

BREEAM Domestic Refurbishment Statement
40 Church Street, Reading

Background

A planning application (reference 181091) was submitted to Reading Borough Council for the proposed ground floor shop extension (front), double storey rear extensions and conversion of upper parts to form 3x 2bed no self-contained flats (Use Class C3) at 40 Church Street, Reading.

Subsequently, full planning permission was granted.

Under the Decision Notice (181091), Condition 14 states:

*14. No development shall commence on site until a copy of a BREEAM Domestic Refurbishment Sustainability pre-assessment estimator report for the unit approved as **Flat 3**, demonstrating compliance with a minimum standard of BREEAM Very Good rating has been submitted to and approved in writing by the Local Planning Authority.*

REASON: These details are required due to insufficient information being contained within this submission and in order to ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

Condition 15 states:

*15. Prior to first occupation of the development hereby approved as **Flat 3**, a copy of a Final BREEAM Certificate in accordance with the BREEAM Domestic Refurbishment Sustainability Standard following a post- construction stage review carried out by a licensed assessor has been submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum the standard set out in the Interim BREEAM Certificate referred to in condition 14.*

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.

BREEAM Domestic Refurbishment Assessment

BREEAM Domestic Refurbishment (BREEAM DR) is a performance based assessment method and certification scheme for domestic buildings undergoing refurbishment. The main aim of the assessment is to improve the environmental performance of existing dwellings in a robust and cost effective manner. 'Domestic Refurbishment' is classified under two categories: 1) alterations to existing dwellings and extensions, and 2) domestic conversions and change of use projects.

Under BREEAM DR there are seven categories of sustainable design, within which are a number of sub-categories. Credits are awarded where evidence can be provided to demonstrate compliance with the criteria in the sub-categories (some of which include 'minimum standards' which, depending on the targeted BREEAM rating, must be achieved).

From our experiences with BREEAM DR, the applicability and feasibility of many of the categories are dependent upon both the scale and nature of the development proposals, and the constraints of the existing site.

The credits, which carry varying 'weightings', are then converted into a points total and this determines the rating of BREEAM DR achieved.

Flat 3, 40 Church Street, Reading

As previously detailed, Condition 14 states that only Flat 3 should be assessed. A BREEAM Pre-Assessment Estimator Report was prepared by Base Energy to demonstrate how Flat 3 could potentially achieve a BREEAM 'Very Good' rating. It is understood that Condition 14 was subsequently discharge.

As the development has been progressing, the Client has advised that there are constraints associated with the existing site (noting that Flat 3 is an existing flat ancillary to the commercial floor space) that are limiting the potential for BREEAM DR credits outlined in the PAE to be evidenced and awarded.

However, the proposals do still afford the opportunity for certain elements of BREEAM DR to be incorporated, including:

- Energy Use – a 19% improvement over Building Regulations Part L will be achieved, which is significant especially when compared to the existing situation
- Energy efficient lighting will be installed
- Ventilation – will be in compliance with Building Regulations Approved Document Part F
- Fire and Carbon Monoxide detection and alarm systems - appropriately installed
- Internal Water Use – limited to 105l/pd
- Flood Risk – the site is located in fluvial flood zone 1 and is therefore considered to be at low risk of fluvial flooding
- Surface water runoff – the proposals will not increase hardstanding areas and therefore will not increase surface water runoff
- Air Quality – an Air Quality Assessment has been carried out (which is beyond the requirements of BREEAM DR) and this has demonstrated that no operational mitigation measures are required

Whilst the above would not result in BREEAM certification, Flat 3 would be significantly improved when compared to the existing situation and furthermore go beyond Building Regulations compliance, and these measures would bring tangible sustainable benefits to the occupants of Flat 3.

On this basis, we would request that Condition 15 is removed.

I trust this clarifies the situation, but please do let me know if I can provide any further information to assist.

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BREEAM Licensed Assessor CC41