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111A Watlington Street, Reading, RG1 4RQ

SUSTAINABILITY STATEMENT

We have completed a sustainability assessment for the development based on the BREEAM Sustainable Design Checklist. This is to ensure best environmental practice and strategy is adopted.

Energy and CO2

Aim: To conserve energy, in particular carbon dioxide emissions and maximise the use of energy efficient techniques

- High thermal efficiency in the building fabric
- A-rated appliances to be recommended
- Energy efficient gas-powered boiler
- Maximise natural lighting internally
- Provision of outdoor drying space
- Provision of cycle storage to reduce dependency on cars

Materials

Aim: To retain local character and promote the use of materials that are sourced in a responsible way with low embodied energy.

- Promote the use of locally sourced materials
- Materials selected to be harmonious with the surrounding built environment
- Timber are to be FSC sourced
- 80% of the new thermal insulation should be responsibly sourced.

Water

Aim: To reduce water consumption in the home, including internal and external water use.

- Provision for rainwater haversting
- Sanitary fittings are to be water saving with a maximum water consumption of 110 litres/person/day.

Waste

Aim: To reduce the waste arising from construction and operation of the home, encouraging waste to be diverted from landfill.

- Provision of recycling storage facilities
- Contractor to manage waste responsibly including separating waste during construction

Pollution

Aim: To reduce impact to the environment through air, surface water, land, noise, or light pollution.

- Development is outside flood risk areas, reducing likelihood of contaminants from flooded surface water
- No harmful materials are required for the construction or maintenance of the building
- use of low NO_x space heating and hot water systems

Health and Well-Being

Aim: To improve the quality of life in homes through good daylighting, improved sound insulation, provision of outdoor space with good accessibility

- Private outdoor amenity space is provide per flat
- Level access provided
- Large area of glazing provided to achieve good daylighting levels
- Acoustic insulation within partition and separating elements

Management

Aim: To ensure effective project management and sustainable site practices. To ensure occupants are able to operate their homes efficiently and effectively.

- Clear Operation & Maintenance manuals given at handover to ensure users can understand and operate the technologies efficiently.
- Improving or implementing responsible construction practices to reduce CO₂ production, water consumption and sourcing of construction materials.

Ecology

Aim: To retain, protect and enhance wildlife habitats and natural features

- No substantial trees are required to be felled or cut back

Transport

Aim: To reduce dependency on private vehicles that relies on fossil fuel.

- Development is in walking or cycling distance of many facilities
- Cycle storage is to be provided
- Good local transport network located in close proximity of the development including bus routes and railway links