

SUSTAINABILITY STATEMENT

CHANGE OF USE FROM CLASSE (e) TO RESIDENTIAL (CLASS C3)

at

10 Eldon Road Reading RG1 4DA

1. Introduction

The proposed scheme will see the building converted from a Doctor's Surgery to a residential dwelling and the proposed works consists of minimal changes . All internal walls are to be retained with minimal work to the existing structure.

The existing site area and location is shown in the aerial photo in Figure 1 below, with the proposed site location plan shown in Figure 2 and the proposed building layout plan shown in Figure 3.

2. Proposed Approach to Sustainability

This statement sets out the approach that the applicant is proposing to adopt to ensure that the proposal meets high standards of sustainability. The report includes a discussion of the full range of sustainability issues as shown below:

- Energy & carbon emissions
- Water conservation
- Flood risk, surface & waste water management
- Waste & pollution
- Materials selection and sustainable construction methods

This will demonstrate that this proposed development will meet the requirements of policies CS1 & CS2 of the Reading Core Strategy.

Reading Borough Council's (RBC) Sustainable Design and Construction SPD (2011) also requires proposals such as this to demonstrate compliance with the 'very good' standard of the BREEAM Domestic Refurbishment Scheme.

3. Energy Conservation and Carbon Emissions

As this is a Grade II Listed building which has had the benefit of not being highly refurbished with modern materials, there are only limited areas which can be improved such as;

- Secondary double glazing
- Efficient heating boiler & radiators.
- Efficient heating controls.
- Loft insulation with ventilation above.
- Energy efficient appliances

It will not be possible to upgrade the solid brick & stone external walls with insulation from the inside as this will destroy the original features.

4. Water Resource Management

The water consumption (L/person/day) for the proposed dwellings show a figure of 107.4l/p/d with the following proposed specification (which is below the 125.00l/p/d allowed under Building Regulations):

- Dual 6.0/3.5 litre flush WCs
- Shower average flow rates of 10.0L/min
- Basin average tap flow rates of 7.0L/min
- Kitchen tap average flow rates of 8.0L/min
- Bath average overflow capacities of 180 litres

The provision of water meters is also recognised as an important tool in reducing water usage and in a domestic context they can encourage people to monitor and reduce their water consumption by an average of 10% to 15%. Therefore, the dwelling will have an easily accessible water meter installed as part of the specification.

5. Flood Risk, Surface & Waste Water Management

The Environment Agency's Flood Mapping for the area shows the site is not located within an area considered to be at risk from flooding.

There are no additional areas of hard-standing or roof area on site as result of the proposed scheme and the existing surface water runoff provision is considered to be adequate for site needs and will be retained in full.

6. Waste & Pollution

The appointed contractor for the scheme will be encouraged to develop a comprehensive site

waste management plan (SWMP) prior to the start of construction reflecting the recognition that reduction of waste begins in the design and ordering stage of a project and carries on through to the sign-off of the building. This SWMP will set targets and procedures for the sorting, reusing and recycling of construction waste into defined waste groups, either on site or through a licensed contractor at a waste transfer station.

As the proposal is a refurbishment with very little internal alterations the site waste will be kept to a minimal, but a refurbishment audit will also be undertaken to see if any of the materials being removed can be recycled for use on this or other building projects in the area or the materials recycled for use by others.

Light pollution will be countered by the use of external lighting which only involves energy efficient fittings, daylight detectors and angling/capping to prevent unnecessary glare. This will also be kept to a minimum.

7. Materials Selection & Sustainable Construction Methods

The final material specification in terms of actual product and suppliers has not yet been confirmed for this project and will be subject to planning and listed building considerations, although it is not expected that a great deal of new materials will be required in terms of building structure and the majority of new material will be timber based and plasterboard.

The applicant is committed to ensuring that all materials used score as highly as possible in the Building Research Establishment's Green Guide to specification.

In addition, wherever possible all building and finishing materials will be sought from local suppliers and manufacturers registered to an environmental management scheme such as FSC or PEFC (for timber based products), BES6001, ISO14001 or EMAS. This will ensure that the materials have been sourced from suppliers certified as ethical and responsible as far in to the supply chain as possible.

All insulation materials selected for the building will have a Global Warming Potential of below 5 and where possible be made from natural products.

Finally, attention will also be paid to materials specified for the internal environment with a focus on materials/finishes containing low/no volatile organic compounds (VoCs) in an effort to improve the internal environment for occupants as internal air pollution is increasingly recognised as having negative impacts on health.

8. Summary

In summary, this development demonstrates a strong commitment to sustainability, albeit within the confines of the building's listed status.

It incorporates many sustainable features that are consistent with achieving a high level of overall sustainability and, subject to confirmation of certain issues that can only be resolved post the granting of planning permission, should meet the BREEAM Domestic Refurbishment Scheme requirement of "Very Good".

Given the nature of the scheme having very little impact on the existing structure, along with the intentions outlined within this report, the proposed development is deemed to meet the levels of sustainability required by RBC.

