

SUSTAINABILITY STATEMENT

20 Cross Street, Reading RG1 1SN
Application Ref: PL/22/1423

1. Introduction

This Sustainability Statement has been prepared in support of a Section 73 application to vary Condition 6 (BREEAM requirement) attached to planning permission ref. PL/22/1423.

The statement demonstrates how the development complies with Policy CC2 (Sustainable Design and Construction) of the Reading Borough Local Plan through a proportionate and site-appropriate approach.

2. Development Description

The approved development comprises the conversion of the first, second and third floors from Class E (office) to 3 x 1-bedroom residential units (Class C3), with the ground floor retained in commercial use.

The development involves the re-use of an existing building, with no extension or increase in footprint.

3. Policy Context

Policy CC2 requires development to minimise carbon emissions, improve energy and resource efficiency and reduce environmental impact.

While BREEAM is often used as a compliance tool, alternative proportionate approaches are appropriate for partial conversions.

4. Sustainable Design Measures

4.1 Re-use of Existing Building (Embodied Carbon)

The proposal retains the existing structure, reducing demolition waste and embodied carbon.

4.2 Energy Efficiency

The development includes upgraded glazing, improved thermal performance by adding 50mm Celotex onto the inner face of the external walls and efficient layouts to reduce energy demand.

4.2A Light-Touch Energy Assessment

Given the nature of the development as a conversion of existing upper floors within a mixed-use building, a full whole-building energy model is not considered proportionate or practicable. Nevertheless, the scheme will achieve energy performance improvements over the existing office use through targeted fabric and building services upgrades.

The conversion introduces upgraded glazing, including secondary glazing, together with improved air tightness and modern ventilation systems. These measures reduce heat loss and lower operational energy demand compared to the existing building.

The proposed residential use is expected to have lower energy demand than the previous office use. Overall, the development delivers a proportionate improvement in energy performance consistent with Policy CC2.

4.3 Ventilation and Internal Environment

The scheme incorporates mechanical ventilation and improved acoustic glazing to ensure good indoor environmental quality.

4.4 Materials and Construction

The development adopts a low-impact construction approach with minimal structural intervention and reuse of materials where possible.

4.5 Waste Reduction

Construction waste will be minimised and recycling facilities will be provided in line with council requirements.

4.6 Sustainable Location

The site is located in Reading town centre with excellent access to public transport and services, reducing reliance on private vehicles.

5. BREEAM Justification

The development relates only to part of a mixed-use building and the applicant does not control the entire structure. Therefore, a BREEAM assessment cannot be meaningfully undertaken.

This statement provides a proportionate alternative demonstrating compliance with Policy CC2.

6. Conclusion

The development incorporates sustainable design measures, reduces environmental impact and promotes sustainable living.

It therefore complies with Policy CC2 through a proportionate and appropriate approach.