

20108B – 30 Church Street, Caversham

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## Sustainability Statement

This Sustainability Statement will form part of a planning application for the Change of use of first-floor beautician studio to 1 x flat provide and consolidation of 2nd floor flat with changes to access stairs.

To demonstrate how the proposals will address Policies CC1-CC5 of the Local Plan.

This statement is drafted proportionate to the scale of development.

List of relevant Local Plan Policies:

CC1 – Presumption in favour of sustainable development

CC2 – Sustainable design and construction

CC3 – Adaptation to Climate Change

CC4 – Decentralised Energy

CC5 – Waste minimisation and storage

## CC1 – Presumption in favour of sustainable development

*“A positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). Where appropriate, the Council will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible.”*

The proposals represent the ability to provide much needed dwelling accommodation in a highly sustainable town centre location, by way of converting, via Change of Use application, a former Beauticians Salon. Agent marketing reports have been submitted to ensure that the loss of this commercial unit will not be to the detriment of this local area for shopping / business.

The Government has placed the presumption in favour of sustainable development at the heart of its approach to planning and so the proposals can be seen as meeting this target.

## CC2 – Sustainable design and construction

*“Proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing building stock, will be acceptable where the design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change.”*

To meet these requirements:

- All minor non-residential developments or conversions to residential are required to meet the most up-to-date BREEAM ‘Very Good’ standard as a minimum; and the proposals will look to meet these requirements.

Effectively the development, although a conversion of an existing property will look to introduce the following measures:

- The proposed development will aim to ensure water consumption rates of  $\leq 110$  litres/person/day will be achieved. In order to achieve the required target, water consuming fittings will comprise of the following (where specified):
- WCs with effective flushing volume of 4.5 litres
- Wash hand basin taps flow rate of 4 litres/min
- Kitchen Taps flow rate of 4 litres/min
- Shower Flow rate of 7 litres/min
- ‘Low water use’ baths

To also provide the following:

- Produce a well ‘sealed’ insulated units to obtain lower air test results (Reducing Air leakage and heat lost).
- Install and/or give advice on ‘energy efficient’ white goods in accordance with Energy Savings Trust, this will advise occupiers how to recognise and understand the A-G Rating system used on electrical appliances. Any white goods installed as part of the development would be ‘A’ rated.
- Dedicated ‘Low energy’ light fittings.
- Well insulated cylinder and pipework for heating and hot water.
- High efficiency heating appliances.

Also, where feasible, the selection and installation of new building materials with low embodied energy will be prioritised. This will be undertaken using the BRE Green Guide to Specification, where the team will prioritise the selection of materials with higher ratings, though the guide does not assess embodied carbon dioxide performance alone.

All timber used (temporary or permanent) will be sourced in accordance with the UK Government’s Timber Procurement Policy and all timber suppliers and products will be FSC (Forest Stewardship Council) or PEFC (Programme for the Endorsement of Forest Certification) certified.

In addition, and where feasible, all major construction materials will be sourced from suppliers who themselves have a third party certificated environmental standard in place. This ensures sustainability is embedded throughout the project supply chain.

### CC3 – Adaptation to Climate Change

*“All developments will demonstrate how they have been designed to incorporate measures to adapt to climate change.”*

- *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 development represents modifications to an existing property and no extensions are proposed, therefore guidance will be taken but limited measures can be implemented due to this existing nature.

- *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;*

It is proposed that the only effective measures available to this existing property is to increase thermal insulation values and potentially install newer thermally efficient window units.

- *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*

There are no external areas at the site to increase ecology and make native plantings.

- *All development shall minimise the impact of surface water runoff from the development in the design of the drainage system, and where possible incorporate mitigation and resilience measures for any increases in river flooding levels as a result of climate change.*

The development represents modifications to internal areas of an existing property and no extensions are proposed, or changes to roof configurations. Therefore, no change to the existing rainwater systems are proposed, only to maintain and service the existing to ensure flowing correctly.

### CC4 – Decentralised Energy

*“In meeting the sustainability requirements of this plan, developments of the sizes set out below shall demonstrate how consideration has been given to securing energy for the development from a decentralised energy source. Any development of more than 20 dwellings and/ or non-residential development of over 1,000 sqm shall consider the inclusion of decentralised energy provision, within the site, unless it can be demonstrated that the scheme is not suitable, feasible or viable for this form of energy provision. Where there is existing decentralised energy provision present within the vicinity of an application site, further developments of 10 dwellings or more or non-residential development of 1,000 sqm or more will be expected to link into the existing decentralised energy network or demonstrate why this is not feasible.”*

Firstly, this development is not considered to be a *major* application. Secondly, the proposals represent a modest redevelopment of only 2 dwelling units, one by Change of Use and the second dwelling a modification of an existing layout. We therefore propose that the development falls outside the remit of this Plan Policy.

## CC5 – Waste minimisation and storage

*“Development should demonstrate measures to minimise the generation of waste in the construction, use and life of buildings and promote more sustainable approaches to waste management, including the reuse and recycling of construction waste and the promotion of layouts and designs that provide adequate, well-designed space to facilitate waste storage, reuse, recycling and composting.”*

Whilst a contractor has not yet been appointed for this project, the following are potential waste issues that are to be dealt with for this project, including whilst on site; all of which will contribute to mitigating any environmental impacts of the build:

- Where possible, off-site construction methods, renewable and reused materials will be used.
- Where possible, materials will be locally sourced to reduce transportation.
- Where possible, materials will be selected that are either recycled or can be reused.
- The whole life of materials will be considered before final selection.
- Material quantities will be controlled to reduce careless waste.
- Remaining useful materials should be reused to conserve natural resources.
- Waste will be reduced to limit environmental damage and reduce material cost.
- Waste produced during construction will be controlled and contained.
- Waste will be stored so as not to pose a threat to the health and safety of persons on or off site.
- Any waste produced will be disposed of to a licensed waste transfer station for segregation and recycling.
- An appropriately designed, sized and located waste storage area is to be provided on site for use when the building becomes occupied.
- The selected contractor will recognise and encourage the use of recycled and secondary aggregates, thereby reducing the demand for virgin material and optimising material efficiency in construction.
- The selected contractor will recognise and encourage the provision of dedicated storage facilities for a building's operational related recyclable waste streams, so that this waste is diverted from landfill or incineration.
- The selected contractor will aim to encourage the specification and fitting of floor and ceiling finishes selected by the building occupant and therefore avoid unnecessary waste of materials.

In addition to construction phase waste reduction and management, the development proposes spaces for waste and recycling storage as usual practice for flatted development. i.e. storage bins within kitchen units. Site storage and collection of waste and recycling is restricted to existing agreements.