

ATLAS

PLANNING GROUP

POLICY H5 STATEMENT

‘STANDARDS FOR NEW HOUSING’

Mulberry House, 1A Eldon Road, Reading, RG1 4DJ

MARCH 2020

INTRODUCTION

1.1 This information should be read in conjunction with the plans and documents that have been submitted to accompany the planning application for 11 residential units at Mulberry House, 1a Eldon Road, Reading.

1.2 Policy H5 ‘Standards for new Housing’ included within the Local Plan (2019) is worded as follows,

“New build housing should be built to the following standards, unless it can be clearly demonstrated that this would render a development unviable:

- a) All new build housing outside the Central Area as defined on the Proposals Map will comply with the nationally-described space standard.*
- b) All new build housing will be built to the higher water efficiency standard under Regulation 36 (3) of the Building Regulations.*
- c) All major new-build residential development should be designed to achieve zero carbon homes.*
- d) All other new build housing will achieve at a minimum a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the 2013 Building Regulations.*
- e) All new build housing will be accessible and adaptable in line with M4(2) of the Building Regulations, unless it is built in line with M4(3).*
- f) On developments of 20 or more new build dwellings, at least 5% of dwellings will be wheelchair use dwellings in with M4(3) of the Building Regulations. Any market homes provided to meet this requirement will be ‘wheelchair adaptable’ as defined in part M, whilst homes where the Council is responsible for allocating or nominating an individual may be ‘wheelchair accessible’”.*

1.3 Given the proposed development only comprises 11 residential units, bullet points d and f are therefore not applicable.

A) NATIONALLY DESCRIBED SPACE STANDARDS

1.4 As set out above, criterion a) requires that dwellings must meet Nationally Described Space Standards (NDSS) (2015).

1.5 The table below sets out the proposed floorspace for the new apartments and compares them against the requirements of the NDSS:

Unit Number	Unit Type	Unit Size (sq. m)	NDSS (sq. m)	Compliant with NDSS
1	1p 2p	52.5	50	Yes
2	2b 4p	92.2	70	Yes
3	1b 2p	52.6	50	Yes
4	1b 2p	54.1	50	Yes
5	3b 6p	95.5	95	Yes
6	1b 2p	52.6	50	Yes
7	1b 2p	54.1	50	Yes
8	3b 6p	95.5	95	Yes
9	2b 4p	78.2	70	Yes
10	2b 4p	76.5	70	Yes
11	3b 6p	109.5	95	Yes

1.6 The proposed units have also all been designed to incorporate the levels of built-in storage stipulated within the NDSS. A further secure storage area for residents is also provided in the basement.

WATER EFFICIENCY

1.7 Criterion B requires all new build housing will be built to the higher water efficiency standard under Regulation 36 (3) of the Building Regulations. It is understood that the water efficiency standard the development will need to adhere to is a maximum usage of 110 litres per person per day.

1.8 It is accepted that the incorporation of water efficiency measures into this scheme will provide resilience to some of the extremes of weather conditions that climate change brings. Such measures will also benefit future residents by reducing water bills, and also benefit wider society by allowing more water to go around in times of shortage.

1.9 Although the exact specification of internal fittings has not yet been chosen, it is intended that all apartments will benefit from water saving devices to minimise consumption levels, including:

- Dual flush/ low flush WCs;
- Low flow shower heads;
- Aerating taps; and
- Energy and water efficient white goods.

1.10 Given the final choice of fittings will not be made until the construction/fit-out stage, it is anticipated that this matter can be dealt with via an appropriately worded planning condition such as:

“No development approved by this permission shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details”.

ZERO CARBON HOMES

1.11 Criterion C requires all major new-build residential development should be designed to achieve zero carbon homes.

1.12 As set out within the Energy Statement prepared by Jaw Sustainability, the design of the development employs an efficient building fabric, including well insulated walls and highly efficient glazing, efficient systems and PV Panels are specified to maximise carbon savings for the site. This results in the site achieving a 35.58% improvement over Part L.

1.13 Furthermore, the Zero Carbon target will be achieved through an offset payment as set out in the Energy Statement.

ACCESSIBLE AND ADAPTABLE BUILDINGS

1.14 Criterion E requires all new build housing to be accessible and adaptable in with M4(2) of the Building Regulations, unless it is built in line with M4(3). The design process of the development has ensured that the proposals meet the requirements of Part M4(2).