



Stuart Henley & Partners

Sustainability Statement:

in respect of:

***The erection of 2 new townhouses at the rear of
Dukesbridge House, Reading***

6 Wrotham Business Park

Barnet Herts EN5 4SB

T: 020 8275 1080

E: enquiries@planningconsent.com

1.0 Introduction to the Application:

- 1.1 This document should be read in conjunction with the submitted plans and associated planning application documents.
- 1.2 The Applicant's design team are also conscious of national, regional and local policy as contained in the National Planning Policy Framework (hereinafter referred to as "the NPPF") July 2021, and the Reading Borough Local Plan (November 2019).

2.0 Site and Area Description:

- 2.1 The application site is located within an Urban Block immediately to the north of the River Kennet and within the Central Zone, which is also inside the Inner Distribution Road (IDR Zone 1).
- 2.2 The site is located within 7 minutes' walk from Reading train station through the quiet backstreets along the Kennet River. The site is also well connected by local bus routes which are within 2 and 5 minutes' walk and providing transport options in all directions.
- 2.3 The site is also well located for local amenities with the shopping areas of Reading. Local areas provide a complete and wide range of services including major supermarkets.

3.0 Design of the Current Proposal:

- 3.1 The design proposals are specified in the design and access statement accompanying the planning application documents.

4.0 Amount of Development:

- 4.1 As far as the amount of development is concerned, this is set out in the design & access statement.

5.0 The Reading Borough Local Plan, November 2019:

- 5.1 The Core Strategy policy that is considered relevant to this application is policy CC3 – Adaption to Climate Change.

6.0 The Reading Borough Sustainable Design and Construction SPD, December 2019:

6.1 The Appendix to this SPD that is considered relevant to this application is Appendix 2.e – Photovoltaic (PV) Arrays.

7.0 Assessment of the Current Proposal against Policy:

7.1 Reading Borough Local Plan (November 2019) Policy CC3 - ADAPTATION TO CLIMATE CHANGE states:

All developments will demonstrate how they have been designed to incorporate measures to adapt to climate change. The following measures shall be incorporated into development:

- 7.2
- *Wherever possible, new buildings shall be orientated to maximise the opportunities for both natural heating and ventilation and reducing exposure to wind and other elements;*

The proposed site of the new townhouses, in the courtyard behind Dukesbridge House, reduces their exposure to wind and other elements. Also the new townhouses face due south, so that their orientation maximises solar gain.

- 7.3
- *Proposals involving both new and existing buildings shall demonstrate how they have been designed to maximise resistance and resilience to climate change for example by including measures such as solar shading, thermal mass, heating and ventilation of the building and appropriately coloured materials in areas exposed to direct sunlight, green and brown roofs, green walls, etc;*

The proposed design of the new townhouses incorporates green living roofs, as well as a green planted wall at ground level.

- 7.4
- *Use of trees and other planting, where appropriate as part of a landscape scheme, to provide shading of amenity areas, buildings and streets and to help to connect habitat, designed with native plants that are carefully selected, managed and adaptable to meet the predicted changed climatic conditions; and*

The proposed site of the new townhouses, in the courtyard behind Dukesbridge House, is currently occupied by 7 parking bays, which will be removed, and partially replaced with planted zones, using native plants.

7.5 Reading Borough Sustainable Design and Construction SPD (December 2019) appendix 2.e - Photovoltaic (PV) Arrays states:

Photovoltaic (PV) Arrays Solar photovoltaics (PV) are a semiconductor-based technology that converts the sun's energy into electricity. This is one of the easiest renewable energy systems to install in the urban environment as PV panels can be fixed to or form an integral part of the roof covering, do not require any additional land and do not require the specific topographical features that other forms of renewable energy do. PV arrays now come in a variety of shapes and colours, ranging from grey 'solar tiles' that look like roof tiles to panels and transparent cells that can be used on conservatories. PVs can be used to provide extra power for customers already connected to the national grid or can also provide the only source of electricity for a building.

In order to help reduce the electricity demand of the proposed development solar PV panels will be fitted onto the roofs of the 2 Townhouses.

8.0

Conclusion:

8.1

The current proposal has taken into account local policy guidelines in respect of sustainability and fully respects them. The proposed design of the new townhouses, which are orientated to face due south, with green roofs and walls, which replaces parking bays with planted zones and which proposed the installation of PV panels on the roofs, clearly demonstrates that this proposal should be granted planning approval.