

Gavin Sexton
Camden Council
Planning and Built Environment
5 Pancras Square
LONDON
N1C 4AG

20 June 2017

Consent 014/0329/P, condition 5, BREEAM

Dear Gavin

Please find enclosed our current BREEAM tracker dated 7th June 2017.

This demonstrates that the project achieves a score well in excess of the target for the "Very Good" rating required under our consent.

Although the certification from the BRE has not yet been received, as you know, the project will achieve Practical Completion on site this week, and there is accordingly a very high level of certainty that the targets listed in the report are being achieved.

Our BREEAM assessor has drafted the following statement, which I have also sent you under separate cover by email.

I can confirm that the assessment is in a strong position to achieve the Very Good rating. The assessment has recently been updated to include further evidence from the Contractor and I can confirm that submitted to BRE is a targeted score of 62.59%, this compares to the pre-assessment predicted score during Stage C of 66.28%.

The tracker above highlights the credits targeted and the credits awarded sent to BRE for their sign off. However whilst we await feedback, given that we are 7.59% above the 55% threshold for Very Good, the project is in a strong position to achieve the minimum Very Good rating.

Andy Coles BREEAM AP

In our recent email conversation, you noted that LB Camden has sub-targets for Energy, Water and Materials credits, defined within the planning guidance document CPG3.

Reference: J:\3247 Wilkins Terrace\Docs\05 Statutory Authorities\5.1 Town Planning\170620_Condition 5_Letter to Gavin Sexton.docx

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As we have discussed, these sub-targets are not noted in the consent conditions, or within the documents cited in the consent. Unfortunately therefore, we were unaware of these sub-targets and consequently have not met two of them. I would note the following however.

The sub-targets are not mandatory under the CPG.

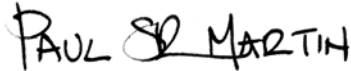
We achieve a score of 56.00% for Energy and 57.14% for Water against the sub-targets of 60% each, so have achieved close to the target scores for both.

We do achieve the Materials target score of 40%, as you have noted.

Given that the project is essentially complete on site already, I am afraid that we cannot now make changes to increase the scores for Energy and Water.

I trust that the above / attached is satisfactory.

Kind regards

A handwritten signature in black ink that reads "PAUL SR MARTIN". The letters are slightly slanted and connected, with a stylized "SR" in the middle.

Paul Martin
Senior Architect
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