



**J Markwell Esq
Principal Planning Officer
Reading Borough Council
Civic Offices,
Bridge Street,
Reading,
RG1 2LU**

25th August 2017

Dear Mr Markwell

Application Refs -171418.

191 Kings Road - BREEAM assessment - condition 5i

We write to confirm that eb7 Sustainability Limited are the appointed assessors for the above scheme; currently being formally assessed under BREEAM New Construction 2014.

We are aware that each of the above noted applications has a specific condition requiring a BREEAM interim (design stage) certificate to be submitted and approved prior to commencement of works on site

In our experience, such tight timescales often lead to inappropriate commitments being made at the design stage in order to rush the assessment through the process; the eb7 methodology is to ensure that there is a properly considered design stage process fully documented with actual specifications/ plans/reports - as appropriate - under each section to ensure that there is a readily deliverable end product that can be quickly signed off and certificated at post construction.

Indeed, detailed design work is now complete and has fully taken on board the implications of having to achieve a Very Good rating, including a change of HVAC strategy to air source heat pump driven LTHW heating.

It is our expectation that these properly executed design stage assessments will take a few weeks longer than the design stage planning conditions have often allowed.

With this in mind, we have been asked to write to you and confirm that the design team are pro-actively engaged in the BREEAM assessment process with numerous strategy meetings have taken place to date, with all target credits and professional input identified and underway; in our opinion, we are perfectly comfortable that the project will progress to a successful design stage certification prior to the proposed Spring 2018 start on site, with post construction sign off to follow in a prompt manner thereafter.

Accordingly we attach the most up-to-date tracker documents highlighting the strategies and progress to date and would respectfully ask that the conditions relating to the design stage submission be approved against this letter of comfort and the attached documentation, thus saving a further administrative burden upon the project



I trust that all of the above is in order and will await further news

Kind regards

Yours sincerely

A handwritten signature in black ink, appearing to be 'N Ingham'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

N Ingham

Director