

Affordable Housing Statement, Energy/Sustainability and Heritage

39 BRUNSWICK HILL
READING

Affordable Housing Statement

The applicant has produced an Affordable Housing Viability Report (S106 Management – copy attached) to deal with the requirements of Policy DM6 and confirming that the proposal is not viable should it provide affordable housing on the site (return of 3.4%). No affordable housing is therefore proposed on the site or via a financial contribution.

Energy and Sustainability

(i) Sustainable Design

The proposal is to construct 10No. new flats with parking and amenity space.

The proposal has been designed to potentially accommodate any of the following:

- Air source heat pumps and/or solar thermal panels where appropriate
- Heat Recovery System
- Under Floor Heating

(ii) Energy Efficiency

To minimise heat loss from the proposed building and to maximise the efficiency, the proposal will incorporate the following:

- Insulated roofs, walls and floors
- Double glazed windows
- Ventilation incorporated onto the design to avoid condensation
- Energy efficient lighting
- Natural daylight to all habitable rooms

Domestic appliance ratings will aim to comply with the following:

A+ Fridge Freezer
A rated dishwasher & washing machine
A rated tumble dryer

(iii) Water Resource Management

To minimise the use of water, the proposal will incorporate the following:

- Water saving devices, such as dual flush /low flush toilets
- Rainwater harvesting such as water butts

(iv) Flood Risk Management

The application is not situated in an area known to be at a risk of flooding. The application is accompanied by a Drainage Strategy which covers this issue in more detail. In essence, surface water generated on the roof, parking and access areas is to be attenuated in an underground storage tank before being pumped to a new manhole after which the surface water runoff can flow under gravity to the existing Thames Water surface water sewer along Brunswick Hill.

The drainage Strategy (Lanmor) has established that it would not be possible to employ green roofs, rainwater harvesting, ground filtration or disposal to a watercourse (i.e. Sustainable Drainage Hierarchy).

(v) Biodiversity

The application is accompanied by a Tree Survey / Report. The proposal will retain any trees and other landscape features worthy of retention. New landscape features are also proposed.

(vi) Waste Recycling

The proposal will encourage responsible waste recycling in the following ways:

- Adequate space exists for storage of waste and recycling containers within the site with a refuse and recycling collection point provided near the site entrance.

(vii) Sustainable Transport

The application site is located within a highly sustainable location within easy reach of Reading West Railway Station and a number of bus routes along Oxford Road and Tilehurst Road.

(viii) Sustainable Construction

Materials will be, as far as possible, environmentally friendly and the 'Green Guide' and BRE publication 'Methodology for Environmental Profiles of Construction Materials' will be consulted. Timber will be obtained, where possible, from certified sources. A waste separation and disposal policy will be operational for the duration of the site construction.

Heritage Statement

The NPPF identifies Heritage Assets as including places or areas that have a degree of significance (i.e. conservation areas). The glossary states that this now includes buildings with a local listing (i.e. BTMs). The main points in the NPPF are as follows:

- The applicant should describe the significance of the heritage asset affected including any contribution made by their setting;
- The LPA should take account of the desirability of sustaining and enhancing the significance of the heritage asset;
- When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation;
- Where a proposed development will lead to substantial harm, LPA's should refuse consent. Where it would result in less than substantial harm, this harm should be weighed against the public benefits.

The existing building is a detached property of late 19th century origins. It is not locally or statutory listed and lies approximately 40m to the north of the Downshire Square Conservation Area. The Character Area Appraisal (2009) identifies the key main view into the area as being from the west along Tilehurst Road as opposed to being from the north looking upwards along Brunswick Hill. This is not surprising given that levels drop significantly down Brunswick Hill which results in fewer open views of buildings and the conservation area as a whole. The proposed apartment block would sit in a similar position to the existing building and has a traditional design typical of the late 19th century. The new frontage building will maintain the existing buildings prominence within the streetscape but will not harm views into or out of the conservation area. Scope exists on the front elevation to use traditional brickwork with decorative detailing which is typical of the Reading area.