STL Architecture Ltd

15 Bridge Street,
Caversham
Reading
RG4 8AA

SUSTAINABILITY STATEMENT

for

34 Richmond Road
Caversham
Reading
RG4 7PR

Project Number – 4010

Prepared By – RC Date – December 2025

Email: studio@stlarchitecture.co.uk | Tel: 0118 9890808 | Web: www.stlarchitecture.co.uk

Registered Office Lime House, Grass Hill, RG4 7TJ
Company No. 12041439 VAT No. 325235524

Category	How has this been addressed / incorporated?
Energy and CO2 emissions 1. How has the development been designed to optimize the use of the energy from the sun and limit heat losses? 2. How has the development been designed to optimize natural daylighting, energy-efficient lighting, external lighting and natural ventilation? 3. How will the design of the building make efficient use of energy? (e.g. use of thermally massive materials, levels of insulation, energy-efficient white goods and use of green/ brown roofs, etc.). 4. Has local energy generation from renewables and/or decentralized energy been considered as part of the scheme? 5. How have cycle storage facilities been considered? 6. Does the development meet the requirements of policies H5? Is this clearly illustrated? 7. Is a Section 106 contribution required? If so, what amount?	The proposed development is an existing building and maximizes the use of glazing on all elevations to reduce internal lighting loads, harness natural heat and light, and minimize the need for additional heating and lighting. Incorporating energy-efficient measures such as low U values, successful air test figures, new efficient gas boiler, the development showcases the potential to surpass a 19% reduction in carbon emissions compared to the Part L Building Regulations target emissions rate. The inclusion of smart meters and appliances aims for an EPC C-rating, and consideration is given to an electric vehicle charging point The proposal encompasses a bike store within the site. POLICY H5- Please refer to Planning Statement. An S106 is required.
Water 8. How will the development incorporate the use of water-saving devices to achieve the higher water efficiency standard under Regulation 36(3) of the Building Regulations? 9. How will the development incorporate recycling rainwater and reduce the use of potable water? 10. Has the collection, treatment and re-use of grey water been considered? If so, how will these facilities be incorporated within the development?	The proposal involves incorporating low-flow sanitary ware, dual-flush valves on toilets, and high-efficiency plumbing fixtures to optimize water efficiency, aiming for a usage not exceeding 110 litres per person per day.
Materials 11. How will the selected materials help retain local character, ensure long life and ensure a low environmental impact, including consideration of embodied energy? Where will the materials for the construction of the building be sourced from?	The proposal emphasizes sourcing construction materials from suppliers that minimize carbon emissions and/or adhere to sustainable practices. The environmental and sustainability policies of each manufacturer will be thoroughly reviewed before placing orders.
Surface water run off 12. How has the development considered flooding and pollution? 13. Has the design considered the use of sustainable drainage systems (SuDS) and how will they be incorporated within the development? 14. Does the development meet the requirements of policy EN18?	The proposal involves the addition of roof surface area and further research will be undertaken during building control phase to ensure the best mitigation. E.g. Potential new soakaway.
Waste 15. How will the development minimize waste sent to landfill? 16. How will the development make the maximum use of construction and demolition waste? 17. How will the development make maximum use of re-used and recycled materials? 18. How will provision be made for the storage and recycling of waste for all users of the site?	Building materials will be delivered to site, stored securely and sourced locally where possible. All construction packaging and pallets will be separated, stored and recycled. The aim will be to reduce wastage and use construction materials from sustainable sources, with low embodied energy and low carbon inputs, to accord if not exceed current standards. It is anticipated that the general waste arising from the development will be sorted and stored on-site in separate skips for removal and recycling by a local licensed waste contractor. The appointed contractor will supply skips, collect sorted materials and transport them for recycling and re-use.
Pollution 19. What measures have been incorporated to ensure that noise and light pollution will be minimized through the	The dwelling includes limiting thermal bridging. The dwelling will be thermally upgraded internally, and all windows and doors will be replaced with thermally efficient

Email: studio@stlarchitecture.co.uk | Tel: 0118 9890808 | Web: www.stlarchitecture.co.uk

development? 20. What measures have been incorporated to reduce nitrogen oxide emissions and reduce the global warming potential of insulants? 21. What measures have been incorporated to reduce the release of pollution into the atmosphere?	systems. All to retain heat and avoid polluting the atmosphere.
Health and Well-being 22. How has the development been designed to maximize natural lighting, reduce the likelihood of noise complaints, incorporate private outdoor space and ensure the layout of the development can be easily adapted to meet the needs of future occupants?	Additional roof lights.
Management 23. What measures have been taken to ensure the construction of the site is managed in an environmentally and socially considerate manner, mitigating environmental impacts? 24. How has the development been designed to ensure people feel safe and secure?	Proposed works will be of minimal impact.
Ecology 25. How have the wildlife habitats and natural features on and adjacent to the site been considered and how will they be retained, protected and enhanced?	As an existing building there will be no habitat impact. A bat survey confirmed no presence of bats or significant impacts.

Email: studio@stlarchitecture.co.uk | Tel: 0118 9890808 | Web: www.stlarchitecture.co.uk