

MICHAEL OAKES ARCHITECTS LTD.

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To the Planning Department,
Reading Borough Council,
Civic Offices, Bridge Street, Reading, RG1 2LU

Planning Statement - re BREEAM

24th January 2020

Dear Sir/Madam,

re: new build warehouse, incorporating ground and first floor office area to the front;
2 x side canopies for sheltered unloading, at 15 Boulton Road, Reading, RG2
0NF, for Raffi Haytayan/ Lama Limited

Please find attached our forms and drawings to enable this 'full' planning application to be considered. We will pay the due £6,468.00 planning fee and £25.00 planning portal fee directly.

No trees are affected, and the existing parking spaces are retained on-site.

These proposals have been prepared for the client after various proposals were considered.

After careful consideration, many RIBA Stage 1-2 BREEAM credits are unattainable for this project thus it is unlikely to achieve BREEAM Very Good (please see Westwood Johnson's BREEAM Pre-assessment and statement for further information). This would involve re-selling the land to be able to start the assessment afresh, which is unfeasible. We hope that you will understand this particular case and that the council would further promote information about early BREEAM requirements to help future developments to streamline their application and BREEAM assessment .

Nonetheless, the client intends to follow all reasonable optimisations to achieve the best possible building performance in terms of sustainability here (e.g. the proposed completed new-build will match the BREEAM building envelope 'Very Good' standard, which is well above current building regulations' requirements – this can be measured by SBEM calculations, the SAPs' equivalent for non-domestic buildings).

We hope that this application can receive your approval in due course, but if you have any concerns or questions please do not hesitate to contact us immediately. We would really appreciate this courtesy!

Yours faithfully,

Michael Oakes

Enclosed:

sets of drawings and forms,

dwgs 1c 2c, 3c, 4c, 5c, 6c; 50d, 51d, 52d, 53d, 54d, 55d, 56d

Anticipated BREEAM Rating NC 2018 (2019-12) - Westwood Johnson, 15 Boulton
Road 2018 NC BREEAM Pre-assessment (2019-12) - Westwood Johnson, CIL

cc client