

Coley Park, Carbon Reduction Compliance Statement

The development of Coley Park by Taylor Wimpey West London Ltd consists of the construction of 72 new homes and is subject to the following condition:

Condition 26:

Prior to occupation evidence must be submitted to and acknowledged by the Local Authority, demonstrating that 100% of the dwellings hereby permitted will achieve a minimum of 9.5% improvement in the dwelling emission rate over the target emission rate.

It is however proposed that the development be designed and constructed to achieve a 19% improvement in carbon emissions across 50% of the dwellings. This approach has been approved by Reading Borough Council at the development of Elvian School by Taylor Wimpey West London, in the local vicinity.

The site has been assessed under Approved Document L 2013 and Energist have completed SAP calculations confirming the energy performance of the development.

A fabric first approach has been adopted across all units to reduce energy demand. Then, in order to demonstrate compliance with the above proposal, PV arrays will be installed in accordance with the following schedule to ensure that the following 36 dwellings achieve the 19% improvement target.

Plot	Number of dwellings PV attributed to:	PV Requirement (kWp)	TER	DER	% Improvement
Plots 13-22	10	3.25	18.0	14.5	19.4%
Plot 27	1	0.75	15.6	12.5	20.1%
Plot 28	1	0.75	15.5	12.3	20.3%
Plot 32	1	0.75	15.6	12.5	20.1%
Plot 33	1	0.75	15.7	12.5	20.3%
Plot 36	1	0.75	15.6	12.5	20.3%
Plot 37	1	0.5	14.1	11.4	19.2%
Plot 38	1	0.5	14.0	11.3	19.4%
Plot 39	1	0.75	15.8	12.6	20.2%
Plot 40	1	0.75	15.6	12.5	20.3%
Plot 41	1	0.5	14.1	11.4	19.2%
Plot 42	1	0.5	14.0	11.3	19.4%
Plot 43	1	0.75	15.6	12.5	20.0%
Plots 44-53	10	3.25	18.7	15.0	19.6%
Plot 58	1	0.75	16.0	12.8	20.0%
Plot 59	1	0.75	16.0	12.8	20.0%
Plot 64	1	0.75	16.0	12.8	20.0%
Plot 65	1	0.75	16.0	12.8	20.0%
Total Number of dwellings	36				

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SAP Reports and block compliance statements reports have been provided with this cover note to further demonstrate this commitment from Taylor Wimpey West London.

Stuart Clark

Technical Manager

18th March 2016

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