



Sustainability Proposal

60 Portman Road, Reading.

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1.0. Sustainable Design

1.1. The proposed development has been designed to make best use of solar gains.

- The office extension is orientated in the most optimum position to make the most efficient use of existing infrastructure.
- The extension incorporates south facing glazing. There will be linear projecting louvres running the length of the south elevation to allow more shading to the windows in the summer months and more gains to be achieved during the winter months.

1.2. The proposed development has been designed to make best use of natural ventilation.

- There will be openable north facing windows to counter the solar gain within the building.

1.3. The proposed development has been designed for efficient use of energy.

- The office building will incorporate the use of LED lights which are efficient. All the lights internally will be connected to presence detectors so if the room is not in use the lights will be off.
- The new buildings will incorporate a method of energy monitoring to allow the energy efficiency to be managed.

2.0. Sustainable Construction

2.1. The proposed development seeks to utilise recycled and responsibly sourced materials.

- The cladding that is proposed is sustainable as its life span is effectively infinite and can be recycled at the end of the life span of the building. It is also durable and will not need replacement during the buildings life span
- The proposed aluminium windows similarly are recyclable and have a long lifespan. The aluminium windows are thermally high performing.
- While brick is not the most sustainable material due to the embodied carbon in its manufacturing process, the brick work is sympathetic to the setting of the proposed building and is durable.



- 2.2. The proposed development utilises materials to complement local character, with long life spans and ensure a low environmental impact.
- 2.3. The proposed development will accord with the Construction Environmental Management Plan with contractors observing Considerate Constructors Scheme.

3.0. Renewable Energy

- 3.1. The proposed development has been designed to generate onsite renewable energy
 - The proposal has 54m² of solar panels which will produce peak energy of 165w/m²
- 3.2. The proposed development has been designed to achieve a min of 10% onsite renewable energy

4.0. Waste and Recycling

- 4.1. The proposed development encourages the segregation and storage of recyclable waste.
 - Existing bin stores have been retained
 - New bins will have separate sections for recyclable waste and general waste to promote recycling

5.0. Water Resources

- 5.1. No new water services are required in the proposal but if any are required once the developed design has been completed the proposed development will incorporate the use of water saving devices to achieve water efficiency.
- 5.2. The proposed development has considered a sustainable drainage strategy.
 - There will be no additional roof surface area as a result of this design therefore there will be no impact on the current drainage system.

6.0. Flood Risk

- 6.1. The proposed development is designed to be resilient to flooding.



- The proposal is not located in flood zone

7.0. Pollution

7.1. The proposed development reduces the impact of refrigerant gas emissions

- The upgraded plant will ensure refrigerant gas is not emitted and the new plant will comply with current regulations and standards.

7.2. The proposed development has been designed to limit the impact on air quality.

- Roof planters will be incorporated into troughs on the balcony.

7.3. The proposed development avoids light pollution through careful design and specification of light sources

- The proposed extension incorporates large amounts of glazing. To reduce the light spillage the glazing will incorporate 50% reduction in VLT.
- Secondly the lights will be linked to presence detectors to ensure lights are off when the rooms are not in use.

8.0. Biodiversity

8.1. The proposed development has given due consideration to ecology and biodiversity on the application site and its surrounding providing a biodiversity net gain.

- The proposed landscaping uses a variety of species to improve the biodiversity of the site at balcony level.

8.2. An ecological assessment has not been carried out to ensure the protection of protected species and priority habitats as the existing building and the location have no known habitats in the industrial area.

9.0. Transport



9.1. The proposed development has been considered in the context of sustainable transport means

- Please refer to the transport statement.

10.0. Health and Wellbeing

10.1. The proposed development seeks to address and improve the current situation with respect to air, noise and light pollution.

- As previously mentioned the air noise and light pollution have been reduced or mitigated as part of the application

10.2. The proposed development ensures safe movement around the site

- The formalisation of the car park allows traffic to manoeuvre in a more predictable manner improving the safety of people.