

EML Facility Expansion

BREEAM Position Update

November 2023

Quality information

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Revision History

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01	02/11/2023		MM	Matthew McBrien	Director

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Overview

This supplementary document summarises the latest BREEAM position following changes in the Local Planning Policy. It draws on the specific detail on how we set out to achieve BREEAM 'Excellent', an improvement from the previous commitment to achieve BREEAM 'Very Good'.

BREEAM Pre-Assessment

The following pre-assessment details the targeted credits for the Proposed Development. The pre-assessment is based on a 'Fully fitted' scope under the 'BREEAM New Construction 2018 – Industrial' scheme. The following pre-assessment provides an indication of the credits that could be targeted by the Proposed Development to achieve the targeted 'Excellent' rating. The pre-assessment will continue to be updated as the design progresses.

The targeted score has been revised to 70.44% which equates to a BREEAM Excellent rating. The pre-requisite credits to also achieve a BREEAM Excellent rating have been targeted. The associated targeted credits indicate a potential route to achieving a BREEAM Excellent rating. However, there is limited contingency and limited further opportunity to obtain compensatory credits should any credits be lost through the process. Best endeavours will be made to deliver a BREEAM Excellent rating, however, should any of the targeted credits not be achieved, our final certification score could fall below 70% and a BREEAM Very Good rating would be achieved.

Our technical justification for not achieving a BREEAM target with a higher margin and consequential risk is as follows:

Many of the credits, that were not originally targeted, that require action at RIBA Stage 2 are not considered to be technically feasible to achieve at the current stage, and therefore are not possible. Due to the current status of the design we have missed the opportunity to deliver these RIBA Stage 2 credits, constraining the pool of available credits. Examples of this include; Man 01 (Part C), whereby to date a BREEAM AP has not been appointed and Man 02 (Part A) whole life cycle costing has not been completed, hence this cannot be secured retrospectively.

Scoring leeway of at least 5% is typically recommended in order to deliver a target rating. To achieve an Excellent rating, we will target all reasonably possible credits however some of these are considered very challenging to achieve and, at risk of reducing through the process as the design evolves.

Eisai – Fully fitted	Available Credits	Targeted Credits
MANAGEMENT		
Man 01 – Project brief and design	4	2
Man 02 – Lifecycle cost and service planning	4	2
Man 03 – Responsible construction practices	6	5
Man 04 – Commissioning and handover	4	4
Man 05 Aftercare	3	3
TOTAL MANAGEMENT CREDITS	21	17
TOTAL MANAGEMENT SCORE	11%	8.90%
HEALTH AND WELLBEING		
Hea 01 – Visual comfort	6	9
Hea 02 – Indoor Air Quality	4	4
Hea 04 Thermal Comfort	3	3
Hea 05 – Acoustic performance	3	2
Hea 06 – Security	1	0
Hea 07 – Safe and healthy surroundings	2	2
TOTAL HEALTH AND WELLBEING CREDITS	19	15
TOTAL HEALTH AND WELLBEING SCORE	14%	11.05%
ENERGY		

Ene 01 – Reduction of energy use and carbon emissions	13	5
Ene 02 – Energy Monitoring	2	2
Ene 03 – External lighting	1	1
Ene 04 – Low carbon design	3	1
Ene 05 – Energy Efficient Cold Storage	2	2
Ene 08 Energy Efficient Equipment	2	2
TOTAL ENERGY CREDITS	23	17
TOTAL ENERGY SCORE	16%	11.83%
TRANSPORT		
Tra 01 – Transport assessment and travel plan	2	2
Tra 02 – Sustainable transport measures	10	5
TOTAL TRANSPORT CREDITS	12	7
TOTAL TRANSPORT SCORE	10%	5.83%
WATER		
Wat 01 – Water consumption	5	3
Wat 02 – Water monitoring	1	1
Wat 03 – Water leak detection	2	2
Wat 04 – Water efficient equipment	1	1
TOTAL WATER CREDITS	9	7
TOTAL WATER SCORE	7%	5.44%
MATERIALS		
Mat 01 – Environmental impacts from construction products – Building life cycle assessment (LCA)	7	1
Mat 02 - Environmental impacts from construction products – Environmental Product Declarations (EPD)	1	1
Mat 03 – Responsible sourcing of construction products	4	3
Mat 05 – Designing for durability and resilience	1	1
Mat 06 – Material efficiency	1	0
TOTAL MATERIALS CREDITS	14	6
TOTAL MATERIALS SCORE	15%	6.43%
WASTE		
Wst 01 Construction waste management	5	3
Wst 02 – Use of recycled and sustainably sourced aggregates	1	0
Wst 03 – Operational waste	1	1
Wst 05 – Adaptation to climate change	1	0
Wst 06 – Design for disassembly and adaptability	2	0
TOTAL WASTE CREDITS	10	4
TOTAL WASTE SCORE	6%	2.40%
LAND USE AND ECOLOGY		
LE 01 Site selection	2	1
LE 02 Ecological risks and opportunities	2	2
LE 03 Managing impacts on ecology	3	3
LE 04 Ecological change and enhancement	5	3
LE 05 Long term ecology management and maintenance	2	2
TOTAL LAND USE AND ECOLOGY CREDITS	14	11
TOTAL LAND USE AND ECOLOGY SCORE	13%	10.21%
POLLUTION		
Pol 01 Impact of refrigerants	3	3

Pol 02 Local air quality	2	2
Pol 03 Flood and surface water management	5	4
Pol 04 Reduction of night time light pollution	1	1
Pol 05 Reduction of noise pollution	1	1
TOTAL POLLUTION CREDITS	12	11
TOTAL POLLUTION SCORE	8%	7.33%
INNOVATION		
Man 03 Responsible construction practices	1	1
Hea 01 Visual comfort	2	0
Hea 02 Indoor air quality – Minimising sources of air pollution	1	0
Hea 06 Security	1	0
Ene 01 Reduction of energy use and carbon emissions	5	0
Wat 01 Water consumption	1	0
Mat 01 Environmental impact from construction produced – Building life cycle assessment (LCA)	3	0
Mat 03 Responsible sourcing of construction products	1	0
Wst 01 Construction Site waste management	1	0
Wst 02 Use of recycled and sustainable sourced aggregates	1	0
Wst 05 Responding to Climate Change	1	0
LE 02 Ecological risks and opportunities	1	0
LE 04 Ecological change and enhancement	1	0
TOTAL INNOVATION CREDITS	20	1
TOTAL INNOVATION SCORE	10%	1.00%

