

Variation to BREEAM Assessment Rating Application:

Extension to existing gym facilities to create a new gym on two storeys and a new two storey height indoor play centre.

APP/14/00023

Planning Condition - 8

Within this application we are seeking to change the current required BREEAM rating of ~~Very Good~~ to ~~Good~~. After consulting Henderson Green our client's chosen BREEAM assessor and having gone through the criteria we need to achieve in order to meet the pre-assessment we have fallen short of the ~~Very Good~~ target by five points. This is primarily down to our building being an extension of an existing rather than a new build. We have encountered a number of problems as follows:

- Our proposals will be making use of the existing mechanical and electrical systems already in place and as such this leaves us quite a few areas where we cannot pick up points. (ENE 01 & ENE 02)
- The proposals for the gym are for the clients to use the current showering facilities within the existing building, so again we cannot pick up points in this area and there are no funds available to upgrade systems within the existing building with the facilities already recently undergone a refurbishment (WAT 01)
- The proposals are also extending out onto an existing grassed area therefore we are introducing minimum new landscaping or external environmental improvements, we also have to work around existing distances from car parking spaces and pedestrian accesses etc., this again leaves us with areas we cannot pick points up in. (ENE 03 & MAT 02 & HEA 02 & HEA 06 & TRA 01 & TRA 02 & TRA 04)
- As the proposals are an extension it had to be orientated to suit the existing building and again this leaves us an area where we cannot pick up points. (ENE 04 & HEA 01)
- Due to the current ground conditions and the design of the foundations the engineer is not able to specify or allow the use of recycled or secondary aggregates. (WAS 02)
- Due to the composition of the made up ground on the proposed site none of the excavated ground from the construction stage can be diverted from landfill. (WAS 01)

As in this instance we are unable to pick up many of the simple points that you could achieve with a new build i.e. by specifying compliant heating systems or hard landscaping materials we have had to add in additional items such as the principle contractor must operate an environmental management system (EMS) covering their main operations to try and get closer to the ~~Very Good~~ target, we feel that items like this will alienate the smaller contractors as they do not have these accreditations or the size of operations to already have or put them into place.

Not only will these extra requirements in order to try and achieve ~~Very Good~~ result in costly extras, it will not leave any margin for error or substituting of points during the construction phase if any unforeseen events occur, between the potential extra cost and the risk for our client in achieving the ~~Very Good~~ rating requested will make the whole project unviable for Horizon Leisure Trust, the local charity organisation who operates both Havant and Waterlooville Leisure Centres as a non-profit organisation providing leisure facilities for the residents of Havant and Waterlooville. We are therefore seeking for this rating to be reduced to ~~Good~~

Waterlooville Gym Extension & Indoor Play Centre

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