



LASSETER DOWNIE PLANNING

Affordable Housing and Energy/Sustainability Statement

Site Location: 5 Southerdene Close, Tilehurst, Reading, RG31 6ND

Proposal: Erection of 1 no. dwelling

Prepared for: Mr. Wlasak

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1. Introduction

- 1.1 This Statement has been prepared by Lasseter Downie Planning on behalf of Mr. Wlasak, the owner of 5 Southerdene Close, at Tilehurst RG31 6ND. The Statement is made in support of an application for the erection of 1no. dwelling and will set out the Affordable Housing Statement position as well as the Energy and Sustainability aspects of the proposal.

This should be read in conjunction with the Planning Statement and other submitted documents and reports.

2. Affordable Housing Statement

- 2.1 The applicant has produced an Affordable Housing Viability Report (copy attached) to outline the requirements of Policy DM6 and confirming that the proposal is not viable should it provide an affordable housing contribution (return of 2.9%). No affordable housing is therefore proposed on the site or via a financial contribution.

3. Energy and Sustainability

Sustainable Design

3.1 The application relates to the conversion and additions to an existing garage to form 1 no. dwelling house to the side of No. 5 Southerdene Close. The site is immediately adjacent to the existing host dwelling. The proposal has been designed to potentially be able to accommodate any of the following:

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

Furthermore, the application drawings have considered the necessary sustainability measures required both during the design and construction stages of the project, and particular attention has been drawn to the following sustainable aspects:

- Energy consumption.
- On-site renewable energy generation.
- Electric vehicle charging points.
- Water management.
- Flood risk management.
- Waste, recycling and composting facilities.
- Air noise and light pollution.
- Responsibly sourced and recycled materials.
- Site waste management.
- Pollution.

The proposed dwelling have been designed to maximise the use of well insulated materials within its construction and it is intended that the development will utilise energy efficient appliances and incorporate water saving devices (where possible) as outlined below, and have been specifically designed to incorporate crown flat roofs to potentially house solar panels to ensure maximum efficiency.

Energy Efficiency

3.2 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

Water Resource Management

3.3 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

Flood Risk Management

3.4 The application is not situated in an area known to be at a risk of flooding.

Waste Recycling

3.5 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.

Sustainable Transport

- 3.6 The application site is situated within the Settlement Policy Boundary of Tilehurst and as such is located within a highly sustainable location within easy reach of Reading's Railway Station and a number of bus routes along Oxford Road and Tilehurst Road.

Sustainable Construction

- 3.7 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.

Conclusion

- 3.8 In conclusion, the proposal has been designed to ensure that sustainability is maximised throughout the construction of the project and that once complete, the design remains sustainable for future occupiers. The proposal provides a sustainable development in both design and construction terms.