

# **Affordable Housing and Energy/Sustainability Statement**

39 BRUNSWICK HILL  
READING

## **Affordable Housing Statement**

The applicant has produced an Affordable Housing Viability Report (S106 Management – copy attached) to deal with the requirements of Policy DM6 and confirming that the proposal is not viable should it provide affordable housing on the site (return of 5.7%). No affordable housing is therefore proposed on the site or via a financial contribution.

## **Energy and Sustainability**

### **(i) Sustainable Design**

The proposal is to construct 9No. new flats with parking and amenity space.

The proposal has been designed to potentially accommodate any of the following:

- Air source heat pumps and/or solar thermal panels where appropriate
- Heat Recovery System
- Under Floor Heating

### **(ii) Energy Efficiency**

To minimise heat loss from the proposed building and to maximise the efficiency, the proposal will incorporate the following:

- Insulated roofs, walls and floors
- Double glazed windows
- Ventilation incorporated onto the design to avoid condensation
- Energy efficient lighting
- Natural daylight to all habitable rooms

Domestic appliance ratings will aim to comply with the following:

A+ Fridge Freezer  
A rated dishwasher & washing machine  
A rated tumble dryer

### **(iii) Water Resource Management**

To minimise the use of water, the proposal will incorporate the following:

- Water saving devices, such as dual flush /low flush toilets
- Rainwater harvesting such as water butts

#### **(iv) Flood Risk Management**

The application is not situated in an area known to be at a risk of flooding.

#### **(v) Biodiversity**

The application is accompanied by a Tree Survey / Report. The proposal will retain any trees and other landscape features worthy of retention. New landscape features are also proposed.

#### **(vi) Waste Recycling**

The proposal will encourage responsible waste recycling in the following ways:

- Adequate space exists for storage of waste and recycling containers within the site with a refuse and recycling collection point provided near the site entrance.

#### **(vii) Sustainable Transport**

The application site is located within a highly sustainable location within easy reach of Reading West Railway Station and a number of bus routes along Oxford Road and Tilehurst Road.

#### **(viii) Sustainable Construction**

Materials will be, as far as possible, environmentally friendly and the 'Green Guide' and BRE publication 'Methodology for Environmental Profiles of Construction Materials' will be consulted. Timber will be obtained, where possible, from certified sources. A waste separation and disposal policy will be operational for the duration of the site construction.