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11 Edith Road, Maidenhead, SL6 5DY

SUPPLEMENTARY STATEMENTS v1.0

in respect of proposals to construct a new house at

**16a St Barnabas Road
Emmer Green
Reading
Berkshire RG4 8RA**

Project ref: 16a/8RA

May 2021

1. AFFORDABLE HOUSING STATEMENT

1. NUMBER OF RESIDENTIAL UNITS

The total number of residential units being proposed is one.

2. NUMBER OF AFFORDABLE UNITS

The sole house being proposed is not designed as an affordable unit; it would be a two-storey Chalet bungalow with two bedrooms, and play room/office in the loft space.

3. PLANS

The house floor plan is shown on submitted drawing 16B-1FF/16B-1GF

4. PROPOSED TENURE

The new house is, Self build owner occupier.

5. DESIGN QUALITY STANDARDS

The floor plans does not aim to satisfy MHCLG or any other standards other than those published by the local planning authority.

6. CAR PARKING

The floor plans demonstrate that off-street parking for at least two cars would be provided within the development.

7. 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.

We calculate this contribution to be as follows based on the council's published Affordable Housing Supplementary Planning Document (July 2013):-

Gross Development Value [GDV]: say	<u>£20000</u>
10% of GDV:	£ 20000
LESS Registered Social Landlord's deemed contribution of 50%:	<u>£ 10000</u>
Therefore residual commuted sum	= <u>£ 10000</u>

This amount will be included below in the proposed heads of terms for a Section 106 agreement.

2. ECOLOGICAL STATEMENT

1. PROTECTED SPECIES

The proposed house would be constructed as infill development in an existing domestic side garden between two existing houses in a line of such houses along the north side of Saint Barnabas Road, part of a recognisable settlement that can be considered as brownfield development. Its impact upon wildlife habitats would therefore be minimal. There are no obvious presence of any protected species. The new property will incorporate a bat roosts to help preserve the species at the rear eaves of the property.

For the above reasons it is considered inappropriate to commission an ecological survey and report from specialists in the context of an application for outline planning consent.

2. TREES

There are no trees on site and enough space has been taken into consideration for the protection of any roots from the neighbouring property at No 18 will be unaffected by its construction. However, the rear of the proposed house is stepped on plan to avoid intruding upon the root protection area of the nearby tree in the neighbouring garden.

3. ENERGY EFFICIENCY STATEMENT

1. ENERGY EFFICIENCY

1. Optimising energy from the sun:

The new house is oriented so that many of its principal door and window openings face south, the direction of maximum sunshine, with fewer windows opening on the east and west elevations which are overshadowed by neighbouring houses. In this way the sun's energy will be allowed to augment the space heating system, thereby reducing reliance upon fossil fuels. Inevitably, to maximise enjoyment of the large rear garden to the north of the new house there are a number of windows and doors facing that direction. Many of the internal walls are of 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 dissipated by ventilation openings, open doors and the like.

2. Optimising natural daylight:

Similarly, daylight should penetrate well from the north and south directions, and the relatively subtler north light is maximised by the large areas of glazing there, thereby reducing reliance upon artificial lighting systems. The rooflights above the rear first floor provide additional daylight.

3. Optimising Controlled Natural Ventilation:

All windows are openable to varying degrees, and most natural ventilation will be from these sources. Mechanical ventilation to bathroom and kitchen required by Building Regulations will be effected by electrical extraction controlled by humidistats which should only operate when humidity reaches levels likely to cause condensation.

4. Efficient Use of Energy:

The fabric of the new building will be constructed to accord with Building Regulations, which limit heat loss from a building. Walls are of cavity construction with full-filled cavity insulation, and insulated returns where windows and doors are formed. The 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 this would be minimised by reducing such openings on the vulnerable east elevation. This should protect the eastern habitable part of the house at ground floor level by retaining the integral garage in that location, which would act as a sheltering buffer to cold winds that emanate from that direction.

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

It is currently proposed to provide renewable supplementary power sources from within the site, but the south-facing pitched roofs over the front part of the house offer an ideal site for future solar panels and solar collectors for preheating hot water. The photovoltaic generation of electricity. The method of space and water heating is by solar panels and a proposed architectural solar monument will also help in the preheating of the water.

2. RENEWABLE

5. 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 construction of a single house as is here being considered.

3. WATER

6. 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.

A pumped circuit for hot water should be installed to reduce the necessity of pouring off cold water on first operation, while also maintaining water pressure at all points of discharge.

7. Harvesting and Re-using Rainwater:

It is proposed to install water butts fed from proprietary diverters located in some of the rainwater downpipes to store harvested water for use in the garden, particularly useful in times of drought.

8. Grey Water:

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

9. Sustainable Drainage Systems:

Rainwater disposal will be to new 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 near the top of a hill, the risk of rainwater causing flooding to the new house is negligible, particularly with its surrounding absorbent substrate of chalk.

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

4. WASTE AND RECYCLING

10. Audit of Re-usable materials:

Consisting of an existing domestic garden, the site has no identifiably recyclable materials which could be feasibly used within the construction of the new house, although some sections of the house, particularly its garage, were retained as such where possible.

11. Construction and Demolition Waste:

The development involves no demolition of existing buildings.

12. Recycled Materials:

No materials on site are to be recycled during the construction process, but most of the materials would be recyclable upon eventual demolition of the new house. Consideration during detailed design stages may be given to constructing the inner leaf of the cavity wall in timber in order to minimise impact upon the environment, to provide good insulation values and to obtain materials from sustainable sources.

13. 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, namely the south-western corner of the site where it is 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 amount of materials available would not warrant separating them into recyclable categories.

5. POLLUTION

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

While car parking provision is proposed to the front of the site, the new garage will provide secure and commodious storage space for bicycles. The site being located near open countryside and outside any Air Quality Management Areas, air pollution is not a local issue, and no mitigation measures should be necessary.

15. Minimising Noise Pollution:

Noise pollution resulting from vehicular manoeuvres on site is minimised by locating the drive and associated car parking spaces in front of the new house, close to its entry point.

The two neighbouring properties, to the east and west of the site respectively, that would be protected from excessive emanating from within the new house by reducing the number of window openings facing them, serving bathrooms. All other windows and door openings are on other elevations, thereby in positions less able to cause noise pollution.

16. Minimising Light Pollution:

Similarly light pollution to the two neighbouring properties likely to benefit from mitigating provisions is minimised by locating relatively small bathroom windows on the elevations facing them. Being a domestic development with no unusual lighttransmitting devices, the amount of pollution caused by light should be within acceptable norms.

6. MATERIALS

17. Low Environmental Impact Materials Retaining Local Character:

The local vernacular consists of red brick walls surmounted by timber-framed pitched plain clay 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 is of a loose-fit long-life characterisitic. All timber may be Woodmarked or otherwise obtained from traceably sustainable sources.

7. BIODIVERSITY

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

The proposed house would be constructed as infill development on a site between two existing houses in a line of houses along Saint Barnabas Road, a site that can be considered as brownfield development minimising its impact upon wildlife habitats. Most of the existing trees on site are far enough away from the new house to remain unaffected by its construction.

The rear of the proposed house is stepped on plan to avoid intruding upon the root protection area of the nearby mature beech tree in the neighbouring garden at No. 18 St Barnabas Road.

The site being located on the edge of settlement the impact of the new house upon wildlife should be minimal in any event.

4. HEADS OF TERMS

1. OWNERSHIP

The applicant is the sole owner of the site, and an extract from the Land registry is appended to these Statements.

2. APPLICANT'S SOLICITORS

The applicant has yet to appoint solicitors.

3. COUNCIL'S LEGAL COSTS

The applicant has indicated their agreement to pay the Council's reasonable legal costs in the region of £700 whether or not the matter proceeds or is completed.

4. COUNCIL'S MONITORING FEE

The applicant has indicated their agreement to pay the Council's standard Section 106 monitoring fee.

5. CONTRIBUTIONS

These are based upon the Supplementary Planning Document entitled 'S106 Planning Obligations' Revised April 2015.

As a self build I wish to pay the Section 106 fees on first occupation.

5.1 Transport

From Table 3 the contribution for a small private house with at least two bedrooms is
£ 1000.00.

5.2 Open Space, Sport & Recreation Contribution

From Table 4 the contribution for a large dwelling over 75m² is **£ 2800.00.**

5.3 Education

From Appendix 1, the contribution for a house with at least two bedrooms is
£3334.00.

6. AFFORDABLE HOUSING

From Statement 1 above, this contribution has been calculated as **£3000.00.**

5. TREE SURVEY

There are no trees on the site.