Reading Refurbishment - Sustainability Approach
October 2026

1. Purpose Of This Statement

The proposal is an extension to and refurbishment of an existing David Lloyd Leisure Centre to provide a new pool extension and associated facilities. This statement explains why the project will not target BREEAM and describes the sustainability measures that will be delivered instead.

It reflects the scope and nature of the works, the retained building, external infrastructure and services, the operational requirements of a pool facility, and the project's focus on direct, practical sustainability improvements.

The applicant has concluded that the costs and works required to obtain formal BREEAM assessment and certification, including building alterations and site wide redevelopment, would be disproportionate to the scale of the proposed extension and refurbishment.

2. Reasons For Not Targeting BREEAM

The proposal extends and refurbishes an existing David Lloyd Leisure facility; it is not a new building or whole site redevelopment. The extension must connect to the retained building and work with existing structure, services and plant. The project will improve the efficiency and will make selected improvements to the existing facility, but it does not include comprehensive redesign of the whole building or replacement of all existing systems.

The position and form of the extension are governed by its relationship with the existing building. This limits opportunities to alter orientation, layout and the building envelope to pursue every possible design related credit. The project also retains a number of existing services and plant items, which limits the extent to which building wide systems can be replaced or reconfigured within the scope of the works.

A pool and leisure facility has specific requirements for ventilation, temperature, humidity control, water treatment and safe operation. These requirements influence energy and water use. The scheme will reduce demand where practicable, but the project is designed around the operational needs of the facility.

Some credits also relate to the wider building or site and would require interventions beyond the works proposed. The project team considers that these additional requirements would not be a proportionate use of project resources.

Resources will instead be directed towards sustainability measures that provide direct, measurable benefits to the building and its operation, through the reduction in energy and water usage.

The decision not to target BREEAM does not reflect a lack of commitment to sustainability. It reflects the applicant's judgement that the benefits of pursuing a formal rating process do not justify the additional cost and work for this particular extension and refurbishment.

3. BREEAM-Related Issues Considered

The following table summarises how key BREEAM topics relate to the project.

BREEAM issue area	Project specific considerations and response
Energy performance and energy monitoring	The extension will have improved fabric performance beyond building regulation requirements and efficient new services. A Building Energy Management System and energy metering will support ongoing monitoring and optimisation. A number of existing services and plant items will be retained, so the project does not include comprehensive replacement or redesign of systems serving the whole building.
Passive design, daylight and thermal comfort	The extension must connect to the retained building, which constrains its layout and relationship to the existing orientation. High performance glazing and solar control glazing will balance daylight with reduced solar heat gain within that design context.
Transport	The proposal is an extension to an existing leisure facility and does not include a wider redevelopment of the site or its transport infrastructure. This prevents these credits from being achieved for the BREEAM assessment.
Ecology, land use and surface water	The proposal is limited to an extension of the existing leisure facility and associated refurbishment works. It does not include wider redevelopment of the site or works to enhance the surrounding ecological environment. As a result, the scope to achieve BREEAM credits that depend on site wide ecological improvements is limited.
Pollution	The existing air conditioning equipment and boiler plant are proposed to be retained because they have not reached the end of their service life. Retaining this serviceable equipment avoids the embodied carbon associated with manufacturing and installing replacements. However, it limits the scope to upgrade plant performance and restricts compliance with criteria that depend on the specification of new building services equipment.

4. Retention Of Plant And Embodied Carbon

A number of existing services and plant items will be retained. This avoids unnecessary demolition and disposal and avoids the embodied carbon associated with manufacturing, transporting and installing replacement equipment.

Retaining serviceable plant is a deliberate whole life sustainability measure. Replacement solely to meet a rating process could introduce additional material and construction impacts. The retained equipment will continue to be maintained as part of the facility, while energy use in the extension will be reduced through improved fabric, efficient services, controls and renewable electricity.

5. Sustainability Measures To Be Delivered

The scheme includes the following practical measures to reduce energy and water demand, improve building performance and limit environmental impacts.

- **Building fabric:** The extension will include enhanced insulation, high performance glazing and controlled air leakage to reduce heat loss.
- **Daylight and solar control:** Solar control glazing will balance daylight provision with reduced solar heat gain, within the constraints of the extension's relationship with the existing building.
- **Lighting and services:** LED lighting will be installed throughout, with occupancy controls where appropriate. Ventilation heat recovery will achieve a minimum efficiency of 78%. Variable speed fans and pumps will adjust output to demand.
- **Heating and cooling:** Refrigerant systems will provide heating and cooling to the changing rooms, gym, studios, lounge and offices. Low global warming potential refrigerants will be used where technically and commercially practicable.
- **Energy management:** A Building Energy Management System and energy metering will support ongoing monitoring and optimisation. New systems will be commissioned, and the operator will receive information on efficient operation.
- **Renewable electricity:** A proposed 98 kWp roof mounted photovoltaic array will generate electricity for use within the club. The project energy report forecasts an annual saving of approximately 11 tonnes of regulated carbon dioxide emissions against its Building Regulations baseline.
- **Water use:** Low flush sanitaryware, controlled taps and efficient showers will reduce potable water consumption in the new and existing facilities.
- **Retained plant:** Serviceable existing plant will be retained where appropriate to avoid unnecessary replacement and associated embodied carbon.

Sustainability And Local Plan Policies

The proposal is an extension to and refurbishment of an existing leisure facility. The extension will comply with applicable Building Regulations. Its insulation, glazing, airtightness, lighting and services will be designed and specified to meet the relevant requirements, with enhanced fabric performance and efficient building services incorporated where practicable.

The applicant has considered the relevant policies in the Managing Development Delivery Document (MDD). Policy CC01 supports sustainable development and a positive approach to proposals that improve economic, social and environmental conditions. The new extension increases the facilities to provide a greater amount and improved quality of community and recreational use. The sustainability measures set out below will improve the environmental performance of the existing building and support the continued use of the existing facility.

The applicant is not proposing to register for or undertake a BREEAM assessment or seek BREEAM certification for this development. The applicant recognises the wording of CC04 and does not suggest that the measures in this statement constitute BREEAM certification. Instead, the applicant asks the Council to accept the project specific sustainability measures above as an alternative approach and to amend the planning condition accordingly.

The package includes enhanced insulation, high-performance glazing and controlled air leakage; solar-control glazing; LED lighting with occupancy controls where appropriate; ventilation heat recovery with a minimum efficiency of 78%; variable speed fans and pumps; a Building Energy Management System and energy metering; and low flush sanitaryware, controlled taps and efficient showers. A proposed 98 kWp roof mounted photovoltaic array will generate renewable electricity for use within the club.

The project energy report forecasts an annual reduction of approximately 11 tonnes of regulated carbon dioxide emissions against its Building Regulations baseline. This contributes to the objectives of Policy CC05, which encourages renewable and low carbon energy and sets a carbon reduction requirement for qualifying non-residential development over 1,000 m^2.

The applicant considers that this defined package provides a proportionate response to the sustainability objectives of the MDD for this extension and refurbishment. The applicant therefore requests that the local planning authority accept these measures in place of a BREEAM assessment requirement and amend the planning condition to reflect that approach.