SUSTAINABILITY STATEMENT

Address: 65 Eastcourt Avenue, Earley, Reading RG6 1HH.
Proposal: Two-storey side extension and single-storey rear extension
Applicant: Mr and Mrs Shrubsall
Date: 24 November 2025

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1. Introduction

This Sustainability Statement has been prepared to accompany a householder planning application at 65 Eastcourt Avenue, Earley.
Its purpose is to set out how the proposed development complies with:

- **MDD Local Plan Policy CC04** – Sustainable Design and Construction
- **Wokingham Sustainable Design & Construction SPD**
- **National Planning Policy Framework (NPPF)** – Sections on climate resilience and sustainable construction

The proposal consists of a two-storey side extension and a single-storey rear extension to improve family living space. This statement identifies proportionate and feasible sustainability measures appropriate for a domestic extension.

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2. Policy Context

MDD Policy CC04 – Sustainable Design and Construction

Requires new development to incorporate energy efficiency and environmental performance measures proportionate to the scale of development.

WBC Sustainable Design & Construction SPD

Recommends that householder extensions should incorporate:

- High fabric efficiency
- Responsible material selection
- Sustainable drainage

- Waste minimisation
- Water efficiency

NPPF (2023/24)

Encourages the transition to a low carbon future, reduction in greenhouse gas emissions, and sustainable building practices.

The proposal responds positively to all of the above.

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3. Energy Efficiency Measures

The project incorporates several measures to reduce energy consumption and heat loss:

3.1 High-performance building fabric

- New walls built to exceed the minimum U-value requirements of Part L (Building Regulations).
- Enhanced cavity and/or insulation board specification to reduce thermal bridging.
- Flat roof and pitched roof elements insulated to modern standards.

3.2 Improved glazing

- All new windows will be **high-performance double-glazed** units with low-E coatings.
- Window frames selected for thermal efficiency (e.g., uPVC or thermally broken aluminium).

3.3 Air tightness improvements

- Modern construction techniques reduce drafts and uncontrolled heat loss.
- As part of internal reconfiguration, existing junctions and openings will be improved where feasible.

3.4 Efficient heating and lighting.

- Low-energy LED lighting throughout the new accommodation.

- Heating systems connected to existing efficient boiler, with enhanced controls and thermostatic valves.

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4. Water Efficiency

The design incorporates water-saving features:

- Use of **dual flush toilets**, low-flow taps and aerated shower heads.
- Water-efficient appliances (e.g., dishwasher/washing machine) encouraged where replacement occurs.
- Good practice for leak prevention (isolation valves, modern pipework).

These measures support WBC's target of 110–125 litres per person per day (SPD guidance).

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5. Materials & Waste Reduction

5.1 Sustainable material selection

- Preference for suppliers offering **FSC-certified timber**, recycled content materials, and low-VOC products.
- Brickwork and tiles selected to match existing dwelling, reducing embodied carbon by avoiding unnecessary demolition.

5.2 Construction waste minimisation

- Reuse of existing materials where possible (e.g., bricks, topsoil).
- Segregation of construction waste for recycling.
- Use of modern off-site manufactured components where practicable.

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6. Water Management & Drainage

The site lies within **Flood Zone 1** (low risk). The proposal incorporates:

- Permeable areas in the rear garden retained.

- Roof drainage connecting to existing surface water systems without increasing runoff rates.
- Gutters, downpipes and drainage routes designed to minimise risk of overflow.
- Potential for rainwater collection (butts) if desired by the homeowner.

These measures comply with **MDD Policy CC10 – Sustainable Drainage**.

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7. Climate Resilience & Overheating

To ensure comfortable internal conditions:

- Window sizes are proportionate to avoid excessive solar gain.
- Rooflights (if included) incorporate tinted/solar control options.
- Insulation and airtightness improvements reduce heat loss in winter and excessive heat in summer.

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8. Transport & Access Sustainability

Although the proposal does not alter access arrangements, it supports sustainable travel by:

- Retaining space within the property for **cycle storage**.
- Ensuring no increase in car dependency.
- Maintaining existing electric supply capacity suitable for future EV charging upgrades (if desired).

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9. Waste & Recycling Storage

The proposal maintains:

- Existing waste storage arrangements, compliant with WBC requirements.
- Clear access to outdoor bins/recycling containers.
- No conflict between building layout and refuse collection.

10. Biodiversity & Landscaping

While the proposal is domestic in scale, the following enhancements are encouraged:

- Retention of garden areas for soft landscaping.
- Opportunity for planting of pollinator-friendly species.
- Use of permeable ground surfaces where practical.

No significant ecological features are impacted by the proposal.

11. Summary of Sustainability Compliance

Requirement	Response	Compliant?
Energy efficiency	Enhanced insulation, high-performance glazing, airtightness	✔
Water efficiency	Low-flow fixtures, modern pipework	✔
Materials	Sustainable sourcing, reuse of materials	✔
Waste reduction	Construction waste segregation	✔
SUDS/drainage	Flood Zone 1, controlled runoff	✔
Climate resilience	Solar control measures, insulation	✔
Biodiversity	Soft landscaping retained	✔

12. Conclusion

The proposed two-storey side and single-storey rear extensions at 65 Eastcourt Avenue incorporate a comprehensive suite of **proportionate sustainability measures**, fully consistent with:

- **MDD Policy CC04 – Sustainable Design & Construction**
- **Wokingham Sustainable Design & Construction SPD**
- **NPPF guidance on sustainable development**

The proposals will significantly improve the home’s energy performance, environmental footprint, and long-term sustainability. As such, the

development represents a responsible and compliant form of domestic construction.