

Sustainability Statement

Land rear of 3 Linden Road
Reading
RG2 7EG

Date: April 2025

**Re: Proposed two storey dwelling following the
demolition of the existing outbuildings.**

The Applicant is committed to delivering a sustainable and environmentally responsible development that enhances the character of the local area.

Energy

The Applicant is committed to delivering a sustainable and energy efficient development in line with the energy hierarchy. A 'Fabric First' approach will reduce energy demand by enhancing the building fabric with high-quality insulation and glazing. Additionally, high-efficiency air source heat pump system will be incorporated for space heating and hot water. Overheating risks will be mitigated through passive design measures, including natural ventilation and appropriately specified glazing, ensuring compliance with current standards

Water

Water efficiency will be prioritised throughout the development by incorporating water-saving fixtures and fittings, achieving a consumption rate of 110 litres per person per day. Flow-control devices and water meters on the mains supply will facilitate monitoring and help minimise water usage.

Materials

The Applicant implements a sustainable approach to materials procurement, prioritising those with low embodied carbon and environmental impact. Materials are responsibly sourced, with timber certified by schemes such as FSC or PEFC. The development's design considers durability and robustness, using materials that are long-lasting, recycled, or reclaimed where possible.

Surface water run-off

The drainage design will incorporate measures to manage surface water runoff, including attenuation features such as permeable paving, subsurface storage, and landscaped areas. The strategy will be designed to accommodate the 1 in 100-year rainfall event, with an additional 40% allowance for climate change.

Waste

A Site Waste Management Plan will be developed to reduce waste during construction by prioritising prevention, reuse, and recycling of construction and demolition materials, minimising landfill disposal.

Pollution

Air Quality: Energy systems will comply with NO_x emissions standards, with measures in place to control construction-related dust and emissions.

Noise: Noise pollution is minimised through careful design and adherence to best practice construction management.

Light: External lighting will be energy-efficient, strategically positioned, and fitted with timers and sensors to prevent glare, light trespass, and sky glow while maintaining safety and security.

Health and well-being

The development will promote comfort and well-being through:

- Maximising natural light with well-placed windows.
- Ensuring effective natural ventilation to improve air quality and manage overheating.
- Providing outdoor amenity space.
- Incorporating high-quality internal finishes and sound insulation to minimise disturbances.

- Designing adaptable layouts to meet the long-term needs of future occupants.

The proposal will be Policy CC2 compliant and will meet the most up-to-date BREEAM 'Very Good' standard as a minimum and an BREEAM assessment will be provided should the application be successful. Also, as stated earlier on this document, the proposed development will incorporate measures to adapt to climate change.

Elton Disha

BSc (Hons), MSc Architecture, RIBA Part 3 ADPPA