

Planning Department
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

26 March 2024

Ref: Sentry Self Storage BREEAM Response to the planning refusal F/23/96102 and subsequent new application.

Sentry Self Storage Ltd (The Client) have commissioned Build Pass Ltd to advise on the feasibility of achieving a BREEAM rating on the proposed development at Unit4 , Trafalgar Close, Eastleigh, SO53 4BW (The Scheme) as per the planning refusal F/23/96102 dated 23/11/2023 in line with Eastleigh Borough Council Planning Policy. The author has been a licensed BREEAM Assessor for over 10 years and has extensive knowledge of the methodology, which is used to produce an accurate assessment score.

The Client is planning on a change of use of Unit 4 from a Gymnasium (Class E(d)) to Storage use (Class B8), and siting of 9 full sized containers and 8 half sized containers. The original application was refused on the basis that insufficient information had been provided with regard to sustainability including a BREEAM pre-assessment to demonstrate that the proposed conversion could achieve an “excellent” BREEAM (or equivalent) rating which was contrary to Policy DM2 of the Eastleigh Borough Local Plan (2016-2036), the aims and objections of the National Planning Policy Framework (2023) and the Council’s Environmentally Sustainable Development SPD (2009).

The BREEAM UK Non-domestic Refurbishment and Fit-out scheme can be used to assess the environmental life cycle impacts of existing non-domestic buildings at the refurbishment and fit-out stages. The definition of ‘refurbishment’ encompasses a wide range of works to improve the performance, function, and overall condition of an existing building. ‘Fit-out’ also encompasses a wide range of works, however it is more associated with internal works to the building including the first fit-out of a newly constructed building or re-fitting an existing building.

The BREEAM UK Non-domestic Refurbishment and Fit-out 2014 scheme provides a modular set of criteria that are applied depending upon the scope of works for a particular project type including:

- Part 1: Fabric and Structure
- Part 2: Core Services
- Part 3: Local Services
- Part 4: Interior Design

Build Pass Ltd
12 Foster Way, Romsey, SO51 0AW
01962 657 180 | 07789 992217
hello@buildpass.co.uk | www.buildpass.co.uk



The scheme is split into these assessment parts to allow the scheme to reflect the aspects of a building that can be tenant or landlord responsibilities, as well as the varied life cycle stages that occur when each component or element is upgraded. For example, interior finishes are typically replaced on a 5 to 10 year cycle compared to the fabric and structure of a building that may be upgraded after say 60+ years. For commercial buildings, parts 1 and 2 typically reflect the aspects of a building that are landlord responsibilities, with parts 3 and 4 typically being aspects of the building that are tenant responsibilities although this will vary between specific projects.

Below we review each element in line with proposal measured against the four parts of the BREEAM Criteria detailed above.

Part 1: Fabric and Structure

A Part 1 assessment may be appropriate where a refurbishment project includes one or more of the following alterations to the building fabric and where the area to be renovated is greater than 50 per cent of the surface of the individual element or 25 per cent of the total building envelope. A minor change to the building fabric (e.g. local upgrading of an external wall) below the above thresholds would not require a Part 1 assessment to be included, although it may be carried out to assess the overall performance of the building fabric.

The Client has taken over the existing Gymnasium unit and plans to convert the space into several individual self-storage units.

There are no plans to extend, change or extensively renovate the structure of the building and as such there will be nothing within the project scope that would allow for the building to be assessed to BREEAM Non-domestic Refurbishment and Fit-out under Part 1 of the assessment methodology.

Part 2: Core Services

A Part 2 assessment may be appropriate where at least two of the following are being installed or upgraded to a level that requires compliance with the Building Regulations Compliance Guidance. Core services are defined as services that supply multiple areas and/or tenants and will generally be centralised plant.

The services will be deemed core where the services supply multiple tenancy areas and are not focused on the needs of the individual tenants. In such instances these services will normally be owned, operated and maintained by the landlord or their agent. In single tenancy occupancy buildings, the systems services will be considered as core where they supply the whole of the building. The services will normally be owned, operated and maintained by the building owner or their agent.

The Proposed Scheme contains only provision of individual internal storage units, The Client is not proposing any space heating, cooling, ventilation or hot water services. There is a plan to upgrade the lighting, in particular to the communal access corridors but this is discussed below in Part 3.



Part 3: Local Services

A Part 3 assessment may be appropriate where at least two of the following fixed local building services are being installed or upgraded e.g. a replacement or new installation of local heating/cooling units.

If there is a requirement to replace a component of a local service as part of the refurbishment or fit-out and that component is a direct replacement then a Part 3 assessment may not be appropriate, though may still be carried out in order to assess the performance of local services. Examples of component replacements include new lamps within existing fittings, circulation pumps or individual heat emitters and valves. Local services are defined as services that supply a specific area and may connect into the distribution systems from the core services within the tenanted area.

As discussed in Part 2 above, the changes are for simple short term storage units which are let to members of the public, where the new facilities allow customers to attend the premises to store and remove their own items. The building is not designed to be used by individuals for any length of time, as such the space will not be conditioned beyond simple lighting. This is likely to be a direct replacement, which as above, in-itself does not warrant a Part 3 Assessment.

Part 4: Interior Design

A Part 4 assessment may be appropriate where the refurbishment or fit-out works involve changes to the layout and/or redecoration of the refurbishment or fit-out area. including:

Remodelling/changes to interior spaces including two or more of the following:

- Wall coverings (alterations to at least 50% by area)
- Floor coverings (alterations to at least 50% by area)
- Ceiling covering or systems (alterations to at least 50% by area)
- Partitions (alterations to at least 50% by area)
- Raised floor system (alterations to at least 50% by area)
- Furniture and fittings e.g. office furniture, retail display furniture and fittings etc. (alterations to at least 50% by area)

AND at least one of the following:

- Sanitary fittings e.g. tea/coffee points, kitchenette and washrooms (alterations to at least 50% of fittings)
- Equipment e.g. Office equipment, display lighting, display chillers/freezers (alterations to at least 50% of equipment)
- Local electrical installations e.g. sub-metering

We acknowledge that significant internal alterations are required to convert the building to enable its usage as a self-storage facility. This includes partitioning of the space into individual storage units (see Figure 2 and Figure 3 below) and as a result will therefore meet at least one of the two alterations required in the first section of interior design criteria. However, the proposal does not



include any of the options in section two, where at least one of the options is required to warrant a Part 4 assessment.



Figure 1 - Existing Floor Plan



Figure 2 - Proposed Floor Plans

The assessment process results in a rating on a scale from a simple pass mark with 30% credits, right up to Outstanding with 85% of all credits achieved. Eastleigh Borough Council Planning authority seek a BREEAM assessment of “Excellent” which requires a minimum score of 70%.

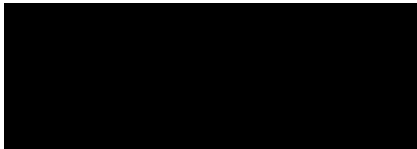
The BREEAM UK Refurbishment and Fit-out scheme is split across a wide range of environmental categories to reward developments that achieve a broad range of environmental benefits including health and wellbeing, energy, waste, and ecology.

The proposal does not meet the criteria set out within the four assessment component parts and the scope of the building changes is far too narrow to achieve a successful assessment, particularly as there will be no heating, water use or occupants. The site waste and materials will also have minimal impact.

As demonstrated above it is our opinion that the proposed scheme should not be assessed under BREEAM Non-domestic Refurbishment and Fit-out due to the scope of works being undertaken as part of the scheme. We therefore do not consider the Planning Application should be refused based on the BREEAM requirements set out in Policy DM2.

We would be happy to discuss any queries you may have over this recommendation.

Kind regards



Andrew Sadler

On behalf of Buildpass Ltd.

