



Sustainability Statement

Conversion of the ground floor from Class E to C3 to create 8 residential units

Queens Wharf, Queens Wharf, Reading, RG1 4QE

13.02.24_rev_-

This Sustainability Statement has been produced to support the accompanying planning application for the above project. The aim of this statement is to demonstrate how the proposed works meet the sustainability requirements outlined by Reading Borough's Council planning policies.

- **New buildings shall be orientated to maximise the opportunities for both natural heating and ventilation and reducing exposure to wind and other elements.**

The proposed works are to an existing building, where the last remaining non-residential floor space is to be converted into residential units to match the already converted floors above. The proposed works seek to use the existing window openings to allow for natural ventilation and solar gain where possible.

- **Proposals involving both new and existing buildings shall demonstrate how they have been designed to maximise resistance and resilience to climate change for example by including measures such as solar shading, heating and ventilation of the building and appropriately coloured materials in areas exposed to direct sunlight, green and brown roofs etc...**

The proposed works aim to make best use of the existing building and look to improve overall resistance and resilience to climate change where possible, without compromising the overall elevational appearance.

The proposed works will make use of existing window openings where a secondary glazing system will be installed to improve both the thermal and acoustic performance of the window systems. The proposed works will also look at the benefits of introducing a solar film to appropriate windows to prevent any excessive solar gain.

The introduction of balconies to the apartments will allow occupants with direct access to fresh air for both natural ventilation and cooling purposes.

The proposed materials, as highlighted within the accompanying Design and Access Statement, will match the already approved materials under application 231112.

- **Use of trees and other planting, where appropriate as part of a landscape scheme, to provide shading of amenity areas, buildings and streets, designed with plants that are carefully selected, managed and adaptable to meet the predicted changed climactic conditions.**

The application site is fully enclosed within an existing building envelope and therefore does not allow for the introduction of a landscaping strategy.

- **Minimising the impact of surface water runoff from the development in the design of the drainage system.**



Again, as the proposed works seek to make use of an existing building, the overall surface water run off will be made no worse than currently exists.

- **Demonstrating the extent to which the proposal has taken account of the need to minimize consumption of energy and resources (including water), and maximise the use of sustainable and renewable resources.**

As the proposed works seek to make use of an existing building the need for new construction has been omitted.

The proposed works aim to make best use of existing openings to best minimise any waste from the project.

The proposed apartments aim to make best use of natural ventilation and cooling.

The proposed works will look at the benefits of installing water efficient sanitaryware and lighting control measures.

The existing building fabric will be thermally upgraded to ensure recommended building regulations are adhered to.

Where possible any waste generated from the project will be responsibly recycled.

- **Minimising the generation waste in the construction, use and life of buildings, promote more sustainable approaches to waste management, including the reuse and recycling of construction waste and the promotion of layouts and designs that provide adequate, well-designed space to facilitate waste storage, reuse, recycling and composting.**

The proposed works are highly sustainable as they look to adapt an existing space into much needed, high quality residential units. By re-using an existing building and making best use of the existing openings, the proposed works will produce minimum construction waste and allow the life span of the building to be furthered.

Waste produced by the occupants of the apartments, will make use of the existing waste and recycling facilities. Occupants can sign up to the food composting service offered by Reading City Council is required.

In summary, as the proposed works look to recycle an existing office space into much needed high quality residential units the project can be viewed as extremely sustainable. The proposed design looks to make use of existing window openings and to upgrade existing materials where possible to allow for their reuse.

The proposed works will not negatively impact the existing drainage system on site.