



Supplemental statement – Sustainability, Noise & Flooding - 6 Worton Grange, Reading

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Appendix A – External condenser data sheet

Appendix A – External ventilation louvres data sheet

1.0 EPCs

The existing as fired heating is to be removed and replaced with a greener low carbon heat pump system. Similarly ventilation will now be mechanical to ensure recovery of heat and cooling from the exhausted air.

Significant improvement in carbon performance:

Current EPC:

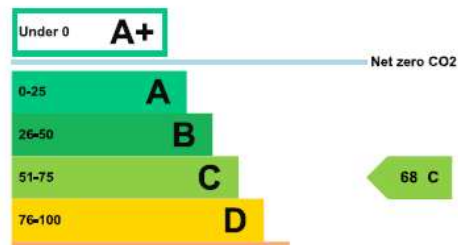
Energy performance certificate (EPC)			
Unit 6 Worton Drive READING RG2 0TG	Energy rating C	Valid until:	8 June 2032
		Certificate number:	9830-2078-3560-0248-7709
Property type		B8 Storage or Distribution	
Total floor area		4,402 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

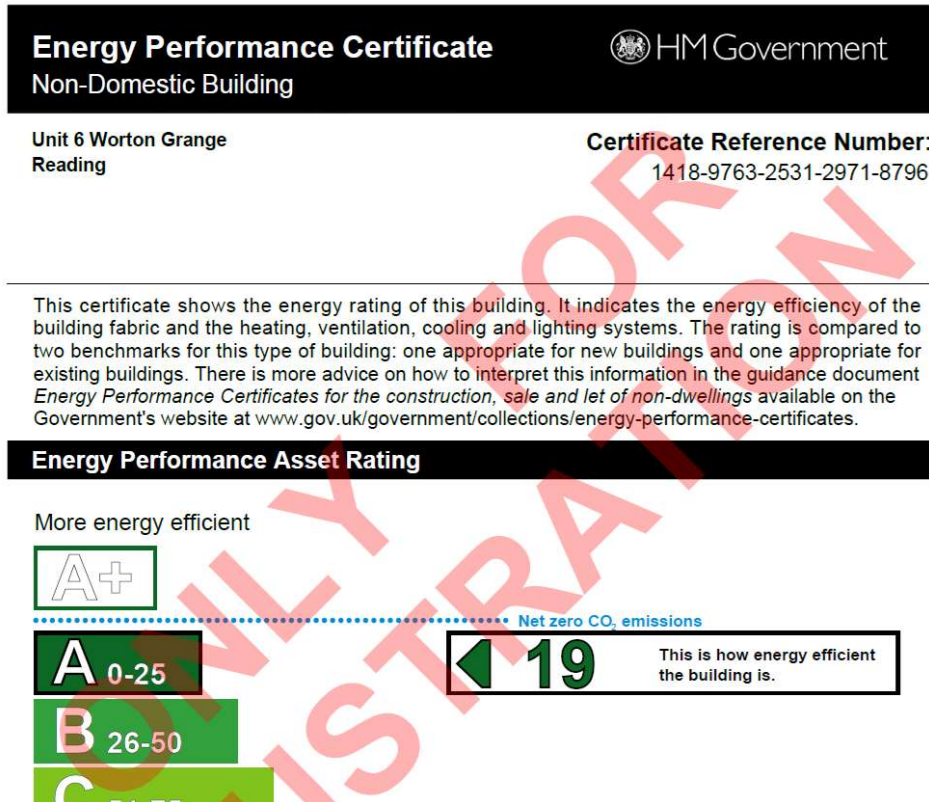
This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

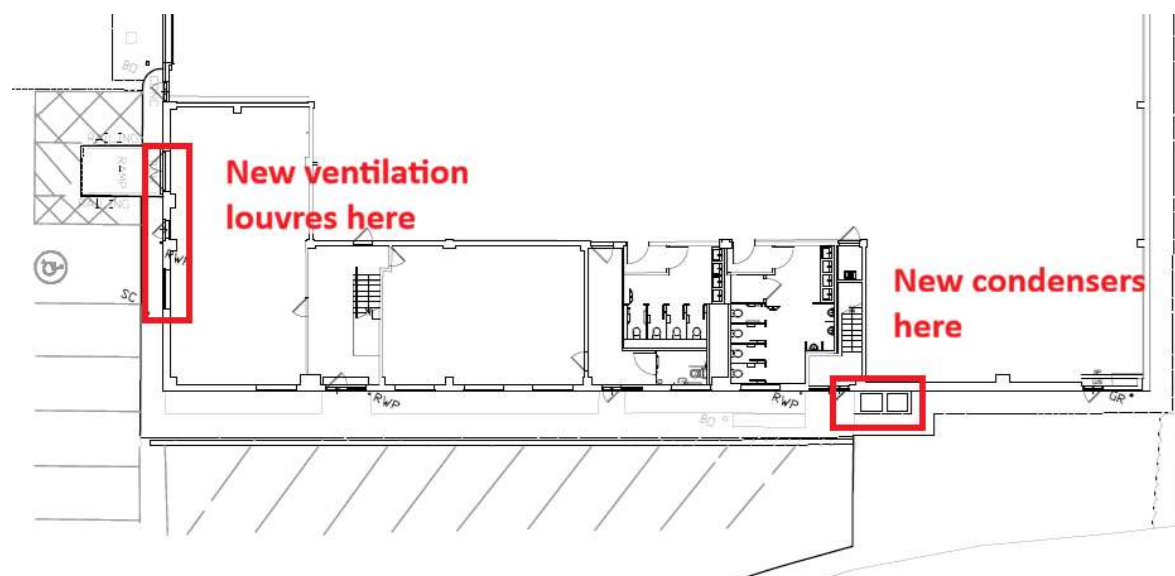
Modelled new EPC A rated:



2.0 Ventilation / Heating / Cooling

New ventilation will merely be serving the fresh ai requirements of the office occupants as below.

Extract from submitted drawings:





Data sheet provided at appendix B.
Size TBC but no bigger than 2
ventilation louvres size, 1750mm x
1650mm.



View from south west:

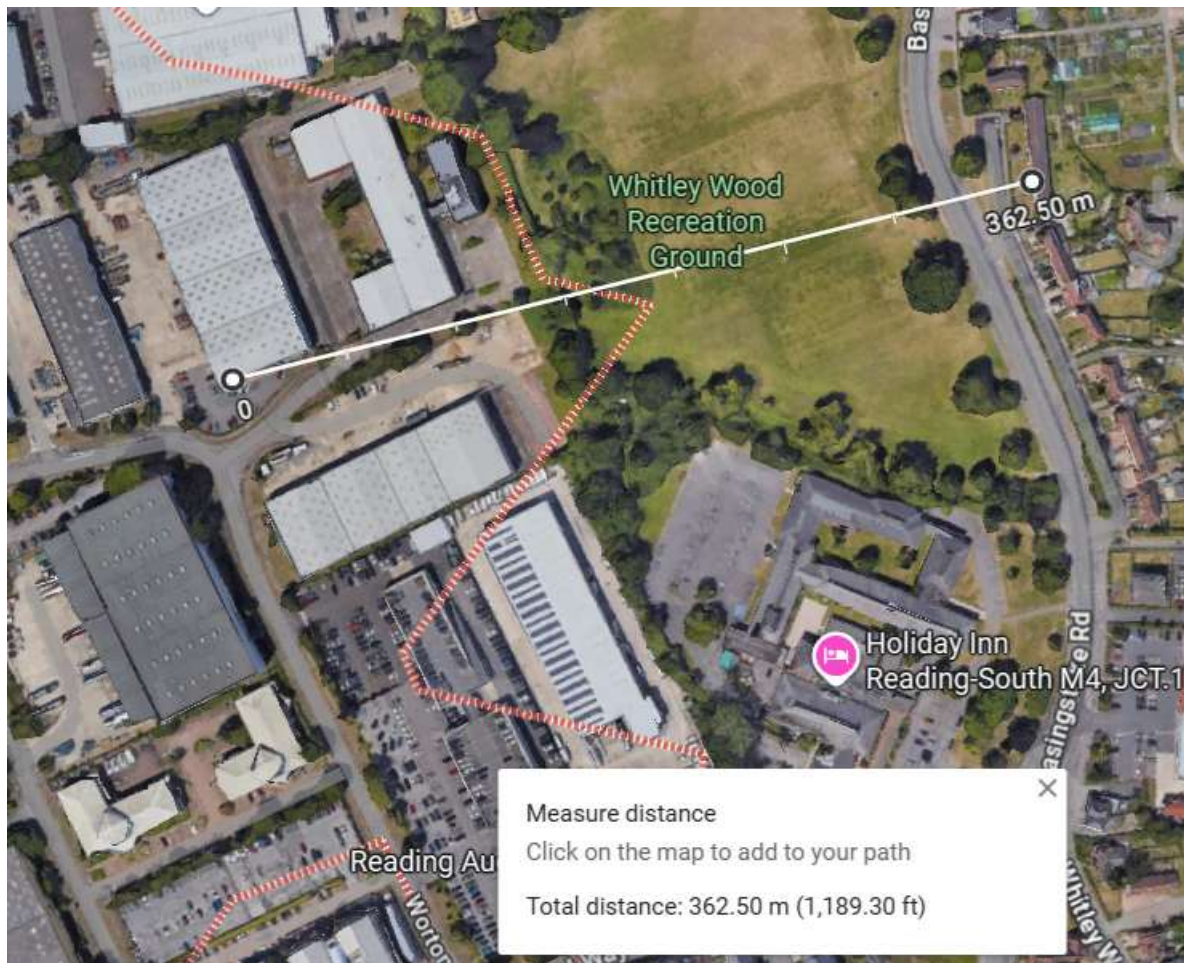


3.0 Residential Areas

The building very distant from residential uses and separated by busy roads. All adjacent uses industrial.

Nearest residential:





4.0 Industrial Vicinity

Property to west a Volvo Truck and Bus repair depot:

On left of image below showing unit 6 west yard:



West elevation of Volvo unit showing intensive industrial use:

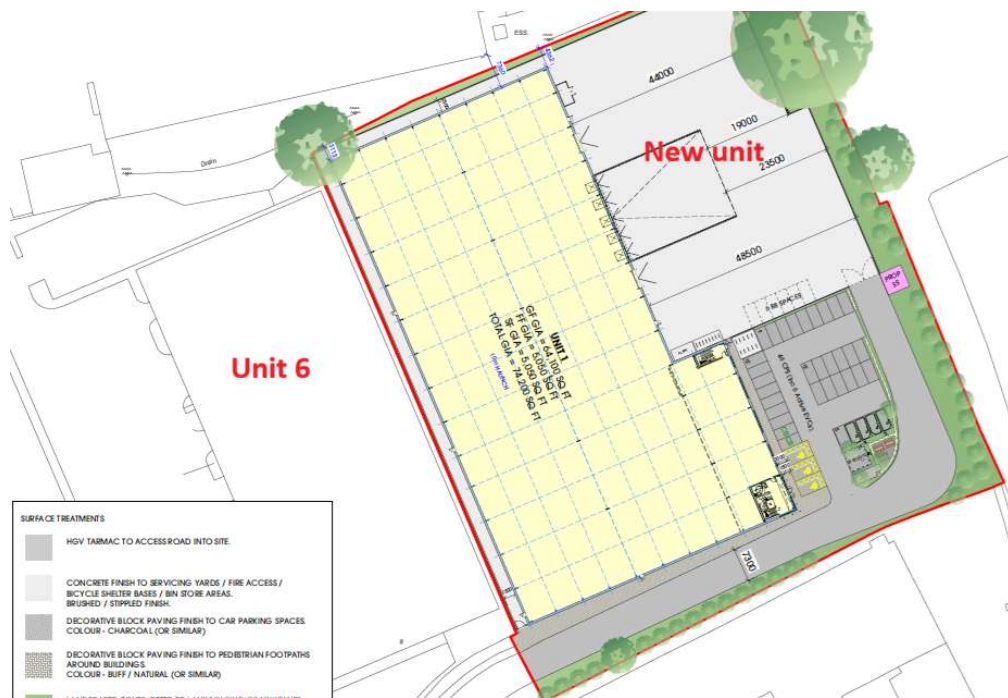


Property to south a Rygor commercial vehicles repair and sales depot:



Property to east abandoned vacant industrial site (Thales engineering), planning consented for new industrial scheme as shown below:





Property to south west a Bidfood cold store:





5.0 Community Impacts

The proposed development retains the building within its established industrial function. As such, there will be no adverse impact on the surrounding community in terms of land use.

The building is currently vacant following the previous tenant entering receivership, and in its current condition has limited market appeal. The proposed refurbishment will enhance the quality and usability of the space, increasing its attractiveness to prospective occupiers.

This is expected to support local economic activity through job creation and the reactivation of a vacant site within the Worton Grange Industrial Estate.

6.0 Transport

The proposal does not increase the building footprint or significantly alter its operational capacity. As such, trip generation is expected to remain comparable to the building current form.

The site benefits from an established location within the Worton Grange Industrial Estate, with existing access arrangements and transport links already in place.

No adverse impacts on the local highway network or parking provision are anticipated.

7.0 Health and Wellbeing

The refurbishment will improve the internal environment of the building through upgraded facilities, improved thermal performance, and better overall building standards.

These enhancements will contribute positively to occupant health and wellbeing by providing a safer, more comfortable, and more energy efficient working environment.

Improved building quality may also enhance user satisfaction and productivity.

8.0 Material usage

The proposal will primarily involve the refurbishment and reuse of the existing structure, which represents an efficient use of materials by minimising demolition and construction waste.

Where new materials are required, they will be selected to align with the industrial character of the surrounding Worton Grange Industrial Estate and, where possible, will be sourced responsibly.

The reuse of the existing building fabric significantly reduces the embodied carbon associated with the development.

9.0 Pollution Issues

The proposed refurbishment is not expected to result in any material increase in pollution, including air, noise, or light pollution.

On the contrary, improvements to the building's energy efficiency and services are likely to reduce operational emissions.

Construction impacts will be temporary and managed through standard best practice measures.

10.0 Flood Risk

The majority of the site is located within Flood Zone 1 however areas to the south and west of the site are located in Flood Zone 2 as identified on the Government's Flood Map for Planning. The site is not at risk of surface water flooding.

The Reading Borough Council's Strategic Flood Risk Assessment (November 2024) confirms that within Flood Zone 2, there is a medium probability of flood risk with land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding. The flood source for this site at Worton Drive is fluvial.



Paragraph 176 of the NPPF confirms that minor development applications should not be subject to the sequential or exception tests. Policy EN18 of the Reading Local Plan reiterates Paragraph 176, that sites allocated on the Policy Maps are not required to demonstrate the Sequential or Exception Test.

As outlined within the covering letter accompanying the planning application, the Site is located within the Worton Grange Industrial Estate. This is designated as a Core Employment Area, known as South of Basingstoke Road as identified within the Reading Local Plan. This designation is supported by Policies EM2 and EM4. The overriding aim of these policies is to encourage economic growth and create new employment opportunities within the Borough.

The PPG and NPPF state that the use of the site is classified as 'Less Vulnerable' and therefore appropriate within Flood Zone 2. Furthermore, there will be no change in terms of the vulnerability of the development on site as a result of the proposals.

The use of the unit is not proposed to change and there are no changes proposed on site in terms of the levels, layout and scale of the unit on site that would alter the flood risk on site. The application relates primarily very minor alterations to the existing elevations proposed as well as the introduction of a high efficiency electrical system to replace current gas boiler, which will not have an impact on flood risk.

There are minor external alterations to the layout of the site but this does not increase the area which is drained. The proposal is to form two additional docks to the building to the north west including a newly formed concrete ramp grading towards the building. Drainage will be re-routed and pumps provided to the deepest level of the ramp to disperse surface water. As part of the proposed refurbishment drainage CCTV surveys will be undertaken and any remedial work completed. Note this work may not be instructed. The current use falls within the Less Vulnerable category which is not proposed to change, there will be no change in flood risk associated with the site. Therefore the proposed development is in accordance with Policies, EM2, EM4 and EN18 of the Local Plan and national policy.



Appendix A

To be as below or a similar specification.

R2 Series High Efficiency Heat Recovery (73.5-100kW)



The **City Multi R2 Series High Efficiency Heat Recovery** system delivers exceptional seasonal energy performance, providing simultaneous heating and cooling while redistributing surplus heat where it's needed. This advanced heat recovery approach can achieve up to 30% energy savings over conventional systems.

As the only 2-pipe heat recovery solution on the market, the modular City Multi R2 Series simplifies installation and maintenance while offering complete design flexibility for applications such as hotels, offices, and leisure spaces.



Key Features & Benefits:

- **Heat Recovery Operation** - Delivers up to 30% energy savings compared to heat pump systems through advanced heat recovery
- **Lower GWP R32 Refrigerant** - for reduced carbon impact and future-ready legislation compliance
- **Simultaneous Heating & Cooling** - Meets diverse comfort needs across different zones at the same time for optimal occupant satisfaction
- **Unique 2-Pipe System** - Simplifies installation and maintenance while reducing system complexity
- **Ultra-Compact Modular Design** - Smaller unit footprint allows installation in tight spaces without compromising on performance
- **Broad Indoor Unit Compatibility** - Connects to a wide range of unit types and capacities, making it suitable for varied building applications
- **Patented Vertical Flat Tube Heat Exchanger** - Maximises heat exchange efficiency, reducing energy consumption and run costs
- **Reduced Refrigerant Charge** - Uses less refrigerant than the YXM standard efficiency model, lowering embodied carbon and whole-life carbon impact
- **Extended Heating Range (-25°C)** - Ensures reliable heating even in severe winter conditions by maintaining efficient system operation
- **Easy-to-Maintain Safety Feature Options** - For reduced onsite time and costs while supporting occupant peace of mind
- **Enhanced Defrost Technology** - Reduces system downtime during defrost cycles, minimising temperature fluctuations and maintaining reliable indoor heating for consistent occupant comfort
- **Low Noise Operation** - Features a 5-step low noise mode that minimises sound levels for quieter surroundings
- **113m Vertical Height Separation** - Offers generous height allowance between indoor and outdoor units, enabling design flexibility in larger buildings



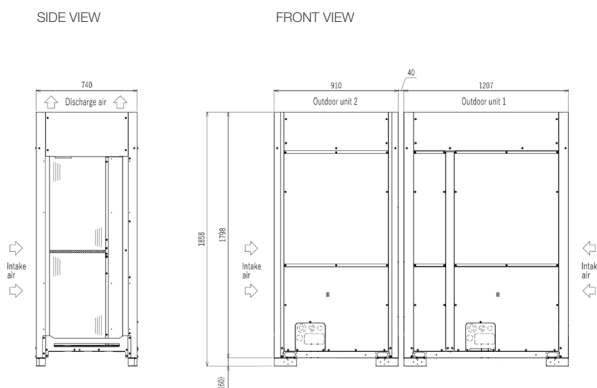
R32



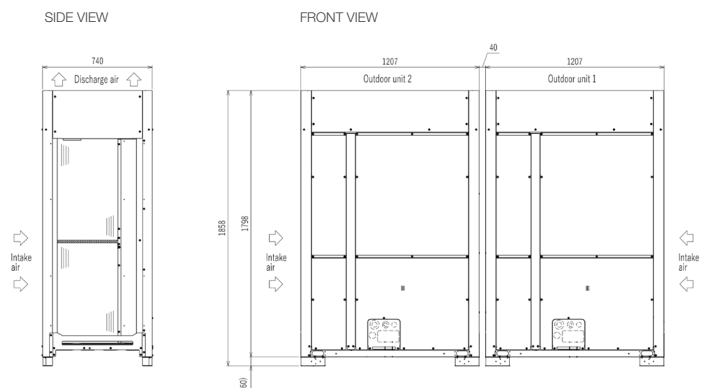
PURY-EM-YSXM-A OUTDOOR UNITS		PURY-EM650YSXM-A	PURY-EM700YSXM-A	PURY-EM750YSXM-A	PURY-EM800YSXM-A	PURY-EM850YSXM-A	PURY-EM900YSXM-A
CAPACITY (kW)	Heating (nominal max)	82.5	90.0	95.0	100.0	106.0	112.0
	Cooling (nominal)	73.5	80.0	85.0	90.0	95.0	100.0
	High Performance Heating (UK)	82.5	90.0	95.0	100.0	99.6	105.3
	COP Priority Heating (UK)	79.2	86.4	91.2	96.0	93.3	98.6
	Cooling (UK)	65.8	71.6	76.1	80.1	84.6	89.0
POWER INPUT (kW)	Heating (nominal max)	22.11	25.49	26.98	28.49	31.08	33.83
	Cooling (nominal)	19.65	22.34	24.07	25.93	28.10	30.58
	High Performance Heating (UK)	30.07	34.67	37.50	39.60	36.36	39.58
	COP Priority Heating (UK)	27.20	31.35	33.19	35.04	32.94	35.86
	Cooling (UK)	18.08	20.55	22.14	23.86	25.85	28.13
COP / EER (nominal max)		3.73 / 3.74	3.53 / 3.58	3.52 / 3.53	3.51 / 3.47	3.41 / 3.38	3.31 / 3.27
SCOP / SEER		4.71 / 8.35	4.72 / 8.15	4.64 / 7.97	4.56 / 7.78	4.50 / 7.75	4.45 / 7.69
MAX NO. OF CONNECTABLE INDOOR UNITS		47	50	50	50	50	50
MAX CONNECTABLE CAPACITY		50~150% OU Capacity	50~150% OU Capacity	50~150% OU Capacity	50~150% OU Capacity	50~150% OU Capacity	50~150% OU Capacity
AIRFLOW (m³/min)	High	250 / 200	250 / 250	310 / 250	310 / 310	315 / 310	315 / 315
	Gas	28.58 (1-1/8")	34.93 (1-3/8")	34.93 (1-3/8")	34.93 (1-3/8")	41.28 (1-5/8")	41.28 (1-5/8")
PIPE SIZE mm (in)	Liquid	28.58 (1-1/8")	28.58 (1-1/8")	28.58 (1-1/8")	28.58 (1-1/8")	28.58 (1-1/8")	28.58 (1-1/8")
	Heating / Cooling	66.0 / 63.0	66.0 / 61.0	67.0 / 63.0	68.0 / 65.0	70.0 / 65.0	72.0 / 66.0
SOUND POWER LEVEL (dBA) @ 1m		86.0 / 83.0	86.0 / 82.0	88.0 / 84.0	90.0 / 86.0	91.0 / 86.0	93.0 / 87.0
SOUND POWER LEVEL (dBA) @ 100% Capacity		86.1 / 77.1	87.0 / 78.0	88.7 / 81.7	90.0 / 83.0	90.0 / 80.0	90.0 / 84.0
SOUND POWER LEVEL (dBA) @ 75% Capacity		81.0 / 75.0	81.0 / 75.0	83.4 / 77.4	85.0 / 79.0	85.5 / 79.5	86.0 / 80.0
WEIGHT (kg)		312 + 273	250 + 250	317 + 312	317 + 317	317 + 317	317 + 317
DIMENSIONS (mm)	Width	910 + 1207	1207 + 1207	1207 + 1207	1207 + 1207	1207 + 1207	1207 + 1207
	Depth	740	740	740	740	740	740
	Height	1858	1858	1858	1858	1858	1858
(1798mm without legs)							
ELECTRICAL SUPPLY ¹⁾		380-415V, 50Hz	380-415V, 50Hz	380-415V, 50Hz	380-415V, 50Hz	380-415V, 50Hz	380-415V, 50Hz
PHASE ¹⁾		Three	Three	Three	Three	Three	Three
STARTING CURRENT (A) ¹⁾		8	8	8	8	8	8
NOMINAL SYSTEM RUNNING CURRENT (A) ¹⁾		Heating / Cooling [MAX]	35.4 / 31.5 [26.5 + 27.2]	40.8 / 35.8 [27.2 + 27.2]	43.2 / 38.6 [27.2 + 30.2]	45.6 / 41.5 [30.2 + 30.2]	49.8 / 45.0 [30.2 + 30.2]
GUARANTEED OPERATING RANGE (°C)		Heating / Cooling	-25~-15.5 / -5~-52	-25~-15.5 / -5~-52	-25~-15.5 / -5~-52	-25~-15.5 / -5~-52	-25~-15.5 / -5~-52
FUSE RATING (MCB sizes BS EN 60947-2) - (A) ¹⁾		1 x 32 / 1 x 32	1 x 32 / 1 x 32	1 x 32 / 1 x 32	1 x 32 / 1 x 32	1 x 32 / 1 x 32	1 x 32 / 1 x 32
MAINS CABLE No. Cores ¹⁾		4 + earth / 4 + earth	4 + earth / 4 + earth	4 + earth / 4 + earth	4 + earth / 4 + earth	4 + earth / 4 + earth	4 + earth / 4 + earth
CHARGE REFRIGERANT (kg) / CO ₂ EQUIVALENT (l) R32 (GWP 675)		11.6 / 7.8	12.6 / 8.5	12.6 / 8.5	12.6 / 8.5	12.6 / 8.5	12.6 / 8.5
MAX ADDITIONAL REFRIGERANT (kg) / CO ₂ EQUIVALENT (l) R32 (GWP 675)		51.0 / 34.4	50.2 / 33.9	50.2 / 33.9	51.3 / 34.6	51.4 / 34.7	51.9 / 35.0

Notes: ErP Lot 6 calculation method to EN14825. *1 A separate power supply is required for each module. Where more than one figure is quoted there are multiple modules.

PURY-EM650YSXM-A DIMENSIONS



PURY-EM700/750/800/850/900YSXM-A DIMENSIONS



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Note: The fuse rating is for guidance only and please refer to the relevant databook for detailed specification. It is the responsibility of a qualified electrician/electrical engineer to select the correct cable size and fuse rating based on current regulation and site specific conditions. Mitsubishi Electric's air conditioning equipment and heat pump systems contain a fluorinated greenhouse gas, R410A (GWP:2088), R32 (GWP:675), R407C (GWP:1774), R134a (GWP:1430), R513A (GWP:631), R454B (GWP:466), R515B (GWP:292), R454C (GWP:148), R1234ze (GWP:7) or R1234yf (GWP:4). *These GWP values are based on Regulation (EU) No 517/2014 from IPCC 4th edition. Mitsubishi Electric's air conditioning equipment and heat pump systems contain a hydrocarbon, R290 (GWP:0.02). *These GWP values are based on IPCC 6th edition.

Effective as of March 2026



Appendix B



Weather Louvre

WL

Description

- Standard range of single bank louvres as used in countless installations worldwide
- Good resistance to water ingress, with low resistance to airflow
- Approximately 50% free area on all models
- Polyester powder coating to the full range of RAL and BS colours
- Now available with burglar/security bars

Available in three formats to suit any size installation, all WL types have a single bank of blades with a 45° face for good levels of rain resistance in the majority of conditions. Minimal resistance to airflow is assured with an approximate free area of 50%.

Features

Material	Extruded aluminium
Core	BZP steel screws or aluminium pop rivets
Frame	Fixed
	Standard: Flanged
	Optional: Recessed and reversed
Finish	Mill aluminium
Free area	Approx. 50% (varies with size)

Technical

Louvre blades are laid out starting with the bottom blade and then working upwards.

Should a whole number of blades not be possible to fit into the required height, the top-most blade will either be cut down, or a stop gap will be fitted.

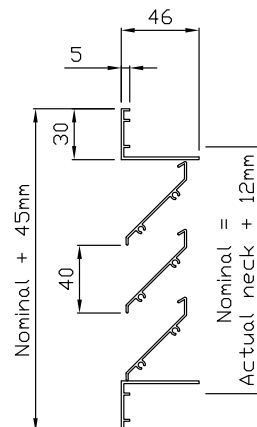
Stop gaps are visible only as flat aluminium sections, and are fitted prior to powder coating (if required).

Large louvres may need to be produced in sections.

WL38	
Break points	up to 1m nominal width or height
Minimum heights	105 mm
Blade pitches (all with 45° face slope)	40 mm
Mass/m ² face area	12 kg
Max. stop gap height	25 mm



Dimensions



WL38

Fixings

Most weather louvres are supplied with no fixings. In this instance we recommend drilling through either the louvre flange or the neck, and screwing directly into the supporting structure with an appropriate fixing.