

Pro Sustainability Ltd
Stow House, Stowhill
Childrey, Wantage
OX12 9XQ
25th of Feb 2026

Subject: GTO Engineering- Carbon Reduction

Dear Sir/ Madam,

- Pro Sustainability Ltd has undertaken this Energy and Carbon Assessment for the proposed building at GTO House Floral Mile, Hare Hatch, Twyford, Reading RG10 9ES. Planning granted by Wokingham Borough Council.
- This letter has been prepared to demonstrate that the proposed building will meet the council's Sustainable Design and Construction carbon emissions reduction, demonstrating how the target of 10% reduction of carbon emissions has been achieved through renewable resources.
- To deliver an environmentally responsible building, an exemplary approach has been followed, based on low energy design principles. In summary, this approach involves energy demand minimisation through effective building form, good envelop design and proficient use of services.
- Furthermore, a photovoltaic (PV) system is proposed with a total installed capacity of 21.420 kWp. The system will consist of 42 south-facing photovoltaic modules, optimised for maximum solar gain
- Results indicate that the addition of the PV system results in a 68% reduction in carbon emissions, exceeding the council's target.

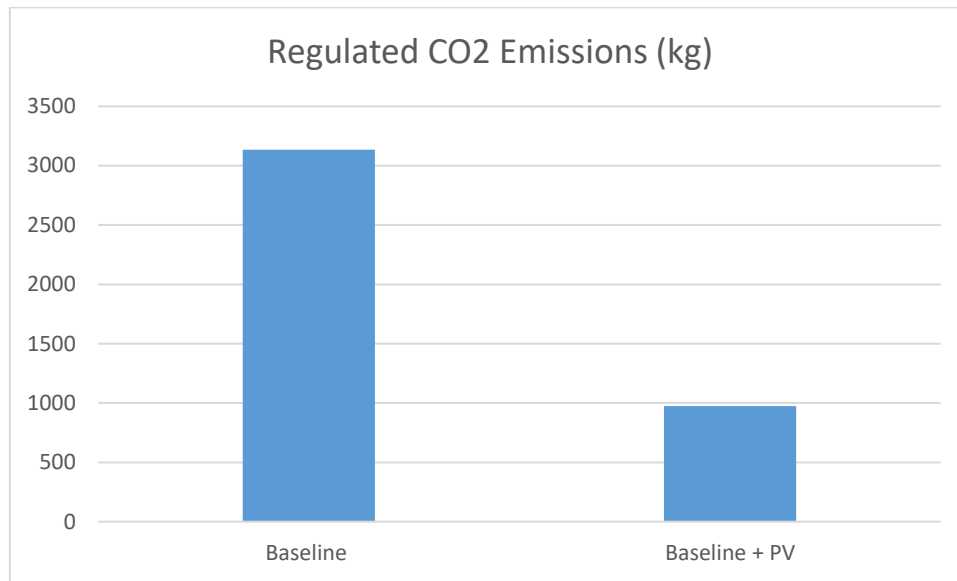


Figure 1: Regulated Carbon Emissions

Part L 2021 Results	Baseline BER (kg/m ²)	Proposed BER (kg/m ²)	CO2 Reduction
Proposed Dwelling	2.35	0.73	68%

Table 1: SAP outputs

BER: Building carbon emission rate

If you require any further information, please contact us

Yours Sincerely,

Halla Huws

Halla Huws,

Director

Pro Sustainability Ltd