
Planning Statement

Installation of 18No. air source heat pumps located externally and distributed around full perimeter

Client:

Reading Borough Council

Project Address:

**56-90 Bamburgh Close,
Reading,
Berkshire.
RG2 7UD**

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1 Introduction

The application intends to gain full planning permission for the installation of 18No. air source heat pumps located externally and distributed around full perimeter of the building.

This application follows the recent approval and implementation of works to the building that included the following:

- the complete replacement of non-loadbearing elevations including wall insulation/cladding
- windows and communal doors
- gutters, fascias and soffits
- and the removal of internal walls within communal halls

As Reading Borough Council is the applicant, it is expected that the application is to be referred to the Planning Applications Committee for a determination.

The need for the design is entirely driven by Reading Borough Council's climate change target to achieve net zero by 2030.

Along with this planning statement, plans are submitted to support the application are as follows:

- MAP-C3977-011 - Plans - Location and Block
- MAP-C3977-121 - Plans - Ground, First and Roof level - Existing GA
- MAP-C3977-190 - Elevations - Existing GA
- MAP-C3977-221 - Ground, First and Roof Level - Proposed GA
- MAP-C3977-487 - Elevations - Proposed GA

2 Statement

2.1 Relevant Policy

The following policies have been deemed to apply to the proposed development:

- 1 National Planning Policy Framework (NPPF) 2019
- 2 The local Plan for Reading 2019 (replacing the Reading Borough Core Strategy and Sites and Detailed Policies Document). This is consistent with the NPPF.

The following cross-cutting policies apply:

- CC1: Presumption in Favour of Sustainable Development
- CC3: Adaptation to Climate Change
- CC7: Design and the Public Realm
- CC8: Safeguarding Amenity

2.2 Design Appraisal

The following considers the proposal in relation to the above policies:

CC1: Presumption in Favour of Sustainable Development

- The application is to be judged in accordance with the policies of the development plan and any relevant neighbourhood plans.

CC3: Adaptation to Climate Change

- The need to improve building performance is a key driver in justifying the proposed scheme. Enhancements have already been implemented to improve user comfort.
- Reduction of heating have already been achieved through upgrades to the building fabric; external wall insulation and replacement windows has greatly improved thermal performance.
- Works are now proposed to futureproof the building in light of climate change. Decentralised energy is to be provided with the installation of air source heat pumps to all flats, which is intended to supplement and reduce current energy supply.

CC7: Design and the Public Realm:

- Layout, landscape, density and scale are to remain as existing. In order to achieve the improvements to fabric performance however, the introduction of external air source heat pumps are proposed.

CC8: Safeguarding Amenity

- Existing residential amenity or accommodation of the neighbouring properties and those properties within the proposed building itself will not be affected as a result of the proposal.
- The size of the air source heat pumps are relevant to the required performance. The positions are located so as to have limited visual impact on privacy.
- A restriction on hours of work for construction and demolition would be appropriate to further protect the amenity of the neighbours temporarily during construction.

3 Closing Summary

The design principles and objectives have been created to ensure sustainable and quality design in accordance with national, local and neighbourhood planning policies. The proposal is designed with great care to respond these objectives. In particular, it looks to adapt to climate change and greatly reduce the reliance on energy supplies. Thus, it is strongly believed that the proposal should be considered as good design and planning approval granted accordingly.