SUPPLEMENTARY NOTES

PLANNING APPLICATION
FOR NEW SINGLE STOREY WITH MANSARD ROOF , 2 TERRACE HOUSE DEVELOPMENT

5 STONEHAM CLOSE
READING
BERKSHIRE

RG30 4HB

FDF ARCHITECTURE DECEMBER 2022

SUSTAINABLE CONSTRUCTION OF SCHEME

.1. LOCAL PLAN POLICY CONSIDERATIONS

The Local plan contains 5 sections relating to sustainability of new buildings/

CC 2 Sustainable design and construction

The design of the new building addresses energy efficiency by utilising electrical heating and power throughout enabling sustainable sources to be used and incorporating heat recovery in its ventilation systems along with pv panels on the roof to supplement the energy supply,

The construction of the building is designed to be fully compliant with the latest thermal performance standards contained in the Building Acts and policy H5.

The external materials used, brick and thermal block along with cavity fill, are low maintenance and long life.

Glazing systems and fit out materials are to use recyclable materials and have long service life.

CC3 Adaptation to climate change.

The site is not within a flood zone, The position of the new dwellings do not interfere with existing hard surface run off. The garden to be maintained to no 5 has natural infiltration to the soil.

The foul drainage and surface water disposal systems reuse existing connections to the principle below ground infrastructure. Infiltration to the ground will be the preferred method of surface water disposal.

The existing planting bordering the rear amenity areas for the ground floor flat will be retained and supplemented to provide green external areas for residents.

CC 4 Decentralisation of energy

Principles apply to larger schemes as the emphasis on this proposal is to make the systems installed reliant on market availability of renewable energy sources.

CC 5 Waste minimisation .

The two flats will be provided with suitable storage for household waste in accordance with the standards set out in the RBC domestic waste management guide.

The existing concrete framed garage in the position of the new flats will be demolished and the reusable hardcore from its shell crushed and reused in the founding of the new building.

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