

Cast Real Estate & Construction Consultancy
Black Bull Yard
24 – 28 Hatton Wall
London
EC1N 8JH

25 June 2021

Dear Sir / Madam,

Re: STATION HILL CONDITION NUMBER 19 – PHASE 1 STAGE 4 ADL1A MODELLING REPORT REV 1 AND STAGE 4 BREEAM REPORT

We write on behalf of SH Reading Master LLP as their appointed Energy and Sustainability consultants, in relation to Condition number 19 attached to planning permissions ref 201532 and 201536 (herein referred to as the “Optimised Scheme”) for the comprehensive redevelopment of Phase 1 Plots E and F of the Station Hill site.

This letter is specifically written with regards to energy strategy and BREEAM.

Planning Permission for Phase 1 (Plots E and F) was originally granted in December 2019 under planning permission ref. 190441 and 190442 (herein referred to as the 2019 Planning Permissions). These permissions included Condition 19 which required the submission of a sustainability and BREEAM strategy. Details were submitted to and subsequently approved by Reading Borough Council in April 2020 under application reference 200009 and 192039.

Revision to the 2019 Planning Permissions were submitted and subsequently approved by Reading Borough Council in 2021 under planning permission ref. 201532 and 201536 (herein referred to as the 2021 Optimised Scheme).

The Optimisation Scheme represents minor amendments to the 2019 Planning Permissions and are being incorporated primarily to improve the efficiency and enhancement of the buildings and to create a scheme that is both viable and deliverable.

An energy report was produced by Hoare Lea in March 2019 to establish an energy strategy for the site that complied with Building Regulations, Local Authority Energy requirements and BREEAM. The energy strategy for the 2019 Planning Permission scheme is summarised in the following approved document and are appended to this letter for ease:

- Stage 4 –ADL1A Modelling Report Revision 1 dated 10 December 2019
- Stage 4 BREEAM Report Retail & Other Building Assessment Review Revision 1, dated 11 December 2019
- Letter from Midgard Design Services (setting out BREEAM assessment scores) dated 17 December 2019

It should be noted that all drawings referenced in relation to the approved scheme have no foreseen impacts to the energy strategy and BREEAM. The energy strategy models a sample of the apartments in the scheme to determine the likely performance and appropriate measures for the scheme as an average performance across the scheme. Although the Optimisation Scheme has added additional units this representative sample still represents the apartment types and performance with the unchanged elevations.

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Hoare Lea have undertaken a review of the approved Condition 19 details (ref. 200009 and 192039) against the 2021 Optimised Scheme and can confirm that there are no proposed changes to the energy strategy outlined in the consented documents, and therefore the conclusions of the Hoare Lea energy note and BREEAM remain valid.

Yours sincerely

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