

Ref: 21002_9.1_22.04.26_SUS

SUSTAINABILITY STATEMENT

FOR THE

PROPOSED NEW DWELLING

AT

R/O 9 ELDON SQUARE, READING, RG1 4DP

1.0 - Introduction

1.1 This sustainability statement has been produced as a supporting document associated with the planning application for a proposed new dwelling on land to the rear of 9 Eldon Square, Reading, accessed from Eldon Terrace.

1.2 The statement has been prepared based on the content of the Sustainable Design Checklist A1.1 contained within Reading Borough Council's Sustainable Design and Construction Supplementary Planning Document (Adopted December 2019).

1.3 This statement is to be read in conjunction with the following documents:

21002.9.1_22.01.19_DAS Design & Access Statement
21002-PL-01 Location & Proposed Roof Plans
21002-PL-02 Existing Site Plan
21002-PL-03 Proposed Site Plan
21002-PL-04 Proposed Floor Plans
21002-PL-05 Proposed Elevations
21002-PL-06 Existing & Proposed Street Elevations
21002-PL-07 Proposed Street View Sketch
21002-PL-08 Proposed Bin Store Plan & Elevation
Arboricultural Impact Assessment, ref:1682, dated 20.01.2022
Preliminary Bat Roost Assessment ref: R3075/b

2.0 - Energy / CO₂

2.1 The proposed new dwelling has been designed with generous wall and roof thickness to enable a 'fabric first' approach to energy and CO₂ conservation, minimising unwanted heat gains and losses. The high thermal insulation performance of the walls, roofs, floors, windows and doors are the primary means to ensure the new dwelling will achieve the 19% improvement in regulated emissions over the target emission rate, as defined in the 2013 Building Regulations, as required for residential development less than 10no. units.

2.2 Natural daylighting has been optimised via the provision of generous windows and rooflights in order to minimise reliance on artificial electric lighting during daylight hours.

2.3 All electrical light fittings to be installed will be low energy LED type fittings.

2.4 All external light fittings will be fitted with daylight photocell or motion PIR detection sensor as appropriate to ensure exterior lights do not remain switched on unnecessarily.

2.5 All electrical appliances and plant will be high efficiency type appliances.

2.6 Decentralised and on-site renewable energy provision has been considered for the scheme but is intended not to be the primary part of the energy strategy at this stage. Due to the site location within the curtilage of a listed building and conservation area it has not been considered appropriate to install a PV panel array to the roofs. Air source heat pumps may be installed in order to reduce the heating and hot water energy demand. The final approach to on site renewable energy provision is proposed to be developed during the planning approval conditions discharge phase of the development.

2.7 Secure and sheltered cycle storage for 2no. cycles has been proposed in order to assist with a clean, low-energy / low-CO₂ transport strategy in accordance with the local authority policy.

2.8 An electric vehicle charging point will be installed in order to provide the option for occupants to use electric motor vehicles.

3.0 – Water

3.1 Efficient water use efficiency will be provided via the adoption of the 'fittings approach' as described by the maximum fittings consumption rates within Table 2.1 of Building Regulations Approved Document G.

3.2 The proposed development will incorporate a water butt for the collection of rainwater in order to reduce the use of potable water within the garden.

3.3 Rainwater harvesting for re-use on the site has been considered, but is not currently proposed to be adopted due to internal space constraints for necessary treatment plant equipment.

4.0 - Materials

4.1 Exterior finish materials of red facing brick, natural slates and natural stone have been selected in order to respect the local character of the conservation area and provide a robust and durable finish to the building exterior.

4.2 Internally, responsibly sourced timber will be proposed for structural applications where possible in order to provide a low-CO₂ and low-energy solution.

5.0 - Surface Water Run-off

5.1 In order to minimise the risk of flooding beyond the site, all stormwater collected from roofs and paved areas is proposed to be disposed of within a new soakaway to be installed a minimum of 5-metres away from any building and 2-metres away from a boundary.

6.0 - Waste

6.1 All contractors and site operatives will be encouraged to minimise wastage levels on site, aiming to reuse waste on-site wherever possible, e.g. any suitable masonry rubble produced from demolition will be utilised for sub-base construction of paved areas.

6.2 No materials are to be burnt on site during the demolition / construction phase.

6.3 Bin storage and collection areas are provided on site for the separate storage and collection of: mixed recyclables, general refuse, food waste and garden waste.

7.0 – Pollution

7.1 In order to manage noise pollution during the construction phase, the following measures will be adopted:

- Careful selection of plant, construction methods and programming.
- Construction plant will be located, as far as reasonably practicable, away from adjacent occupied buildings. All plant to be shut down when not in use.
- Prior notification to surrounding residents in advance of potentially noisy operations commencing and duration.
- No idling of vehicles when not in use and minimising movement of construction traffic.
- The proposed hours for noisy construction and demolition are to be restricted to: Monday to Friday 8:00am – 6:00pm; Saturday 8:00am – 1:00pm; Not at any time on Sundays and Bank holidays.

7.2 In order to manage air pollution during the construction phase, the following measures will be adopted:

- No materials are to be burnt on site during the demolition / construction phase.
- Regular cleaning of hard surfaced areas roads if necessary.
- Appropriate transportation of dusty materials, with all loads to be covered.
- A suitable method for immediate clean-up of spillages of dusty materials in place.
- Use water as dust suppressant when using cutting equipment.
- Minimise how long stockpiles remain on site.
- No idling of vehicles when not in use and minimising movement of construction traffic.
- The site gates, fencing and site boundaries will be provided / adapted to proficiently act as site hoarding to manage dust breakout

8.0 – Health & Well-being

8.1_ Natural daylighting and views have been optimised via the provision of generous sized windows and rooflights in order to provide high quality internal environments which promote occupants' well-being and independence even as physical agility declines.

8.2_ High-quality, green external amenity space will be provided within the rear garden on the south side of the new dwelling, benefitting from direct sunlight throughout the day.

9.0 - Management

9.1_ The construction phase of the development will accommodate the measures described within sections 7.1 and 7.2 above along with points listed below in order to manage environmental and social considerations:

- A banksman will be present for all material delivery / waste removal vehicle movements in order to manage public highway and pedestrian safety.
- Contractors will be encouraged to share vehicles and use local public transport aiming to alleviate any potential problems with car parking.
- A site operative using a hose or jet wash and brushes will provide wheel-washing facilities at the site entrance. The operative will also provide highway cleaning function to prevent mud and other materials being deposited on the highway from vehicles exiting the site.
- The contractor is to establish a phone line for neighbouring residents to inform the site manager of perceived noise & dust issues and other complaints. All complaints received will be recorded, investigated and corrective actions implemented if the complaint is valid and feedback will be given to the complainant.

9.2_ The development will provide a secure place to live providing a safer environment for even older less agile occupants and neighbours by increasing natural visual surveillance of the street and adjacent rear gardens by the replacement of the existing dilapidated garages with a new dwelling with secure boundary treatment between the front and rear areas of the site.

10.0 - Ecology

10.1_ The existing site condition as car parking area with dilapidated garage buildings has limited ecological value.

10.2_ It will be proposed to enhance the biodiversity of the site, via the following methods:

- Installation of integrated bat box within the external walls of the new dwelling.
- Installation of integrated bird box within the external walls of the new dwelling.
- Planting of native species trees and shrubs within the garden external amenity spaces.

Final biodiversity enhancements will be proposed within a hard and soft landscaping scheme to be provided during the planning approval conditions discharge phase of the development.