



14 November 2014

Steve Matthews
Highwood Group Ltd
The Hay Barn
Upper Ashfield Farm
Romsey
SO51 9NJ

Dear Steve,

Dukes Meadow, Waterloooville Extra Care Facility
BREEAM New Construction & Code for Sustainable Homes

As a BREEAM Accredited Person I am writing to confirm that the proposed Dukes Meadow Extra Care facility should be assessed under Code for Sustainable Homes (CSH) rather than BREEAM New Construction (or a mixture of both), as the former approach would be the most appropriate.

Due to the layout of the internal design of the building and the self-contained nature of the flats (with their own kitchens), the >90% of the habitable space is 'residential' in nature and therefore can be assessed under Code for Sustainable Homes as per BRE's CSH & BREEAM guidance. Added to which the flats will be assessed under Approved Document (AD) 2012 L1A and this inputs directly into the CSH assessment.

CSH will also assess the same key categories for the site (other than transport and local amenities) as BREEAM including for example: ecology, landscaping, external and internal lighting, boundary materials and hard standing – and thereby address the wider scheme and site as a whole.

If we applied BREEAM New Construction for the whole building this would only constructively assess the communal habitable rooms (which are 8.9% of the habitable floor area) and apply less critical but more complicated BREEAM requirements associated with true commercial space/schemes to the flats.

Alternatively assessing the building into 2 assessments (BREEAM and CSH) would just add duplication and complexity and would not add any further 'sustainability' to the overall scheme. In both instances though the communal space would still be assessed under Approved Document 2012 L2A and need to meet the relevant energy efficiency and performance standards through SBEM.

Therefore SRE recommend that CSH Level 3 (comparable to a 'Very Good' rating) is set for the building – based on the standard block compliance approach – along with AD 2012 L1A and L2A.

I hope the above clarifies the situation and how we propose to assess the design. If you have any questions please contact me,

Yours aye



Malcolm Maclean
Director/BREEAM AP064

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