



SUSTAINABILITY SERVICES

BREEAM Pre-Assessment

Scours Lane Reading

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Document Control

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Quality Assurance

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A	AV	KA	17/04/26	Revised to align with the latest scheme
B	KA	JL	08/07/26	Issue for Planning condition 9

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Executive Summary

This BREEAM Pre-Assessment presents a recommended strategy for achieving a BREEAM “Very Good” rating for the proposed drive-through restaurant (Use Class E (a and b) at Scours Lane, Tilehurst, Reading, RG30 6AX. The proposed development is assessed under BREEAM New Construction scheme Version 6.1 ‘shell only’ criteria.

A target higher than the minimum 55% required to achieve a BREEAM ‘Very Good’ rating is aspired in order to allow a buffer for any unforeseen circumstances that may result in credits targeted at the Design Stage not being possible to achieve in the Post Construction assessment.

The proposed development is a shell only development with main building services to be installed by Starbucks, the future occupier of the development. Therefore, it is anticipated that a BREEAM Shell Only assessment shall be required. Due to the stage at which BREEAM has been considered, it would not be technically feasible to achieve a BREEAM rating beyond “Very Good”, and this pre-assessment study confirms that the highest feasible rating for this development is ‘Very Good’.

Due to the BREEAM assessment commencing after planning consent has been granted, this presents a number of challenges as many credits require early action and are no longer available after the planning application has been submitted. This means that a number of additional measures will need to be implemented in the scheme in order to achieve the target rating.

A meeting should be arranged at the earliest opportunity to agree the measures and to allow the project team to buy in to shared responsibility to achieve the target rating and jointly come up with a strategy to de-risk the BREEAM rating. In order to achieve this, it is expected that some or all of the measure indicated as Potential will be required.

It should be ensured that all mandatory credits are achieved as required for the relevant BREEAM rating, otherwise this target rating cannot be achieved.

This pre-assessment looks at the BREEAM issues on a site-wide basis and considers the scope of the base-build shell development only.

Introduction

This report summarises the results of, and assumptions made, within the production of a BREEAM Pre-Assessment for the proposed drive-through restaurant (Use Class E (a and b)) at Scours Lane, Tilehurst, Reading, RG30 6AX.

The proposed development is assessed under BREEAM UK New Construction Version 6.1 scheme 'shell only' criteria (SD5079).

The development consists of a single drive-through restaurant (Use Class E (a and b)) and Sui Generis Hot Food Take Away with ancillary areas such as car parking, enhanced landscaping (to include outdoor sitting), soft landscaping and access arrangements at Scours Lane, Tilehurst, Reading and the site plan can be seen in figure 1 on the following page. The total gross internal area of the development is 170 m².

Due to the BREEAM assessment commencing after planning consent has been granted, this presents a number of challenges as many credits require early action and are no longer available after the planning application has been submitted. This means that a number of additional measures will need to be implemented in the scheme in order to achieve the target rating. The expected score is 43.80% which does not achieve the target rating; therefore, we have identified additional measures in a 'potential' column.

Also based on the above, it would not be technically feasible to achieve a BREEAM rating beyond "Very Good", and this pre-assessment study confirms that the highest feasible rating for this development is 'Very Good'.

The report is based on the drawings by Urban Edge Architects:

2889-URB-TO-ZZ-DR-A-208251-P01a[75]

2889-URB-ZZ-00-DR-A-203151-P00b[87]

2889-URB-ZZ-XX-DR-A-208250-P02b[86]

Starbucks UK EMEA Drive-Thru Cafe Specification - Final[14]

ZST-0000-03 - Scours Lane, Reading - Proposed Layout - Rev B[60]

Landscape documents by Quarter design

QD784-300-Rev C-Landscape General Arrangement-2026-01-08

QD784-301-Rev A-Ecological Enhancements-2025-11-10

QD784-304-Rev A-Cellular Tree Protection System-2025-11-10

QD784-400-Rev B-Detailed Planting Plan-2026-01-08

QD784-401-Rev B-Hard Landscape Details-2026-01-08



Figure 1: Proposed Development Site Plan

The report shall explain the importance of, and methodology behind, the BREEAM assessment criteria. The report will detail the project specific requirements to achieve the mandatory credits. It will then go on to detail the requirements for tradable credits which, within the experience of CHB Sustainability, would be realistically achievable for the proposed development.

Throughout the report, reference shall be made to the evidence required for the successful delivery of each credit. At design stage, access may be provided to an online tracker system to give more detailed evidence requirements for each credit.

The assessment shall involve collecting evidence from various members of the project team, achieving a BREEAM rating is a collaborative effort between the whole design and construction team, responsibility cannot be placed solely with one individual or organisation.

Due to the nature of the pre-assessment being undertaken at an early stage, some assumptions have been made and these shall all be clearly noted within the body of this report.

BREEAM Assessment Criteria

BREEAM is the leading and most widely used environmental assessment method for buildings and sets the standard for best practice in sustainable design.

The objectives of BREEAM are as follows:

- Provide market recognition for low environmental impact buildings.
- Ensure best environmental practice is incorporated in buildings.
- Set criteria and standards surpassing those required by regulations.
- Challenge the market to provide innovative solutions to minimise the environmental impact of the built environment.
- Raise awareness of the benefits of low environmental impact buildings to owners, occupants, and operators.
- Allow organisations to demonstrate progress towards corporate environmental objectives.

The BREEAM assessment criteria is made up of nine categories, and several issues are covered within each category, with credits available for meeting the criteria of that issue.

Each category has a weighting factor (Table 1) for which the proportion of the maximum credits achieved in that category is multiplied by and then summed across all categories to achieve the final BREEAM Rating percentage.

Environmental Section	Weighting
Management	12.0%
Health & Wellbeing	7.00%
Energy	9.50%
Transport	14.5%
Water	2.00%
Materials	22.0%
Waste	8.00%
Land Use & Ecology	19.0%
Pollution	6.0%
Total	100.0%
Innovation	+10.0%

Table 1: BREEAM Environmental section weightings (Shell Only)

There are three types of credits: mandatory, tradable and innovation.

The mandatory credits differ depending on the target BREEAM rating and must be achieved in order to attain the required rating. The building must score the rest of the required credits from the tradable or innovation credits. There are no restrictions within BREEAM on which tradable credits are achieved.

Innovation credits are also available for certain categories and for innovation in areas not currently covered by any BREEAM categories; 1% is added to the overall percentage points score for each innovation credit achieved, whereby a maximum score of 10% can be added through innovation credits.

The BREEAM levels can be achieved through scoring percentage points as demonstrated in table 2 (assuming all mandatory requirements are met).

It is recommended to aim to surpass the minimum percentage points target at the pre-assessment stage as there are frequently credits targeted at this stage which may not be achievable for the completed building due to unforeseen circumstances.

The proposed development shall be assessed under 'New Construction' compliance notes.

'New Construction' is defined as development that results in a new standalone structure, or new extension to an existing structure, which shall come into operation/use for the first time upon completion of the works.

BREEAM Rating	% Score	Sustainability Performance	Percentage of UK new non-domestic buildings
Outstanding	85	Innovator	<1%
Excellent	70	Best Practice	Top 10%
Very Good	55	Advanced Good Practice	Top 25%
Good	45	Intermediate Good Practice	Top 50%
Pass	30	Standard Good Practice	Top 75%
Unclassified	<30		

Table 2: BREEAM rating benchmarks

In a deviation from the previous BREEAM shell and core methodology, Green Lease Agreements and Green Building Guides covering the future fit-out works are no longer required in most cases.

The BREEAM shell only assessment is based on the developer's scope of works up to handover only. The future tenant may choose to perform an additional BREEAM assessment of their fit-out works in accordance with the BREEAM Refurbishment and Fit Out criteria.

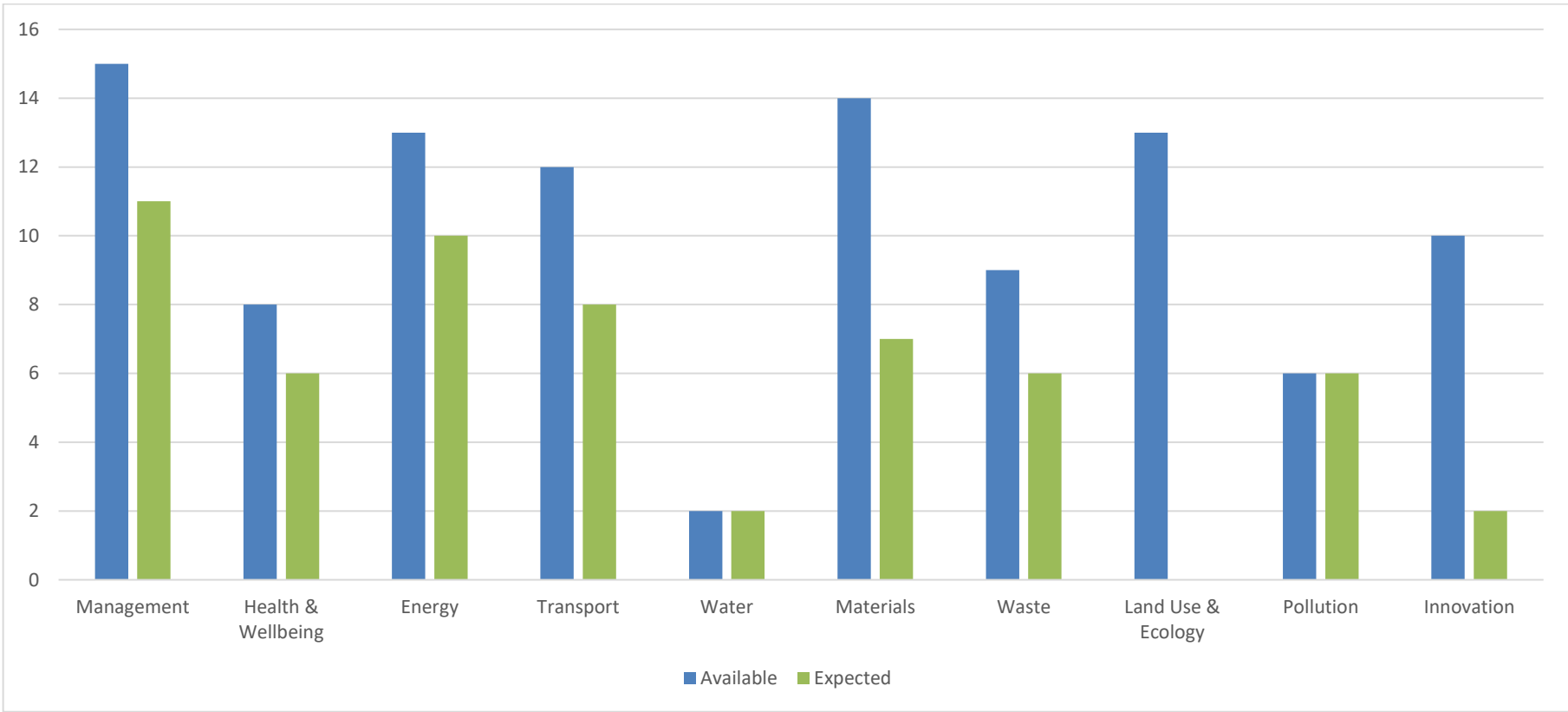
It is assumed that a shell only assessment shall be carried out as the developer's scope of works is expected to include no more than the following:

- External walls, windows, doors (external), roof, core internal walls, structural floors.
- Hard and soft landscaping areas.

The shell only scope does not include the full scope of a typical 'Category A' fit-out as specific items such as ceiling finishes, raised floors, local services zoning and further 'Category A' works are not typically finalised until the space undergoes final fit-out according to tenant specifications and are hence excluded from the shell only assessment. The following figure illustrates how the shell only assessment may integrate with the BREEAM assessment of the tenant fit out.

Scoring scenario

Scenario	Score	BREEAM Rating
Expected Score	57.30%	Very Good



Minimum Standards

It should be noted that if the required minimum standards for a particular BREEAM rating are not met then the rating **will not** be achieved regardless of overall score.

'Very Good' Minimum Standards

Wat 02 - Water Monitoring (Criterion 1 only)

It is mandatory that there is a water meter on the main supply to each unit.

Mat 03 - Responsible Sourcing of Materials (Criterion 1 only)

To achieve any BREEAM Rating it is mandatory that all timber and timber-based products used on the project are demonstrably 'Legally harvested and sustainable timber,' in accordance with the UK Government's Timber Procurement Policy.

Credits and Comments Table

Management				
BREEAM Issues		Available	Expected Score	Comments
Man 01	Project Delivery Planning	1	0	Expected We have received consultation documents, and a credit has been awarded with the following information: CHB Sustainability have been appointed at an early stage (RIBA stage 2) and their BREEAM AP, Julian Leese has agreed the BREEAM targets and is supporting the design team through Concept and Developed Design Stages.
	Stakeholder Consultation	1	1	
	BREEAM Advisory Professional (Concept Design)	1	1	
	BREEAM Advisory Professional (Developed Design)	1	1	
Man 02	Elemental Life Cycle Cost	2	0	Expected A credit may be awarded for carrying out Life Cycle Cost (LCC) analysis throughout RIBA Stages 3 and 4 (Detailed/Technical design). A credit may be awarded for reporting the project capital cost in £k/m ² .
	Component Life Cycle Cost	1	1	
	Capital Cost Report	1	1	
Man 03	Environmental Management	1	1	Pre-requisite that all timber and timber-based products used during construction on the project are 'legally harvested and traded timber.'

	BREEAM Advisory Professional (Site)	1	1	CHB Sustainability have been appointed at an early stage (RIBA stage 2) and their BREEAM AP, Julian Leese has agreed the BREEAM targets and is supporting the design team through Construction Stages.
	Responsible Construction Management <i>(1 credit mandatory for Excellent)</i>	2	2	Expected Credits may be awarded where the Main contractor: - Has ISO 14001/EMAS or equivalent, (as has any separate demolition contractor). - Implements best practice pollution prevention policies & procedures (PPG6). - Has formally agreed performance targets. - Appoints a BREEAM AP. - Meets the CCS requirements to achieve 2 credits. - Achieves a further 6 (min) items from the BREEAM Table 4.1 list of Responsible Construction Management items. - Monitors, records & reports energy consumption & water consumption. - Monitoring the transport of materials & waste to & from the site
	Monitoring Construction Site Impacts	2	2	
Man 04	Testing & Inspecting Building Fabric	1	1	Expected A credit may be awarded where the main contractor completes post-construction testing in terms of thermographic analysis & air tightness testing and commits to rectify any defects prior to handover and close out.
Management Totals:		15	11	
Management score totals %:		12.00 %	8.80%	

Health & Wellbeing				
BREEAM Issues		Available	Expected Score	Comments
Hea 01	Daylight	2	1	Expected One credit has been awarded following daylight calculations performed to demonstrate that 80% of the floor area shall meet the BREEAM Daylighting criteria.
	View Out	1	1	One credit has been awarded following the view out calculations performed confirming that the restaurant space shall meet the view out criteria.
	External Lighting	1	1	One credit has been awarded following external lighting drawings confirming that the external lighting shall be in accordance with BS 5489-1:2013 and BS EN 12464-2:2014.
Hea 05	Acoustic Performance – Fabric	1	1	Expected Following the Noise assessment report produced for planning, could you please instruct the acoustician to produce acoustic report for the Indoor ambient noise level. A credit may be awarded where the suitably qualified acoustician ensures that the building meets appropriate acoustic performance standards in terms of indoor ambient noise levels (BS 8233:2014 Section 7). As this is a shell only development the acoustician should make an assessment based on a speculative layout and outline specification to determine whether the requirements of the relevant best practice standard are achievable and include examples of the most sensitive room types. Please note that a pre-completion testing would not be required subject to confirmation from the project team that the built form, construction and any external factors have not changed from those used in the SQA's assessment

Hea 06	Security	1	1	Expected A credit may be awarded where a Suitably Qualified Security Specialist (SQSS) is appointed to conduct an evidence-based Security-needs assessment prior to the concept design. The recommendations or solutions proposed by the SQSS must be implemented. Early Action: Fixed Stage Consult Crime Prevention Design Advisor, Architectural Liaison Officer, or other Suitably Qualified Security Consultant (SQSC) during or prior to Concept Design (RIBA Stage 2). If consulted later than this, the suitably qualified security specialist must confirm that the implementation of security measures has not been restricted, impaired or rendered not possible as a result of their later involvement
Hea 07	Safe Access	1	0	Expected Based on the proposed site plan this credit may be awarded as outdoor seating areas have been provided for the development at the entrance of the pod unit.
	Outdoor Space	1	1	
Health & Wellbeing Totals:		8	6	
Health & Wellbeing score totals %:		7.00 %	5.25%	
Energy				
BREEAM Issues		Available	Expected Score	Comments
Ene 01	Energy Performance	9	8	Expected 8 credits has been awarded following energy assessment carried out by a suitable y qualified energy assessor.
Ene 03	External Lighting	1	1	Expected

				A credit may be achieved where external lighting has a fitting luminous efficacy of no less than 70 lumens/circuit Watt and is controlled to prevent usage during daylight hours and has presence detection in areas of intermittent pedestrian traffic.
Ene 04	Passive Design Analysis	1	0	Expected One credit has been award for LZC feasibility study at design stage following a BREEAM compliant LZC feasibility report produced confirming LZC technologies proposed for the development.
	Free Cooling	1	0	
	LZC Feasibility	1	1	
Energy Totals:		13	10	
Energy score totals:		9.50 %	7.30 %	
Transport				
BREEAM Issues		Available	Expected Score	Comments
Tra 01	Travel Plan and Transport Assessment.	2	2	Expected A Transport Statement as been produced by Milestone transport planning for the proposed development site: it is assumed that a copy of the travel plan shall be handed over to tenant, so that it may inform their own travel plan/strategy. Following a review of the Transport statement, we would require this to be updated to meet BREEAM Compliance by demonstrating the following a) Reporting of the number and type of existing accessible amenities b) Disabled access accounting for varying levels and types of disability, including visual impairment. c) Calculation of the existing public transport Accessibility Index (AI) d) Current cyclist facilities

				Further guidance may be provided to the Transport Consultants to ensure that the documentation includes all required details for BREEAM.
Tra 02	Transportation Options Implementation	10	6	Expected TRA01 is a Pre-requisite to TRA02 Expected There are several different measures that can be selected to make up a maximum number of 10 credits. Could you please report on the sites Accessibility Index (AI) in the transport report. The following sustainable transport measures should be updated in report 1. It is noted that 5 EV charging stations have been provided for the development which exceeds BREEAM compliance. Please note that each car charging station should have a minimum of 7kW charging. 2. Set up car share facility provide priority car parking (5% nearest to entrances) for car sharers. Therefore at least 1 car sharing facility to be marked on site 3. It is noted that 5 Sheffield cycle stand has been provided on site which exceeds the BREEAM requirements. 4. Three nearby existing amenities within 500m of the site • Access to open space - Oxford Road recreation ground • Fitness - Yoga Class (Bramshaw road) • Food outlet – KFC 5. Creation of an outdoor sitting area to serve as new accessible amenity
Transport Totals:		12	8	
Transport score totals:		14.50 %	9.66 %	
Water				
BREEAM Issues		Available	Expected Score	Comments

Wat 02	Water Monitoring <i>(Criterion 1 Mandatory)</i>	1	1	Expected A credit shall be awarded for providing a pulsed output water meter on the mains supply for the development.
Wat 03	Leak Detection system	1	1	Expected A credit can be achieved where a BREEAM compliant leak detection system is installed on the mains water supply to each unit.
Water Totals:		2	2	
Water score totals:		2.00 %	2.00 %	
Materials				
BREEAM Issues		Available	Expected Score	Comments
Mat 01	LCA Superstructure	6	2	Expected In BREEAM V6.1, this issue is based on performing building Life Cycle Analysis (LCA) of the impact of the proposed construction materials. As the project has missed the opportunity to explore opportunities to reduce environmental impact at RIBA stage 2, an additional credit is available for carrying out an exercise to compare the building superstructure LCA against the BREEAM LCA benchmark at RIBA Stage 4
	LCA Substructure & Hard Landscaping	1	0	
Mat 02	Environmental Product Declarations	1	1	Expected A credit shall be awarded for utilising construction materials with Environmental Product Declarations (EPD). It is assumed that at least 3 single product EPD's are available across a minimum of 5 product classification categories (e.g., timber, metals, concrete etc.) or any other combination in order to achieve a minimum of 20 points in the BREEAM MAT02 calculation methodology.

Mat 03	Sustainable Procurement <i>(Mandatory timber procurement)</i> Responsible Sourcing	1 3	0 3	Pre-requisite that all timber and timber-based products used on the project are ‘Legally harvested and traded timber.’ Expected 3 credits may be awarded where at least 30% of the available points for responsible sourcing of main building elements shall be achieved. The scope includes superstructure, internal finishes, substructure, and hard landscaping. To achieve credits for this issue, all materials shall be sourced from suppliers and manufacturers capable of providing certification for BES6001, EMS (EMAS/ISO 14001) or equivalent. All timber shall be sourced from suppliers capable of providing FSC Certificate with CoC number.
Mat 05	Design for durability & resistance	1	1	Expected The risk of damage to the internal and external building fabric from building usage, vehicles, malicious damage & environmental degradation shall be considered, and mitigations of these risks have been included within the proposed design. Key mitigations to protect the building would be: • Bollards installed to protect corners • Raised kerbs to protect vehicle doors • Perimeter gutters • Glazing and metal cladding in accordance with industry durability standards • Convenient access to roof and façade for maintenance and cleaning. Material degradation effects to be avoided include, but are not necessarily limited to the following : • Corrosion • Dimensional change, e.g. swelling or shrinkage • Fading/discolouration • Rotting, Leaching • Blistering • Melting • Salt crystallization • Abrasion

				The design and construction shall adhere to the following standards to ensure key elements have been designed to and specified to limit log and short-term degradation due to environmental factors: • Curtain walling • Roofing • Metal Cladding • Glazing The exact details will be mentioned in the Employers requirements report.
Mat 06	Material efficiency	1	0	Not targeted as this credit requires early action.
Materials Totals:		14	7	
Materials score totals:		22.0 %	11.00 %	
Waste				
BREEAM Issues		Available	Expected Score	Comments
Wst 01	Construction Resource Efficiency	3	3	Expected Three credits may be achieved for this issue if the amount of non-hazardous construction waste generated per 100 m² (gross internal floor area) shall be no more than 3.4 m³ of actual volume (or 3.2 tonnes). This target does not include excavation waste.
	Diversion from Landfill	1	1	A BREEAM compliant Resource Management Plan shall be produced to contain the strategy for achieving the waste benchmark and to keep accurate records of actual waste arisings. A further credit may be achieved where at least 70% by volume or 80% by weight of the total waste arisings is diverted from landfill.

Wst 02	Recycled Aggregates	1	1	Expected Credits may be awarded based on a calculation assessing all aggregate sources and their proximity to the development site. In order to ensure a good score for this issue local sources of aggregate shall be specified and where possible these should be recycled rather than from new sources.
Wst 03	Operational Waste	1	1	Expected This credit may be awarded where dedicated recyclable waste storage space for operational waste shall be provided in addition to the provision of general waste storage area. This facility shall be compliant with the following criteria: - Clearly labelled for recycling - Placed within accessible reach of the building (ideally 20m of a building’s entrance) - In a location with good vehicular access to facilitate collections. The operational waste recycling areas should be at least 2m ² for every 1,000 m ² floor area they serve, therefore 2m ² recyclable waste area shall be required on a site-wide basis. This storage area must be in addition to areas provided for dealing with general waste.
Wst 05	Adaptation – Structural & Fabric Resilience	1	0	Not targeted requires early action
Wst 06	Design for Functional Adaptability & Disassembly	2	0	Not targeted requires early action
Waste Totals:		9	6	
Waste score totals:		8.00 %	5.33 %	
Land Use & Ecology				

BREEAM Issues		Available	Expected Score	Comments
LE 01	Previously Occupied Land	1	0	Not targeted The development is on a greenfield site, and it is not expected that the site is contaminated.
	Contaminated Land	1	0	
LE 02	Identifying & understanding ecological risks & opportunities:			Not targeted
	Survey & Evaluation	1	0	
	Determining Ecological Outcomes	1	0	
LE 03	Managing negative impacts on ecology:			Not targeted
	Planning, liaison & implementation of data	1	0	
	Managing negative impacts	2	0	
LE 04	Liaison, implementation and data collation	1	0	Not targeted

	Change & enhancement of ecology:	3	0	
LE 05	Long Term Ecological Management:			Not targeted
	Planning, liaison, data, monitoring & review management & maintenance.	1	1	
	Landscape & ecological management plan	1	1	
Land Use & Ecology Totals:		13	0	
Land Use & Ecology score totals:		19.00 %	0.00 %	
Pollution				
BREEAM Issues		Available	Expected Score	Comments
Pol 03	Flood Resilience	2	2	It is a pre-requisite that an appropriate professional is appointed to carry out the flood risk and surface water assessment.
	Surface Water	2	2	

	Minimising Water Pollution	1	1	Expected Following a review of the flood risk assessment report, the report indicate that the site is in a low flood risk are. Additionally, it is also confirmed that the floor level of the proposed development will be located at 41.08m AOD which is 1.778m above the flood level of 39.302m AOD for an event with a probability of 1.0% + 35% CC allowance. Hence, first credit is achieved based on the report. The second and third credit may be awarded following the consultant completing the GN 38 form. The Surface Water credits can be achieved if an appropriate consultant shall carry out an assessment to demonstrate and/or confirm the following criteria: - • Peak rate of run-off from the site is 30% lower for the developed site than it was for the pre-development site. This should comply at the 1 year and 100-year return period events. • All calculations include an allowance for climate change; this should be made in accordance with current best practice planning guidance. • Relevant maintenance and ownership arrangement of drainage systems. • Where flooding of property will not occur in the event of local drainage system failure (caused either by extreme rainfall or a lack of maintenance) • The post development run-off volume, over the development lifetime, is no greater than it would have been prior to the assessed site's development. A credit may be awarded if it is confirmed by an appropriate consultant that no discharge from site for rainfall is up to 5mm.
Pol 04	Light Pollution	1	1	Expected To achieve this credit evidence shall be provided to demonstrate that the external lighting design shall be in compliance with the guidance in the Institution of Lighting Professionals (ILP) Guidance notes for the reduction of obtrusive light, 2011. The lighting controls installed shall ensure all external lighting (except for safety and security lighting) can be automatically switched off between 23:00 and 07:00. If safety or security lighting is provided and will be used between 23:00 and 07:00, this part of the lighting system complies with the lower levels of lighting recommended during these hours in Table 2 of the ILP guidance notes.

Pollution Totals:		6	6	
Pollution score totals:		6.00 %	6.00 %	

Innovation				
BREEAM Issues		Available	Expected Score	Comments
Man 03	Responsible Construction Practices	1	1	Expected A credit may be achieved where all Responsible Construction measures are implemented.
Hea 01	Visual Comfort	1	0	Credits are available for meeting exemplary daylighting criteria.
Hea 06	Security	1	0	A credit is available for demonstrating compliance with the BRE security rating scheme "SABRE"
Mat 01	Life Cycle Impacts	2	0	2 credits are available for aligning the MAN02 LCC & LCA at concept and technical design stages.
Mat 03	Responsible Sourcing of Materials	1	0	An innovation credit is available where at least 50% of the available responsible sourcing credits are achieved.
Wst 01	Construction Waste Management	1	1	Expected In order to achieve the innovation credit both the exemplary waste benchmark performance and levels of avoidance from landfill must be achieved.

Wst 02	Recycled & Sustainably Aggregates	1	0	To achieve this level of performance an exemplary level of sustainable aggregate sourcing would be required with all aggregate sources from a very local area and of a very high recycled content.
Le 02	Identifying & understanding ecological risks & opportunities	1	0	To achieve this credit the wider site sustainability-related activities and potential for ecosystem service-related benefits should be considered. Also required are full credits for Hea 07; Pol 03 surface water run-off & watercourse pollution.
Le 04	Change & enhancement of ecology	1	0	A credit is available for demonstrating a significant site wide net gain to ecological value.
Innovation score totals:		10 (Max)	0	
OVERALL SCORE TOTALS:		57.30 %		