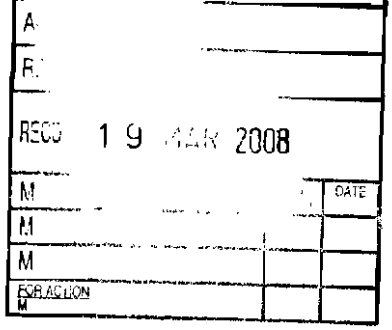

TARIFF STREET DEVELOPMENT, MANCHESTER
APPLICATION REF: 085775/FO/2008

BREEAM RATING SUMMARY

A pre-assessment of the development has been carried out and this has indicated that a 'Very Good' rating will be achieved by the development.

The following paragraphs represent a summary of the primary reasons that determine why an 'Excellent' rating can not be achieved. This has been based on the main headings on the BREEAM model.

1.0 MANAGEMENT

1.1 All credits will be claimed under this section.

2.0 HEALTH & WELLBEING

2.1 The building is intended to provide a comfortable and controllable internal environment for all occupants and various measures are being adopted to assist this as outlined in the Environmental Statement.

2.2 Whilst these features are being provided it is not possible to claim all the credits available on the BREEAM assessment. Daylighting and thermal comfort calculations are complex and require substantial technical input that can not be justified on a building of this scale, whilst acoustic control and control of internal air pollution is not feasible due to the city centre nature of the site.

3.0 ENERGY & TRANSPORT

3.1 The aim is to reduce the overall energy demand of the development and to reduce CO_2 emissions by more than is required under the Building Regulations.

3.2 At present it is intended to provide electric heating to the development in the form of individually controlled radiators as this is a simple and cost-effective installation, requiring minimal infrastructure and capital cost. To provide gas-fired boilers to each unit would significantly increase the complexity and cost of the installation.

A Part L2 calculation has not yet been carried out and so we are unable to identify the % improvement over the Building Regulations requirement and so, at this stage, we have not claimed any BREEAM credits. This represents a worst-case scenario and it is intended that this will be improved upon during the detail design stage.

3.3 A travel plan is not considered appropriate due to the number of individual tenancies within the development.

4.0 WATER

4.1 Major leak detection and sanitary supply shut off have been investigated but are considered not economically viable for a development of this nature.

5.0 MATERIALS

5.1 The building will be constructed using traditional methods of load-bearing masonry walls with concrete beam and block floors and roof structure.

These constructions are generally 'A' rated as defined by the Green Guide to Specification. The exception to this is the window installation as softwood, the only system to achieve an 'A' rating, does not have the performance or longevity required for a development of this type.

5.2 The full credits available under BREEAM are not achievable as there is no potential to re-use any existing structures or facades and the use of recycled aggregates and responsibly sourced materials is very difficult to control in practice.

6.0 LAND USE & ECOLOGY

6.1 The full credits available under BREEAM are not achievable at this stage due to the uncertainty over the number of new species that will be attracted to the site plus the ability of the contractor to achieve more than two of the 'additional requirements' under the long term impact on biodiversity.

7.0 POLLUTION

7.1 The development does not contain any refrigerants and so measures to control refrigerant services or leaks are not required. Similarly, as electric heating is proposed, there will be no NOx emissions from heating sources, meaning that the full BREEAM credits are not achievable.

7.2 Given the small scale of the development and the need to keep capital costs to a minimum it is not practicable or economically viable to employ on-site renewable energy sources. The tight, city centre site and relatively low building height in comparison to surrounding buildings make the use of solar and wind power difficult and ineffective. The site area is not considered large enough to allow sufficient ground source heating and there is no CHP infrastructure available in close enough proximity to make this economically appropriate.