

**Units 1 – 4,
Langstone Technology Park,
Havant**

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

**Pre-Assessment Report –
Issue Planning**

Prepared for:
XLB Property Ltd

March 2021



Prepared on behalf of Watkins Payne Partnership by

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Position

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Issue and Date	Reason for Issue
Issue Planning – 29/03/2021	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 Partnership has been commissioned by XLB Property Ltd to carry out BREEAM New Construction 2018 Industrial Pre-Assessment for the proposed development of Langstone Technology Park.

This report details the performance of the development's office areas 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: 4859
Project Name: Langstone Technology Park
Engineer/Verifier: JD / MDC
Date: 29.03.21
Rev: 0

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	ACHIEVABLE
Management Credit Value % 0.51	Project Brief & Design	Man 01	4	3
	Life Cycle Costing & Service Life Planning	Man 02	4	1
	Responsible Commissioning Framework (1 Credit for EXCELLENT / 2 Credits for OUTSTANDING)	Man 03	1	0
	Commissioning & Handover (Commissioning Testing Schedule & Responsibilities / BUG)	Man 04	4	4
	Section Credit Total		18	14
Weighted Section Total			11.00%	8.56%
Health & Wellbeing Credit Value % 0.80	Visual Comfort	Hea 01	3	1
	Indoor Air Quality	Hea 02	1	0
	Thermal Comfort	Hea 04	2	2
	Acoustic Performance	Hea 05	1	1
	Security	Hea 06	1	0
	Safe & Healthy Surroundings	Hea 07	2	0
	Section Credit Total		10	4
Weighted Section Total			8.00%	3.20%
Energy Credit Value % 0.57	Reduction of Energy Use & Carbon Emissions (1 Credit for EXCELLENT / 2 Credits for OUTSTANDING)	Enr 01	10	0
	Energy Monitoring (1 Credit)	Enr 02	2	2
	External Lighting	Enr 03	1	1
	Low Carbon Design	Enr 04	3	2
	Energy Efficient Transportation Systems	Enr 06	2	2
	Section Credit Total		21	13
Weighted Section Total			14.00%	8.67%
Transport Credit Value % 0.36	Transport Assessment and Travel Plan	Tra 01	2	2
	Sustainable Transport Measures	Tra 02	10	3
	Section Credit Total		12	5
Weighted Section Total			11.50%	4.79%
Water Credit Value % 0.88	Water Consumption (1 Credit for GOOD and above / 2 Credits for OUTSTANDING)	Wat 01	5	4
	Water Monitoring (Credit for GOOD and above)	Wat 02	1	1
	Water Leak Detection	Wat 03	2	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
	Environmental Impacts from Construction Products - Environmental Product Declarations	Mat 02	1	0
	Responsible Sourcing of Construction Materials (All timber - legally sourced for PASS and above)	Mat 03	4	3
	Designing for Durability & Resilience	Mat 05	1	1
	Material Efficiency	Mat 06	1	0
	Section Credit Total		14	4
Weighted Section Total			17.50%	5.00%
Waste	Construction Waste Management	Wat 01	5	5
	Use of Recycled & Sustainably Sourced Aggregates	Wat 02	1	0
	Operational Waste	Wat 03	1	1
	Adaption to Climate Change	Wat 05	1	0
	Design for Disassembly & Adaptability	Wat 06	2	0
	Section Credit Total		10	6
Weighted Section Total			7.00%	4.20%
Land Use & Ecology	Site Selection	LE 01	2	1
	Ecological Risks and Opportunities	LE 02	2	2
	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
	Local Air Quality	Pol 02	2	2
	Surface Water Run-Off	Pol 03	5	4
	Reduction of Night Time Light Pollution	Pol 04	1	1
	Reduction of Noise Pollution	Pol 05	1	1
	Section Credit Total		12	8
Weighted Section Total			9.00%	6.00%
Innovation	Responsible Construction Practices	Inn Man 03	1	1
	Visual Comfort	Inn Hsa 01	1	0
	Security	Inn Hsa 05	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 Wat 01	1	0
	Use of Recycled and Sustainably Sourced Aggregates	Inn Wat 02	1	0
	Adaption to Climate Change	Inn Wat 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:				60.23%
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	60.23%
Rating	VERY GOOD