

62-68 Silver Street, Reading

Air Quality

There will be an individual Vilavent mechanical ventilation system in each flat. This is a wall mounted unit which extracts air from the toilets and kitchens, then recovers the heat from this air and tempers the fresh air which it pumps to the bedrooms and living spaces. Fresh air is taken from the roof at the rear to avoid the traffic pollution at street level.

Sustainable Construction

Management: Consideration has been given to resource use and energy consumption. The conversion and new building parts of the proposal are designed to minimise heat loss. The roof and walls will be insulated and all existing glazing will be replaced. Energy efficient appliances will be utilised such as energy efficient light bulbs. The building has been designed to reduce the opportunity for and fear of crime. The main entrance will be from the street allowing surveillance of all comings and goings. All doors and windows will be to standards set out by Secured by Design.

Health and Well-being: All apartments will be dual aspect allowing generous daylight, sunlight and outlook. The apartments all comply with the National Housing Standard minimum sizes.

Energy: The building is designed to minimise CO2 emissions. Walls and floors will be insulated and energy efficient appliances will be used throughout. None of the flats will rely solely on a northerly aspect.

Transport and sustainability: The proposal is designed and located to reduce the need to travel. The site is within walking distance of the town centre and the Whitley Street shopping parade. Parking is provided at a ratio of 0.66 spaces per flat which is appropriate given the fact that it is close to public transport links and that there are no opportunities to park on street. One cycle space is provided per flat.

Water: There is little scope to incorporate water saving devices or harvesting and reuse of rainwater. The site is within Flood Zone 1.

Materials: The proposal will re-use the ground and first floor exterior walls. The additional floors of accommodation and the new coating will help to maintain local character and ensure a low environmental impact.

Waste: Existing exterior walls will be re-used which will minimise waste. Demolition waste will be minimal. Storage space for recycling will be provided in the fabric of the building.

Ecology: The site does not contain any habitats for wildlife.

Pollution: The development will be appropriately insulated to prevent noise pollution. Lighting will be minimal apart from across the front entrance.