

7.1.3 Flood risk

This Flood Risk Assessment (FRA) has been prepared by Stantec. The proposals are for redevelopment of the site for residential uses, classified as 'More Vulnerable' as defined in as defined in the National Planning Practice Framework (NPPF) Annex 3.

The site lies predominantly in Flood Zone 1 'Low Probability'; the only exceptions to this are the small areas over the northern patio and southern boundary that extend into Flood Zone 2 'Medium Probability', and smaller areas of public realm alongside the River Thames in Flood Zone 3 'High Probability'. A Sequential Test is de facto passed as the proposed building footprint lies solely within Flood Zone 1 and is at low risk from other sources. The Exception Test is not required.

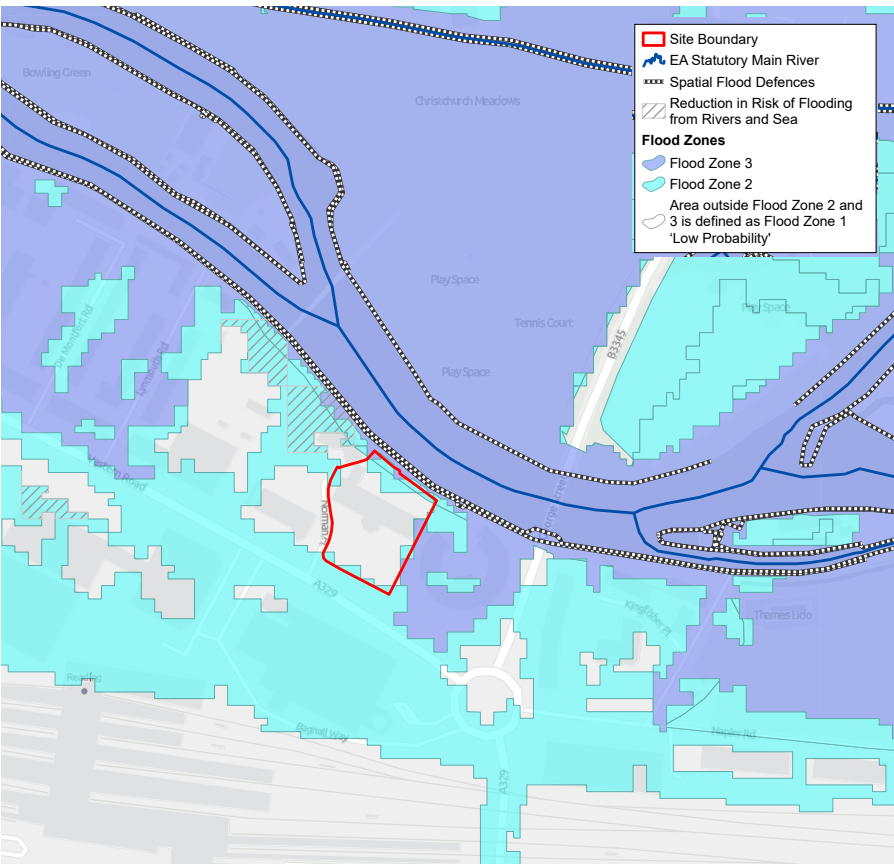
The main source of flood risk is from the River Thames to the immediate north. The remaining sources of flood risk are considered to be a low risk. National climate change guidance set out in the Planning Practice Guidance (PPG) confirms that the site conditions require consideration of an increase in peak river flow of 31% ('Central' allowance for 2080 epoch). The +31% climate change scenario has not been modelled by the EA and therefore the modelled +35% scenario has been used as a conservative proxy. This results in shallow flowing along part of the northern patio of the site, and along the southern boundary. The existing and proposed building footprints lie fully outside this 'design' floodplain.

To mitigate against this residual risk the minimum residential floor level will be set above 38.56m AOD, which includes a 300mm freeboard above the 1 in 100 annual probability +35% climate change flood level. Continuous safe and dry access is available at the present day 1 in 100 annual probability scenario but not available when climate change is considered. Based on the approach advocated in the RBC SFRA, 'More Vulnerable' residential development is acceptable on the basis subject to a Flood Management and Evacuation Plan.

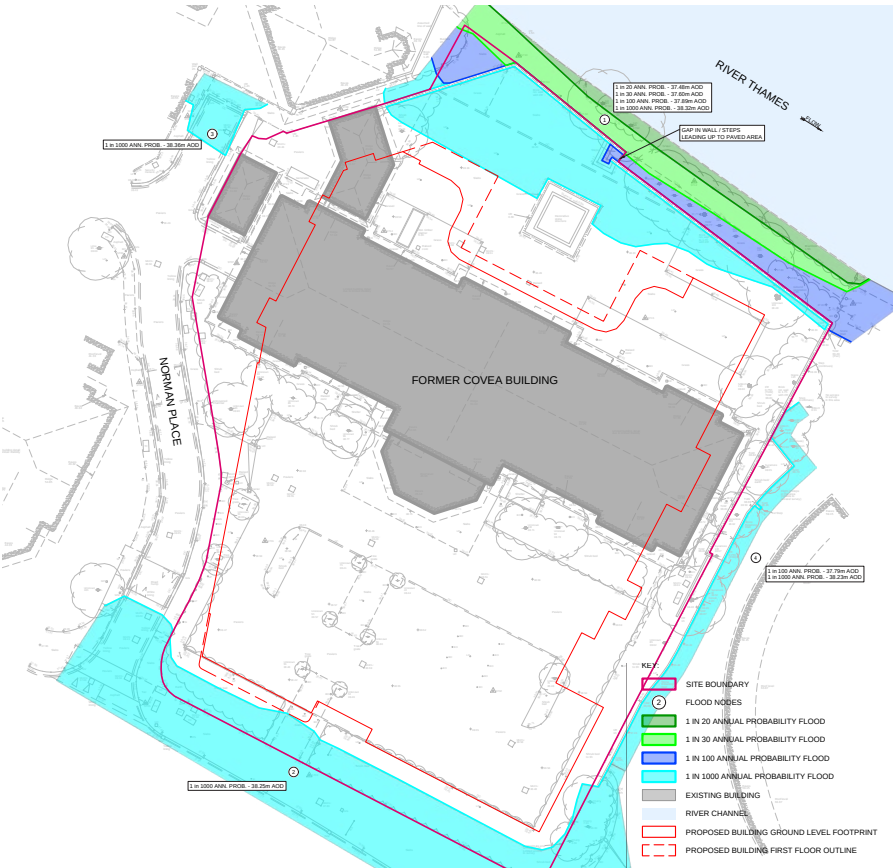
The proposed building is outside the 1 in 100 annual probability +35% climate change flood extent and will not impact on floodplain storage capacity. Improvements to the northern boundary treatment and landscaping enhancements will result in a stepped/ sloping bank that will improve the local floodplain capacity from the existing conditions. A surface water drainage strategy has been developed that proposes on site attenuation through a range of SuDS features, and controlled discharge to the Vastern Ditch culverted watercourse at a reduced rate, in accordance with the Lead Local Flood Authority r(LLFA) requirements.

The future occupants and users of the proposed development will be at a low risk of flooding and the development will not increase flood risk elsewhere. It is demonstrated that the proposal complies with the NPPF, Planning Practice Guidance (PPG) and the local planning policy with respect to flood risk and is an appropriate development at this location.

For further detail please refer to the full report.



Environment Agency Flood Map



Flood Extents - Present Day



Flood Extents - h

7.1.4 Drainage

Sustainable Drainage Systems (SuDS) are proposed for the management of surface water runoff in accordance with local and national guidance. Surface water discharge is proposed to be restricted to achieve at least 50% betterment compared to the existing conditions and to discharge to the culverted watercourse along the southern boundary of the Site. SuDS are proposed to manage runoff rate and volume, as well as providing water quality, biodiversity and amenity benefits.

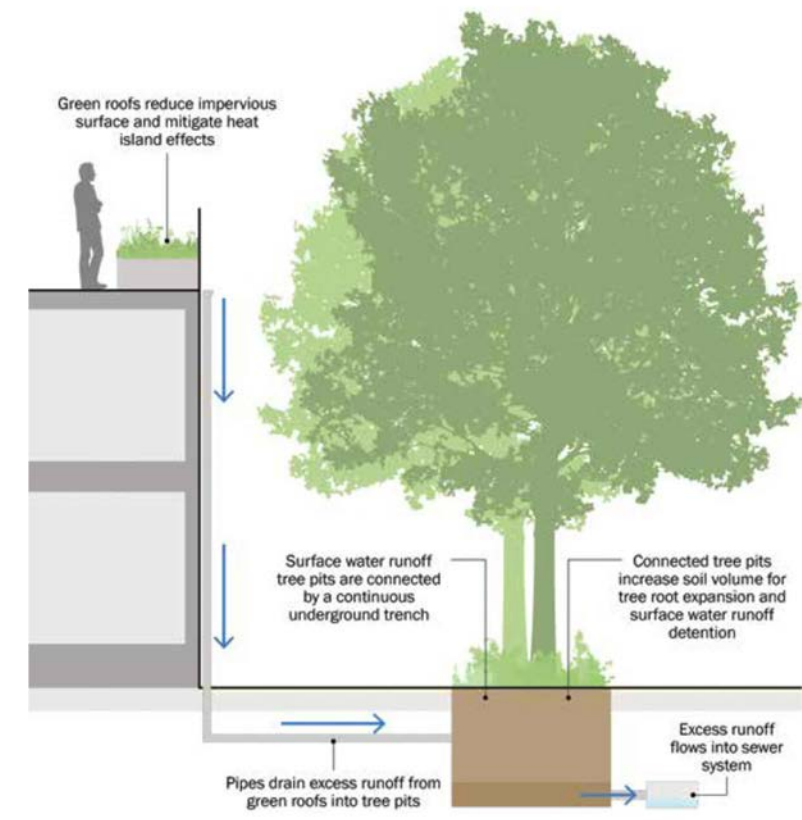
The culverted watercourse will need to be retained in its current position in perpetuity. A piled foundation solution will result in all loads being taken below the lowest level of the culverted watercourse and no additional loading will be placed on the structure.

Thames Water have advised that there are no legal easements associated with the sewer in Norman Place and that a formal build over agreement can be entered into for building close to the sewer.

Foul water is proposed to be managed and disposed of to the Thames Water public foul sewer. Thames Water have confirmed that there is sufficient capacity within the public foul sewerage network to accept flows from the Development.

The drainage strategy presented complies with Policy EN18 (Flooding and Sustainable Drainage Systems) of the Reading Borough Local Plan 2019.

For further details please refer to the full report.



7.1.5 Acoustics

A noise impact assessment has been carried out by Hoare Lea to accompany the planning application for the development advising of provisions to enable compliance with the local authority requirements and to provide sufficient acoustic comfort for the residents of the new development.

An environmental noise survey has been undertaken at the site to establish existing ambient and background noise levels. This has been used to set limiting noise levels at nearby noise sensitive receptors for building services plant emissions, and to determine the sound insulation performance requirements for the building envelope to protect the occupants from environmental noise.

An initial facade assessment has been undertaken which has determined that suitable internal noise levels can be achieved with double-glazed systems throughout.

An initial assessment of daytime and night-time noise intrusion when mitigating overheating using open windows has been undertaken. An overheating assessment is required to confirm the geometric opening.

- The assessment indicates that compliance with Approved Document O (ADO) internal noise levels in bedrooms at night is possible at most facades overlooking the podium garden with a geometric window opening of 0.5m².
- Compliance with BS8233 + 5dB and within Acoustics, Ventilation and Overheating Guidance (AVOG) is possible for some facades overlooking the podium garden with a geometric window opening of 0.5m².
- If a larger geometric opening is required to mitigate overheating these facades will be reviewed and where necessary, an alternative means of mitigating overheating using MVHR with tempered cooling will be required.
- All other facades not identified above shall require an alternative means of mitigating overheating rather than using an open window.

The guidance provided within this report is sufficient to demonstrate the site suitability in respect of noise and satisfy the requirements of Reading Borough planning policies, in our professional opinion.

For further details please refer to the full report.

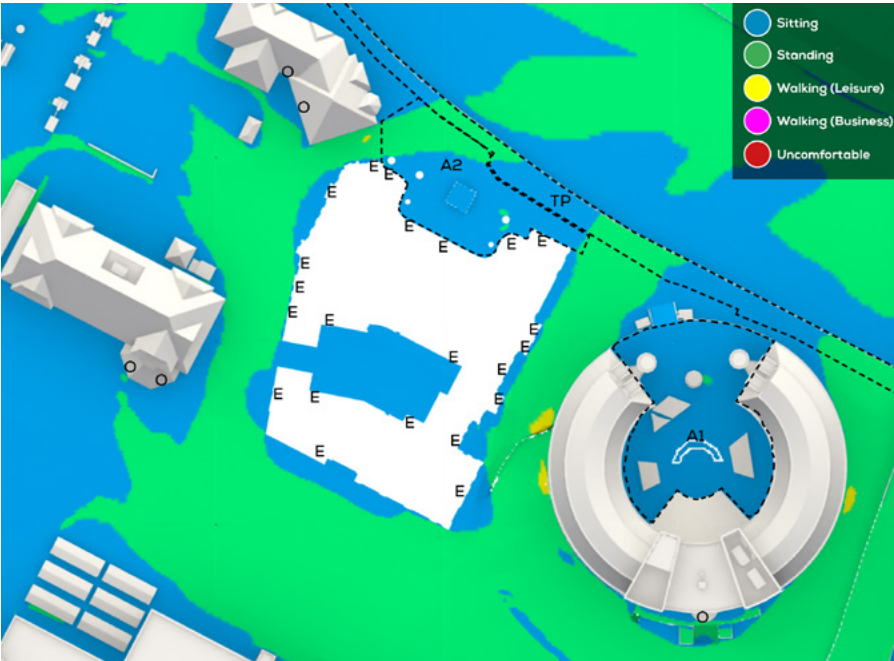
7.1.6 Wind

Wind microclimate conditions for the proposed development at Norman Place have been assessed by GIA using high resolution Computational Fluid Dynamics (CFD).

There are no wind safety risks associated with the proposed development. Wind comfort conditions will be suitable for the intended use for all thoroughfares, existing building entrances, proposed building entrances, bus stops, the Thames Path, existing amenity spaces, and proposed amenity at ground level, level 1, level 5 and level 8.

The cumulative impact of future committed developments would be negligible on the wind environment around the site.

For further details please refer to the full report.



Summer comfort - Ground floor

7.2 Sustainability and energy strategy

This Building Regulations Part L1 2021 analysis has been undertaken for the proposed Waterfront Square residential development in Reading and confirms that the proposed strategy will results in a highly efficient, low carbon scheme.

New, high efficiency servicing equipment and efficient fabric will minimise the energy usage of the proposed dwelling. Using the energy hierarchy, the strategy has been developed to ensure that the proposed development is efficient and low carbon.

This strategy has been prepared to demonstrate that the client and design team have given due consideration to the principles of energy and sustainability, and how these can be implemented for the proposed development.

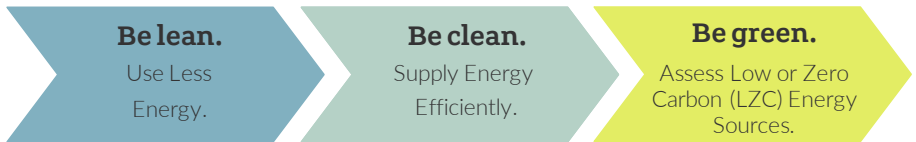
The carbon emissions associated with regulated energy use at the proposed development have been compared against targets set by the Building Regulation Approved Document Part L 2021 and have been shown to comply. In addition, the primary energy associated with regulated energy use and the fabric energy efficiency have also been compared against targets set by Part L1 2021 and have also been shown to comply.

The scheme will be designed in accordance with Packaged Living Homes Sustainable Design Brief, which outlines specific requirements and targets that the client aims to achieve as part of the development.

The following key elements have been incorporated into the design proposals:

- The commercial unit is targeting a BREEAM Excellent rating, thereby exceeding Local
- Plan Policy CC2: Sustainable Design and Construction.
- The proposed development will incorporate Sustainable Drainage Systems (SUDs) to manage surface water run-off in accordance with Local Plan Policy EN18: Flooding and Sustainable Drainage Systems and Packaged Living's Sustainable Design Brief.

- The proposed design will exceed the 10% enhancement in biodiversity net gain in accordance with the SDB. This will be achieved through the proposed green roof system, new tree planting, wildlife friendly landscaping and ecological enhancements wherever practicable in line with Local Plan Policy EN12: Biodiversity and the Green Network.
- The dwellings will be specified with efficient water fixtures and controls. This will achieve a calculated daily consumption of <105 litres/person/day in accordance with Packaged Living's Sustainable Design Brief.
- This proposed development is situated within a highly sustainable area and promotes access to sustainable modes of transport; with access to regular bus and trains services within close proximity to the site, which will contribute towards creating a highly connected and sustainable development. In addition to this, the scheme will receive superfast broadband to support in reducing the demand for travel in accordance.
- In accordance with TR4: Cycle Routes and Facilities the proposed development will provide safe access and storage facilities for cyclists to, from and within the development. Cyclists will also be access the Thames Pathway from the site.
- Waste arising during construction will be minimised through the implementation of a Site Waste Management Plan (SWMP). The SWMP will be used to ensure that there is adequate management, and that storage of construction waste takes place in line with the Council's policies. Opportunities for the possible recycling of construction from excavation works will also be considered.
- A Refuse Management Strategy has been developed to manage waste and recyclables from the operational phase of the development. Source segregation will encourage the individuals to recycle and divert waste away from landfills.
- This fossil fuel free scheme will be designed to be resource and energy efficient and include features such as a photovoltaic array which will integrate with the green roof system and highly efficient Air Source Heat Pump systems.
- Appropriate thermal comfort levels will be achieved throughout the design, and controls are selected to maintain a thermally comfortable environment.



	Waterfront Square
Use less energy	A fabric first approach and energy efficient building services will be utilised to reduce carbon emissions and energy demand through best practice passive design measures. Natural Ventilation is to be used where possible to mitigate against the occurrence of overheating.
Supply energy efficiently	An efficient Exhaust ASHP will be providing Domestic Hot Water to each apartment. Space heating will be provided by electric panel heating.
Deploy LZC energy sources	Alongside the EAHP within each dwelling, PV panels will be incorporated o the building's roof to generate renewable energy on-site. Overall reduction in Building Emission Rate is 71.00% over current Part L 2021 building regulations target. Overall reduction in Building Primary Energy Efficiency 42.84% over current Part L 2021 building regulations target. Overall reduction in Building Fabric Energy Efficiency is 3.10% over current Part L 2021 building regulations target.

7.3 Whole Life Carbon Assessment

Introduction

The project (Waterfront Square) has incorporated a life cycle thinking into the design progress and an early design stage full whole life carbon assessment is being carried out to inform the design decisions.

Aims of the Assessment

Whole life-cycle carbon emissions are the total greenhouse gas emissions arising from a development over its lifetime, from the emissions associated with raw material extraction, the manufacture and transport of building materials, to installation/construction, operation, maintenance, and eventual material disposal.

They capture a building’s operational carbon emissions from both regulated and unregulated energy use, as well as its embodied carbon emissions. This includes emissions associated with raw material extraction, manufacture and transport of building materials, construction and the emissions associated with maintenance, repair, and replacement as well as dismantling, demolition and eventual material disposal.

A WLC assessment also includes an assessment of the potential carbon emissions ‘benefits’ from the reuse or recycling of components after the end of a building’s useful life. It provides a true picture of a building’s carbon impact on the environment.

Operational carbon emissions from electricity consumption will make up a declining proportion of a development’s whole life carbon emissions as operational carbon targets become more stringent, and the national grid is further decarbonised.

To fully capture a development’s carbon impact, a whole life-cycle approach is needed to capture its unregulated emissions (i.e., those associated with cooking and small appliances), its embodied emissions (i.e., those associated with raw material extraction, manufacture and transport of building materials, and construction) and emissions associated with maintenance and eventual material disposal.

Calculating and reducing WLC emissions offers a wealth of benefits including:

- Ensuring that a significant source of emissions from the built environment are accounted for, which is necessary in achieving a net zero-carbon city.
- Achieving resource efficiency and cost savings by encouraging the re-use of existing materials instead of new materials and the retrofit and retention of existing structures and fabric over new construction.
- Identifying the carbon benefits of using recycled material and the benefits of designing for future reuse and recycling to reduce waste and support the circular economy.
- Encouraging a ‘fabric first’ approach to building design thereby minimising mechanical plant and services in favour of natural ventilation.
- Considering operational and embodied emissions simultaneously to find the optimum solutions for the development over its lifetime.
- Identifying the impact of maintenance, repair and replacement over a building’s life cycle which improves life-time resource efficiency and reduces life-cycle costs, contributing to the future proofing of asset value.
- Encouraging local sourcing of materials and short supply chains, with resulting carbon, social and economic benefits for the local economy.
- Encouraging durable construction and flexible design, both of which contribute to greater longevity, reduced obsolescence of buildings and avoiding carbon emissions associated with demolition and new construction.

Assessment Methodology

The assessment will follow the RICS and GLA’s Whole Life-Cycle Carbon Assessments guidance and a nationally recognised assessment methodology, namely, BS EN 15978: 2011: (Sustainability of construction works — Assessment of environmental performance of buildings — Calculation method).

Underpinning BS EN 15978 is the RICS Professional Statement: Whole Life Carbon assessment for the built environment (referred to as the RICS PS for the remainder of this document). The RICS PS serves as a guide to the practical implementation of the BS EN 15978 principles. It sets out technical details and calculation details and was used as the methodology for the assessment.

The whole life carbon assessment will cover all modules A, B, C and D as set out in BS EN 15978 and the RICS Professional Statement: whole life carbon assessment for the built environment (referred to as the RICS PS for the remainder of this document). The reference study period (i.e., the assumed building life expectancy) for the purposes of the assessment is 60 years. The categories are:

- Product Stages (module A1 to A5): The carbon emissions generated at this stage arise from extracting the raw materials from the ground, their transport to a point of manufacture and then the primary energy used (and the associated carbon impacts that arise) from transforming the raw materials into construction products.

- Construction stage (module A4 to A5): These carbon impacts arise from transporting the construction products to site, and their subsequent processing and assembly into the building, as well as the impacts from the temporary plant, site accommodation, and other temporary works.
- In-Use Stages (module B1 to B5): This covers a wide range of sources from the embodied carbon emissions associated with the operation of the building, including the materials used during maintenance, replacement, and refurbishment.
- End of Life Stages (module C1 to C4): The eventual deconstruction and disposal of the existing building at the end of its life takes account of the on-site activities of the demolition contractors. No ‘credit’ is taken for any future carbon benefit associated with the reuse or recycling of a material into new products.
- Benefits and loads beyond the system boundary (module D): Any potential benefit from the reuse, recovery and recycling potential of a building or a building product. This module has been included within the assessment scope of this study but excluded in the final results.

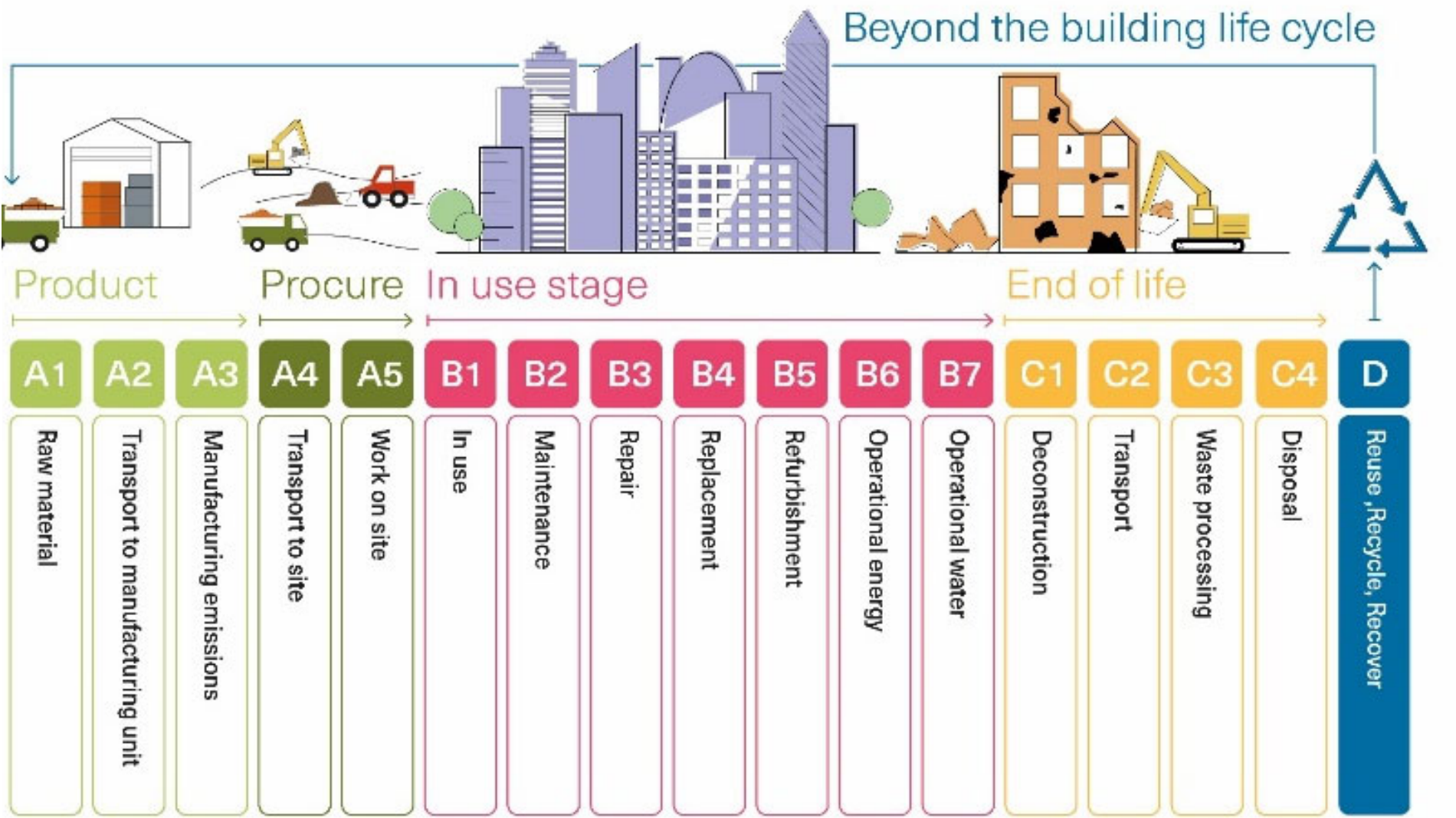


Figure 1: Life Cycle Modules as per BS EN 15978

Assessment process

The early design stage WLC assessment will use the following information:

- Design information at the given time, as supplied by the design team.
- Default material baseline, as recommended by the RICS Professional Statement (PS).
- Component life spans, as recommended by RICS PS.

This will establish the project ‘carbon baseline’ allowing identification of areas with great carbon impacts. The main objectives being:

- To assess the current carbon footprint position.
- To integrate whole Life-cycle carbon thinking into the project design and construction.
- To identify whole Life-cycle carbon footprint reduction options of the project.

The next step is to investigate options that the design could adopt during this stage to reduce life-cycle carbon and identify what future reductions could be targeted during further design and construction stages.

The diagram below indicates the assessment process and how it is integrated into the design process.

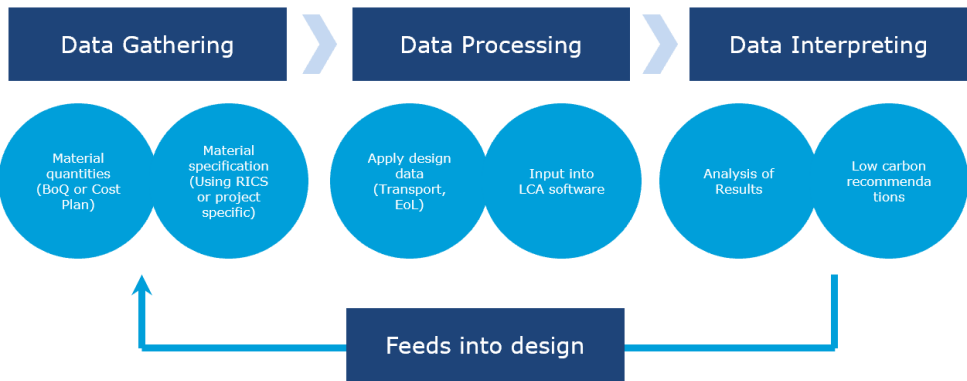


Figure 2: Assessment process

Assessment tool used:

OneClickLCA will be used for te assessment. It is an industry trusted tool that can be used to understand embodied and life-cycle carbon associated with a project.

The OneClickLCA platform collects Environmental Product Declarations (EPDS) from international markets and combines national and international EPD databases alongside several generic datasets developed by industry bodies for modules A1-A3. For the other modules, OneClick uses averaged out industry data for the predicted impacts.

Where the exact material specified does not have an EPD, then a best alternative has been used based on the library of EPDs and material information available.

Where local EPDs (or near matches) do not exist, OneClick has a function to ‘localize’ the material carbon footprint by adjusts automatically manufacturing electricity to the local electricity mix so that the results are more representative of the region.

Scope for the assessment

The project will be targeting relevant criteria under BREEAM and Home Quality Mark by assessing embodied carbon of key building elements, however, the project will expand beyond the assessment scopes and include all of the following building element and category.

The following key building elements were included in the assessment.

Building Element group	Building element
1. Substructure	1.1 Substructure
2.Superstructure	2.1 Frame
	2.2 Upper floors
	2.3 Roof
	2.4 Stairs
	2.5 External walls
	2.6 Windows and external doors
	2.7 Internal walls and partitions
	2.8 internal doors
3. Finishes*	3.1 Wall finishes
	3.2 Floor finishes
	3.3 Ceiling finishes
4. FEE*	4.1 Fittings, Furnishings & Equipment
5. MEP*	5. Building services
8. External works	8.1-8.8 Paving's, fixtures, drainage etc.

*Categories not required by BREEAM but included in the project assessment

Benchmarking

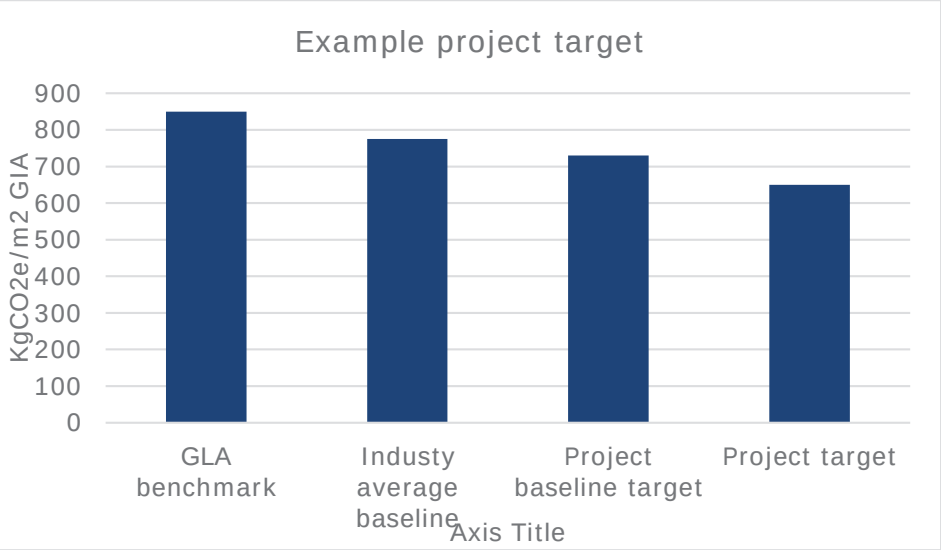
The Greater London Authority (GLA) has benchmarks for a few building types including office buildings. The benchmarks include all life-cycle modules apart from B1, B6 and B7 (operational energy and operational water) and module D. The benchmark values, as taken from the GLA’s Whole Life-Cycle Carbon Assessments guidance, are displayed in Table 1-2.

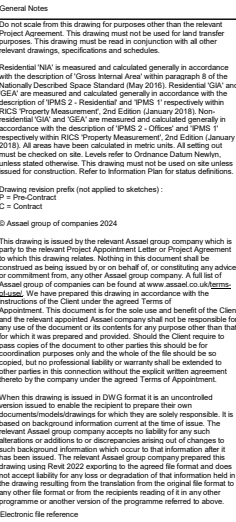
Stage	GLA Benchmark (kg CO2e/m2 GIA)	GLA Aspirational Benchmark (kg CO2e/m2 GIA)
Carbon at completion (A1-A5)	850	500
Carbon Over life cycle (B-C exc. B6 & B7)	350	300

The development will also be compared against other assessments that the applicant has recently assessed to determine how the development compares to other similar schemes.

It will provide an initial indication of the performance of the proposed project development against current industry average and identify specific high-emission components of the building.

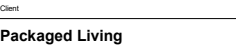
The assessment report will also outline varying WLC reduction options actions to reduce WLC emissions and sets out measures that could be implemented throughout the design and construction stages of the development to ensure its environmental impact is limited. A project specific reduction target will be agreed with project team and this will be compared against throughout the design and construction stage to track the project performance.





Key

— Planning application boundary



Project title

A4012 Norman Place

Drawing title

00 Ground Floor Plan

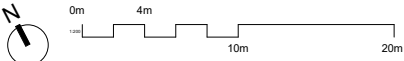
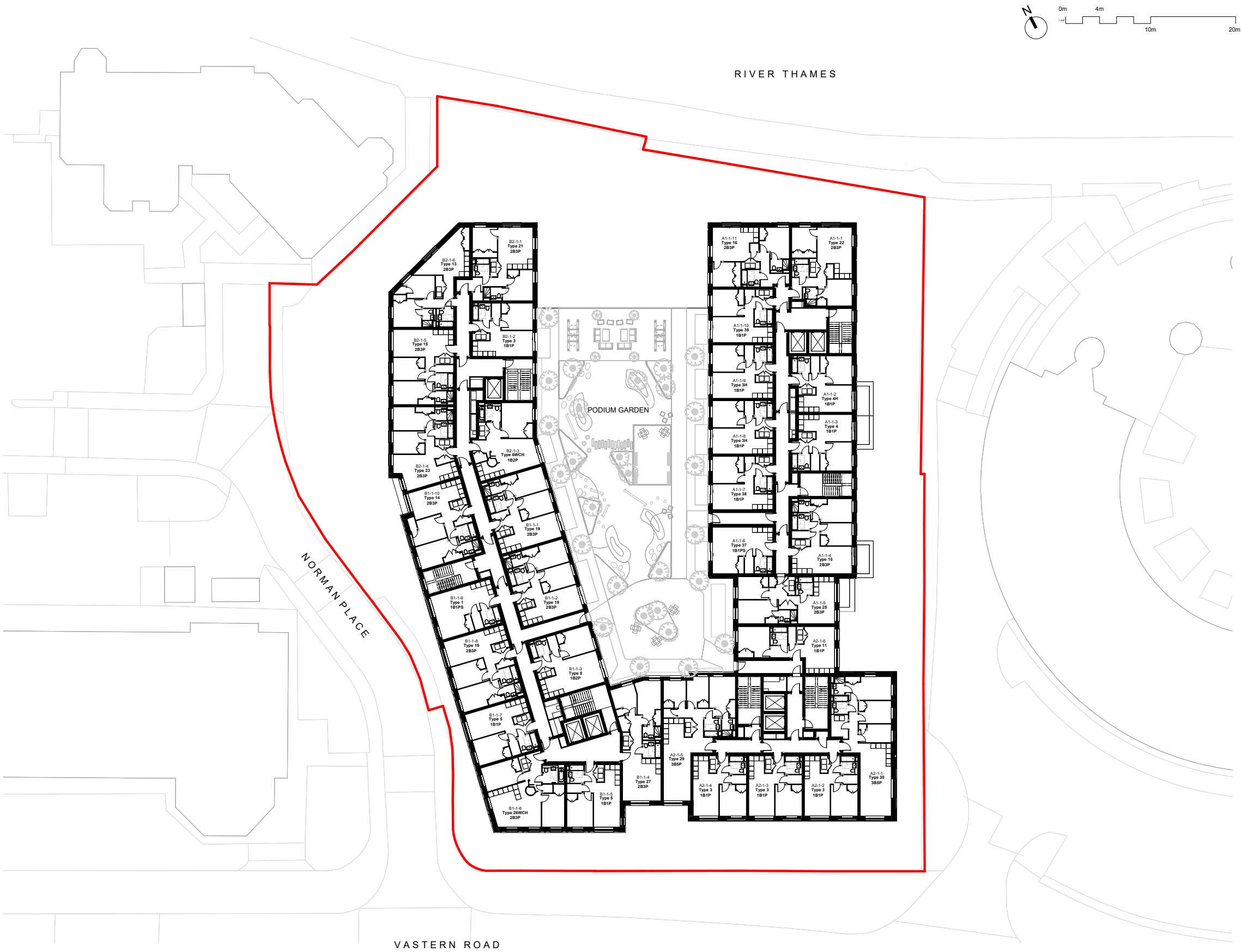
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A4012-ASA-XX-GF-DR-A-0200

For Planning **PL1**

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Rev	Revision note	Date	Drawn	Check
PL1	Planning Submission	19/07/24	HC	CJ

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Client

Packaged Living

Project title

A4012 Norman Place

Drawing title

01 First Floor Plan

Scale @ A1

1 : 200

First issue date

19/07/24

Drawing number

A4012-ASA-XX-01-DR-A-0201

Proposed status

For Planning

Revision

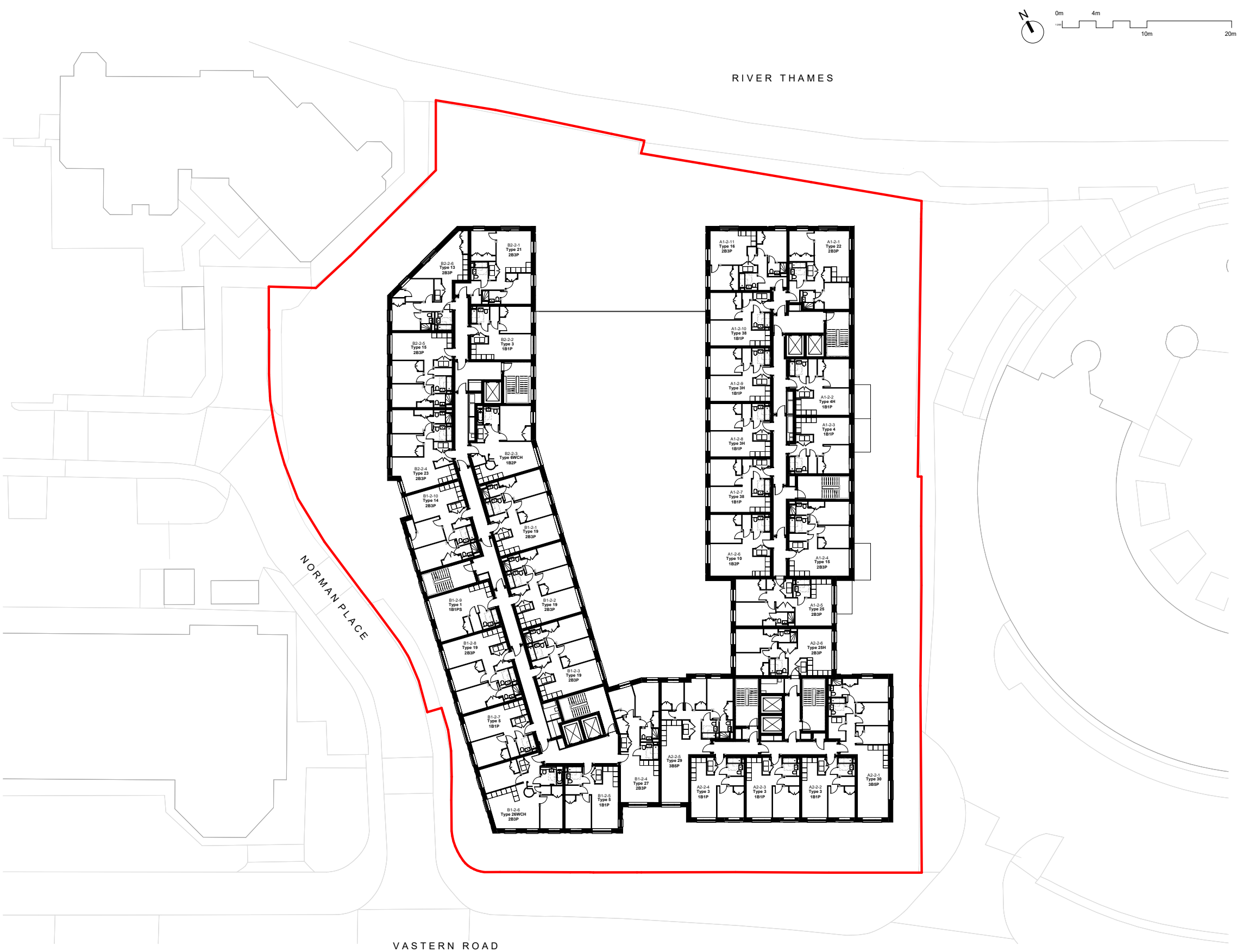
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— Planning application boundary



Client

Packaged Living

Project title

A4012 Norman Place

Drawing title

02 Second to Fourth Floor Plan

Scale @ A1 First issue date

1 : 200

19/07/24

Drawing number

A4012-ASA-XX-02-DR-A-0202

Proposed status Revision

For Planning PL1

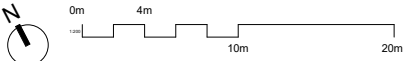
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Client

Packaged Living

Project title

A4012 Norman Place

Drawing title

05 Fifth Floor Plan

Scale @ A1

1 : 200

First issue date

19/07/24

Drawing number

A4012-ASA-XX-05-DR-A-0205

Proposed status

For Planning

Revision

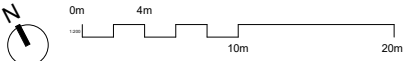
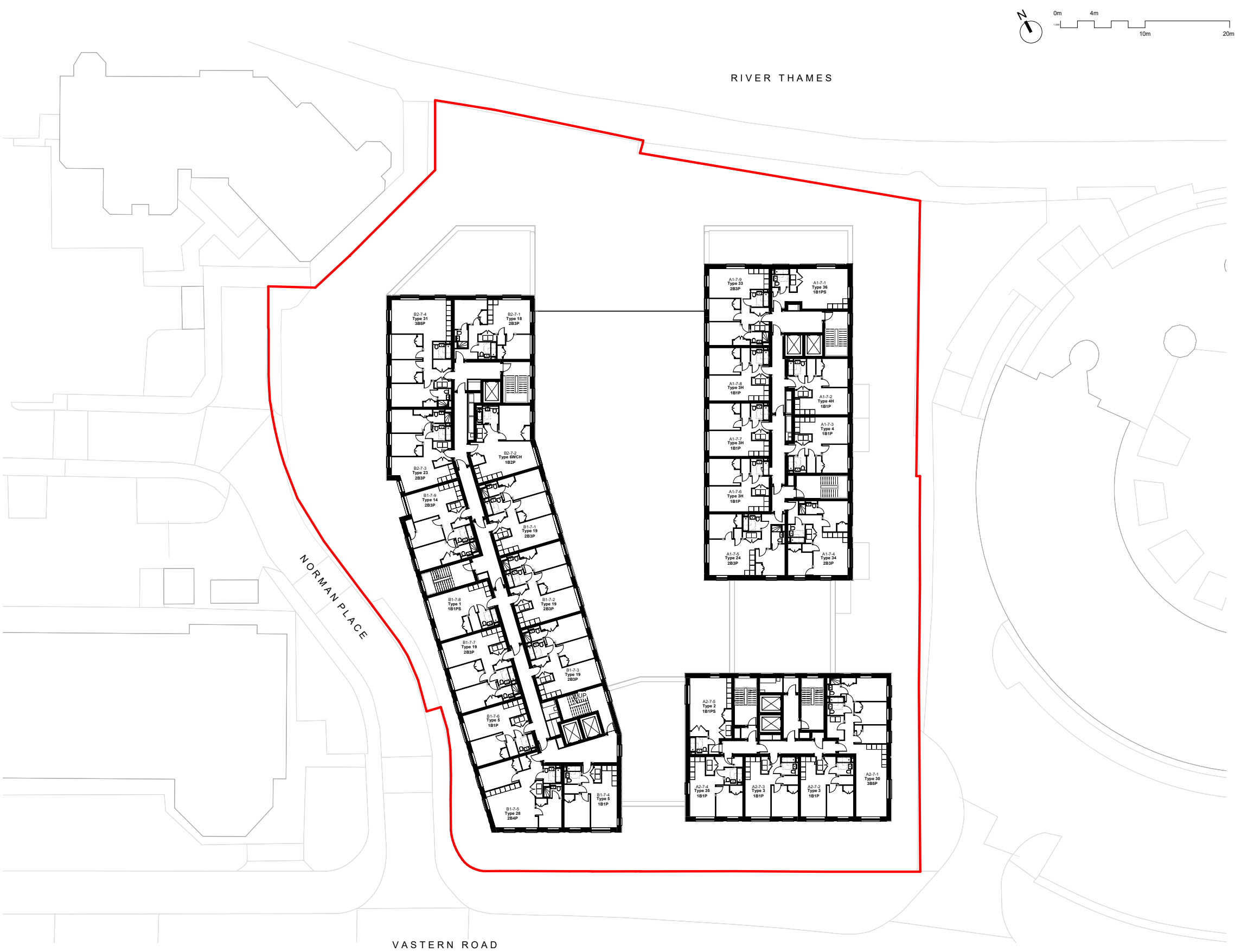
PL1

Discipline

Architecture

Assael

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General Notes

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Residential NIA is measured and calculated generally in accordance with the description of 'Gross Internal Area' within paragraph 8 of the Nationally Described Space Standard (May 2018). Residential GVA and GEA are measured and calculated generally in accordance with the description of 'PM2.2 - Residential' and 'PM5.1' respectively within RICS Property Measurement, 2nd Edition (January 2018). Non-residential GVA and GEA are measured and calculated generally in accordance with the description of 'PM2.2 - Office' and 'PM5.1' respectively within RICS Property Measurement, 2nd Edition (January 2018). All areas have been calculated in metric units. All setting out must be checked on site. Levels refer to Ordnance Datum Newlyn, unless stated otherwise. This drawing must not be used on site unless issued for construction. Refer to Information Plan for status definitions.

Drawing revision prefix (not applied to sketches):
P = Pre-Contract
C = Contract

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Electronic file reference

Rev	Revision note	Date	Drawn	Check
PL1	Planning Submission	19/07/24	HC	CJ

Key

— Planning application boundary



Client

Packaged Living

Project title

A4012 Norman Place

Drawing title

06 Sixth to Seventh Floor Plan

Scale @ A1

1 : 200

First issue date

19/07/24

Drawing number

A4012-ASA-XX-07-DR-A-0207

Proposed status

For Planning

Revision

PL1

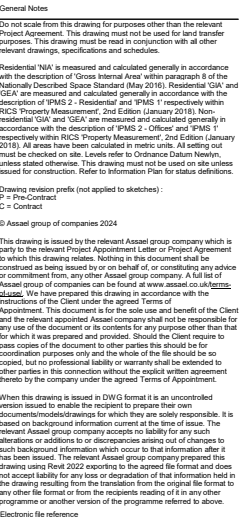
Discipline

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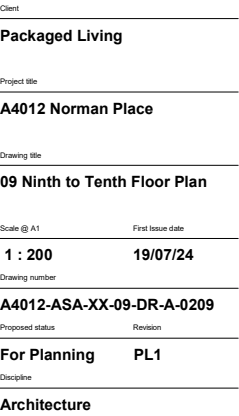
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