

# Discharge of Planning Condition 12ii (BREEAM)

**Former Argos, 47 Oxford Road, Broad Street Mall**  
**Planning Ref: 181774**

Prepared for Inception (Reading) S.à.r.l  
March 2019



envision

| Revision    | Date       |
|-------------|------------|
| First Issue | 06/03/2019 |

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|-------------------------------|-------------------------------------------------------------------------------------|
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## APPENDIX B – SUPPORTING INFORMATION FROM DESIGN TEAM

# 1 SUMMARY OVERVIEW

- 1.1 This technical report has been prepared by Envision on behalf of Inception Reading S.à.r.l (The Applicant) in relation to discharging Planning Condition 12ii of planning permission reference 180823, as amended in application reference 181774. This is in relation to the former Argos Unit, The Broad Street Shopping Mall, 47 Oxford Road. The planning permission grants consent for the following development:

***Subdivision of a three-storey retail unit (Class A1) and change of use to form: 1x retail unit (Class A1) at part basement / part ground floor; 2x flexible retail or restaurant units (Class A1/A3) at ground floor level; and 2x assembly & leisure units (Class D2) - 1 at part basement / part ground floor & 1 at part ground, part first floor level, together with shared access and means of escape; associated replacement shopfront works and associated external alterations..***

- 1.2 The planning approval includes Condition 12 which relates to BREEAM. This states:

***In light of the mitigating factors and justification information submitted and accepted in support of condition 12(i), it is advised that in your subsequent submission for the discharge of condition 12(ii) this should demonstrate that a BREEAM 'Pass' rating is achieved (in relation to part 1 of a BREEAM assessment). This can be submitted in a report format (supplemented with site photographs to evidence the physical measures implemented) rather than in the form of a formal Final BREEAM Certificate.***

- 1.3 Part 12(i) has previously been approved by Reading Borough Council on 13<sup>th</sup> September 2018.
- 1.4 Envision has been appointed by the applicant to demonstrate the requirements of the above planning condition have been met. Envision is a licensed BREEAM assessment organisation and employs BREEAM Accredited Professionals and licensed BREEAM Assessors. It has extensive experience in the attainment of BREEAM targets for new and existing buildings. This report has been prepared by Laura Plummer and verified by Simon Rainsford, licensed BREEAM Assessor.
- 1.5 Envision has reviewed the requirements set out in the condition and confirms that the completed development aligns with Part 1 of BREEAM Non-domestic refurbishment 2014 to a 'Pass' standard. Envision has produced this report to satisfy Condition 12ii.

## 2 SATISFYING CONDITION 12II

- 2.1 BREEAM assessments provide a sustainability rating of non-domestic building by assessing performance against a range of criteria. The BREEAM standards that are technically applicable to the scheme proposals are the BREEAM UK Non-domestic Refurbishment and Fit-out 2014 standards, which provide a modular set of criteria that can be applied depending upon the scope of works for a particular project type. The assessment criteria below has been followed to achieve a BREEAM Pass rating.

**Table 2.1 BREEAM Assessment Criteria**

| Section                     | Comment                                                                                                                                                                                                                                       | Relevance to Condition 12ii                                                                                                                                                              |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Part 1 – Fabric & Structure | This part applies where major alterations to the building façade, roof or windows are being undertaken and where the area to be renovated is greater than 50% of the surface of the individual element or 25% of the total building envelope. | The change of use substantially reuses the building envelope; however, Part 1 is technically applicable as over 50% of the existing windows within the assessed area are being replaced. |

- 2.2 The scope of the developer's works to facilitate the change of use has involved some minor internal alterations and the replacement of shop front glazing. All works comply with current building regulations for thermal efficiency and air tightness. There are no centralised landlord equipment within the building, and all buildings services and interior fit out will be the responsibility of future tenants who will install efficient equipment expected to far exceed the efficiency of the previous 1970s' unit, which has reached the end of its serviceable life.
- 2.3 Based on the approach to assess the building against a Part 1 BREEAM Assessment, it limits the number of credits available. The assessment excludes categories such as water and other fit out aspects relevant to Part 2, 3 and 4 of BREEAM.
- 2.4 Evidence in support of the BREEAM Pass assessment score is provided in Appendix A.
- 2.5 The following table provides commentary as to how the scheme aligns with Part 1 of a BREEAM Domestic Refurbishment Assessment to a 'Pass' standard.

Table 2.2 BREEAM Assessment Compliance

| Credit Title                                                   | Credit Split                                                       | Compliance Notes                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------------------------------|--------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Management</b>                                              |                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Man 03:</b><br>Responsible construction practices           | Credit 0: Pre-Requisite                                            | Following statement from Artez group:<br>Artez Interiors Ltd ensure that all timber purchased is legally harvested and traded. We ensure that local merchants within the area, that we propose to use, are Trada registered and members of the FSC, we also carry out Risk assessment/due diligence documentation, demonstrating a low risk of non-compliance with the 'legally harvested' requirements'. Timber certificates can be found in Appendix B. |
|                                                                | Credit 1: Environmental management                                 | Artez are a main UK contractor and operate the ISO 14001 EMS standard. Through a site audit it is clear that best practice procedures in accordance with Pollution Prevention Guidelines, Working at construction and demolition-sites: PPG6, have been followed.                                                                                                                                                                                         |
|                                                                | Credit 4: Monitoring Utility Consumption                           | Records of energy consumption, as a result of the use of construction plant, equipment and site accommodation have been monitored throughout the build. In total 1,310 kWh of electricity was consumed.<br><br>Records of on-site potable water consumption arising from the use of construction plant, equipment and site accommodation were monitored. In total 4093 litres of water was consumed.                                                      |
|                                                                | Credit 5: Monitoring Transport of construction materials and waste | Records of transport movements from the delivery of construction materials to site and construction waste from site, have been recorded.                                                                                                                                                                                                                                                                                                                  |
| <b>Energy</b>                                                  |                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Ene 01:</b><br>Reduction of energy use and carbon emissions | Credit 1: Whole building energy model                              | Details of new thermal elements for the glazing have been provided. The new retail unit incorporates new thermally efficient glazing, shopfront glazing (display glazing) is excluded from SBEM calculations, however the glazing specified has a U value of 2.8                                                                                                                                                                                          |

|                                                   |                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                   |                                               | W/m2K. This meets the criteria for Ene 1 in a part 1 assessment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Transport</b>                                  |                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Tra 01:</b><br>Sustainable Transport Solutions | Credit 1: Sustainable Transport Solutions     | The maps in Appendix B confirm the locations of various transport nodes in close proximity to Broad Street Mall, within 1000m of a rail station and 500m to various bus stops, achieving a high score on the public transport accessibility index.                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Tra 02:</b><br>Proximity to amenities          | Credit 2:<br>Proximity to amenities           | <p>The maps also confirm the development is in close proximity to a number of public amenities.</p> <p>Against the BREEAM criteria a retail type building must be within 500m of two of the following local amenities: appropriate food outlet, access to cash, an outdoor open space and a recreation/leisure.</p> <p>Within Broad Street Mall, there is a gym (thegym), a post office and Metro Bank (access to cash). Opposite the road from the retail unit is a Tesco Express store – an appropriate food outlet, confirming more than two amenities are within 500m, therefore the development complies with this BREEAM criteria.</p> |
| <b>Tra 03:</b><br>Cyclist facilities              | Credit 1: Cycle storage                       | Cycle stands have been provided in the development, as shown in drawing 15116-2132, Appendix B.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Tra 05:</b><br>Travel Plan                     | Credit 1: Travel plan                         | The Broad Street Mall already has in place a Travel Plan which is provided to all retailers on the site. This is also relevant to the unit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Materials</b>                                  |                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Mat 01:</b><br>Life Cycle Impacts              | Credit 1: Life cycle impacts - Combined Score | The external glazing façade installed at the front of the store, is the major external fabric alternation for this refurbishment project. The supplier of building fabric is Senior Aluminium Systems, the specification of the glazing can be found in Appendix B. Based on the material breakdown of the product, the data has been inputted into the Green Guide, and confirms the glazing achieves an A+ rating (Green guide rating in Appendix B).                                                                                                                                                                                      |

|                                                                            |                                                   |                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Mat 03:</b><br>Responsible Sourcing of Materials                        | Credit 1: Sustainable Procurement Plan            | Artez operate a Sustainable Procurement Plan which covers all materials, ensuring these have been sourced from responsible schemes. Artez have provided a summary Sustainable Procurement Plan, can be found in Appendix B.                                                                                                                                             |
|                                                                            | Credit 2: Responsible sourcing of materials (RSM) | The main building type that is being assessed under the BREEAM criteria is the external glazing façade. The material spec has been sourced from a responsible supplier – Senior Architectural Systems Ltd, who hold an Environmental Management System - ISO 14001, this confirms compliance that all relevant materials have been responsibly sourced, see appendix B. |
| <b>Waste</b>                                                               |                                                   |                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Wst 01:</b><br>Project Waste Management                                 | Credit 1: Diversion of resources from landfill    | Artez the main contractor have provided information on the waste streams arising throughout the refurbishment. This has been processed by R. Collard a local waste contractor, it confirms that waste is segregated off-site into EWC codes and diverted from landfill.                                                                                                 |
| <b>Wst 03:</b><br>Operational Waste                                        | Credit 1: Operational waste                       | The development has a dedicated bin store located at the back of house. The bins will be provided in the allocated area to store waste from the development during operation by the tenant. See photographic evidence in Appendix B.                                                                                                                                    |
| <b>Pollution</b>                                                           |                                                   |                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Pol 03:</b><br>Flood risk management and reducing surface water run-off | Credit 1: Flood risk management                   | 47 Broad Street is located within Zone 1, which is an area of very low flood risk, confirming it has a low annual probability of flooding.                                                                                                                                                                                                                              |
|                                                                            | Credit 2: Surface water run-off                   | Following a review of the information and site audit it is confirmed that there is no increase in impermeable surfaces as a result of refurbishment.                                                                                                                                                                                                                    |

### 3 CONCLUSIONS

- 3.1 This report demonstrates that the proposed development at Broad Street Mall has met the requirements set out in Planning Condition 12ii by ensuring compliance with a BREEAM 'Pass' rating against a Part 1 assessment.
- 3.2 Based on the report, officers are requested to discharge Condition 12ii on this basis.

**APPENDIX A – SITE VISIT PHOTOGRAPHIC EVIDENCE**











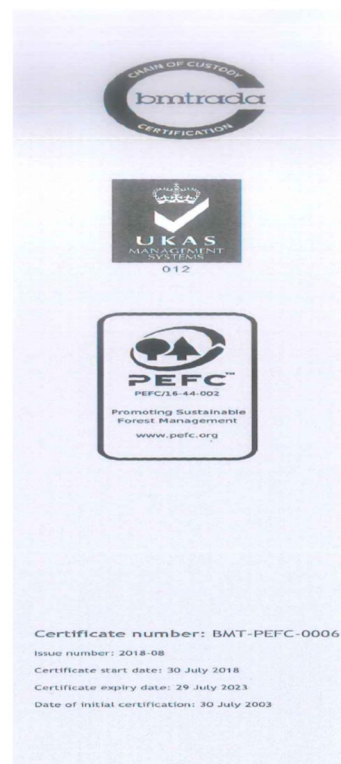
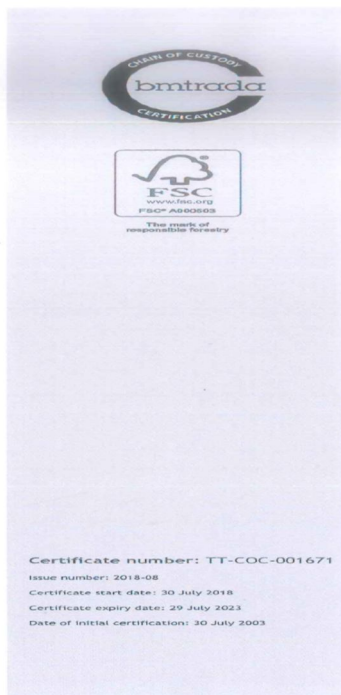
**APPENDIX B – SUPPORTING INFORMATION FROM DESIGN TEAM**

## Management – Responsible Construction Practices

3.3

The section within management most relevant to this assessment is responsible construction practices. The following certificates confirm that all the timber and timber-based products used on the project have been 'Legally harvested and traded timber'. This confirms compliance with both pre-requisites in categories Man 03 and Mat 03 in the BREEAM assessment.

### Chain of custody timber certificates



- 3.4 During the refurbishment works the energy-use, water consumption and transport data were monitored, recorded and reported by the Principal Contractor, Artez. The below graphs were formulated based on the readings measured during the project.

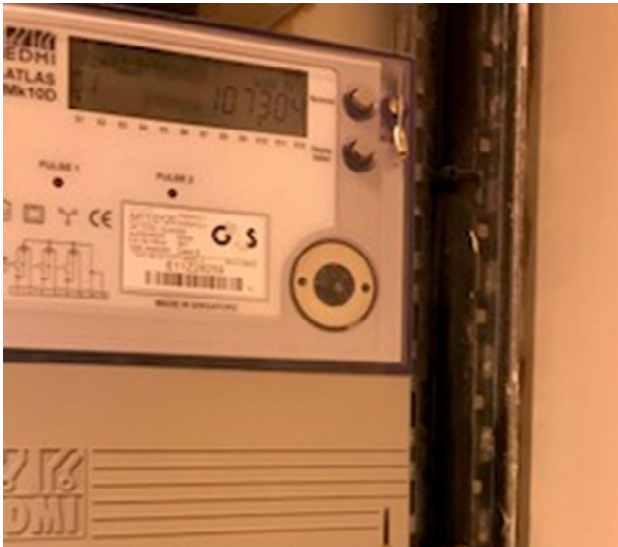
**Records of energy consumption/ water usage during site works**

Meter readings have been taken and energy consumption is as follows – *Electricity Consumption*

Start date 24.09.18 – 107304

Finish date 11.01.19 – 108614

Energy meter reading



**Water consumption**

Start date 24.09.18 – 484909

Finish date 11.01.19 – 489002

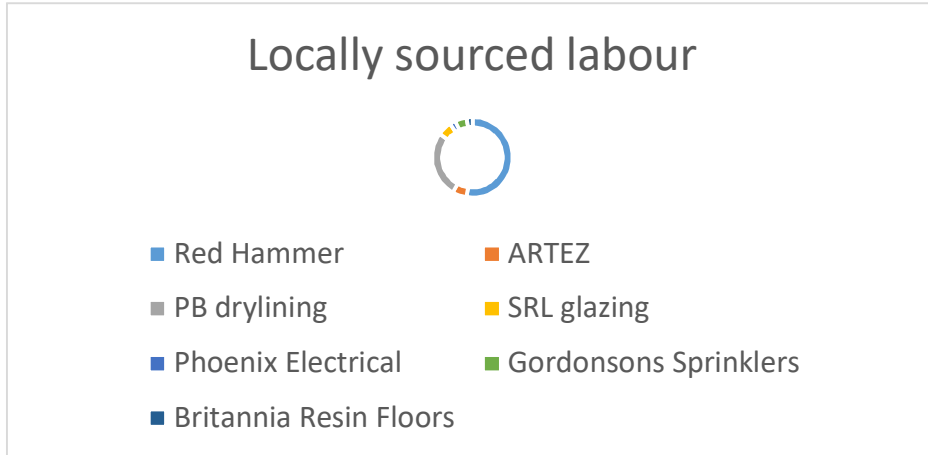
Water meter reading



### Record of transport movements deliveries/ collections

Every effort is made to use local labour from within the local surrounding area. All subcontractors are based within a 20mile radius.

#### Locally sourced material delivery

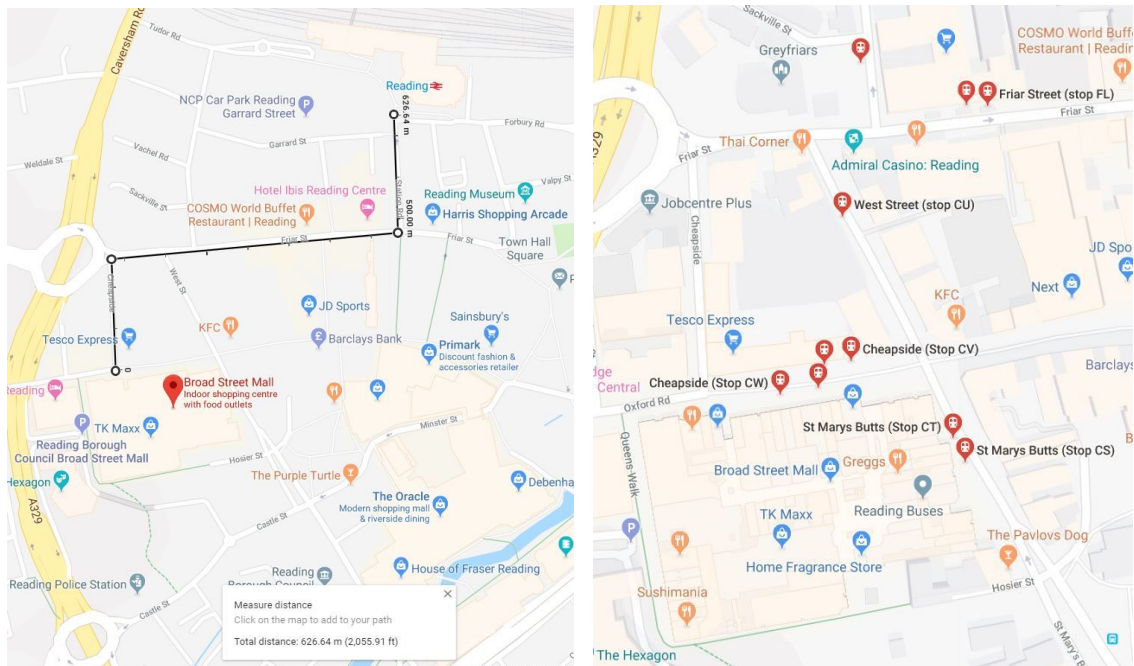


- 3.5 The above certificates and utility consumption graphs have been extracted from the full report produced by Artez, that can be found in Appendix A.

#### Transport

- 3.6 The below maps confirm the locations of various transport nodes in close proximity to Broad Street Mall, within 1000m of a rail station and 500m to various bus stops, achieving a high score on the public transport accessibility index.

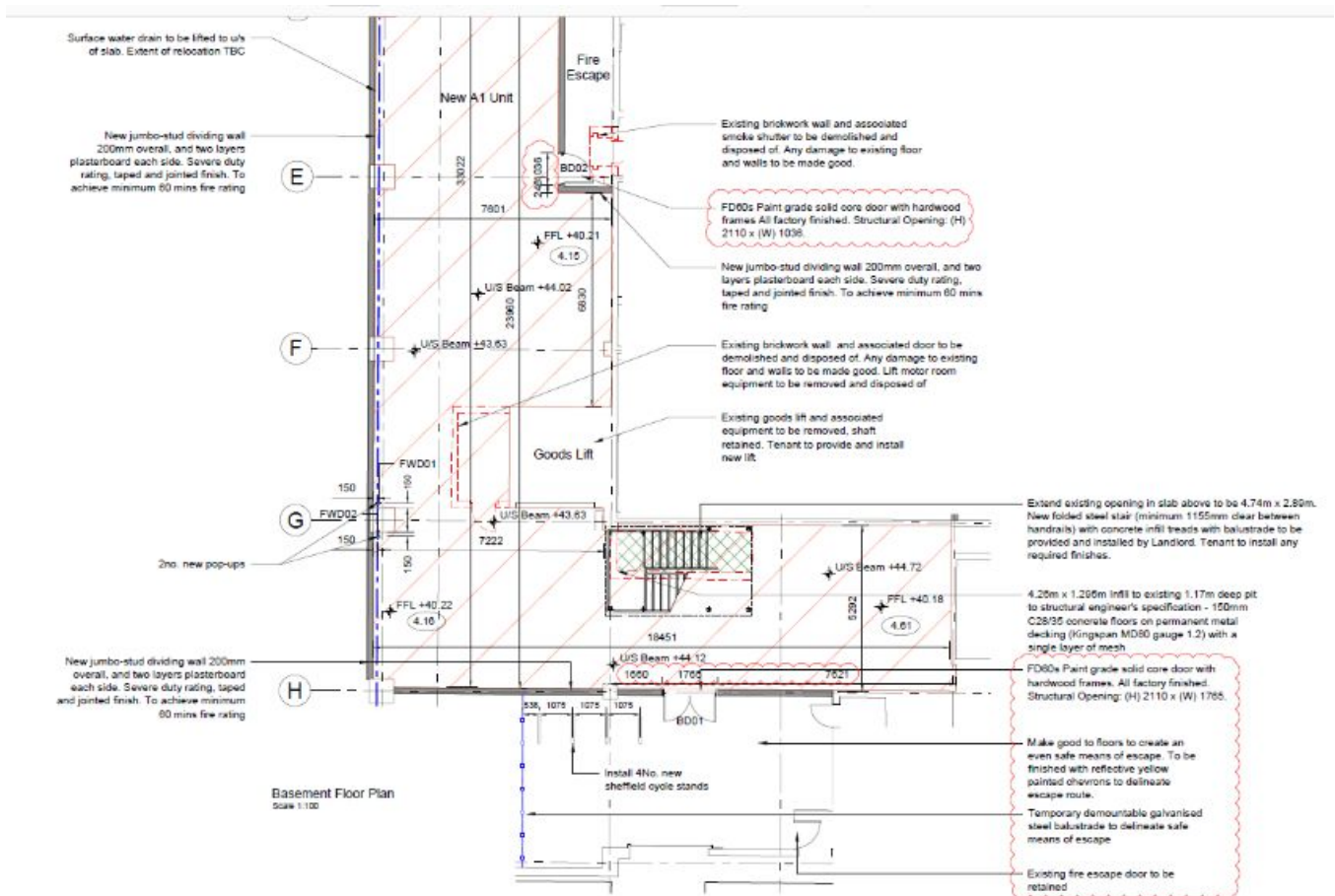
#### Location of public transport nodes



- 3.7 The above maps also confirm the development is in close proximity to a number of public amenities.

- 3.8 Against the BREEAM criteria a retail type building must be within 500m of two of the following local amenities: appropriate food outlet, access to cash, an outdoor open space and a recreation/leisure.
- 3.9 Within Broad Street Mall, there is a gym (thegym), a post office and Metro Bank (access to cash). Opposite the road from the retail unit is a Tesco Express store – an appropriate food outlet, confirming more than two amenities are within 500m, therefore the development complies with this BREEAM criteria.
- 3.10 The development is providing cycle stands for the retail unit, located in the basement area, see below drawing.

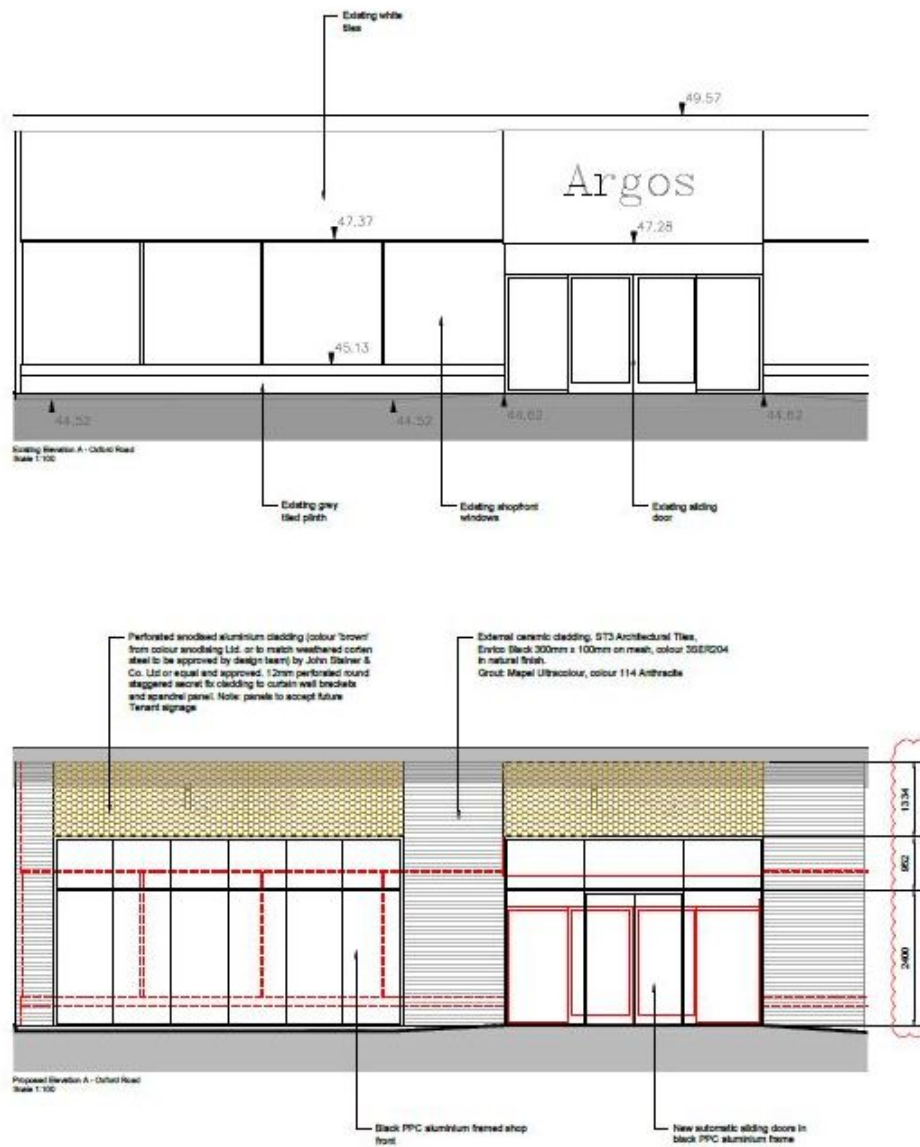
#### Location of cycle stands



#### Materials – Responsible Construction Practices

- 3.11 The first criteria under Materials in BREEAM is Mat 01 which considers the environmental impacts of materials used in a project. Projects are encouraged to choose materials that reduce their life cycle impact on the environment through the use of robust life cycle environmental data.

## Existing and Proposed Elevations



- 3.12 The above drawing illustrates the external building elements prior to refurbishment and the alterations installed in the refurbished retail unit.
- 3.13 The external glazing façade installed at the front of the store, is the major external fabric alternation for this refurbishment project. The supplier of building fabric is Senior Aluminium Systems, the specification of the glazing is below. Based on the material breakdown of the product, the data has been inputted into the Green Guide, and confirms the glazing achieves an A+ rating (Green guide rating below).

Glazing green guide rating

Green Guide 2008 ratings

Services ▾ Expertise ▾ Sectors ▾

|                 |                                    |
|-----------------|------------------------------------|
| Building type > | <a href="#">Retail</a>             |
| Category >      | <a href="#">Commercial Windows</a> |
| Element type >  | <a href="#">Windows</a>            |

|                                      |                                                                   |
|--------------------------------------|-------------------------------------------------------------------|
| Element                              | Powder coated aluminium window, (profile <0.9kg/m), double glazed |
| Element Number                       | 1231500011                                                        |
| Summary Rating                       | A+                                                                |
| Climate Change                       | A                                                                 |
| Water Extraction                     | A+                                                                |
| Mineral Resource Extraction          | B                                                                 |
| Stratospheric Ozone Depletion        | A+                                                                |
| Human Toxicity                       | B                                                                 |
| Ecotoxicity to Freshwater            | A+                                                                |
| Nuclear Waste (higher level)         | A                                                                 |
| Ecotoxicity to Land                  | A+                                                                |
| Waste Disposal                       | A+                                                                |
| Fossil Fuel Depletion                | A+                                                                |
| Eutrophication                       | A+                                                                |
| Photochemical Ozone Creation         | A+                                                                |
| Acidification                        | A+                                                                |
| Kg of CO <sub>2</sub> eq. (60 years) | 100.0                                                             |



- 3.14 The following criteria considers the procurement of responsibly sourced materials of key materials used in the refurbishment works. As confirmed on pg. 6, the timber used for the development has been legally harvested and traded confirmed with an FSC certificate.
- 3.15 The Principal Contractor for a project must consider the sustainable procurement of materials, this is set out in the Sustainable Procurement Plan, confirming all materials have been sourced from responsible schemes. Artez have provided a summary Sustainable Procurement Plan.

Responsible Sourcing requirements

ARTEZ GROUP LTD REQUIREMENT – TIMBER

All timber procured for ARTEZ GROUP LTD projects is FSC certified and all projects are to target full FSC certification.

Accepted certification schemes

| MATERIAL                                                                                                                      | KEY PROCESSES                                                                                                                          | SCHEME                                                             |
|-------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| Timber – wood panel and wood based products such as Oriented Strand Board, Plywood, HPL, Chipboard, Particle, Glulam, LVL etc | Timber from certified sources.<br><br>Wood products, including those with recycled content can only use the timber certification route | Reused timber<br><br>FSC – Forest Stewardship Council              |
| Cement/ Concrete                                                                                                              | Ready mixed concrete plant                                                                                                             | BRE Global, BES 6001 – framework standard for responsible sourcing |
| Plasterboard                                                                                                                  | Plasterboard/ Plaster manufacture                                                                                                      | EMS – in house Environmental management System                     |

- 3.16 The main building type that is being assessed under the BREEAM criteria is the external glazing façade. The material spec has been sourced from a responsible supplier – Senior Architectural Systems Ltd, who hold an Environmental Management System - ISO 14001 (see following page), this confirms compliance that all relevant materials have been responsibly sourced.



Chamber Certification  
Assessment Services

*This is to certify that the Management System of*

## ***Senior Architectural Systems Ltd***

*Location:*

***Eland Road, Denaby Main, Doncaster, DN12 4HA***

*Has been assessed and registered as meeting the requirements of*

### ***BS EN ISO 14001:2015***

*Scope of Approval:*

***Design, Stockholding, Powder Coating and Supply of Aluminium Extrusion,  
Timber Glazing Profiles and Associated Accessories & Hardware***

***for Chamber Certification Assessment Services Limited***

*Chairman*

*Director*



|                             |                   |                                                          |
|-----------------------------|-------------------|----------------------------------------------------------|
| Registration Number:        | 1996/026          | EA: 17; 29                                               |
| Initial approval:           | 08 September 2008 | Last Recertification Decision Date: 15 June 2017         |
| Previous Certification Body | Not Applicable    | Certificate Expiry: 14 June 2020                         |
| Last Amendment date:        | 15 June 2017      | Recertification audit due before certificate expiry date |

*Further clarifications regarding the scope of this certificate and the applicability of ISO 14001:2015 requirements may be obtained by consulting this company. To check the company's continuing compliance during the life cycle of the registration call +44 (0) 1543 509533 [www.ccas.org.uk](http://www.ccas.org.uk)*

Registered office: CCAS House, 20 Morston Court, Kingswood Lakeside, Cannock, Staffordshire, WS11 8JB. A company limited by shares.  
Registered in England No. 2996422

### Construction and Operational Waste

- 3.17 Project waste management and operational waste are two sets of criteria that fall under the waste category in BREEAM.
- 3.18 Artez the main contractor have provided information on the waste streams arising throughout the refurbishment. This has been processed by R. Collard a local waste contractor, it confirms that waste is segregated off-site into EWC codes and diverted from landfill



| NAME<br>ARTEZ<br>28.11.18<br>TO<br>07.02.19 |                  | EWC<br>Code  | 17.01.02    | 17.09.04                       | 17.01.01      | 17.05.04          | 17.06.04        | 17.04.07    | 20.03.01                  | 17.08.02    | 17.02.03     | 17.02.01    | 16.02.14                     | 20.03.07       | 17.03.02                 | 17.02.02   |
|---------------------------------------------|------------------|--------------|-------------|--------------------------------|---------------|-------------------|-----------------|-------------|---------------------------|-------------|--------------|-------------|------------------------------|----------------|--------------------------|------------|
| Date                                        | Ticket<br>Number | Skip<br>Size | Bricks (KG) | General Builders<br>Waste (KG) | Concrete (KG) | Inert / Soil (KG) | Insulation (KG) | Metals (KG) | Paper / Cardboard<br>(KG) | Gypsum (KG) | Plastics(KG) | Timber (KG) | Electrical<br>Equipment (KG) | Furniture (KG) | Asphalt % Tarmac<br>(KG) | Glass (KG) |
| 28.11<br>.18                                | 381565           | 12           |             | 60                             |               |                   |                 |             | 20                        | 5           | 5            | 10          |                              |                |                          |            |
| 07.12<br>.18                                | 388464           | 12           |             | 50                             |               |                   |                 | 5           | 25                        | 5           |              | 15          |                              |                |                          |            |
| 17.01<br>.19                                | 408675           | 12           |             | 75                             |               |                   |                 |             |                           |             |              | 25          |                              |                |                          |            |
| 29.01<br>.19                                | 415407           | 12           |             | 65                             |               |                   |                 |             | 10                        |             | 10           | 15          |                              |                |                          |            |

- 3.19 BREEAM requires a dedicated waste store to be provided within the development, the below photos from the site audit confirm, the development has a dedicated bin store located at the back of house. The bins will be provided in the allocated area to store waste from the development during operation by the tenant.

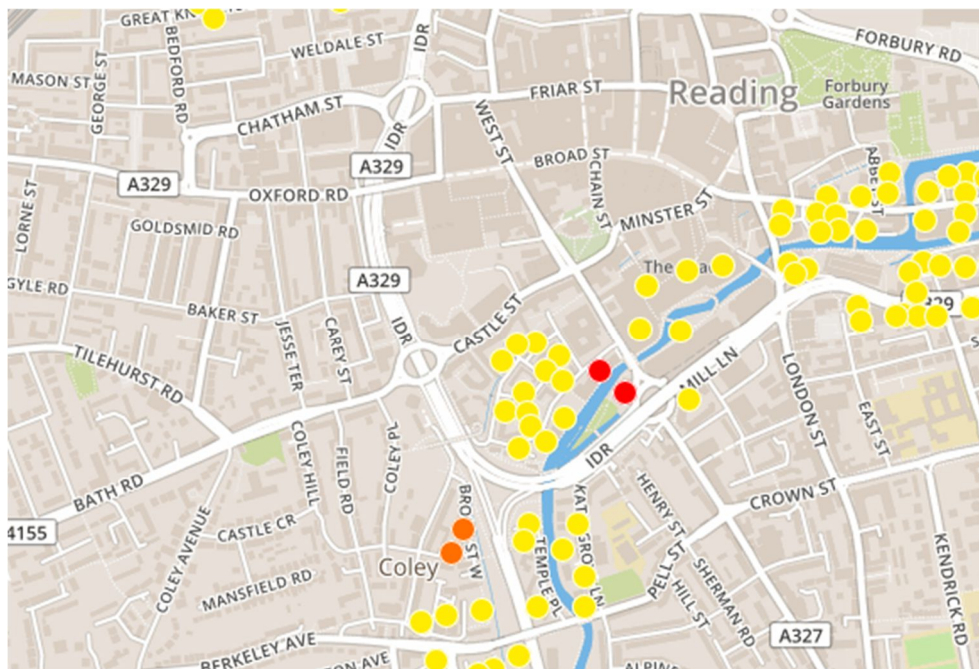


### Flood Risk Assessment

- 3.20 The BREEM criteria requires projects to identify flood risks and where required put in place measures to avoid and reduce the discharge of rainfall to public sewers, watercourses and minimise the risk and impact of localised flooding on and off-site and other environmental damage.

- 3.21 As a Lead Local Flood Authority (LLFA), Reading Borough Council (RBC) is responsible for managing local flood risk and under the Flood Risk Regulations 2009 (FRR). Reading Borough Council has produced a Preliminary Flood Risk Assessment (PFRA) which is a high-level screening exercise to manage the risks of flooding in the borough. When the Environment Agency issued its list of flood risk areas, Reading town Centre area on the PFRA for the area bounded by West Street /Broad Street/ Oxford Road was classified at or below low risk.
- 3.22 Below mapping shows Yellow areas at low risk - Red area risk of flooding on either side of the Kennet around the Oracle Riverside site. Broad Street Mall shown as unclassified.

**Flood Risk Map**



- 3.23 Map 3.2 illustrates that 47 Broad Street is located within Zone 1, which is an area of very low flood risk, confirming it has a low annual probability of flooding.