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13th February 2026

Dear Adrian,

Re. 64, Kings Road, Reading, RG1 3BJ – BREEAM Domestic refurbishment requirement

I write with regards the proposed development at 64, Kings Road, Reading, RG1 3BJ and the planning application associated with the site.

The Reading Borough Council Local Plan policy C2, 'Sustainable Design & Construction' states that, 'All minor non-residential developments or conversions to residential are required to meet the most up-to-date BREEAM 'Very Good' standard as a minimum'. This proposed refurbishment of a commercial premises to form six flats therefore has to meet this requirement, if technically possible.

I have undertaken a pre-assessment exercise for the proposed dwellings based on what is known and what can at this stage be reasonably assumed and this shows a potential score of 68.18%, which as an overall score, meets the 'Very Good', along with meeting the mandatory requirements to also deliver this level of rating.

As BREEAM assessors of long standing we are not in the business of offering pre-assessments to fit an arbitrarily imposed BREEAM rating. This would be easy to do at the pre-planning stage but would normally not be realistic and be no more than a wish list. We believe in challenging our clients to attain as strong a result as possible but tempered with the realism that should accompany all BREEAM assessments and recognising that all sites and all projects vary in their ability to meet BREEAM requirements.

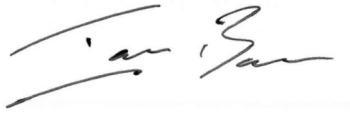
Therefore, we are confident that, based on what is known and assumed at this early stage of the project, the proposals will comply with the LPA BREEAM requirements.

We are happy to discuss this in more detail with yourself or the LPA as required.

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Yours sincerely,



Ian Bacon
Director

