

BREEAM UK New Construction Statement

Queens Road Manchester

Background

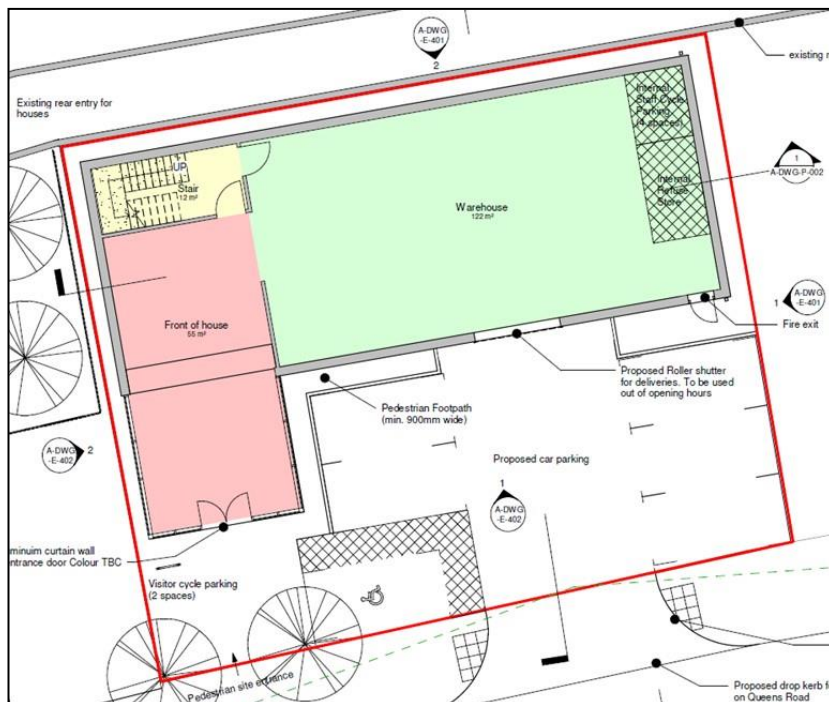
Base Energy has been appointed to work on the BREEAM strategy associated with the proposed 'trade counter' style warehouse on land located off Queens Road, Manchester.

The proposals include a warehouse and 'front of house' on the ground floor, and office space above the front of house. To the front of the building is carparking and access.

The total site area is approximately 400m², and the footprint of the building is approximately 200m².

Manchester City Council

Manchester Council state that planning applications should include 'a BREEAM pre-assessment rating through the submission of a pre-estimator report which should demonstrate that a rating level of at least 'Very Good' would be achieved. Where this standard is not achievable clear reasons why need to be set out within the submission'.



BREEAM UK New Construction Assessment

In our role as experienced BREEAM Assessors, and more importantly from an ethical perspective, we are very aware that the applicability and feasibility of many BREEAM credits are dependent upon both the scale and nature of the development proposals, and the constraints of the existing site. We certainly would not suggest an unfeasible BREEAM strategy at Pre-Assessment stage which would give the client problems once planning permission is granted.

In this instance, we feel it is essential to consider the simplicity and scale and nature of the proposals.

Many of the in-depth (and often more 'heavily weighted' BREEAM issues such as heating, ventilation, use of refrigerant systems, passive design analysis, life cycle analysis), would not be applicable or appropriate.

Furthermore, we have discounted credits in the following categories as we believe that they are either not applicable or would not be feasible to achieve:

- Control of glare from sunlight
- Daylight calculations
- View out (where 95% of the floor area in 95% of spaces for each relevant building area provides an adequate view out)
- Thermal comfort
- Acoustic performance
- Energy efficient transportation systems
- Recycled and sustainably sourced aggregates. This credit encourages the reuse of site-won materials associated with any demolition occurring as part of the proposals. In this instance, no demolition is occurring which negates this part of the credit.
- Land use and ecology – the BREEAM requirements for Ecology are more detailed and complex than the requirements for planning and given the site layout we feel that these credits would be difficult to achieve

Without targeting and ultimately achieving credits within these categories, higher BREEAM ratings are very challenging (and often impossible) to achieve.

That said, it is very important to note that our client is keen to ensure that the building is as sustainable as possible, and the following (some of which are included in BREEAM) will be included into the proposals:

- Energy efficient building fabric and services in addition to low carbon technology, which results in a 34% reduction in CO₂ over Part L 2013, compliance with Part L 2021, and a 72% contribution to final energy demand from onsite low carbon technology (as detailed in the Energy Statement prepared by Base Energy)
- Surface Water and SuDS – a SuDS scheme has been developed to ensure that surface water runoff from the redeveloped site will be managed sustainably over the lifetime of the development (as detailed in the Surface Water and SuDS Assessment prepared by Base Energy)
- Secure internal staff cycle storage
- Operational waste storage
- Safe pedestrian access
- Water efficient components (e.g. WCs, taps)
- Appropriate commissioning and handover
- Protection measures incorporated into the building's design and construction to reduce damage to the building's fabric or materials in case of accidental or malicious damage occurring

Whilst the above would not achieve a BREEAM 'Very Good' rating, the measures would ensure that the building is sustainably developed in a practical and deliverable manner with real quantifiable benefits to the building, building users, and even the wider site.

I trust that the above is sufficient in justifying why we recommend that the building is not subject to BREEAM 'Very Good', but please do let me know if I can provide any further information to assist.

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