

Principal Planning Officer

Reading Borough Council

Civic Centre

Bridge Street

Reading RG1 1LU

Date: 04-03-2026

Subject: SUSTAINABILITY COMPLIANCE STATEMENT- 393 London Road, Reading RG1 3PB-PL/25/0778

Planning Ref: PL/18/1504 (as varied)

Discharge Ref: PL/22/0213/APPCON

In respect of Policy CC2 – Reading Borough Local Plan

1. Introduction

This Sustainability Compliance Statement is submitted in support of the above development and in response to the proposed condition requiring either:

Submission of a Final BREEAM Certificate (Domestic Refurbishment 2014); or

A report demonstrating compliance with the criteria within the approved Interim BREEAM Certificate (dated 3 February 2022).

This document demonstrates how the development as constructed accords with the sustainability principles and credit areas identified in the approved Interim BREEAM assessment and achieves performance consistent with a BREEAM “Very Good” equivalent standard, in accordance with Policy CC2.

2. Development Overview

Conversion and refurbishment of existing building to residential use

Originally approved as 5 units (2019)

Now delivered as 4 units (reduced scale)

Basement omitted (approx. 49sqm reduction)

L-shaped dormer introduced (approx. 15sqm additional roof space)

The development constitutes a refurbishment and adaptive reuse of an existing structure, representing a significant embodied carbon saving when compared to demolition and rebuild.

3. BREEAM Domestic Refurbishment 2014 Credit Compliance

3.1 Management (Man)

Credits Referenced:

Man 01 – Sustainable procurement

Man 02 – Responsible construction practices

Man 03 – Construction site impacts

Man 04 – Commissioning and handover

Compliance:

Works undertaken by competent contractors.

Construction Management Statement previously approved (Ref 22/0213).

Site waste and dust controlled during construction.

Building services commissioned in accordance with Building Regulations.

MVHR systems installed and tested in relevant units.

The development accords with the intent of Management category credits.

3.2 Health & Wellbeing (Hea)

Credits Referenced:

Hea 01 – Visual comfort (daylighting)

Hea 02 – Indoor air quality

Hea 04 – Thermal comfort

Hea 05 – Acoustic performance

Compliance Measures:

All habitable rooms provided with compliant natural light levels (Hea 01).

MVHR installed to all units to enhance indoor air quality (Hea 02).

Glazing specification previously approved to address road noise (Hea 05).

Compliance with Building Regulations Part F and Part O ensuring adequate ventilation and overheating mitigation (Hea 04).

The development materially improves internal environmental quality beyond the existing building baseline.

3.3 Energy (Ene)

Credits Referenced:

Ene 01 – Improvement in energy efficiency rating

Ene 02 – Energy monitoring

Ene 03 – External lighting

Ene 04 – Low carbon design

Evidence:

SAP assessment completed demonstrating improvement in DER (Ene 01).

EPC rating achieved: C.

Upgraded insulation to roof, walls, and floors improving fabric performance.

High-efficiency heating systems installed.

Low energy LED lighting throughout (Ene 03).

Thermal upgrades significantly improve performance over the pre-conversion building, consistent with BREEAM "Very Good" performance expectations for refurbishment schemes.

3.4 Water (Wat)

Credits Referenced:

Wat 01 – Water consumption

Wat 02 – Water monitoring

Wat 03 – Leak detection and prevention

Compliance:

Dual flush WCs installed (Wat 01).

Low flow taps and showers.

Water efficiency in line with Building Regulations Part G.

Modern plumbing installations reducing leakage risk (Wat 03).

The development incorporates water conservation measures in accordance with Policy CC2.

3.5 Materials (Mat)

Credits Referenced:

Mat 01 – Life cycle impacts

Mat 03 – Responsible sourcing

Mat 06 – Material efficiency

Compliance:

Retention of primary structural frame and envelope (Mat 01 – embodied carbon benefit).

Local sourcing where feasible (Mat 03).

Efficient use of materials through adaptive reuse approach (Mat 06).

Refurbishment approach delivers substantial material sustainability benefits.

3.6 Waste (Wst)

Credits Referenced:

Wst 01 – Construction waste management

Wst 03 – Operational waste

Compliance:

Construction waste controlled during works (Wst 01).

Dedicated internal refuse and recycling storage provided per dwelling (Wst 03).

External bin store implemented as per approved drawings.

3.7 Pollution (Pol)

Credits Referenced:

Pol 01 – Impact of refrigerants

Pol 02 – NOx emissions

Pol 03 – Surface water run-off

Pol 05 – Noise attenuation

Compliance:

High-efficiency modern boilers with reduced NOx emissions (Pol 02).

Permeable surfacing as previously approved (Pol 03).

Acoustic glazing and ventilation strategy mitigating road noise (Pol 05).

4. Overall Sustainability Outcome

The completed development delivers:

Improved fabric U-values

Reduced operational carbon emissions

Mechanical ventilation for improved air quality

Water efficiency

Retention of embodied carbon

Reduced overall floor area compared to original approval

The sustainability objectives underpinning the approved Interim BREEAM assessment (3/2/22) have therefore been delivered in practice and are consistent with the performance threshold associated with a BREEAM Domestic Refurbishment 2014 "Very Good" rating.

5. Conclusion

This report demonstrates that the development:

Incorporates the sustainability measures identified in the approved Interim BREEAM pre-assessment;

Addresses relevant credits across Management, Health & Wellbeing, Energy, Water, Materials, Waste and Pollution categories;

Achieves performance consistent with BREEAM Domestic Refurbishment 2014 "Very Good" principles;

Complies with Policy CC2 of the Reading Borough Local Plan.

It is therefore respectfully requested that the Local Planning Authority confirms that the requirements of the proposed sustainability condition have been satisfied without the need for formal post-construction certification by a licensed assessor.

Yours faithfully

Anjam

Green Surveyors Ltd

