

SustainabilityStatement

Proposed Flats on Land at

Abbotsmead Place, Reading, RG4 8BB

Intro duction

This sustainability statement accompanies our planning application for the construction of 2 new 1 bedroom flats on vacant overgrown land at the above address.

This statement is required to accompany the application under the SPD ' Revised Sustainable Design & Construction'

General

The constraints of the site are significant factors in determining the orientation of the proposed dwellings. The result of these constraints is a block of flats with a northerly facing road frontage and southerly rear amenity space which will benefit from good levels of sunlight throughout most of the day. The roof has been designed with a large sloping south facing roof to enable solar panels to be in the optimum orientation, if required.

The internal layouts of the new flats have also been designed with the principle habitable room ie living room and bedroom located on the south elevation.

Natural ventilation to the main habitable rooms can be readily achieved as the main openings are located on opposite facing walls ensuring there will be a good cross flow of ventilation air through the dwellings. The use of natural ventilation can be enhanced with energy efficient mechanical ventilation if required by the building regulations part F.

Construction

The dwellings will be constructed to meet all the requirement of the Building Regulations applicable at the time including the requirements for onsite renewable energy.

On Site Renewable Energy Generation

The roof has been designed with a mainly southerly facing pitched roof which will be used for photovoltaic panels or solar water heating. An assessment will be undertaken at the construction stage to establish the potential benefits of this or indeed alternative systems.

Water Resource Management

The dwellings will be built to maximize water efficiency and proposed to have single bathrooms only. As a minimum the predicted water consumption will be assessed to ensure that the water consumption is limited to 105 litres per person per day.

This will be achieved through the selection of the following types of fittings.

Dual flush wc's

Low flow monobloc mixer taps

Reduced volume bath

Low flow shower fittings

Low water usage washing machines and dishwashers

Consideration will also be given to grey water recycling to enable rainwater to be used for the flushing of wc's or for garden use.

Sustainable landscaping will be chosen to ensure that over dense planting is avoided. Plants will be selected to suit the existing soil conditions however drought resistant plants will be favoured wherever possible.

Waste and Recycling Facilities

There is ample storage space within the dedicated refuse store to accommodate separate waste and recycling bins.

Health Safety and Well Being

The site is not located on a major road and therefore air pollution is not considered to present any problems which need to be specifically addressed. Light pollution is similarly not considered to be a problem however external light fittings will be chosen and located to minimize light nuisance to adjoining properties.

Natural daylighting has been considered and good levels will be achieved to the main habitable rooms, these rooms are located to give a southerly aspect and have large windows to maximize daylight within the flats. The outdoor amenity area is also south facing ensuring good sunlight levels throughout the day.

Sustainable Construction

Materials and suppliers will be sourced from within the local area wherever possible to minimize transport costs, ideally within 35 miles of the site. Particular attention will be paid to the selection of timber materials which will be sourced from certified sustainable sources wherever possible.

A site Construction Pollution Plan will be prepared in due course and construction companies who are members of the 'Considerate Construction Scheme' will be used if possible. This will ensure the construction site is managed in an environmentally friendly and socially acceptable manner.

A comprehensive Energy Strategy will be prepared identifying the initiatives available and those considered appropriate and cost effective for the new buildings and their uses. The works will take into account thermal performance and measures to minimize air leakage.

Access Statement

It is intended to provide a development with safe, easy and inclusive access for all residents and visitors. The concept of such access for all is based on an inclusive approach to design whereby all users, not just those with disabilities, are taken into account. Disabled access has been considered for the ground floor flat in the light of Part M of the Building Regulations. The parking spaces are located close to the main entrance and other current legislation will be addressed at the construction stage to comply with Part M of the building regulations.

The new entrance doors will also comply with Part M, current at the time of construction. All main entrance threshold weathering strips will not exceed 15mm in height and shall be in a contrasting material to the external paving and internal floor finish.

Where provided, all internal corridors shall be a minimum of 1.2m wide.

All internal doors will have minimum 838 mm wide leaves.



harding rose architects