore documented.

Further guidance can be found in an [Advice Note](#) produced by the Kent Downs National Landscape team for LPAs on the new duty and in a Guidance Note by the National Landscapes Association [Applying the CroW Act section 85 duty to 'seek to further the purpose in National Landscapes \(AONBs\)](#).

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[REDACTED]

Subject:

Planning Application 26/1203/FH - Asset of Community Value

Good morning

I would like to object to the Planning Application 26/1203/FH - Asset of Community Value as I now understand that the Council intend to allocate the working community hub to the 1st floor only using 5 apartments.

I understand that new tenants would need to access their apartments but the intended new Community Hub itself will generate noise by being on the first floor.

Please consider how 63 Station Road CT18 8HQ was configured during the tenancy of Age Concern and Age UK during the years 2006-09 I mean that before the last two upper floor flats were changed on the left hand side of the whole building. This meant that access for the tenants was separated by turning left at the top of the stairs or using the later installed lift. So Age Concern/AgeUK staff used the stairs or pre-booked face to face client appointments were made on the right hand side of the property as well as the office space for staff.

Consideration of the new tenants must be afforded otherwise other problems will arise. This objection comes from a practical angle as [REDACTED]

[REDACTED]
[REDACTED] Later the 2 upper left hand flats were changed into more office space [REDACTED]
[REDACTED] and the front facing flat was used for [REDACTED]

[REDACTED]. The flat was changed into a home kitchen area with practical equipment to help those affected. KCC Social Services were deeply involved in these decisions.

Since the closure of Age UK renting this space, Lyminge has no other suitable community space for people to meet appropriately - affecting all age groups who met there for confidential advice and information, companionship, usefulness as a person in the community contributing to the worth while of our existence as a community.

I agree that we need more social housing in Lyminge but that is not what makes a community, it is communicating with all ages and groups of people in that community without the payment of a fee to attend, only the cost of a hot or cold drink but so much more would be achieved to bring back the community spirit that I found when I first moved to Lyminge 44 years ago.

The alternative safe meeting places to attend were never designed to accommodate what this planning application requires.

Yes the council will have to pay to get the Asset of Community Value up to today's stringent and necessary safeguarding criteria for both accommodation and a meeting place and kitchen. Once that has been achieved as a basic need then the local inhabitants could then create a place by self-funding but Lyminge is being held up by no decision making, despite the difficult financial climate

everyone is in. Lyminge will be a poorer place to live if there is not some intervention from the Council to help create a good community.

When I came here 44 years ago, Sibton Park Cricket Pavilion and the Lyminge Village Hall had all been built by the community sponsoring the building by selling a brick at a time. If only this or an up to date version of this action could be set up and encouraged this could be achieved but the right attitude has to be messaged to the Lyminge community from the Council.

Lyminge is lucky to have a very good primary school to attract young families, we need to have ongoing places to meet up so that the teenagers have a safe space to meet up, as well as young families to be able to afford to live in Lyminge.

I understand that the intended change of use will make the ground floor the apartments leaving upstairs as a meeting place, this sounds quite bizarre. The lift would have to be upgraded to take account of the public access to a meeting place or the stairs if used would certainly cause irritation to the social housing tenants and a time limit would have to be introduced to avoid noisy access problems. Costings of all these alterations and upgrade of this Asset of Community Value seems to be ever changing with such a tight budget envisaged.

best regards

Mrs Susan Chitty

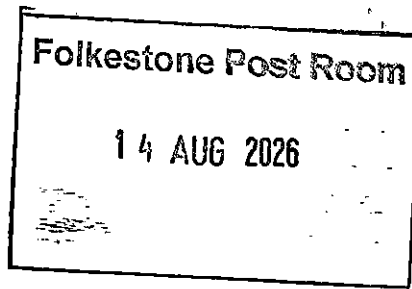
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



12 August 2026

**The Chief Planning Officer
Folkestone and Hythe District Council
Civic Centre
Castle Hill Avenue
Folkestone
CT20 2QY**

Dear Sir

Planning Application (26/1203/FH)

Everist Court

I wish to record my objection to the change of use of Everist Court from Community to Housing.

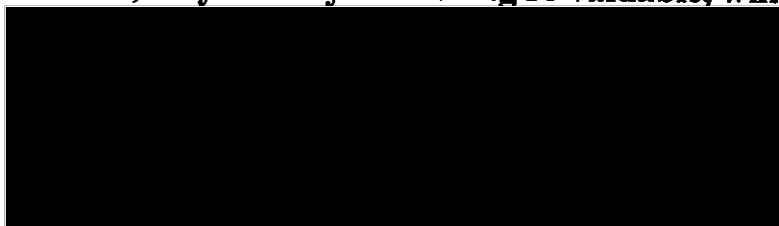
Everist Court has been a Community Hub for 49 years, serving the residents of Lyminge and the surrounding area, especially the elderly population.

FHDC officially listed the building as an Asset of Community Value, despite this the Council has plans to convert the whole building into housing.

Everist Court is much needed as a Community Hub for this ever growing village and the close rural area, a meeting place, a cafe, a thrift shop and services to support the older and vulnerable residents.

A mixed solution of a Community Hub on the ground floor and housing above would be a reasonable compromise.

Please, please consider this request, the Community Hub on this site is needed so much, why destroy something so valuable, which has proved its worth for years?



Mrs Maureen Lewsey