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New Dwelling adjacent 9 Elsley Road, Tilehurst, READING

This Energy and Resource statement has been produced in line with the requirements of Policy CC2 and CC3 of the Draft Reading Borough Local Plan and the BRE voluntary sustainability standard for new homes thereby embracing the requirements of the former Code for Sustainable Homes.

The Building will be of traditional masonry construction with high levels of insulation within the walls, roof and floor.

The Heating and Hot Water - the heating and hot water will be from a gas fired boiler with a SEDBUK efficiency in excess of 90%, heating to be controlled by thermostatic radiator valves in sleeping areas, time clock and room thermostat. The use of solar panels will be avoided as the property is in a traditional area and an MVHR system will be installed thereby providing a minimum 10% sustainable source.

Energy Efficient Lighting - low energy lighting will be provided at a rate of 50% with energy efficient fittings that will only take low energy bulbs.

Glazing - all glazing will be double glazed throughout, all new windows and doors to achieve a maximum U value of 1.4 W/m²K and to be argon filled with a warm edge spacer and soft coat low E glass).

Walls - the wall will have a U-value of less than 0.18 W/m²K.

Roof - the roof will have a U-value of 0.13 W/m²K.

Kitchen Appliances - to be A or A+ energy rated.

Rain Water - rainwater to be collected in butts where appropriate and will be used for external maintenance and washing, excess run-off to be taken to soakaways.

Hard Standing - the use of hardstanding has been limited to that required by part M and highway requirements together with access to the separate units to aid disposal of rainwater within the site.

Trades and Materials - locally sourced materials will be used where possible to minimise the use of energy in transportation.

The voluntary standard for new homes that is the replacement for the Code for Sustainable Housing will be implemented wherever possible in order to achieve carbon reduction in the construction, maintenance and occupation of the proposed new dwelling.

Bradbury Bichard

17 September 2018