

SUSTAINABILITY STATEMENT

Application Site: Three Fives Fish & Chips
555 Oxford Road
Reading
RG30 1HL

This Sustainability Statement has been prepared in support of the planning application for the change of use and extensions at 555 Oxford Road, Reading. The statement demonstrates how the proposal accords with the sustainability objectives of the Reading Borough Local Plan (Adopted November 2019), particularly Policy CC2 (Sustainable Design and Construction).

The proposal focuses on the efficient reuse of an existing building, minimising environmental impact while delivering high-quality residential accommodation in a sustainable urban location.

Sustainable Location

The site is located within an established and highly sustainable urban area on Oxford Road, Reading. The location benefits from:

- Good access to public transport routes
- Proximity to local shops, services, and employment opportunities
- Easy access to walking and cycling routes

The conversion of the existing building to full residential use reduces the need for travel associated with commercial activity and supports sustainable living patterns.

Efficient Use of Land and Resources

The proposal makes efficient use of previously developed land by reusing and adapting an existing building rather than constructing a new one. This approach:

- Minimises material consumption
- Reduces construction waste
- Avoids unnecessary land take

The modest extensions are carefully designed to meet residential needs without an excessive increase in footprint or volume.

Energy Efficiency

The development provides an opportunity to improve the overall energy performance of the building through refurbishment and internal alterations. Measures may include:

- Upgrading insulation to walls, roofs, and floors where feasible
- Improving airtightness
- Installing energy-efficient lighting and appliances

These measures will reduce energy demand and improve the thermal comfort of the dwelling. The development will incorporate upgrades to insulation, improved airtightness and

energy-efficient fittings in compliance with Building Regulations Part L, thereby improving the energy performance of the existing building.

Natural Daylight and Ventilation

The proposed layout ensures that all newly created habitable rooms receive adequate levels of natural daylight. The design also allows for effective natural ventilation, reducing reliance on mechanical systems and contributing to improved internal comfort and lower energy consumption.

The proposal will not result in any unacceptable loss of daylight or sunlight to neighbouring properties.

Sustainable Transport

The proposal promotes sustainable travel choices by:

- Providing secure bicycle storage within both the front and rear garden areas
- Making use of existing on-street parking rather than creating new hardstanding
- Reducing traffic movements by removing the former commercial use and associated deliveries

This approach aligns with the Local Plan's sustainable transport objectives.

Waste and Recycling

Dedicated and clearly defined storage areas for general waste and recyclable materials will be provided within the front garden. This ensures:

- Convenient access for residents
- Efficient collection arrangements
- Encouragement of recycling and responsible waste management

Residential Use and Environmental Impact

The change of use from a takeaway to residential accommodation will result in a reduction in environmental impacts associated with noise, odour, servicing, and late-night activity. The proposal, therefore, represents a more sustainable and compatible use within the surrounding residential context.

Climate Change

The reuse and refurbishment of the existing building significantly reduces embodied carbon compared to demolition and new construction. By retaining the primary structure and minimising new materials, the development contributes to climate change mitigation in accordance with Policy CC2.

Conclusion

The proposed development at 555 Oxford Road demonstrates a sustainable approach by:

- Reusing an existing building in a sustainable urban location
- Improving energy efficiency through refurbishment

- Encouraging sustainable transport and cycling
- Providing appropriate waste and recycling facilities
- Reducing environmental impacts associated with commercial use

The proposal is fully aligned with the sustainability objectives of the Reading Borough Local Plan and represents an environmentally responsible form of development. All works will comply with current Building Regulations relating to energy efficiency and thermal performance

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