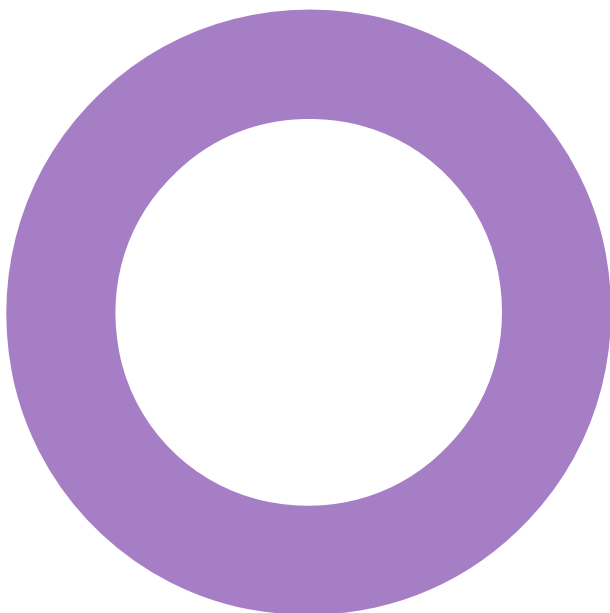


Waterfront Square. Reading. Packaged Living Ltd.

SUSTAINABILITY
ENERGY STATEMENT ADDENDUM

REVISION P01 – 24 OCTOBER 2025



Audit sheet.

Rev.	Date	Description of change / purpose of issue	Prepared	Reviewed	Authorised
P01	24/10/2025	First Issue	JH / RP	RE	RE

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Project number: 07/10532
Document reference: 251024 Waterfront Square - Energy Statement Addendum

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Introduction

This report has been provided as an addendum to the Energy Statement for Waterfront Square (file name 2325365-HLE-XX-XX-RP-ST-402026) following changes to the massing and number of units within the development.

Development Description

Demolition of existing office and substation buildings and residential-led site redevelopment within 1-11 storey buildings comprising residential (Class C3) and ground floor commercial uses (Class E), together with various associated works including replacement pedestrian and vehicle access routes, car/cycle parking, hard and soft landscaping and a public open space adjacent to the river.

The key changes to the previous development include a reduction in units from 254 dwellings (15 x studios, 105 x 1 bed, 116 x 2 bed, 15 x 3 bed) and 268 sqm commercial floorspace to 236 dwellings (22 x studios, 92 x 1 bed, 110 x 2 bed, 12 x 3 bed) and 240 sqm commercial floorspace.

Energy Statement Updates

The fundamental approach of the energy strategy, as outlined in the Energy Statement referenced above, remains unchanged. The changes identified in the amended development description have been used as the basis for calculating the updated carbon emission reductions for the development.

To align with the amended massing of the development the extent of the PV area has been updated to reflect this. This equates to an overall area of 166m², equating to around 83 m² of PV panels and this is demonstrated in Appendix A.

An updated carbon offset payment has also been calculated and this is included in the results below.

Results

The below provides a summary of the updated carbon emission savings.

Carbon Emission Savings – Residential

	Target Emission Rate (tonnes CO ₂ /year)	Building Emission Rate (tonnes CO ₂ /year)	Percentage variance
Block compliance	173.2	50.3	70.9%

Table 1: Residential carbon savings

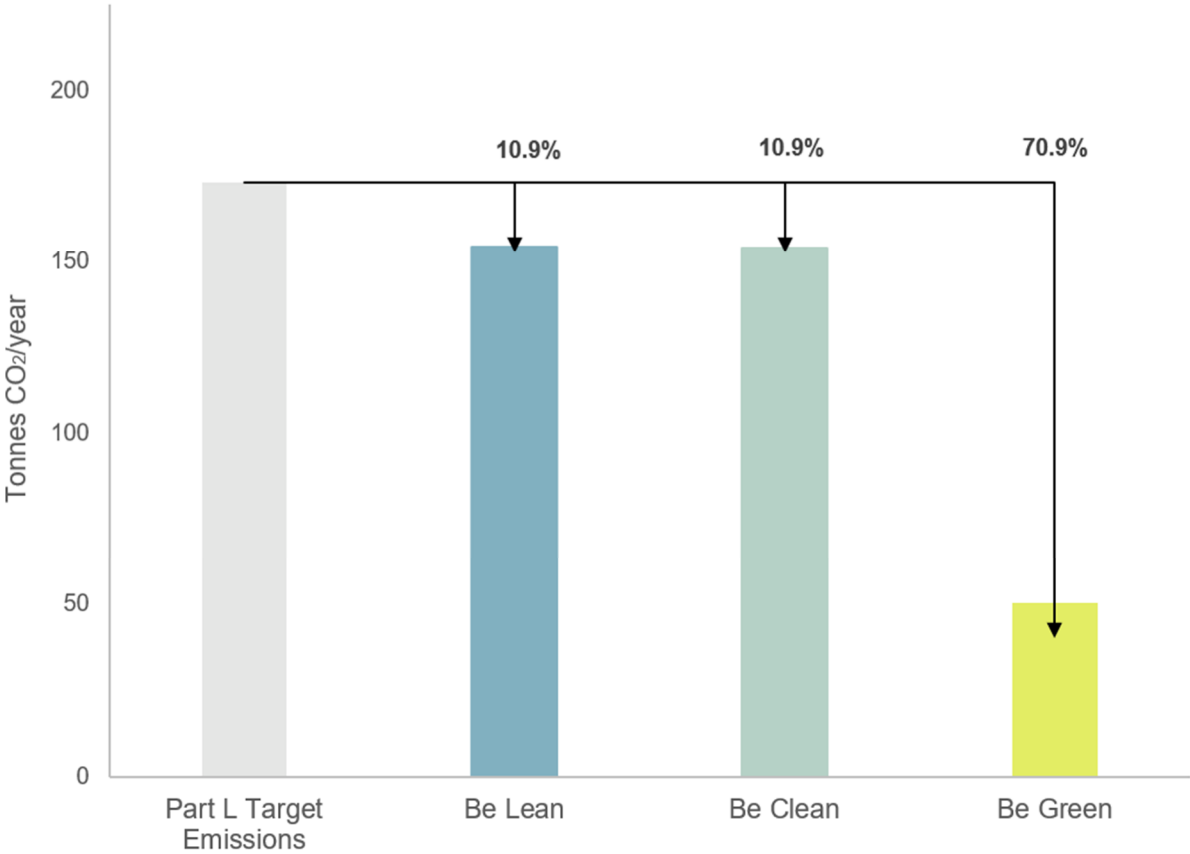


Figure 1: Reduction over Part L1 Target Emissions for residential aspects of the proposed development

Carbon Emission Savings – Non-Residential

	Target Emission Rate (tonnes CO ₂ /year)	Building Emission Rate (tonnes CO ₂ /year)	Percentage variance
Non-residential	2.82	2.30	18.4%

Table 2: Non-Residential carbon savings

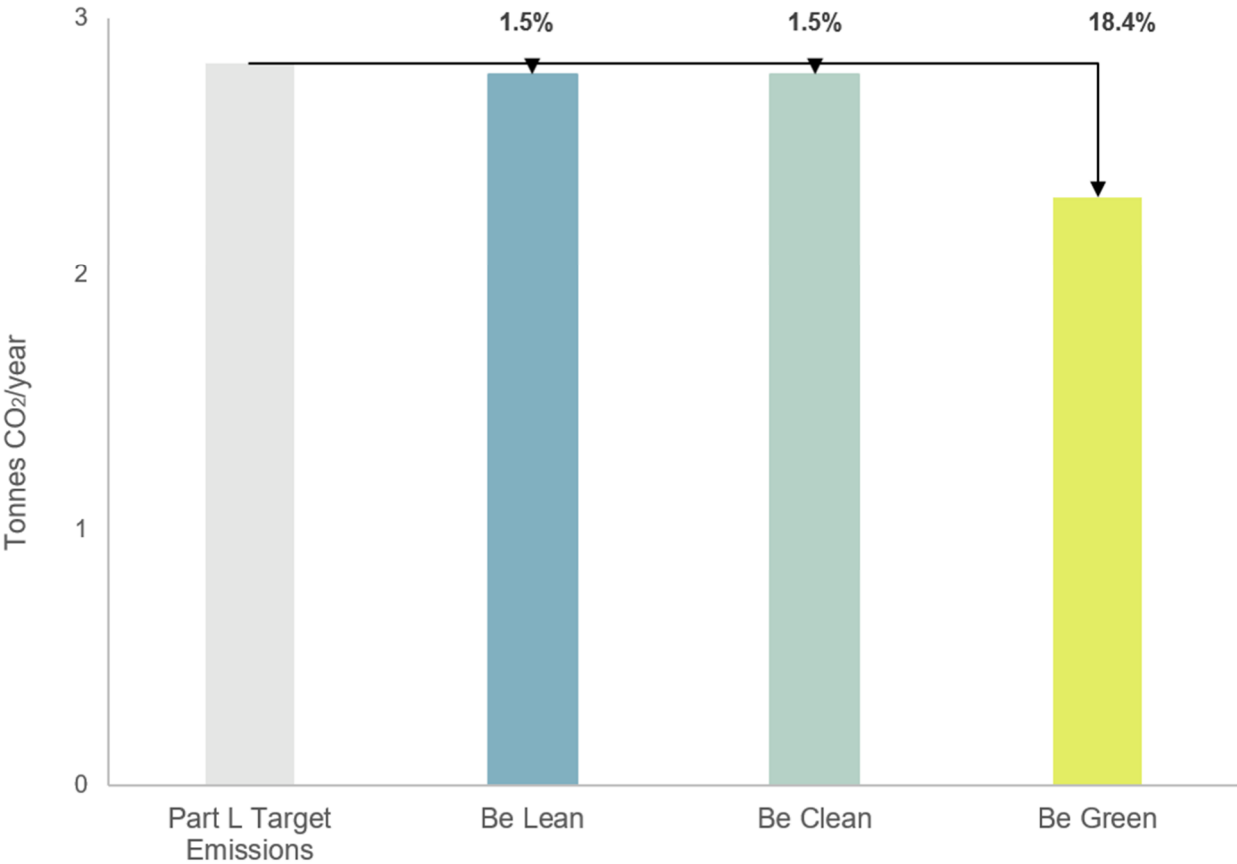


Figure 2: Reduction over Part L2 Target Emissions for the non-residential aspects of the proposed development

Carbon Emission Savings – Overall Development

	Target Emission Rate (tonnes CO ₂ /year)	Building Emission Rate (tonnes CO ₂ /year)	Percentage variance
Sitewide	176.0	52.6	70.1%

Table 3: Residential carbon savings

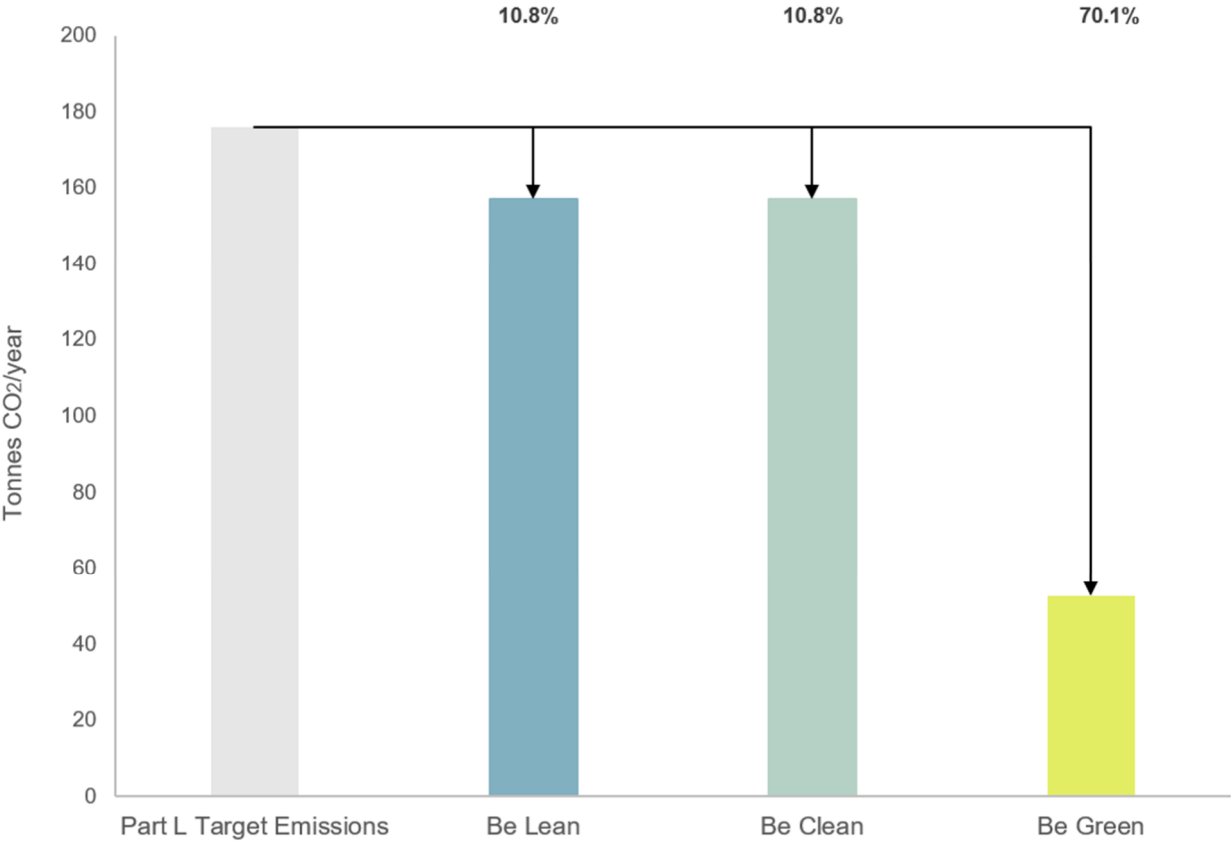


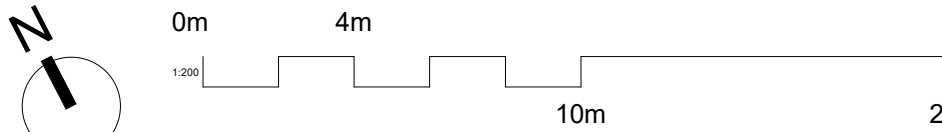
Figure 3: Site wide carbon emission reductions over Part L1 & L2 target emissions

Carbon Offset Fund Cost

	Site-Wide Regulated Carbon Dioxide Emission Savings (tonnes CO ₂ /yr.)	
	Regulated	
Baseline: Part L 2021 Building Regulations	176.0	
After energy demand reduction (Be Lean), (Be Clean) and renewable energy contribution (Be Green)	52.6	
Total target savings	176.0	100%
Shortfall (tonnes CO₂/yr)	52.6	29.9%
Local carbon offset price (£/tCO ₂)	£60	
Offset period (years)	30	
Total Offset Payment	£94,728.56	

Values are in line with Paragraph 4.4.46 of the Reading Local Plan.

Appendix A – Roof drawing with PV



General Notes

Do not scale from this drawing for purposes other than the relevant Project Agreement. This drawing must not be used for land transfer purposes. This drawing must be read in conjunction with all other relevant drawings, specifications and schedules.

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 2016). Residential 'GIA' and 'CEA' are measured and calculated generally in accordance with the description of 'IPMS 2 - Residential' and 'IPMS 1' respectively within RICS 'Property Measurement', 2nd Edition (January 2018). Non-residential 'GIA' and 'CEA' are measured and calculated generally in accordance with the description of 'IPMS 2 - Offices' and 'IPMS 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
P012	For Information	20/10/25	HC	CJ

- Key
- Planning application boundary
 - Smoke fan
 - Proposed location for PV array
 - Proposed biodiverse green roof location
 - Proposed brown roof location

WORK IN PROGRESS



Client

Packaged Living

Project title

A4012 Norman Place

Drawing title

Roof Plan

Scale @ A1

1 : 200

First issue date

19/07/24

Drawing number

A4012-ASA-XX-RF-DR-A-0211

Proposed status

For Information

Revision

P012

Discipline

Architecture

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