

Sustainability Statement 346 Oxford Road

Proposal: Creation of one new self-contained flat within an existing building in Reading Borough Council's administrative area.

1. Introduction

This Sustainability Statement supports a planning application for the creation of one new flat within an existing building. The proposal makes efficient use of the existing built fabric and previously developed floorspace, helping to reduce the need for new construction and limiting embodied carbon impacts compared with a wholly new-build dwelling.

The statement has been prepared having regard to Reading Borough Council's planning policy framework, including the adopted Reading Borough Local Plan, the Sustainable Design and Construction Supplementary Planning Document, and the Residential Conversions Supplementary Planning Document where relevant to residential conversion proposals.

2. Sustainable Location and Reuse of Existing Building

The proposed flat is located within an existing building and therefore represents a sustainable form of development through the reuse and adaptation of existing accommodation. Retaining the principal structure will reduce demolition waste, minimise the demand for new materials, and support the efficient use of land within the urban area.

The proposal will not give rise to significant additional transport demand. The site is expected to benefit from access to existing local services, public transport routes, walking routes and cycling opportunities within Reading, reducing reliance on private car use.

3. Energy Efficiency and Carbon Reduction

The new flat will be designed to achieve a good standard of energy efficiency within the constraints of the existing building. Where practicable, the works will include improvements to insulation, air tightness, heating controls and low-energy lighting. Any

new or replacement services will be selected to provide efficient operation and reduced energy consumption.

The internal layout will be arranged to make effective use of existing openings and natural daylight, reducing the need for artificial lighting during daytime hours where possible. The specification will seek to avoid unnecessary heat loss and overheating, with appropriate ventilation provided in accordance with Building Regulations.

4. Materials and Waste

The works will prioritise retention of the existing structure, walls, floors and services routes wherever feasible. New materials will be specified with regard to durability, low maintenance requirements and responsible sourcing. Opportunities will be taken to use recycled or low-impact materials where suitable for the building and planning context.

Construction waste will be minimised through careful ordering, reuse of materials where practical, and segregation of waste streams for recycling. The completed flat will be provided with appropriate refuse and recycling storage arrangements consistent with the building's existing waste management provision and any requirements of Reading Borough Council.

5. Water Efficiency

The proposed flat will incorporate water-efficient fixtures and fittings, such as low-flow taps, dual-flush WCs and efficient showers where practicable. These measures will help reduce potable water demand and support sustainable occupation of the dwelling.

6. Transport and Cycle Parking

The proposal will support sustainable travel by making use of the existing urban location and access to local facilities. Secure and convenient cycle storage will be provided for the occupier of the new flat, in accordance with the principles set out in Reading Borough Council's residential conversion guidance.

No significant increase in vehicle movements is anticipated from the creation of a single additional flat within the existing building. Any parking arrangements will be considered having regard to the site's existing context, accessibility and relevant local parking standards.

7. Biodiversity and External Works

The proposal is principally internal and is not expected to result in material harm to biodiversity or existing landscaping. If any external works are required, they will be kept

to the minimum necessary and will seek to avoid adverse impacts on existing ecological features.

Where opportunities exist, small-scale enhancements such as bird or bat boxes, native planting, or improved soft landscaping may be incorporated, subject to suitability and site constraints.

8. Construction Management

Construction activity will be limited in scale and duration due to the nature of the proposal. Contractors will be expected to manage works responsibly, including controlling dust, noise and waste, avoiding unnecessary disturbance to neighbouring occupiers, and ensuring deliveries and storage of materials are appropriately managed.

9. Conclusion

The proposed creation of one new flat within an existing building represents a sustainable and efficient use of existing accommodation. The scheme will retain and adapt the existing building fabric, minimise waste, support energy and water efficiency, and make use of an accessible urban location. Subject to detailed design and Building Regulations compliance, the proposal is considered capable of meeting relevant sustainability objectives for small-scale residential development in Reading.