

2695 013

Sustainability Statement

The building is a Grade II listed and it is currently being used as an office for five. Our client has informed us that *“the intention of the new owners of Oculus is not to extend this lease beyond March 2019 but to relocate and find alternative and smaller office space in the Reading area before March 2019, or at the latest by the end date of the current lease agreement.”*

As the building cannot remain vacant, and as the original use of the building was residential, it is only appropriate to convert it back to its original residential use. This helps, and is a positive step towards the much needed nationally accommodation shortage. The building will provide housing within a comfortable walking distance (approximately 6 minutes from the Oracle) of Reading Town Centre. This eliminates the use of motor vehicles or use of public transport, as all amenities are minutes away from the building. We believe that this is a positive step towards reducing the carbon footprint.

There is an existing space for bicycles at the back of the building, this space can continued to be used by the future residents if they wish (racks mechanically fixed to wall) to cycle to and from their chosen destinations.

Moreover, as the building is a Grade II listed we propose to have the building naturally ventilated. This is possible as most of the bedrooms are located at the back of the building. As well as lessening the noise from London Street we also conserve energy by not having mechanical ventilation.

According to *Approved Document L2B*, we would seek *an exemption from the energy efficiency requirements where compliance would unacceptably alter the character or appearance of the building*. We will however minimise energy use within these constraints.

In conclusion, we think that the conversion of this building to its original use will be sustainable socially, environmentally and historically.