

Ross Williamson
HGH Planning
45 Welbeck Street
London
W1G 8DZ

20th July 2022

Dear Ross,

Re: 18-22 Southampton Place and 46-47 Bloomsbury Square – BREEAM Feasibility

BREEAM feasibility reviews of 18-19 Southampton Place, 20-22 Southampton Place and 46-47 Bloomsbury Square have been undertaken, to determine the maximum scoring achievable for each building.

The BREEAM scores and ratings presented within the Pre-assessment Reports have been subject to multiple workshops and reviews with the heritage consultant, planning consultant, and wider project team on 20/06/2022 and 07/07/2022.

Following completion of the review for each building, the following target potential scores have been determined, accounting for all of the sustainability measures incorporated into the design and construction:

18-19 Southampton Place

- Target score of 35.51% equating to a Pass rating.

20-22 Southampton Place

- Target score of 34.56% equating to a Pass rating.

46-47 Bloomsbury Square

- Target score of 36.46% equating to a Pass rating.

In addition to meeting the minimum score thresholds for a BREEAM rating, credits that are assigned as minimum standards to particular ratings, are also required within the final credits achieved. Currently the following minimum standards are not feasible due to the building's listed nature and spatial constraints.

Ene 02 Energy Monitoring – Monitoring Major Energy Uses

Minimum standard for BREEAM Very Good, Excellent and Outstanding ratings.

Credit not considered feasible following review of criteria by electrical sub-contractor. The design of the electrical installation includes for separate metering to the lighting and power systems. The requirement for metering to the space heating and domestic hot water systems would be difficult to achieve without further intrusion into the existing building

fabric to install additional sub main cables, distribution boards and the possibility of an additional riser throughout each building.

Wst 03 Operational Waste

Minimum standard for BREEAM Excellent and Outstanding ratings.

Credit considered not achievable as due to space and design constraints provision of a bin store is not included within the scope of works.

The rationale associated with the scoring is detailed in full within the Pre-assessment reports, with a commentary provided against each BREEAM credit available. In summary the scoring is limited to the above values due to (but not limited to):

- The historic fabric of the building;
- The nature of the works proposed.

The Camden Council requirement for BREEAM Excellent, requiring a minimum score of 70%, is considered not feasible in this instance.

Please do not hesitate to contact me if you have any questions.

Yours sincerely,



Ainsley Diprose

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