

SUSTAINABILITY STATEMENT

Site: 2-4 Alexandra Road, Reading RG1 5PE

TRANSPORT

The area has good links with public transport and thus is within a sustainable location in terms of transport. Alexandra Road is a classified road located in Zone 2, Primary Core Area, of the Revised Parking Standards and Reading Design SPD. This zone directly surrounds the Central Core and extends to walking distances of 2 kilometres from the centre of Reading. This zone is well served by public transport, with buses continuing either into or out of the Central Core Area via this zone. Parking restrictions are in place in the area in the form of double yellow lines and the operation of residential CPZ. Alexandra Road is included in the Councils Residential Permit Parking scheme. There are pay and display parking bays outside the property whereby permit holders can park in the bays at any time and non-permit holders can pay to park for up to 2 hours between 8am-5.30pm at all other times it reverts to permit holders only. Health care professionals may be able to apply for health care permits and these would be issued via the Permits team in accordance with their eligibility criteria. The hours of operation have been revised to end at 5:30pm.

The proposed car parking and cycle parking spaces have been designed as per the Revised Parking Standard and include car parking, bicycle stands for staff and visitors. The proposed parking is designed to encourage staff and visitors to use public transport as the area is well connected to public transport. Electric vehicle charging points have been indicated after every 10 car park spaces at the forecourt and the parking towards the rear. The proposed parking will not generate any pressure to the existing residential parking on Alexandra Road.

BUILDING REGULATIONS - ENERGY EFFICIENCY

New double glazed windows are being installed with trickle vents and the existing loft will have additional insulation installed. The existing and proposed external doors will be as per the latest specifications.

The use of solar panels is being considered at the construction stage with more energy efficient boilers and heating system than the current one.

All works will be carried out strictly in accordance with the requirement of the current Building Regulations ensuring high level energy efficiency of the building for heating, sound insulation, lighting and security.

FLOOD RISK AND MITIGATION

Use of permeable surfacing has been proposed to prevent flooding. The car parking area has been proposed with Core Grass HD or similar system. This has a mesh underneath which allows rainwater to seep back into the ground, reducing flooding. The system provides a long term green paving alternative that can reduce CO2 emissions.

The amenity space to the rear will remain as it is, no further extensions or hard standings are being proposed.

WATER CONSERVATION

Water supply to the buildings will be through a water meter and the units will incorporate water savings and efficiency measures that comply with Regulations 36(2)b of Part G2 of the Building Regulations. These will ensure that a maximum of 105 litres of water is consumed per person per day.

Water consumptions by the fittings and appliances provided will not exceed the values of the maximum fittings consumption. The toilets, showers, taps, dishwashers and washing machines will be the water efficient types. Water calculation will be provided to the approving Building Control authority.

A water harvesting system that will meet the minimum standard under the code for Sustainable Homes and the Building Regulations is being considered.

The rainwater can be harvested and recycled into the buildings to be used for toilet flushing and garden hose pipes.

ACCESS--PART M4

The existing ramps and access to the building have been retained. Being a GP surgery accessibility is of prime importance. Door entry controls and handle will be installed at heights to comply with building regulations requirement.

A lift has been proposed to serve both the buildings at ground floor and first floor to allow easy access for patients and staff. Light switches and socket outlets and other controls will be fitted at heights to comply with the building regulations and door widths and passages are such as will allow for wheel chair and stretcher use.

CARBON FOOTPRINT

The proposed internal alterations will use materials and specifications as per the current industry standards and to comply with building control.

Waste and recycling bins have been provided. EV charging points are included in the proposal. Bicycles have been provided as per the standards and sustainable transport is being encouraged.

Energy efficient appliances and light fittings will be installed. New double glazed windows and external doors will be installed to prevent wastage of energy.

Increased insulation will be installed at all levels as per the current Building Regulations. EPC certificate will be provided at the end of the project to ensure energy efficiency.

LANDSCAPING

The existing plants and shrubs are sustainable, low maintenance and evergreens. There is no external construction proposed to reduce the green space. The Green car park spaces

proposed will add to the low maintenance and sustainable principle of landscaping.

CONCLUSION

It can be seen from the above measures that the proposed internal alterations and Change of Use is a sustainable one which will reduce CO2 emissions and increase energy efficiency.

