

**New Lane,
Havant**

**BREEAM 2018
New Construction
Industrial
'Shell & Core'**

**Pre-Assessment Report –
Issue Planning 2**

Prepared for:
Hellier Langston

September 2022



Prepared on behalf of Watkins Payne Limited by

Name Bradley Lobetta

Position Lead Sustainability Consultant / BREEAM AP

Watkins Payne Limited
51 Staines Road West
Sunbury-on-Thames
Middlesex TW16 7AH
T +44 (0) 1932 781 641
F +44 (0) 1932 765 590
info@watkinspayne.co.uk
www.watkinspayne.co.uk

Copyright

Copyright exists on the BREEAM logo and this may not be used or reproduced for any purpose without the prior written consent of the BRE.

The BREEAM name and logo are registered trademarks of the Building Research Establishment Limited.

Issue and Date	Reason for Issue
Issue Planning 1 – 05/08/2022	For planning application submission
Issue Planning 2 – 02/09/2022	Updated for planning application submission



1.00 Introduction

Sustainability is defined as the ability to meet the needs of today, without compromising the ability of future generations to provide for the needs of tomorrow. It can be described as the equilibrium between environmental and financial considerations, and the needs of the community. A truly sustainable development will achieve a balance between fitness-for-purpose, value-for-money and environmental impact together with the integration as part of a larger, sustainable community.

Watkins Payne Limited has been commissioned by Hellier Langston to carry out BREEAM New Construction 2018 Industrial Pre-Assessment for the proposed development of New Lane, Havant.

This report details the performance of the development against the BREEAM New Construction 2018 criteria. The development's performance is in accordance with specification documentation and verbal expressions of credit conformity/non-conformity established with members of the design team prior to issue of this pre-assessment report.

A 'Shell & Core' BREEAM New Construction Industrial 2018 assessment is applicable.

The proposed servicing strategy for the buildings is:

- Comfort cooling & heating to the office areas: Air Source Heat Pumps (ASHPs) / Variable Refrigerant Flow (VRF) external condensers serving internal fan coil units
- No cooling, heating or lighting provided to the industrial operational areas: Fit-out to be undertaken by incoming tenant(s)
- Domestic hot water: Point of use electric heaters
- Low zero carbon / renewable energy technologies: Air source heat pumps (ASHP) and photovoltaic panels (PVs)



2.00 BREEAM New Construction 2018 Industrial 'Shell & Core' Pre-assessment Scores

<30	UNCLASSIFIED
≥30	PASS
≥45	GOOD
≥55	VERY GOOD
≥70	EXCELLENT
≥85	OUTSTANDING

Project No: 5258
Project Name: New Lane, Havant
Engineer/Verified: BL
Date: 02.09.22
Rev: 2

Bold & Shading denotes mandatory credit achievement / requirement for VERY GOOD & ABOVE RATING
Bold & Shading denotes mandatory credit achievement / requirement for EXCELLENT & ABOVE RATING ONLY

Credit Summary - BREEAM New Construction 2018 Industrial - Shell & Core PRE-ASSESSMENT SCORES		Assessment Credit	Max No of Credits Available	<u>ACHIEVABLE</u>
Management	Project Brief & Design	Man 01	4	3
	Credit Value %	Life Cycle Costing & Service Life Planning	Man 02	4
	0.61	Responsible Construction Practices [1 Credit for EXCELLENT / 2 Credits for OUTSTANDING]	Man 03	6
		Commissioning & Handover [Commissioning Testing Schedule & Responsibilities / BUG]	Man 04	4
	Section Credit Total		18	14
Weighted Section Total			11.00%	8.56%
Health & Wellbeing	Visual Comfort	Hea 01	3	1
	Credit Value %	Indoor Air Quality	Hea 02	0
	0.80	Thermal Comfort	Hea 04	2
		Acoustic Performance	Hea 05	1
		Security	Hea 06	0
		Safe & Healthy Surroundings	Hea 07	0
	Section Credit Total		10	4
Weighted Section Total			8.00%	3.20%
Energy	Reduction of Energy Use & Carbon Emissions [4 Credits for EXCELLENT / 6 Credits for OUTSTANDING]	Ene 01	13	6
	Credit Value %	Energy Monitoring [1st Credit]	Ene 02	2
	0.74	External Lighting	Ene 03	1
		Low Carbon Design	Ene 04	2
	Section Credit Total		19	11
Weighted Section Total			14.00%	8.11%
Transport	Transport Assessment and Travel Plan	Tra 01	2	2
	Credit Value %			
	0.96	Sustainable Transport Measures	Tra 02	4
Section Credit Total			12	6
Weighted Section Total			11.50%	5.75%
Water	Water Consumption [1 Credit for GOOD and above / 2 Credits for OUTSTANDING]	Wat 01	5	4
	Credit Value %	Water Monitoring [Credit for GOOD and above]	Wat 02	1
	0.88	Water Leak Detection	Wat 03	2
Section Credit Total			8	7
Weighted Section Total			7.00%	6.13%



Credit Summary - BREEAM New Construction 2018 Industrial - Shell & Core PRE-ASSESSMENT SCORES		Assessment Credit	Max No of Credits Available	ACHIEVABLE	
Materials	Environmental Impacts from Construction Products - Building Life Cycle Assessment	Mat 01	7	0	
	Credit Value %	Mat 02	1	0	
	1.25	Responsible Sourcing of Construction Materials [All timber - legally sourced for PASS and above]	Mat 03	4	2
		Designing for Durability & Resilience	Mat 05	1	1
		Material Efficiency	Mat 06	1	0
	Section Credit Total			14	3
Weighted Section Total			17.50%	3.75%	
Waste	Construction Waste Management	Wst 01	5	4	
	Credit Value %	Use of Recycled & Sustainably Sourced Aggregates	Wst 02	1	0
	0.70	Operational Waste	Wst 03	1	1
		Adaption to Climate Change	Wst 05	1	1
		Design for Disassembly & Adatability	Wst 06	2	2
	Section Credit Total			10	8
Weighted Section Total			7.00%	5.60%	
Land Use & Ecology	Site Selection	LE 01	2	1	
	Credit Value %	Ecological Risks and Opportunities	LE 02	2	2
	1.15	Managing Impacts on Ecology	LE 03	3	3
		Ecological Change and Enhancement	LE 04	4	3
		Long Term Ecological Management and Maintenance	LE 05	2	2
	Section Credit Total			13	11
Weighted Section Total			15.00%	12.69%	
Pollution	Impact of Refrigerants	Pol 01	3	0	
	Credit Value %	Local Air Quality	Pol 02	2	2
	0.75	Surface Water Run-Off	Pol 03	5	3
		Reduction of Night Time Light Pollution	Pol 04	1	1
		Reduction of Noise Pollution	Pol 05	1	1
	Section Credit Total			12	7
Weighted Section Total			9.00%	5.25%	
Innovation	Responsible Construction Practices	Inn Man 03	1	1	
	Credit Value %	Visual Comfort	Inn Hea 01	1	0
	1.00	Security	Inn Hea 06	1	0
		Reduction of Energy Use & Carbon Emissions	Inn Ene01	5	0
		Water Consumption	Inn Wat01	1	0
		Environmental Impacts from Construction Products - Building Life Cycle Assessment	Inn Mat 01	3	0
		Responsible Sourcing of Materials	Inn Mat 03	1	0
		Construction Waste Management	Inn Wst 01	1	0
		Use of Recycled and Sustainably Sourced Aggregates	Inn Wst 02	1	0
		Adaption to Climate Change	Inn Wst 05	1	0
		Ecological Risks and Opportunities	Inn LE 02	1	0
	Section Credit Total			10	1
Weighted Section Total			10.00%	1.00%	
		Totals:	60.03%		
		Rating:	VERY GOOD		



3.00 Summary

The below details the pre-assessment results for the development under BREEAM 2018.

The BREEAM New Construction 2018 Industrial 'Shell & Core' Pre-Assessment Results are:

Credit Strategy	'Achievable'
Score	60.03%
Rating	VERY GOOD

This report therefore demonstrates that a planning compliant pre-assessment can be provided at the site.