

17 January 2024



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Kings Ride

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Dear Sir/Madam,

RE: Proposed Safestore Extension, Cheetham Hill Road, Manchester

We have been appointed to act as BREEAM consultants on the above project and have been advising our client (Safestore) in respect of the Local Policy requirement to aim for at least BREEAM 'Very Good'. The scope of the proposed extension works does not allow for a full BREEAM Assessment to be undertaken and a rating would not be achievable.

The proposed extension will be untreated (not heated or cooled) and its purpose is for additional storage space only. The extension is to an existing building on a fully operational site which has inherent space constraints. There is no BREEAM scheme suitable for small extensions, therefore assessment under any existing scheme would not be viable for a variety of reasons, some of which are listed below:

Energy

A full SBEM energy model is required to achieve credits in this section. This is based upon comparison with the latest building regulations notional building for a treated space. As such an untreated building extension will not score any credits. Furthermore there is limited scope to install any passive design measures to reduce energy consumption and there is no additional energy monitoring required.

Ecology

An ecology survey has been undertaken that reveals there is very little ecological value on the site. The project is limited in scope and the potential for enhancements to biodiversity value are limited so these ecological survey and protection credits are likely to be limited.

Water

The project will not use any additional water, therefore no credits will be possible for sanitaryware efficiency, water metering or leak detection and prevention.

Transport

The extension is to an existing site and staffing levels will not change therefore a new Travel Plan will not be required. Improvements to sustainable transport methods are not required when the Safestore staff are already encouraged to use public transport to travel to site.

Health and Wellbeing

The extension is untreated and unoccupied therefore no credits are available in this category. A thermal comfort assessment is not required. No credits are available for daylighting as the space is not occupied or requiring natural daylight. There is no requirement for any acoustic assessments for an untreated and unoccupied space so no credits will be achieved. As there are no proposals for changes to landscaping, the safe access and provision of outdoor space credits are not viable or achievable.

Safestore have a track record of achieving BREEAM ratings for their newly constructed buildings however we advise that a BREEAM assessment for a project of this scope is not appropriate. As an alternative we would suggest that tangible and impactful sustainability solutions are required such as reducing the operational energy consumption and CO₂ emissions from the building through the installation of PV panels on the roof.

If you require any further information, please advise.

Yours Sincerely,



Will Orriss-Baxter BSc (Hons) PIEMA
BREEAM Assessor & AP