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SUPPLEMENTARY STATEMENTS

- 1. AFFORDABLE HOUSING STATEMENT**
- 2. ENERGY EFFICIENCY STATEMENT**
- 3. AIR QUALITY ASSESSMENT**
- 4. NOISE ASSESSMENT**

in respect of proposals to construct a new first floor flat at

**46 Church Street
Caversham
Reading
Berkshire RG4 8AU**

Project ref: 1033
February 2020

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1. AFFORDABLE HOUSING STATEMENT

1. NUMBER OF RESIDENTIAL UNITS

The total number of residential units being proposed is one, with a total occupancy of 3 persons.

2. NUMBER OF AFFORDABLE UNITS

The proposed flat is not identified as an affordable unit.

3. PLANS

The proposed floor plan is shown on submitted drawing 1033/2a.

4. PROPOSED TENURE

The new flat is likely to be used by the applicant, as freeholder of the new flat and of the existing shop beneath.

5. DESIGN QUALITY STANDARDS

The floor plans do not aim to satisfy Homes & Communities Agency or any other standards except those published by the local planning authority and the government's Technical Standards.

6. CAR PARKING

No off-street parking would be provided within the development.

7.0. 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.

7.1. APPLICANT'S SOLICITOR

The applicant's solicitor is to be advised on request.

7.2. COUNCIL'S LEGAL COSTS AND MONITORING FEE

The applicant has indicated his agreement to pay the Council's reasonable legal costs in the region of £700 whether or not the matter proceeds or is completed, and the Council's standard Section 106 monitoring fee of £300..

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7.3. CONTRIBUTIONS

It is estimated that the two new bedrooms would house up to 3 persons. These are based upon the Supplementary Planning Document entitled 'S106 Planning Obligations' Draft Revised July 2013, as follows:-

The likely contribution is calculated as follows, based on the council's published Affordable Housing Supplementary Planning Document (July 2013):-

Gross Development Value [GDV]:

1 only 3-person flat: 74.0m²: 1 x £130000 = **£130000**

10% of GDV: = £ 13000

LESS Registered Social Landlord's deemed contribution @ 50%: =(- £6500)

Therefore the likely residual commuted sum = £ 6500

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2. ENERGY EFFICIENCY STATEMENT

in respect of a new first floor flat proposed at

46 Church Street, Caversham, Reading, Berkshire RG4 8AU

1. ENERGY EFFICIENCY

1. Optimising energy from the sun:

The new flat is oriented so that its front window openings face south-east, the direction of morning sunshine, and serve the living room and second bedroom. In this way the sun's energy will be allowed to augment the space heating systems, thereby reducing reliance upon fossil fuels. Many of the internal walls, particularly those in the existing south-east-facing building, are of existing solid 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:

Daylight should penetrate well from the smaller windows on the north elevation serving the master bedroom, and a rooflight conveying daylight to the bathroom.

3. Optimising Controlled Natural Ventilation:

All windows are openable to varying degrees, and most natural ventilation will be from these sources. Mechanical ventilation to bathrooms, shower rooms and kitchens required by Building Regulations will be effected by extraction controlled by humidistats which should only operate when humidity reaches levels likely to cause condensation. In addition, a passive system of air induction is proposed to improve air quality to the front of the property where traffic is most concentrated.

4. Efficient Use of Energy:

The proposals will include upgrading the thermal resistance of the existing fabric where required by Building Regulations, which will limit heat loss from the building. The principal sources of heat loss in a building will usually be through door and window openings, and this would be minimised by double glazing new windows, augmented by reducing heat loss to the east and west, the property becoming mid-terrace as a result of the proposals.

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

It is not currently proposed to provide renewable supplementary power sources from within the site, but the south-west-facing pitched roofs over the rear extension offer an ideal site for future solar panels, whether for preheating hot water or for the photovoltaic generation of electricity. The chosen method of space and water heating is by efficient gas-fired condensing boilers whose performance could be improved at a later date by such solar panels preheating water.

2. RENEWABLE ENERGY

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 this proposed construction of just four apartments.

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.

7. Harvesting and Re-using Rainwater:

It is not proposed to store harvested water due to the restricted site being too small for creating a garden.

8. Grey Water:

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

9. Sustainable Drainage Systems:

Rainwater disposal will be to the existing public sewer. A sustainable foul drainage system is not proposed in the development.

4. WASTE AND RECYCLING

10. Audit of Re-usable materials:

Consisting of converting an existing building, the proposals effectively recycle salvageable existing materials, including those within all retained building elements.

11. Construction and Demolition Waste:

The development involves very little demolition, from which waste material would be removed from site.

12. Recycled Materials:

No other materials on site are to be recycled during construction, but most of the materials would be recyclable upon eventual demolition of the building.

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 rear hardstanding where it is easily accessible for those who wish to recycle materials off-site. 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:

No on-site car parking space is proposed, the site being very well served by public transport, while car-parking for visitors would be available from Chester Street car park immediately behind the entrance to the proposed flat. Attention is drawn to the availability of public transport nearby in London Road and Eldon Road, Queen's Road and King's Road.

In addition the proposals include providing secure bicycle storage for the flat, as shown on the submitted drawing.

15. Minimising Noise Pollution:

Noise pollution resulting from vehicular manoeuvres on site would similarly not be an issue.

The two neighbouring properties would be separated from the new apartments by the existing party walls, while the effect of noise being transmitted by door and window openings would be mitigated by their mainly facing the rear or front of the property where external noise generated by third parties would be far more intrusive.

16. Minimising Light Pollution:

Similarly light pollution would be minimised by doors and windows generally not facing neighbouring properties. Being a domestic development with no unusual light-transmitting devices, the amount of pollution caused by light should be within acceptable norms and little more than exists now.

6. MATERIALS

17. Low Environmental Impact Materials Retaining Local Character:

The local vernacular consists of brick walls, often stucco rendered, and surmounted by timber-framed pitched 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 characteristic. 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 flat would occupy the same footprint as the existing shop in a line of shops along Church Street, a site that can be considered as brownfield development minimising its impact upon wildlife habitats. The small area to the rear of the property is currently paved in any event, and there is no vegetation that would be jeopardised by the proposed first floor flat.

The site being located within the centre of Caversham, the impact of the new flat upon wildlife should be minimal in any event.

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3. AIR QUALITY ASSESSMENT

in respect of a new first floor flat proposed at

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The above site lies within Reading's Air Quality Management Area, and it is acknowledged that, located on a major classified route, the general air quality is poor. It is understood that the local authority's nearest diffusion tube measuring nitrogen dioxide concentrations further along Church Street has registered nitrogen dioxide levels exceeding the recommended annual air quality objective limit of 40µm-3.

As a result it would be expected that the front-facing living room and bedroom 2 would received purge ventilation using a proprietary passive induction system drawing in less toxic air from the rear of the property, so that their respective windows would not need to be opened but remain in accordance with Building Regulations.

It is here considered that the small number (3) of anticipated occupiers of the proposed flat would not significantly affect air quality, particularly as the front part of the proposed flat would be formed by converting the existing first floor staff areas of the ground floor commercial unit to residential use.

Elsewhere, natural ventilation would be by traditional means of openable windows to habitable rooms, combined with mechanically forced air extraction from the first floor bathroom and from the kitchen, all in accordance with Building Regulations.

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4. NOISE ASSESSMENT

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The above site is located on a major classified route, with the concomitant noise generated by passing traffic and emergency vehicles. It is also in a retail area with late-night restaurant outlets that conceivably would impact on occupiers of the proposed flat. Both noise sources would mainly be generated from the front of the property, although the car park to the rear of the property would also generate late-night noise from vehicles being used, particularly those of the clientele to the many eateries in the vicinity. Noise-reducing secondary glazing to all habitable rooms would be proposed to mitigate potential nuisance caused by intrusive sound.

In addition, in order to address poor air quality it would be expected that the front-facing living room and bedroom 2, which would potentially be most affected by external noise, would receive purge ventilation using a proprietary passive induction system drawing in less toxic air from the rear of the property. Their respective windows would therefore not need to be opened for ventilation purposes, which would have the additional beneficial effect of reducing the penetration of noise generated from outside the front of the property.

Further protection to the entire flat from externally-generated flanking noise can be achieved by lining the top ceiling with an additional layer of Soundbloc or similar high-density plasterboard.

The proposed flat would be located above the existing A1-use shop, from which it is unlikely that any noise would occur beyond early evening. In addition, the separating walls and floors would be required to achieve at least the standard of noise reduction set out in Part E of the Building Regulations. This also applies to the adjoining commercial properties at Nos:44 and 48 Church Street, from which the proposed flat would be separated by at least the existing 225mm brick party walls.