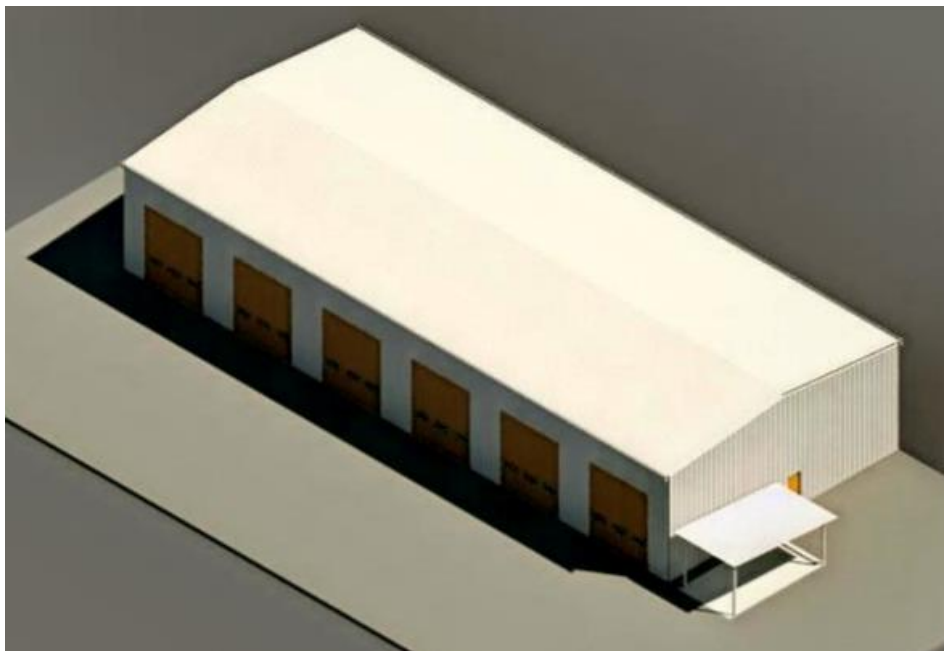


Project: OC Motor Repair Ltd - Demolition of Existing Building and New Workshop Building Construction

Date: 18 December 2025

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Sustainability Statement



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1. Project Overview

The proposal involves the demolition of an existing industrial building and the construction of a new workshop building. The design aligns with Reading Borough Council's Local Plan policies CC2–CC5, EN18, and the Sustainable Design and Construction SPD (2019).

2. Key Sustainability Measures

- **Energy Efficiency and Carbon Reduction:** Target BREEAM 'Very Good', fabric-first approach, passive design, LED lighting, renewable energy feasibility (solar PV, air-source heat pumps).
- **Climate Change Adaptation:** Landscaping with native species, light-coloured materials, explore green roof feasibility.
- **Water Management:** Low-flow fixtures, rainwater harvesting, SuDS (permeable paving, attenuation features).
- **Waste Reduction:** Site Waste Management Plan, reuse demolition materials, segregated waste storage.
- **Materials and Embodied Carbon:** Locally sourced, low-impact materials, consider embodied carbon.
- **Health, Wellbeing, and Ecology:** Maximise daylight, indoor air quality, biodiversity landscaping.
- **Transport and Access:** Cycle storage, EV charging points, safe pedestrian routes.
- **Management:** Environmental management during construction, user guidance for efficient operation.

3. SPD Checklist – Non-Residential Development Management

Question	Response
Will guidance for the non-technical building user be provided?	Yes
What consideration has been given to resource use, energy consumption and pollution during construction?	Where possible, the Ground Floor slab of the demolished building will be retained to provide hard-standing, reducing materials and energy required.
Will site investigation and appropriate remedial action be undertaken?	Yes
Will the community and stakeholders be involved in the design process?	No - N/A
How has the building been designed to reduce crime risk?	Doors and Windows will be SbD. Building is within a gated compound
What consideration has been given to maintenance?	Clear area around the building to allow Cherry Picker access for maintenance of gutters and rooflights

Health and Well-being

Question	Response
How has the development been designed to ensure daylight, ventilation, air quality and drinking water?	Rooflights in roof cladding, Air-to - Air Heat Pump with incorporated ventilation for Office/Welfare area. Sink with potable water provided in Welfare area

Energy

Question	Response
How has the building been designed to minimise CO2 emissions?	High performance insulated panels used in wall and roof systems. Energy efficient heating/cooling in Office/Welfare area. Radiant heating in workshop and LED lighting
How has the development optimised solar energy, daylighting and ventilation?	Rooflights incorporated in design and large roller shutter doors with vision panels provide daylight and ventilation to workshop area
How will the design make efficient use of energy (e.g., insulation, thermal mass)?	Insulation and energy efficient lighting and heating
Have renewable energy sources or decentralised energy been considered?	Not commercially viable

Transport

Question	Response
How has the design reduced the need to travel and promoted sustainable transport?	By incorporating Welfare facilities
How have public transport networks been considered?	Site is 300m from nearest bus stop. Safe pedestrian route to be marked out and paving added where necessary
How have deliveries and manoeuvring been considered?	One way system to be used

Water

Question	Response
How will the development incorporate water saving devices?	Low-flow taps and dual-flush toilets.
Will the development be located away from flood risk areas?	Yes
How will rainwater harvesting be incorporated?	Use for wash pit
Does this development meet EN18 requirements?	Yes

Materials

Question	Response
How will selected materials retain local character and ensure low environmental impact?	Cladding materials are similar to adjacent buildings
What consideration has been given to reusing materials and responsibly sourcing?	Brick and block debris from demolition to be considered for use as hardcore. Steel frame to be recycled

Waste

Question	Response
Has an audit of site materials been conducted?	No
How will the development maximise use of recycled materials?	N/A
How will provision be made for waste storage and recycling?	Separate skips for recyclable materials

Land Use and Ecology

Question	Response
How have wildlife habitats been considered and enhanced?	Yes, using Small Sites Metric
What consideration has been given to avoiding undeveloped land?	N/A
What consideration has been given to removing contamination?	Not expected

Pollution

Question	Response
What measures will minimise noise, light and water pollution?	Use of acoustic insulation in walls and ceilings for office and welfare areas. Use of motion sensors and timers to reduce unnecessary lighting during non-operational hours. Oil interceptors in drainage systems to prevent contamination from workshop activities.
What measures will reduce refrigerants and NOx emissions?	Specify systems using low GWP refrigerants. Use electric heating.
How has the design incorporated SuDS?	by adding a Rain Garden

Innovation

Question	Response
What innovative sustainability measures have been considered?	Air-to -Air Heat Pump with incorporated ventilation. Rainwater harvesting for wash pit