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SUPPLEMENTARY STATEMENTS

in respect of proposals to form two new houses at

**16 Kentwood Hill
Tilehurst, Reading
Berkshire RG31 6DE**

Project ref: 1333
June 2023

1. AFFORDABLE HOUSING STATEMENT

1. NUMBER OF RESIDENTIAL UNITS

The total number of residential units being proposed is two, with a total potential occupancy of 11 persons.

2. NUMBER OF AFFORDABLE UNITS

None of the two houses is identified as an affordable unit; together they replace two existing flats each with one double bedroom, and would likely be for rental.

3. PLANS

The proposed floor plans are shown on submitted drawing 1333/20a.

4. PROPOSED TENURE

The new houses are likely to be let to tenants.

5. DESIGN QUALITY STANDARDS

The floor plans do not aim to satisfy Homes & Communities Agency or any other standards except those published by the local planning authority and the government's Technical Standards.

6. CAR PARKING

Drawings 1333/3a and 20a show proposals for four off-street car parking spaces within the development.

7.0. DRAFT HEADS OF TERMS

In accordance with the requirements of the local planning authority's policy DM6 it is proposed to commute a sum in lieu of providing affordable housing on site.

7.1. Applicant's Solicitor

The applicant's solicitor is to be advised on request.

7.2. Council's Legal Costs And Monitoring Fee

The applicant has indicated agreement to pay the Council's reasonable legal costs in the region of £700 whether or not the matter proceeds or is completed, and in due course the Council's standard Section 106 monitoring fee of £300 in the event that the development proceeds.

7.3. Contributions

It is estimated that the 4 new bedrooms converted from the original 2no. one bedroom flats would house up to 7 persons, and the 3 bedrooms in the new house would house up to 4 persons. The following calculation for indicative affordable housing contributions is based upon the Supplementary Planning Document entitled 'S106 Planning Obligations' Draft Revised July 2013, as follows:-

Gross Development Value [GDV]:		
1 only 4B7P house: 134m2 @ £400000		= £400000
1 only 3B4P house: 91m2 @ £350000		= £350000
LESS 2no. existing one bedroom flats @ £135000		= (£270000)
Nett total GDV		= <u>£480000</u>
10% of GDV:		= £ 48000
LESS Registered Social Landlord's deemed contribution @ 50%:		= (-£24000)
Therefore the likely residual commuted sum		= <u>£24000</u>

2. SUSTAINABILITY STATEMENT

1. ENERGY EFFICIENCY

1.1. Optimising energy from the sun:

The new extension and new house are oriented so that most door and window openings face east or west, the direction of rising and setting sunshine, with no windows opening on the north elevation, masked as it is by the adjoining house at No.18, and only one door and one landing window on the south elevation. In this way the sun's energy will be allowed to augment the space heating systems, thereby reducing reliance upon fossil fuels. Many of the existing internal and external east and west facing walls are of solid brickwork or other dense materials with a relatively high thermal storage capacity that should retain heat energy received from the sun within the structure, even when airborne energy is dispersed by ventilation openings, open doors etc.

1.2. Optimising natural daylight:

Similarly daylight should penetrate well from the east facing doors and windows, thereby reducing reliance upon artificial lighting systems, augmented by proposed rooflights in the roofs, including new rooflights within the existing front roof slope.

1.3. Optimising Controlled Natural Ventilation:

All windows would be openable to varying degrees, and most natural ventilation will be from these sources. Mechanical ventilation to bathrooms, shower rooms and kitchens required by Building Regulations will be effected by electrically powered extraction controlled by humidistats which should only operate when humidity reaches levels likely to cause condensation.

1.4. Efficient Use of Energy:

The fabric of the new extensions and new house will be constructed to accord with Building Regulations, which limit heat loss from a building. Walls will be of cavity construction fully filled with cavity insulation, and with insulated returns where windows and doors are formed. The new roofs and ground floors all contain insulated layers in their respective construction. The principal sources of heat loss in a building will usually be through door and window openings, and these will be double-glazed with proprietary thermal breaks in the frames.

Building Regulations also require the provision of a number of light fittings only capable of receiving low-energy light bulbs.

It is not currently proposed to provide renewable supplementary power sources from within the site, but new and existing east and west facing pitched roofs would be suitable for the installation of solar panels, whether for preheating hot water or for the photovoltaic generation of electricity. The chosen method of space and water heating is by efficient gas-fired condensing boilers whose performance could be improved at a later date by such solar panels preheating water.

2. RENEWABLE ENERGY

Energy Generation from Renewable Sources:

The consideration of energy generation from renewable sources is expected only for major developments involving the construction of 10 or more residential units, and it is therefore not applicable to the proposed two houses being considered here.

3. WATER

3.1. Water-Saving Devices:

The building owner is proposing the installation of automatically disengaging mixer taps to reduce unnecessary water losses should taps be left open, particularly by children. The proposed bathrooms, kitchens and shower rooms are located close to each other to reduce the necessity of pouring off cold water on first diurnal operation, simplifying all plumbing installations.

3.2. Harvesting and Re-using Rainwater:

There is sufficient space in the rear garden for a water butt fed from proprietary diverters located in the new rainwater downpipes to be installed to store harvested water for use in the garden, particularly beneficial in times of drought.

3.3. Grey Water:

It is not proposed to collect, treat or re-use grey water.

3.4. Sustainable Drainage Systems:

Rainwater disposal will be to new or existing soakaways on site. The chalky substrate should effectively absorb rainwater run-off from the house without specialist mitigation and with little or no risk of causing flooding further downstream. Being located in an elevated position in this part of the town and some distance from the flood plain of any water courses, the risk of rainwater causing flooding to the new houses is negligible.

A sustainable foul drainage system is not proposed in the development.

4. WASTE AND RECYCLING

4.1. Audit of Re-usable materials:

Consisting mainly of an existing domestic garden, the site offers few recyclable materials.

4.2. Construction and Demolition Waste:

The development involves demolition of an existing single-storey rear extension whose masonry would be re-usable as hardcore for the proposed solid floor.

4.3. Recycled Materials:

Materials to the existing converted house would be retained; most of the materials used in the new houses would be recyclable upon their eventual demolition.

4.4. Storage and Recycling Waste for All Users of the Site:

An area would be set aside for all waste materials used by all members of the construction team to be stored on site where it would be easily accessible for those who wish to recycle materials off site, but far enough away from the entry point so as not to obstruct site access. The likely limited amount of materials available would not warrant separating them into recyclable categories.

5. POLLUTION

5.1. Reduction of Need to Travel; Promotion of alternative & Sustainable Modes of Transport:

While the site is shown as suitable for on-site car parking, the rear gardens will be large enough to contain secure and commodious bicycle storage, including rear access from the back garden to Kentwood Close. Being located outside any Air Quality Management Areas, air pollution is not a local issue for this site, and no mitigation measures should be necessary.

5.2. Minimising Noise Pollution:

Double-glazing should help to minimise noise pollution emanating from within the new houses.

The conjoined residential property at No.18 Kentwood Hill to the north of the site would be protected from noise emanating from within the new extension by existing solid brick party walls. All windows and door openings to the new houses would be either on the front or rear elevations, in positions less able to cause noise pollution. The only side-facing door and window openings are directed toward a non-residential club house.

5.3. Minimising Light Pollution:

Similarly light pollution to nearby residential properties are likely to benefit by locating new doors and windows on the elevations facing to the front and rear rather than to the south side. Being a domestic development with no requirements for unusual light-transmitting devices, the amount of pollution caused by light should be within acceptable norms.

6. MATERIALS

Low Environmental Impact Materials Retaining Local Character:

The local vernacular consists of brick walls surmounted by timber-framed pitched tile roofs, and it is proposed to match these. They are of robust nature, the tiles can generally be recycled, and the brickwork provides useful hardcore on eventual demolition, presumed to be some time from now. As with all traditional forms of construction, the new building has a loose-fit long-life characteristic. All new timber may be Woodmarked or otherwise obtained from traceably sustainable sources.

7. BIODIVERSITY

Retention, Protection and Enhancement of Wildlife Habitats and Natural Features:

The proposed extension would be constructed in what is currently a domestic garden that can be considered as brownfield development minimising the impact of the proposals upon wildlife habitats. The extension allows for retaining the majority of the rear garden area, but as the site is located within a settlement the impact of the enlarged building upon wildlife should be minimal in any event.

3. ECOLOGICAL STATEMENT

1. PROTECTED SPECIES

The proposed extension and new house would be constructed at the end of a terrace of similar houses along the eastern side of Kentwood Hill, part of a recognisable settlement that can be considered as brownfield development, and within an existing domestic rear garden between that of the existing conjoined house and the rear yard of a neighbouring non-residential clubhouse. Its impact upon wildlife habitats would therefore be minimal.

It is therefore considered inappropriate to provide an ecological survey and report from specialists to support this planning application.

2. TREES

Some existing mature trees on the rear boundary of the site are far enough away from the new extension and new house to remain unaffected by its construction. As a precaution they would be protected by hedges fencing in accordance with BS5837: 2012.