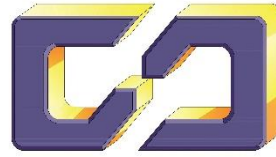


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Application Ref: - 230549

Land Adjacent to 25 Tredegar Road
Emmer Green
RG4 8QE

Erection of a two-storey house with associated parking and landscaping

This document is prepared in support the application at Land Adjacent to 25 Tredegar Road, Emmer Green.

1. Sustainability Statement

The following outlines the principles incorporated into the design in order to minimise the environmental impact of the proposal.

- Building Fabric & Choice of Materials

As part of the proposal, where possible, sustainably sourced materials will be employed for the construction of the proposal enabling it to demonstrate low energy use over its entire life cycle. All timber in the construction will be responsibly sourced. Within reason areas of glazing have been maximised to benefit from passive heat gain and natural light and to reduce energy bills.

- Energy

The detailed design of energy efficiency measures falls within the remit of other legislation, however it is generally accepted that there is a continuing drive towards greater energy efficiency and to this end the relevant regulations are under constant review. The emphasis is towards improving the fabric of the buildings to reduce thermal loss, and as a consequence reduce the energy requirement for heating.

In addition to the required improvements in 'U' values, accredited details will be adopted that ensure a continuity of insulation, especially around window and door opening. Air leakage from the building will also be minimised by the adoptions of good detailing and responsible workmanship. By the adoption of these principles, heating demand and consequently the size of the heat source will be minimised.

2. Affordable Housing Statement

The applicant would be willing to provide a Policy compliant affordable housing contribution following the approval of the proposal and enter into S106 agreement as required.

3. Transport Statement

The proposal seeks to provide a new access to the plot. The site plan submitted with this application shows 70m x 2.4m visibility splays (hatched blue).

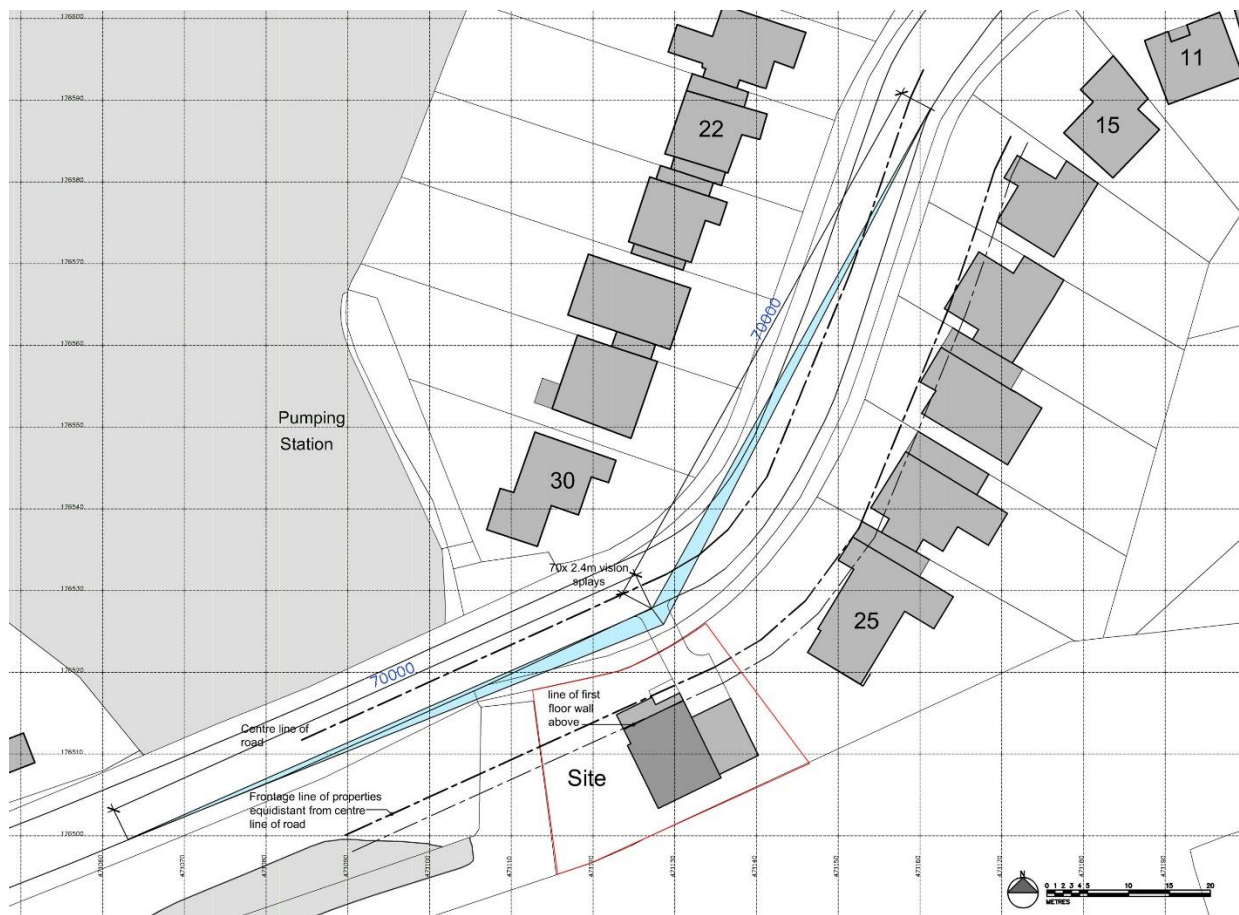


Figure 1 - Visibility Splays (70m x 2.4m)

Regarding parking provisions, in addition to the garage there is provision for two cars to be parked on the drive, in line with RBC's guidance.

The site is considered to be of adequate size to accommodate suitable bicycle and bin storage.

Yours sincerely,

Elton Disha

B.Arch (Hons) , MSc Architecture (equiv.)
(For and on behalf of Creative Design and Structure Ltd)



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