



SHAUN•TANNER
ARCHITECTURE & PLANNING

STL Architecture Ltd

3 Thames Court
2 Richfield Avenue
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RG1 8EQ

SUSTAINABILITY STATEMENT

for

7 Surley Row
Emmer Green
Reading
RG4 8ND

Project Number – 4015

Prepared By – RC

Date – March/2026



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 loft conversion has been designed to improve the thermal performance of the existing dwelling by upgrading its roof. The new raised roof structure, hip-to-gable alteration, and infill wall construction at eaves level will all incorporate high-performance insulation to meet or exceed current Building Regulations standards. New rooflights will be double glazed thermally efficient units, reducing heat loss while improving passive solar gain and natural daylight to the new habitable loft accommodation. The proposal also improves the overall energy efficiency of the dwelling by reducing reliance on artificial lighting through well-positioned rooflights and by allowing effective natural ventilation to the loft rooms. All new internal lighting will be low-energy LED fittings. The limited scale of the proposal mean the principal sustainability benefit is achieved through fabric-first improvements to insulation and airtightness.
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 involves minor changes to external materials. 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 development is confined entirely within the existing roof envelope and upper structure of the dwelling, with no extension to the building footprint and no increase in hardstanding or impermeable surfaces at ground level. As a result, the proposal will not materially alter surface water runoff rates or existing drainage conditions.



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 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?	The proposal is residential in scale and nature and is not expected to give rise to any significant long-term pollution impacts. No substantial new external lighting is proposed, thereby avoiding additional light spill or light pollution. Improved insulation standards will reduce heating demand and indirectly lower nitrogen oxide emissions associated with domestic energy use. During construction, measures will be implemented to minimise temporary impacts, including dust suppression, controlled deliveries, covered skips, and considerate working hours. Insulation products with low global warming potential blowing agents will be specified where possible to reduce the environmental impact of the building fabric.
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?	The loft conversion has been designed to create high-quality habitable accommodation with strong levels of natural daylight through the introduction of new rooflights. The resulting rooms will benefit from improved outlook, ventilation, and thermal comfort, supporting occupant wellbeing and reducing reliance on artificial lighting and mechanical cooling. The internal layout remains highly adaptable, allowing the loft space to function as a bedroom, study, guest accommodation, or other ancillary living space depending on future family needs. As the proposal relates solely to alterations within the existing dwelling, private outdoor amenity space remains unchanged and fully retained.
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?	The construction works will be undertaken using environmentally responsible site management practices by qualified contractors. This will include waste segregation, minimisation of deliveries where possible, dust suppression measures, considerate construction hours, and active management of neighbour amenity impacts throughout the build process. The completed development will maintain safe and clear circulation routes within the dwelling, including compliant stair access, fire escape measures, and secure access points. The design also maintains passive surveillance



	through retained and improved rooflight and window openings, ensuring the dwelling remains safe and secure for future occupants.
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?	A Bat Report accompanies this application, and all works will be carried out in full accordance with the recommendations of the appointed ecologist. As no evidence of bat roosting was identified, and the proposal does not involve any direct loss of garden space, trees, soft landscaping, or other natural features, the impact on existing habitats and ecological receptors is expected to be negligible.