

The Ridge, Haverhill Business Park – BREEAM Narrative 20/05/19

Reserved Matters Application – Submission of details under Outline Planning Permission DC/15/2424/OUT, for the development of Plots NE1, NE2 and SE2 for use classes B1, B2 and B8.

Background

A Reserved Matters planning application was submitted by AJA Architecture (Agent) for HE2 Haverhill 1 GP Ltd (Applicant) on Friday 3rd May 2019. Trebor Developments LLP are the development partners for the applicant.

Following the pre-application response dated 15th February 2019, it has been established that BREEAM 'Very Good' will be required. A BREEAM pre-assessment report dated 1st May 2019 has been submitted as part of the Reserved Matters application. The report shows that the development should achieve a score of 56.2% which translates to a 'Very Good' rating.

This narrative is provided to confirm why the policy aspiration of BREEAM 'Excellent' is not technically or commercially viable for the proposed development.

Assessment

Our BREEAM consultant (Cundall) have confirmed that the following items would be required in order to achieve BREEAM 'Excellent'. Estimated costs and practical reasons (where applicable) for not pursuing these items is also provided.

- Elemental & Component Life Cycle cost analysis – this would require an additional elemental and component level life-cycle cost analysis to be undertaken in accordance with PD 156865. The development is also a speculative development that is intended to be built to a shell standard with a small office content to CAT A standard only. Therefore, it is not possible to determine the impact that the future occupier's fit out may have on the ability to achieve BREEAM Excellent.
- Daylight Analysis – Requires an additional daylight analysis study to confirm compliance with the BREEAM requirements. The study does not however guarantee compliance which can be difficult in deeper plan spaces.
- Thermal Modelling – Requires additional advanced thermal modelling to confirm compliance with criteria.
- Acoustic Testing – This requires additional testing for indoor ambient noise levels. Because of the MEP strategy, sound masking may also be required to meet lower level noise limits.
- Security Needs Assessment – Requires an additional security needs assessment as well as potential additional enhancements to the design depending on recommendations.
- Passive Design/Free Cooling Analysis – Requires study on additional passive design measures. Most likely require improving the air permeability down to 3m³/m²/hr which may incur additional contractor costs.
- Low & Zero Carbon Technologies – Requires feasibility study to be undertaken on appropriate LZCs for the development, this is likely to be photovoltaics. Minimum requirements for Excellent would require around 5.5% area of photovoltaics as an estimate. This would require an array of circa **1200sqm**. As most of the roof space is occupied by rooflights, there is likely to be insufficient space to house an array of this size. In addition, placing the photovoltaics between the roof lights is not practicable and presents a Health and Safety issue with regard to access for maintenance of both the photovoltaics and the roof lights. Roof lights are not designed to be walked on.

- Climate Change Adaptation Study – Requires additional study on climate change adaptation.
- Functional Adaptability – Requires additional study on functional adaptability.
- Lack of public transport and no local shops and facilities in the immediate area mean that BREEAM Excellent will be difficult to achieve.

Ref.	Summary of Additional Items	Estimated Additional Cost	Comments
1	Elemental & Component Life Cycle Cost Analysis	£5,000	
2	Daylight Analysis	£3,000	
3	Thermal Modelling	£3,000	
4	Acoustic Testing	£5,000	
5	Sound Masking	£45,000	
6	Security Needs Assessment	£3,500	
7	Passive Design/Free Cooling Analysis	£2,000	
8	Improve air permeability down to 3m ³ /m ² /hr	-	Potentially no additional cost.
9	Low & Zero Carbon Technologies	£2,000	
10	Photovoltaics (1,200m ²)	£200,000	Notwithstanding the noted technical constraints.
11	Climate Change Adaptation Study	£3,000	
12	Functional Adaptability	£3,000	
	Total Estimated Additional Cost	£274,500	

The estimated additional cost of the above items totals **£274,500**. Attaining BREEAM 'Excellent' is therefore not considered to be either practical or commercially viable for this development.