

Sustainability Appraisal
42 Silverthorne Drive, Caversham, Reading, RG4 7NS
December 2025

1.00 Site

The application site is a detached residence, located on the Southern side of Silverthorne Drive in Caversham.

1.01 Proposal

The proposal is for:

- a replacement single storey rear extension.
- new rooflights to main roof and new bathroom window to front elevation.
- add external insulation to the front and rear dormer walls and roof.
- enclosed front porch.

1.02 Objectives - Sustainability and Energy Efficiency Statement

This proposal supports the objectives of low carbon design and has been designed to minimise energy consumption. The following considerations will be made through the design process:

Insulation

The proposed building fabric will be insulated to at least the minimum requirements of current building regulations, with more thermally efficient U-values than the existing property.

Glazing

All new glazed doors and windows will meet the current building regulation requirement U-value, and will have draught sealed frames.

ellisclare

Materials

Materials will be sourced locally and from sustainable sources where practical.

Lighting

Proposed lighting will be LED.

Appliances

Any new appliances or white goods will be more energy efficient than the existing.

Water

All new WC cisterns will incorporate a dual flush system to minimise water consumption.

Heating

Underfloor heating will be incorporated into the new Ground Floor areas (where practical) and generally the extended areas will benefit from a new, more efficient system.

Amenity Space

The proposal will result in a minimal loss of garden space, and will make much more of the currently under-used aspect to the garden.

Efficient Design and use of Natural Light

The proposed, more efficient, floorplan will allow for more natural light to enter the property.

The measures above will help to improve the overall energy efficiency of the dwelling and provide for the sustainable long-term future of the property.