

A large, stylized green leaf graphic that curves across the upper half of the page. It contains faint, darker green images of various plants and foliage.

BREEAM Pre-Assessment Report

Oxford Road, Reading

May 2022

BREEAM Pre-Assessment Report

Oxford Road, Reading

13/05/2022

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Contents

1.	Introduction.....	1
2.	BREEAM	2
3.	BREEAM Pre-Assessment.....	5
4.	Conclusion.....	16

1. Introduction

- 1.1 This report sets out the BREEAM assessment strategy for the commercial units within proposed mixed-use development at Oxford Road in Reading. Planning permission (201391) was granted on 3 June 2021 for the redevelopment of the site. The description of development listed on the Decision Notice is as follows:

"Erection of a mixed-use development comprising of two commercial units on the ground floor (157.5 sqm), 26 residential units (including 30% affordable housing), associated landscaping, car and cycle parking."

- 1.2 This new application seeks planning permission for the exact same development as the permission above, with the only exception being a changed to the housing tenure of the 26 residential units.
- 1.3 The site has been cleared and is therefore an urban brownfield site.
- 1.4 The proposed development falls within the jurisdiction of Reading Borough council and so is subject to the Borough's planning policy. Within the Local Plan (adopted November 2019), Policy CC2 address Sustainable Design and Construction. Under this policy, minor non-residential developments or conversions to residential are required to meet the most up to date BREEAM 'Very Good' standard as a minimum. As the two commercial units have a 77.5sqm and 80.0sqm gross floor area these are considered to be 'minor development' and so will likely be subject to this requirement.
- 1.5 Therefore, it is anticipated that the two commercial units will need to target BREEAM certification to a 'Very Good' standard to meet local policy requirements. This report addresses this policy and demonstrates the anticipated BREEAM rating that could be achieved by the development. BREEAM cannot currently be used to assess new residential development and so the pre-assessment focuses on the commercial element of the scheme only.
- 1.6 As the development involves the construction of new commercial premises this will be assessed under BREEAM New Construction 2018 (Commercial), which is the current version of the most applicable BREEAM scheme. However, as these units will not be fitted out they will be assessed using the BREEAM 'Shell Only' methodology. This is a streamlined assessment for shell only construction that removes the criteria that relate to building services design, installation and maintenance. Within this report the proposed strategy for assessment under BREEAM NC 2018 is discussed, with key and mandatory issues also identified.

2. BREEAM

Introduction to BREEAM

- 2.1 BREEAM is the Building Research Establishment's (the BRE) Environmental Assessment Method. This is a voluntary environmental assessment tool that is used to assess the environmental impact of buildings. The performance of the building is assessed against a range of environmental factors, with different sections focusing on specific sustainability issues. These sections each have differing weighting factors, which vary from scheme to scheme. For a NC 2018 'Shell Only' assessment they are:

-  Management 12.0%
-  Health and Wellbeing 7.0%
-  Energy 9.5%
-  Transport 14.5%
-  Materials 22.0%
-  Waste 8.0%
-  Land Use and Ecology 19.0%
-  Pollution 6.0%
-  Innovation - Up to 10.0%

Table 2.1: BREEAM Ratings

BREEAM Score (%)	BREEAM Rating
< 30	Unclassified
≥ 30 - < 45	Pass
≥ 45 - < 55	Good
≥ 55 - < 70	Very Good
≥ 70 - < 85	Excellent
≥ 85	Outstanding

BREEAM Schemes

- 2.2 As previously mentioned, BREEAM can be used to assess a range of development types. In the UK the available BREEAM schemes are currently as follows:

-  BREEAM New Construction – Used to assess new non-domestic construction. This can be adapted to assess 'Simple Buildings' (by filtering out some more technical credits and simplifying others), shell only and shell and core construction.
-  BREEAM Refurbishment & Fit Out – Used to assess major refurbishment, minor refurbishment, reconfiguration and fit out of shell construction
-  BREEAM Domestic Refurbishment – Used to assess buildings refurbished to provide residential accommodation
-  BREEAM Communities – Used to assess master planning and frameworks
-  BREEAM Infrastructure – Used to assess civil engineering and public realm projects
-  BREEAM In Use – Used to assess the performance of buildings during operation

Minimum Performance Standards

- 2.3 Under the BREEAM method minimum performance standards are required within issues to achieve specific ratings. As one would expect, the number of applicable minimum performance standards increases with the higher BREEAM rating that is sought.

Table 2.2: Summarises the minimum performance standards required a under BREEAM NC 2018 Shell Only assessment.

BREEAM Issue	Pass	Good	Very Good	Excellent	Outstanding
Man03: Responsible construction practices	-	-	-	One credit (Responsible construction management)	Two credits (Responsible construction management)
Man04: Commissioning & handover	-	-	One credit (Commissioning-test schedule and responsibilities)	One credit (Commissioning-test schedule and responsibilities)	One credit (Commissioning-test schedule and responsibilities)
~~Man04: Commissioning & handover*~~	-	-	~~Criterion 11 (Building User Guide)~~	~~Criterion 11 (Building User Guide)~~	~~Criterion 11 (Building User Guide)~~
~~Man05: Aftercare*~~	-	-	-	~~One credit: (Commissioning implementation)~~	~~One credit: (Commissioning implementation)~~
Ene01: Reduction of CO ₂	-	-	-	Four credits (Energy performance)	Six credits (Energy performance) and Four credits (Energy modelling and reporting)
~~Ene02: Energy Monitoring*~~	-	-	~~One credit (First sub-metering credit)~~	~~One credit (First sub-metering credit)~~	~~One credit (First sub-metering credit)~~
~~Wat01: Water consumption*~~	-	~~One credit~~	~~One credit~~	~~One credit~~	~~Two credits~~
Wat02: Water monitoring	-	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only
Mat03 Responsible sourcing of materials	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only
Wst01: Construction waste management	-	-	-	-	One credit
Wst03: Operational waste	-	-	-	One credit	One credit

**Not applicable under a 'Shell Only' Assessment*

3. BREEAM Pre-Assessment

Summary

- 3.1 A BREEAM pre-assessment has been completed under the BREEAM NC 2018 scheme as a desktop exercise. This has been based upon preliminary drawings provided, site location / opportunities / constraints and similar project experience. The primary purpose of this exercise is to determine the maximum BREEAM rating that could be achieved should a full assessment be completed and to advise the project team of any BREEAM related considerations at this early stage. The review also allowed any issues that are programme dependant or that could affect the planning process to be identified.
- 3.2 The pre-assessment has been completed for the proposed development based on current design intent. The criteria selected are for a 'shell only' assessment, which assumes that no fit out works will be completed under the contract. The BREEAM pre-assessment score achieved is 57.3%, which achieves a 'Very Good' rating with all mandatory requirements met. This rating is deemed to be the highest rating that is realistically possible given the constraints of the site and the 'shell only' nature of the commercial premises. The pre-assessment score indicates that 100% of the available credits within the water section will be met in accordance with Reading Borough Council Local Plan Policy CC2.
- 3.3 Table 4.1 provides a summary of the scores achieved in each section, whilst figure 4.1 shows the targeted credits against the BREEAM ratings.

Table 4.1: BREEAM Pre-Assessment Score Summary

BREEAM Section	Credits Available	Credits Targeted	% Achieved	% Section Weighting	Overall % Contribution
Management	15	8	53.33%	12.00%	6.40%
Health & Wellbeing	6	4	66.67%	7.00%	4.67%
Energy	13	7	53.85%	9.50%	5.12%
Transport	12	7	58.33%	14.50%	8.46%
Water	2	2	100.00%	2.00%	2.00%
Materials	14	5	35.71%	22.00%	7.86%
Waste	10	4	40.00%	8.00%	3.20%
Land Use & Ecology	13	10	76.92%	19.00%	14.62%
Pollution	6	5	83.33%	6.00%	5.00%
Innovation	10	0	0.00%	10.00%	0.00%
BREEAM Pre-Assessment Score					57.3%

Figure 4.1 BREEAM Pre-Assessment Rating



Potential Credits

- 3.4 The pre-assessment score of 57.3% achieves an 'Very Good' rating with an additional 2.3% to allow for unforeseen loss of credits during the assessment process. However, some additional issues were uncertain during the pre-assessment analysis and so these have been highlighted as 'potential' credits, the viability of which will be investigated as the project progresses.

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Man 04: Commissioning and handover - Testing and inspecting building fabric – A possible credit is available if a suitably qualified thermographer is appointed to undertake a thermographic survey and confirm continuity of insulation, avoidance of thermal bridging and air tightness This would result in an additional 0.80%.
- 

Wst 02: Use of recycled and sustainably sourced aggregates – It is currently uncertain whether there will be any significant aggregate use on site. If aggregate is to be used and this can have a recycled content an additional credit worth 0.80% will be available.

-  LE 01: Site selection - Contaminated land - Once completed, and SI report may show that contamination is present, in which case the credit would be possible if the site is remediated. This credit would have a value of 1.46%.

3.5 The above measures provide a total uplift of 3.1%, improving the target score from 57.3% to 60.4% if all adopted. However, whilst some of these could be adopted at additional cost it is unlikely that all will be available as some depend on favourable results from relevant analyses and investigations.

Pre-Assessment Matrix

Management	Available		Targeted		Potential		Comments
	Credits	%	Credits	%	Credits	%	
Man 01: Project brief and design > 1. Project delivery planning	1	0.80%	1	0.80%			To achieve this credit the RIBA Plan of Works Toolbox should be completed with details of project delivery team and their roles at each stage. Evidence of consultation with team also required (i.e. feasibility / concept design stage meeting minutes demonstrating communication of client brief). Required by end of stage 2.
Man 01: Project brief and design > 2. Stakeholder consultation	1	0.80%	0	0.00%			It is uncertain whether local community stakeholder consultation has been undertaken as part of the planning process. Therefore this credit has been excluded from the assessment.
Man 01: Project brief and design > 3. BREEAM Advisory Professional : BREEAM AP (Concept Design)	1	0.80%	0	0.00%			A BREEAM AP has not been appointed at the requisite stage to achieve this credit.
Man 01: Project brief and design > 3. BREEAM Advisory Professional : BREEAM AP (Developed Design)	1	0.80%	0	0.00%			A BREEAM AP has not been appointed at the requisite stage to achieve this credit.
Man 02: Life cycle cost and service life planning > 1. Elemental life cycle cost (LCC)	2	1.60%	0	0.00%			An elemental level LCC has not been completed during stage 2.
Man 02: Life cycle cost and service life planning > 2. Component level life options appraisal	1	0.80%	0	0.00%			As the elemental LCC has not been completed it is unlikely the component level LCC will be completed either.
Man 02: Life cycle cost and service life planning > 3. Capital cost reporting	1	0.80%	1	0.80%			This credit is achieved where a cost plan showing construction value in £/sqm is provided.
Man 03: Responsible construction practices > 3. Environmental management	1	0.80%	1	0.80%			Contract to require main contractor to hold ISO14001 certification.
Man 03: Responsible construction practices > 4. BREEAM Advisory Professional (Site)	1	0.80%	1	0.80%			Contract to require appointment of BREEAM AP by the contractor during the construction phase to influence and monitor site activities.
Man 03: Responsible construction practices > 5. Responsible construction management	2	1.60%	2	1.60%			Contract to require main contractor to register site with Considerate Constructor's Scheme and commit to achieving a score of 35, with at least 7 scored under each section.
Man 03: Responsible construction practices > 6. Monitoring of construction site impacts : Utility consumption	1	0.80%	1	0.80%			Contract to require main contractor to monitor and record site energy use & water use on a monthly basis and report against KPIs.

Man 03: Responsible construction practices > 6. Monitoring of construction site impacts : Transportation of construction materials and waste	1	0.80%	1	0.80%			Contract will require main contractor to monitor delivery vehicle type and mileage from factory gate to site as well as waste vehicles movements.
Man 04: Commissioning and handover > 3. Testing and inspecting building fabric	1	0.80%	0	0.00%	1	0.80%	A possible credit is available if a suitably qualified thermographer is appointed to undertake a thermographic survey and confirm continuity of insulation, avoidance of thermal bridging and air tightness.
Management Totals	15	12.00%	8	6.40%	1	0.80%	

Health and Wellbeing	Available		Targeted				Comments
	Credits	%	Credits	%			
Hea 01: Visual comfort > 2. Daylighting	2	2.33%	1	1.17%			Daylight calculation will be completed to confirm that at least 35% of the sales area will achieve a point daylight factor of 2%. With curtain wall this is possible. However, as glazing is single sided it is unlikely that 80% of other areas will achieve an average daylight factor of 2% and required uniformity ratio as the rear sections of the units will have poor daylight and therefore there will be poor uniformity.
Hea 01: Visual comfort > 3. View out	1	1.17%	1	1.17%			Both speculative units have a maximum depth of approximately 7m and so all areas will be within 7m of a view out. A view out should be possible from 100% of floor area.
Hea 01: Visual comfort > 4. Internal and external lighting levels, zoning and control	1	1.17%	1	1.17%			External lighting design to follow the standards set out within BS 5489-1:2013 & BS EN 12464-2:2014.
Hea 05: Acoustic performance > 2. Indoor ambient noise level	1	1.17%	1	1.17%			Units are likely to be mechanically ventilated and so the acoustic consultant will complete a review of constructions to ensure that adequate internal ambient noise levels will be achieved when using this ventilation strategy.
Hea 06: Security	1	1.17%	0	0.00%			Security consultant to be engaged to complete a Security Needs Assessment at the requisite time.
Health and Wellbeing Totals	6	7.00%	4	4.67%	0	0.00%	

Energy	Available		Targeted				Comments
	Credits	%	Credits	%			
Ene 01: Reduction of energy use and carbon emissions > 1. Energy performance	9	6.58%	5	3.65%			Based upon reasonable assumptions of the proposed building fabric performance it is likely that 5no credits will be possible. This is the minimum performance standard required under BREEAM Excellent and so during the detailed design stage it will be ensured that this is achieved.
Ene 03: External lighting	1	0.73%	1	0.73%			External lighting to have efficacy of 60 lms/W and be automatically controlled using presence detection and time switch / daylight control.
Ene 04: Low carbon design > 1. Passive design : Passive design analysis	1	0.73%	0	0.00%			This has not been addressed at the present stage as would involve a level of dynamic simulation modelling that has not been completed.
Ene 04: Low carbon design > 1. Passive design : Free cooling	1	0.73%	0	0.00%			Assumed no free cooling strategy at present. Would require the above credit to be achieved.
Ene 04: Low carbon design > 2. Low and zero carbon technologies	1	0.73%	1	0.73%			An energy strategy is being developed to meet Reading Borough Council planning policy. This strategy can be adapted to meet BREEAM requirements of an LZC study. This should demonstrate at least 10% of regulated energy will be provided by on site technologies such as PV, so this would need to be located at roof level.
Energy Totals	13	9.50%	7	5.12%	0	0.00%	

Transport	Available		Targeted				Comments
	Credits	%	Credits	%			
Tra 01: Transport assessment and travel plan	2	2.42%	2	2.42%			Planning stage travel plan to be provided.
Tra 02: Sustainable transport measures	10	12.08%	5	6.04%			The following transport issues are possible: 1. Covered and secure cycle storage to be provided 2. Dedicated area with appropriate services for possible fit out as shower / changing area for staff cyclists 3. Amenities available locally 4. Car sharing spaces and scheme for tenant 5. Provision of electric vehicle charging spaces for 10% of commercial allocated parking (likely a single charging point)
Transport Totals	12	14.50%	7	8.46%	0	0.00%	

Water	Available		Targeted				Comments
	Credits	%	Credits	%			
Wat 02: Water monitoring	1	1.00%	1	1.00%			Pulsed output water meter to be installed on incoming water supply of each unit.
Wat 03: Water leak detection > 1. Leak detection system	1	1.00%	1	1.00%			A water leak detection system will be installed to monitor supply between the site boundary / units and also internally. This will comprise an external water meter, internal meter and leak detection.
Water Totals	2	2.00%	2	2.00%	0	0.00%	

Materials	Available		Targeted				Comments
	Credits	%	Credits	%			
Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) > 1. Superstructure	6	9.43%	0	0.00%			AN LCA consultant has not been engaged at the requisite time and so these credits are not available.
Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) > 2. Substructure	1	1.57%	0	0.00%			As above.
Mat 02: Environmental impacts from construction products - Environmental Product Declarations (EPD)	1	1.57%	1	1.57%			Materials with robust environmental performance information such as EPDs to be included in specification or requirement to be included in contract.
Mat 03: Responsible sourcing of construction products > 1. Pre-requisite - Legally harvested and traded timber	0	0.00%	0	0.00%			Contract to require main contractor to ensure all timber is FSC certified.
Mat 03: Responsible sourcing of construction products > 2. Enabling sustainable procurement	1	1.57%	1	1.57%			Contract to require main contractor to adopt a sustainable procurement policy.
Mat 03: Responsible sourcing of construction products > 3. Measuring responsible sourcing	3	4.71%	2	3.14%			Contract to require main contractor to procure key materials from suppliers capable of providing EMS certification for the product such as ISO 14001 or BES 6001.
Mat 05: Designing for durability and resilience	1	1.57%	1	1.57%			Designer to identify areas of the design that have a durability risk and environmental degradation, with appropriate protection measures specified.
Mat 06: Material efficiency	1	1.57%	0	0.00%			A materials efficiency analysis has not been completed at the requisite stage.
Materials Totals	14	22.00%	5	7.86%	0	0.00%	

Waste	Available		Targeted				Comments
	Credits	%	Credits	%			
Wst 01: Construction waste management > 1. Pre-demolition audit	1	0.80%	0	0.00%			Google maps appears to show that the site has already been cleared. Unless a pre-refurbishment audit was completed prior to site clearance this credit is not available.
Wst 01: Construction waste management > 2. Construction resource efficiency	3	2.40%	2	1.60%			Main contractor to prepare a site waste management plan and put in place a target of no more than 7.5m ³ /100sqm GFA for waste generation.
Wst 01: Construction waste management > 4. Diversion of resources from landfill	1	0.80%	1	0.80%			Main contractor to ensure that 80% of waste by volume or 90% by weight is diverted from landfill.
Wst 02: Use of recycled and sustainably sourced aggregates	1	0.80%	0	0.00%	1	0.80%	It is uncertain at this stage whether a source of recycled aggregate is available for use on site, or whether aggregate with recycled content is appropriate for use. This credit could be picked up at a later stage if possible.
Wst 03: Operational waste	1	0.80%	1	0.80%			Dedicated recycling waste storage area of at least 2sqm (in addition to general refuse storage) will be provided with easy access for collections. This will have signage that identifies it as a recycling point.
Wst 05: Adaptation to climate change	1	0.80%	0	0.00%			Adaptation analysis has not been completed at the requisite stage.
Wst 06: Design for disassembly and adaptability > 1. Recommendations	1	0.80%	0	0.00%			Assumed that analysis will not be completed at the required stage.
Wst 06: Design for disassembly and adaptability > 2. Implementation	1	0.80%	0	0.00%			
Waste Totals	10	8.00%	4	3.20%	1	0.80%	

Land Use and Ecology	Available		Targeted				Comments
	Credits	%	Credits	%			
LE 01: Site selection > 1. Previously occupied land	1	1.46%	1	1.46%			Google maps appears to show the site as a brownfield site that was previously developed and cleared.
LE 01: Site selection > 2. Contaminated land	1	1.46%	0	0.00%	1	1.46%	Once completed the SI report may show that contamination is present, in which case the credit would be possible if it is remediated. However, this has not yet been confirmed.
LE 02: Identifying and understanding the risks and opportunities for the project > 2. Survey and evaluation	1	1.46%	1	1.46%			Ecologist to complete the BREEAM GN40 pro forma to ensure the ecology credits are achieved, have input throughout the design stages and collaborate with the various disciplines. Ecologist's recommendations should be incorporated into the design and a management plan should be developed.
LE 02: Identifying and understanding the risks and opportunities for the project > 3. Determining the ecological outcomes for the site	1	1.46%	1	1.46%			
LE 03: Managing negative impacts on ecology > 2. Planning, liaison, implementation and data	1	1.46%	1	1.46%			
LE 03: Managing negative impacts on ecology > 3. Managing negative impacts of the project	2	2.92%	2	2.92%			
LE 04: Change and enhancement of ecological value > 2. Change and enhancement of ecology	3	4.38%	1	1.46%			
LE 04: Change and enhancement of ecological value > 3. Liaison, implementation and data collation	1	1.46%	1	1.46%			
LE 05: Long term ecology management and maintenance > 2. Planning, liaison, data, monitoring and review management and maintenance	1	1.46%	1	1.46%			
LE 05: Long term ecology management and maintenance > 3. Landscape and ecology management plan (or similar) development	1	1.46%	1	1.46%			
Land Use and Ecology Totals	13	19.00%	10	14.62%	1	1.46%	

Pollution	Available		Targeted				Comments
	Credits	%	Credits	%			
Pol 03: Flood and surface water management > 2. Flood resilience	2	2.00%	2	2.00%			The EA flood maps indicate that the site is in a low flood risk area. A site-specific flood risk assessment should be produced that the risk of flooding from a wide range of sources is indeed low.
Pol 03: Flood and surface water management > 3. Surface water run-off : Rate	1	1.00%	1	1.00%			Peak run off from site will be reduced by 30% from calculated brownfield levels through on-site attenuation measures.
Pol 03: Flood and surface water management > 3. Surface water run-off : Volume	1	1.00%	1	1.00%			The site will be design to direct flood water away from the property in the event of drainage system failure. The volume run of from the site will not increase from predevelopment levels.
Pol 03: Flood and surface water management > 5. Minimising watercourse pollution	1	1.00%	0	0.00%			On site infiltration will not be provided and so it will not be possible to stop the first 5mm of rainfall from entering the local drainage systems.
Pol 04: Reduction of night-time light pollution	1	1.00%	1	1.00%			External lighting to be designed in accordance with ILP guidance notes for reduction of obtrusive light and time switch controlled.
Pollution Totals	6	6.00%	5	5.00%	0	0.00%	

Innovation	Available		Targeted				Comments
	Credits	%	Credits	%			
Inn 01: Innovation	10	10.00%	0	0.00%			
Man 03: Responsible construction practices > 1. Responsible construction management	1	1.00%	0	0.00%			
Hea 01: Visual comfort > 1. Daylighting	1	1.00%	0	0.00%			
Hea 01: Visual comfort > 2. Internal and external lighting	1	1.00%	0	0.00%			
Hea 06: Security	1	1.00%	0	0.00%			
Ene 01: Reduction of energy use and carbon emissions > 1. Energy performance	3	3.00%	0	0.00%			
Ene 01: Reduction of energy use and carbon emissions > 2. Prediction of operational energy consumption : Post-occupancy stage	2	2.00%	0	0.00%			
Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) > 1. Core building services options appraisal during Concept Design	1	1.00%	0	0.00%			
Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) > 2. LCA and LCC alignment	1	1.00%	0	0.00%			
Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) > 3. Third party verification	1	1.00%	0	0.00%			
Mat 03: Responsible sourcing of construction products	1	1.00%	0	0.00%			
Wst 01: Construction waste management > 1. Construction resource efficiency	1	1.00%	0	0.00%			
Wst 02: Use of recycled and sustainably sourced aggregates	1	1.00%	0	0.00%			
Wst 05: Adaptation to climate change	1	1.00%	0	0.00%			
LE 02: Identifying and understanding the risks and opportunities for the site	1	1.00%	0	0.00%			
LE 04: Change and enhancement of ecological value	1	1.00%	0	0.00%			
Innovation Totals (Up to a maximum of 10 credits)	10	10.00%	0	0.00%	0	0.00%	
Overall Totals	101	110.00%	52	57.31%	55	60.37%	

4. Conclusion

- 4.1 The speculative commercial units at ground floor level of the proposed mixed-use development at Oxford Rd, Reading have been assessed against BREEAM New Construction 2018 'Shell Only' criteria. The predicted BREEAM score of 57.3% demonstrates that a 'Very Good' rating will be achieved when the full assessment is undertaken. The minimum score required to achieve a 'Very Good' rating is 55%, and therefore the proposed score includes an additional 2.3% over this threshold score to allow for any unforeseen short fall during the assessment process.
- 4.2 From the pre-assessment exercise it is clear that a BREEAM 'Very Good' rating is the highest realistic rating that the proposed unit could achieve under full certification. For a BREEAM Excellent rating a minimum uplift of 2.7% would be required and ideally an uplift in the region of 17% to allow for any unforeseen shortfall during the assessment process. Many of the credits required to achieve such an onerous rating are time critical and cannot be retrospectively targeted. Furthermore, many of the BREEAM issues would require detailed analysis and input by specialist consultants to demonstrate compliance. Given the relatively small scale of the commercial areas at circa 500sqm floor area engaging all the necessary consultants to complete these analyses would not be an economically viable exercise and would also offer little in terms of 'added value' for a shell construction. The credits identified as 'possible' will only improve the target score by a modest 3.1% if all adopted.
- 4.3 Therefore, the proposed BREEAM strategy is to target a BREEAM Very Good rating, with an aspiration to maximise the achieved score as far as practicable.
- 4.4 The client and project team are fully committed to exploring all available options to improve the target score and maintain the 'Very Good' rating throughout the assessment process.



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