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SUSTAINABILITY STATEMENT

Charles Clore Court

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RG30 3NT

The proposed development is to provide a much-needed improved kitchen facility for the care home. Not only will the size of the kitchen be increased the equipment will all be replaced with high efficiency electrical units. All gas equipment will be removed from the kitchen.

The existing set up is very tight and has little space for storage and preparation of meals. The catering managers office and the cold store are separate to the kitchen which requires catering staff walking through communal areas. The proposal will provide space for all catering staff, storage, and preparation of meals to be contained in one area of the care home with no need to walk through communal areas. This is a hygiene improvement to the catering operations for the care home and its residents.

At present the area at the rear of the kitchen (proposed site) is part of a larger slabbed patio with 2 timber sheds and a smaller plastic garden store. There are also metal flues from the kitchen extract system outside the rear wall. The layout provides small areas for hiding and climbing opportunities to the flat roofs and first floor windows. These could be used by criminals to enter the care home, or they could break into the sheds, or cause damage. By removing these items and filling the proposed site with the proposed building these concerns are removed.

The proposed materials for the building are low maintenance and match the existing construction of the care home with facing brickwork walls, flat roof construction, double glazed windows and doors. New elements will be constructed to meet to latest Building Regulations requirements for thermal performance to help reduce the CO2 emissions. The new electrical equipment will be high efficiency to reduce the energy consumption of the catering operations. Flues and extracts will be directed through the new flat roof to reduce the visual impact on the building and to also remove climbing opportunities onto the roof. All gas operated equipment will be removed to help reduce fire risk and help reduce energy consumption.

The scale of the proposed building will have little effect to the daylight, views, or air quality on the existing care home residents. It is low level to match the existing building in that area and is using space already filled with flues and sheds. As this is an improvement to the catering operation of the care home existing travel and transport will not be impacted or increased. Staff numbers and deliveries will also remain as existing.

The proposed site is not seen from the frontage of the building and will not impact on the neighbourhood, however with the improvements to the catering operations and removal of underutilised space it will have a much needed impact to the care offering that the care home can provide.