1 Right Plan

6-8 Stanshawe Road, Reading, RG1 1PB

Proposed change of use of the building to a 10 bedrooms HMO and proposed erection of a rear dormer extension.

Sustainability and Air Quality Statement

Author:

Dariusz Kusyk BA BEng MSc - 1 Right Plan

1. Sustainability

1.1. Sustainability and Energy Efficiency solutions

It is considered that the application site is within an existing settlement, conveniently located in a town centre area of Reading with favourable access to facilities, employment areas, open space and necessary services. Furthermore, it is considered that sustainability of the proposed residential building will be also significantly improved due to numerous aspects:

- Reducing air permeability to the minimum consistent with health requirements;
- Design that will reduce thermal bridging;
- Highest possible level of insulation of hot water pipes and hot water storage vessels, walls, roof and floors;
- Double glazing;
- Fitting the house minimum B rated appliances (washing machine, dishwasher etc.);
- Permeable paving of the hardstanding;
- Recycling of waste and site waste management plan, to ensure materials arising in the construction process are recycled;
- Energy efficient internal and external lighting;
- Secure and lockable cycle storage.

1.2. Additional appliances

Heating system

Domestic boilers are to be of a type that will achieve a seasonal efficiency of at least 80% as measured according to the European Commission Boiler Efficiency Directive. Boilers will also be selected to have reduced emissions. A central thermostat will be provided along with thermostatic radiator valves and with seven-day programmers.

Energy Efficient White Goods

All white goods, where supplied, will be a minimum rating 'B'. Purchasers will be encouraged and informed of Eco-labelled goods where not supplied.

Water conservation

To reduce water consumption the house will to be equipped with dual flush WC with a maximum 6 litre flush and a lower 3 litre flush. All hand basins will be fitted with spray/aerator taps.

2. Air Quality

2.1. Introduction

One of the core planning principles is to contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser value, where consistent with other policies in the Framework. The planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability.

2.2. Mitigation solutions

Construction stage

There are a number of Best Practice mitigation measures that will be used by the developers to minimise the impacts experienced in close proximity to the construction site, inter alia:

1. Effective site planning:
    - On site boundary, display name and contact details of site air quality manager;
    - Implementation of a risk-based Dust Management Plan;
    - Record details of all dust and air quality complaints and similar incidents (available for the Local Planning Authority);
    - Erect solid barriers around the site boundary;
    - Remove dust generating activities from site and cover or screen potentially dusty objects (such as stockpiles);
    - Use mains powered generators and switch off vehicles when idle;
    - Minimise dust suppression and provide relevant equipment, accessible on site.
2. Demolition measures:
    - Water suppression mechanisms during demolition works;
    - Avoid explosive blasting;
    - Soft strip buildings and/or dampen materials before demolition takes place.

The provision of these techniques would minimise the potentially significant impact from the construction phase and effectively it would be considered negligible.

2.3. Residual effects

The implementation of relevant mitigation techniques will ensure that the harmful emissions of dust and other particulate matter from the site are minimised as much as practicable during the construction stage. As such, the likely significant impact from the construction phase will reduce to negligible to low with the implementation of Best Practice mitigation. As the development does not make provision for any on-site parking, the development traffic associated with the development is likely to be insignificant; therefore the development should not adversely affect air quality in the local area.

3. Conclusion

By virtue of the scale, nature of the proposed development and the proposed mitigation measures, it is considered that it would comply with the requirements of the sustainability, energy efficiency and air quality of the Reading BC Local Plan (Nov 2019), accordingly with policies EN15, H5, CC2 and CC3.

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