

# Langstone Technology Park

## BREEAM rating

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| Record of revisions. |           |                             |
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| Date.                | Revision. | Description of change.      |
| 22/10/2019           | 1         | Issued to team              |
| 23/10/19             | 2         | Second draft issued to team |
|                      |           |                             |

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### The BREEAM process to date

From the project outset the team have been clear that a rating of Excellent was to be targeted. The minimum score for this rating is 70%, which must include all minimum standards.

During the initial BREEAM workshop credits that would be achieved as part of the current scheme were established as well as some additions to target in order to raise the score.

The initial pre assessment showed a target score of 59.06% (60.05% was a typing error) with a rating of Very Good and a number of credits to investigate further. If all the additional credits were to be included this would achieve a score of 62.32%, which is still a rating of Very Good.

Since the initial evaluation the project has moved into the design stage and been reviewed. A score of 59.06% remains the target however BREEAM is a dynamic process and this will inevitably change as the project evolves.

Within the scheme a number of minimum standards are required for each rating to ensure fundamental environmental issues are not missed. Please note that in this instance all minimum standard credits for a rating of Excellent are targeted, giving the building higher sustainability credentials than the rating suggests.

### Project constraints

Industrial units which are being constructed as Shell and Core only have limited opportunity with regards to sustainability.

Whilst a rating of Excellent might possibly be achieved this is unusual for such units and would be challenging for the team. In order to get to the rating of Excellent it usually involves adding in items to essentially “buy” credits. This in itself is not a sustainable solution.

In many cases an incoming tenant will want to design their own premises and frequently remove and dispose of installed equipment. The shell and core team have limited influence over an incoming tenant.

In this specific case the building is on an established site and the design team have little or no influence over some criteria. Ecology is already established and therefore nothing much can be done to enhance.

Whilst the area is well connected to transport, in BREEAM terms it scores poorly. Due to the wide catchment area and certain routes not being served well by transport a high proportion of trips are expected to be generated by car.

Primary energy consumption can only be calculated once a tenant has fitted out their equipment. Without knowing what this may be the energy is calculated based on worst case values. Despite this the target of 4 credits is the minimum required for a rating of Excellent.

The CBC sustainability team will guide the design team into selecting the best and most sustainable options for the building within the scope of BREEAM and where applicable outside the scheme. We will ensure all possible, practical and cost-effective ways to create a sustainable building are considered.

### Conclusion

The above demonstrates that despite best endeavours the scheme cannot reach a BREEAM rating of Excellent in a sustainable manner. However high levels of sustainability will be included within the design as demonstrated by BREEAM minimum standards of Excellent being targeted.

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The current adopted local policy requires a BREEAM Very Good rating for such type of developments therefore the scheme is compliant.

We trust that the above clarifies the current potential of the BREEAM assessment.

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