

Sustainability Statement

16A NORCOT ROAD,
TILEHURST,
READING,
RG30 6BU

Date: Sep 2026

Change of use from Class E to 2no. flats (Class C3) and associated external alterations.

The Applicant is committed to delivering a sustainable and environmentally responsible development that enhances the character of the local area.

Energy

The Applicant is committed to delivering a sustainable and energy efficient development in line with the energy hierarchy. A 'Fabric First' approach will reduce energy demand by enhancing the building fabric with high-quality insulation and glazing. Additionally, high-efficiency heating system will be incorporated for space heating and hot water. Overheating risks will be mitigated through passive design measures, including natural ventilation and appropriately specified glazing, ensuring compliance with current standards.

Water

Water efficiency will be prioritised throughout the development by incorporating water-saving fixtures and fittings, achieving a consumption rate of 110 litres per person per day. Flow-control devices and water meters on the mains supply will facilitate monitoring and help minimise water usage.

Materials

The Applicant implements a sustainable approach to materials procurement, prioritising those with low embodied carbon and environmental impact. Materials are responsibly sourced, with timber certified by schemes such as FSC or PEFC. The development's design considers durability and robustness, using materials that are long-lasting, recycled, or reclaimed where possible.

Waste

A Site Waste Management Plan will be developed to reduce waste during construction by prioritising prevention, reuse, and recycling of construction and demolition materials, minimising landfill disposal.

Pollution

Air Quality: Energy systems will comply with NOx emissions standards, with measures in place to control construction-related dust and emissions.

Noise: Noise pollution is minimised through careful design and adherence to best practice construction management.

Health and well-being

The development will promote comfort and well-being through:

- Maximising natural light with well-placed windows.
- Ensuring effective natural ventilation to improve air quality and manage overheating.
- Providing outdoor amenity space.
- Incorporating high-quality internal finishes and sound insulation to minimise disturbances.
- Designing adaptable layouts to meet the long-term needs of future occupants.

The proposal will be Policy compliant and will meet the most up-to-date standards as well as incorporating measures to adapt to climate change.

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