

Sustainability Statement

11 Glebe Road, Reading RG2 7AG

Introduction

The statement accompanies a planning application submitted to Reading Borough Council for the development of 11 Glebe Road into 9 units and the erection of a detached 4 bed dwelling.

It is a requirement of Reading Borough that all development demonstrates how it has been designed to incorporate measures to adapt to climate change in accordance with policies CC2, CC3, CC4, CC5, EN18 and H5 of the Reading Borough Local Plan (2019).

The information below is provided with reference to Appendix 1 – sustainable design and construction checklists.

Energy/CO2

Aim – to conserve energy, in particular carbon dioxide emissions and maximise the use of energy efficient techniques.

The environmental approach adopted is in line with the adopted Reading Borough energy hierarchy, fabric energy efficiency, on-site low carbon heating and power. The design approach follows this energy hierarchy to achieve the following targets:

- reduce regulated CO2 emissions below those of a development compliant with Part L 2021 of the Building Regulations through energy efficiency measures alone; and
- zero carbon target for residential developments, with at least a 35% on-site reduction beyond Part L 2021 and proposals for making up the shortfall to achieve zero carbon, where required.

Energy demand will be minimised by implementing passive envelope design strategies; low emissivity glass, highly insulated windows and walls combined with high level of airtightness.

Water

Aim: to improve efficiency in the use of water, conserve water resources and minimize vulnerability to flooding

Water use can be minimised by installing water efficient equipment and appliances and increasing awareness of water consumption.

Water efficient fittings and appliances use significantly less water than their traditional counterparts by limiting water flow through pipes and fittings and by changing conventional design to more ergonomic. The water conservation strategy proposed for the scheme incorporates flexibility in the specification of water fittings and appliances, recognising the rapid industry progress in this field.

White goods provided for the residential units will be water efficient with the highest Eco-rating.

Materials

Aim: to retain local character and promote the use of materials with a low environmental

The proposed development will give preference to the selection of sustainable materials and the minimisation of waste. The following measures will be considered to demonstrate that the materials specified are sourced, managed and used in a sustainable manner.

The use of locally sourced materials will be prioritised, where feasible, to reduce transport related emissions and to support local supply chains. Responsible sourcing of materials from suppliers that operate an Environmental Management System will be prioritised. 100% of all timber will be legally sourced. The use of recyclable materials, such as aggregate will be considered, where feasible.

Flooding / Surface water run-off

Aim: to reduce flooding, pollution and other environmental damage

The site is located within Flood Zone 1 where there is a low probability of flooding. Furthermore, the Environment Agency's Surface Water Drainage Map, shows that the site is not at risk from surface water flooding. It is considered that a suitable sustainable urban drainage scheme can be achieved and secured by an appropriately worded planning condition.

Waste

Aim: to minimise the production of waste and maximise re-use and recycling

A pre-demolition/refurbishment audit of existing buildings, structures or hard surfaces will be completed to determine if, reuse is feasible and, if not, to maximise the recovery of material from demolition for subsequent high grade/value applications. The audit will cover:

- Identification of the key refurbishment/demolition materials.
- Potential applications and any related issues for the reuse and recycling of the key refurbishment and demolition materials in accordance with the waste hierarchy.
- Management of the construction site in order to provide opportunities to segregate materials for ease of reuse and recycling in order to minimise waste to landfill.
- Where possible, material to be processed at sites as close as possible the scheme site; and
- The use of resources such as water, diesel and timber will be recorded and managed in a sustainable manner.

Pollution

Aim: to minimise damage to the environment through air, ground/surface water, land noise or light pollution

The development has minimised its impact on noise, air and light pollution in line with the guidance of the Reading Borough Local Plan (2019):

- EN14: Air Quality
- EN16: Pollution and Water Resources and
- EN17 Noise Generating Equipment.

Noise Pollution

The proposed development is of very high quality, with a standard of accommodation above the baseline requirements suggested by Building Regulations or related British Standards.

Light pollution

Light pollution from the scheme will be minimised through careful lighting design.

The external lighting will be designed in compliance with the guidance in the Institution of Lighting Professionals (ILP) Guidance notes for the reduction of obtrusive light, 2011. Lighting will be designed so that it is directed to where it is needed and does not spill into neighbouring residential properties or affect wildlife.

The external lighting for the residential scheme will be controlled via daylight cut-off sensors or timers.

All external lighting specified for the scheme (except for safety and security lighting) will include appropriate controls to ensure they can be automatically switched off between 11pm and 7am. Safety and security lighting system will comply with the lower levels of lighting recommended during these hours in the ILP's Guidance notes. Where specified, illuminated advertisements will be designed in compliance with ILE Technical Report 5 – The Brightness of Illuminated Advertisements.

Air pollution

Air pollution will be minimised as far as is practicable using best available technology and transport planning.

The use of high VOC content paints, sealants and all ozone depleting materials, including insulation, will be avoided for the residential units. Where feasible, consideration will be made for the use of low emission finishes, furnishings, carpets and construction materials to enhance the indoor air quality and reduce the building user's exposure to chemicals and other pollutants. Moreover, measures to minimise air pollution will be implemented by the contractor on site during construction.

Management

Aim: to manage the site in an environmentally and socially considerate manner.

The scheme has been designed to comply, in the first instance, with the capacity requirements set out with the Building Regulations Drainage and Waste Disposal Approved Document H6. This requires that adequate provision shall be made for the storage of solid waste and that adequate access shall be provided:

- For people in the building to the place of storage; and

- From the place of storage to a collection point.

Eurobins will be provided for the development, to collect waste from each residential premises. Separate waste stores will be provided for the residential elements of the scheme. A dedicated area for bulky household waste will also be provided at a suitable and accessible location.

Dedicated refuse stores will be provided at ground floor for each building, with a holding area in Building 3 to keep waste from all buildings in advance of collection from outside, just adjacent to this space.

All dedicated storage will be clearly labelled to assist segregation, storage and collection of the recyclable waste streams.

The council offers a food and garden waste collection scheme. It is intended that the development will promote composting by informing residents of the kitchen and garden waste collection scheme within their Home Information Packs. Information on local recycling centres and sustainable living in general will be provided within the Home Information Packs provided to occupants of the dwellings upon completion.

A dedicated storage space will be provided for materials that can be recycled. This space will be clearly labelled, to assist with segregation, storage and collection of the recyclable waste streams, accessible to building occupants / facilities operators for the deposit of materials and collections by waste management contractors, and of a capacity appropriate to the development.

Ecology

Aim: to retain, protect and enhance wildlife habitat features

The redevelopment of the site presents the opportunity to provide a number of biodiversity benefits as part of the proposal, as described below:

The hedgerows which border the site are considered to be of greatest ecological value, and with the exception of a small stretch which will be removed to allow access will be retained. The hedgerow loss will therefore be minimal.

The application proposal does include the provision of green space, which will include native tree planting along with other planting that will attract wildlife. Consequently, the proposed development will be beneficial to biodiversity, particularly if the mitigation/compensation measures set out in the Phase 1 Habitat Survey are implemented. As such the proposal is entirely consistent with paragraph 118 of the NPPF.