

Briefing Note

Energy & Sustainability Statement Land to the rear of 34-36 Crown Street Reading

January 2018

Introduction

1. This note has been prepared in support of an application for the construction of a two-storey property with accommodation in the roof space and basement, containing a mix of 2 no. studio apartments and 1no. 3 bedroom dwellinghouse above, as well as associated landscaping and a private amenity courtyard to the rear , on land to the rear of 34-36 Crown Street, Reading.

Approach to Energy Reduction

2. The proposed development is committed to comply with the current Building Regulations Approved Document Part L1A.
3. It is common practice to assess the effect of carbon dioxide emissions by using the following hierarchy:
 - Be Lean – Use Energy Efficient measures to reduce energy use. This includes passive measures such as orientation, levels of insulation, ventilation strategies, and heating systems efficiencies and controls.
 - Be Clean – Source energy from the greenest sources. This could be to use CHP, or to link into an existing district heating system
 - Be Green – Use on-site renewable energy to reduce energy and carbon emissions.



Sustainability Considerations:

4. Opportunities to incorporate sustainable development features will be explored from an early design stage to provide flexibility to the design team, compensate for any design constraints, and improve the development's ongoing sustainability performance. This will include the key topic areas outlined below:

Minimising Water Use

5. The proposed dwellings will include, where appropriate, the following features for minimisation of water use:
 - Water efficient Dual flush WCs
 - Showers with efficient flow rates
 - Garden spaces and incidental landscaping that will not require permanent irrigation systems or to be irrigated using treated rainwater

Construction on Materials and Techniques

6. Sustainable waste behaviour will be encouraged through the following measures during and on completion of construction:
 - Construction waste will be segregated and recycled where viable
 - Materials specified for low environmental impact where possible including:
 - Purchasing timber and timber products from legal sustainable sources, using external certification e.g. FSC as verification evidence
 - Materials will be specified to achieve an 'A/A+' rating' as defined by the Green Guide to Specification
 - Durability measures being in place across the proposed development whenever possible
 - The use of Products with either no formaldehyde or low VCC (meeting the European standards) containing materials
 - The use of thermal insulation which has a low embodied environmental impact relative to its thermal properties.
 - The use of local materials (wherever possible)
 - Re use of materials o Good energy efficiency e.g. best practice U-value shall be used for the building fabric.

Waste Minimisation

7. Provision shall be made for the careful re-use of materials where possible, and for the provision of a suitable Resource Management Plan (RMP).
8. The developer is committed to implement the following procedures in line with WRAP's recommendations:
 - Identify the key parts of the project (and associated project team members and supply chain) that can influence re-use and the recycled content of materials.
 - Undertake a design review workshop to identify opportunities to re-use materials and built elements, and increase recycled content.
 - Undertake a demolition audit to identify which aspects of the existing structure can be re-used / or how any materials that need to be removed can be reprocessed.
 - Undertake a pre-refurbishment survey to identify which components of the asset can be kept in-situ / re-used / recovered.
 - Use structural components which are easily disassembled for re-use and/or recycling at end of life
 - Based on the opportunities of taking action (or financial, planning, project specific risks of not taking action) set / respond to requirements for increasing re-use and recycled content, these should:
 - Identify opportunities to incorporate reusable/recyclable components and materials.
 - Analyse impacts/benefits of increased re-use and recycled content and agree the actions (including associated owners) that will be adopted.
 - Capture actions within a specific document setting out responsibilities, metrics (e.g. t / % / m³ / £) and approach to verifying performance.
 - Track performance against the actions and report at agreed intervals.

Contact

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