

SUSTAINABILITY STATEMENT

245 Oxford Road Reading RG1 7PJ (Ground and Lower Ground Floors)

Planning reference number: **200850/FUL & 200851/LBC**

26 May 2021

This statement is prepared for the above address on behalf of Mr Roger Fleming.

INTRODUCTION

The existing maisonette (ground and lower ground floors are connected via an internal staircase), the two floors have their own independent accesses from the front and from the rear. As each floor enjoys generous floor areas, it is proposed that this maisonette be converted to two, 2 bedroom flats. One at ground floor and another two bedroom flat at lower ground floor.

Existing layout of the Lower ground floor is as such that the kitchen and the bathroom are located on the south side. The proposal is to locate the two bedrooms where the existing kitchen and bathroom are. This allows the bedrooms to have access to natural light and also at the end of the flats there would be far less noise from Oxford Road.

CONVERSION OF EXISTING PROPERTIES

Utilising existing properties to provide the much needed accommodations in itself is environmentally friendly when compared to new build properties. It requires far less materials and energy to prepare existing residential properties for habitations. Additionally, the site is within walking distance from Reading town centre, eliminating the need to use public transport or any other vehicles that in turn reduces carbon footprint. Also a bike store is proposed, this is to encourage residents and promote a healthier lifestyle that is sustainable.

PRIVATE AMENITY SPACES

Private amenity spaces are provided for ground and lower ground floor flats at the rear of the property, as this promotes health and well being.

The client also will consider the installation of a water butt in order to harvest rainwater and reduce reliance on using mains water for the rear garden.

INSULATION

A substantial amount of energy can be conserved through insulating existing buildings. On page 20, paragraph 4.7 of SPD states that ***heat loss can be prevented by applying high levels of insulation to the roof, walls and floors.*** 100mm of Celotex insulation has been installed to the floor of the lower ground floor and 200mm of Rockwool insulation between the floor joists of the ground floor. No doubt this will significantly lower the energy consumption to heat the flats.

ENERGY EFFICIENT APPLIANCES AND LIGHTING

It is stated on page 21 of SPD that ***domestic properties should as far as possible use the most energy efficient appliances.*** In both of these flats energy efficient appliances will be installed as these appliances are key in combating global warming. Throughout ground and lower ground floor LED lights will be installed that are excellent in conserving energy as opposed to halogen light bulbs.

Energy saving white goods and electric boilers as opposed to gas boilers will be installed to both flats.

Additionally, all taps are aerated and toilets are dual flush in order to reduce water consumption.

CONCLUSION

It should be noted that the maisonette at 245 Oxford Road has been unoccupied for many years. Environmentally and socially speaking it is only beneficial to convert the ground floor and lower ground floors to two, 2 bedroom flats so they can be occupied as soon as possible.

It is worth mentioning that the lower ground floor has always been a habitable space.

Previously permission was granted to convert the maisonette to two flats (141374) but unfortunately after little internal alterations the work stopped and the consent expired.

We hope that this planning application is supported and consent is granted as this proposal is no different to the one that was granted permission in July 2016 (141374).