

BREEAM AP STATEMENT WITH SUSTAINABLE ENERGY STRATEGY

Prepared for:

Spitfire Enterprises Ltd.

**Development at Northern Field
Land adjacent to A345**

High Post, Salisbury



Project Spitfire

Salisbury



Callen-Lenz

Chemring
Innovating to protect

Revision:

draft

-

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Initial draft issue

Issue for Planning

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Executive Summary

CSA Architects have been commissioned by Spitfire Enterprises Ltd to act as Sustainability Consultant and BREEAM AP for the proposed development at Northern Field, Land adjacent to A345, High Post Salisbury.

The development includes commercial development in respect of two primary local employment businesses Callen-Lenz and Chemring Countermeasures Ltd. to support their expansion and growth. The project includes a new roundabout from the A345 and road offering new access to both businesses. The scheme including the erection of a 6,968sqm GIA building for Callen-Lenz, new security pavilions at site entrances of both businesses, additional parking, hard and soft landscaping, and drainage infrastructure. The scheme includes 2 solar fields with a combined peak output of 4.3MWp to support decarbonisation of the energy demands of these two businesses.

This report set out how the proposed development addresses The Wiltshire Core Strategy Policy 41 relating to energy and sustainability. It summarises the sustainable energy strategy including Low Carbon Strategy with an assessment of LZC technologies.

This document details the Pre-Assessment stage performance of the Callen -Lenz new building as measured against the BRE Environmental and Sustainability Standard, BREEAM UK New Construction, Version 7 to demonstrate how an 'excellent' rating in accordance with the planning policy may be achieved.

The document further explains CSA Architects' role as BREEAM AP and provides a summary of the input up to end of Stage 2.

The document aims to address requirements of the BREEAM Ene 2 - Energy Strategy and as such outlines the fabric performance specification and the energy servicing strategies and describes qualitatively how these will contribute to reducing operational energy consumption in use. The energy strategy also demonstrates that the use of local low and zero carbon (LZC) technologies have been considered and included in the development.

1. Project Overview

1.1. List of relevant Documents

This report is based on the following documents and drawings:

Architects' Planning drawings & documents

- Location Plan
- Block Plans
- Existing Site Plans
- Proposed Masterplan Overview
- Proposed Site Plans
- Proposed Landscape Plans
- Proposed Ground and First Floor Plan and Roof Plan – Callen Lenz
- Proposed Elevations – Callen Lenz
- Proposed Plans and Elevations, Security Pavilions
- Proposed Solar Field Details
- Proposed Site Sections
- Design and Access Statement

Consultant's Reports

- Preliminary Ecological Appraisal / BNG, Pro Vision, March 2026
- Travel Plan and Transport Statement (with BREEAM specific assessment), Connect Consultants, March 2026
- Solar Field PV System Generation and Use Calculations, Solar Tree, March 2026
- BREEAM Pre-Assessment Summary Target Tracker, Method Consulting, March 2026
- Client / contractor's Sustainability Brief, Roles and Responsibility Matrix, Sustainable Procurement Plan, Review of the Project's Adaptation to Climate Change, Review of the Project's Functional Adaptability

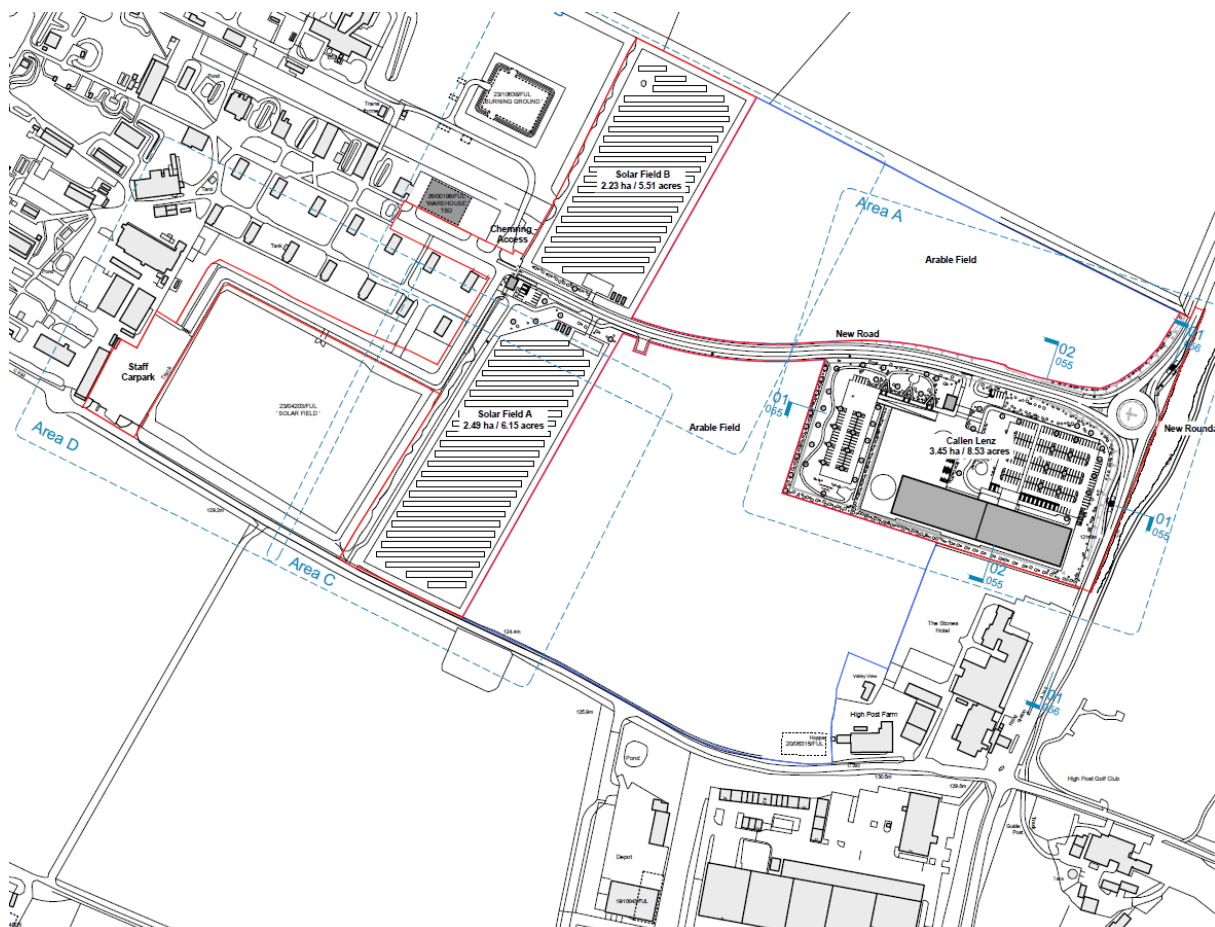
1.2. Project Team Overview

Client:	Spitfire Enterprises Ltd
Building Occupier – New Premises:	Callen Lenz
Business – Existing Premises:	Chemring Countermeasures Ltd
Project Manager / Principal Contractor:	Nationwide Engineering Ltd, Rob Hibberd
Planning Consultant:	Atlas Planning Group
Architect / BREEAM AP:	CSA Architects, Susan Kinver
BREEAM Assessor:	Method Consulting, Tom Lowther

Ecologist:	Pro Vision, Alex Hannam
Transport Consultant:	Connect Consultants, Tim Britton
Drainage Design:	Aegaea, Nick Darling-Drewett
Civil Engineer / Structural Engineer:	HBPW
Building Services Engineer :	Green Webb / Method Consulting Engineers
Acoustician:	TBD
Security Specialist:	TBD

1.3. Scheme Overview

The development includes commercial development in respect of two primary local employment businesses. Callen-Lenz and Chemring Countermeasures Ltd. to support their expansion and growth.



The project includes a new roundabout from the A345 and road offering new access to both businesses.

New facilities with 6,968sqm GIA will be provided for Callen-Lenz (Area A of the development Masterplan). Callen-Lenz is a specialist in the design, development, and manufacture of Uncrewed Aerial Systems (UAS). They provide a full range of services for both military and civil aviation, from rapid prototyping to full-scale production. Increasing demand for their products has created the need for new manufacturing facilities.

Access arrangements to and into Chemring Countermeasures will be improved (Areas B & D of the Development Masterplan.) Chemring Countermeasures Ltd are the sole source sovereign capability and provider of decoys to the UK MoD, as well as most NATO allies. At their High Post site, parts of which are included within the application area, they design and manufacture expendable countermeasures.

New security pavilions at site entrances of both businesses, additional parking, hard and soft landscaping, and drainage infrastructure.

The scheme includes 2 solar fields with a combined peak output of 4.3MWp to support decarbonisation of the energy demands of these two businesses. (Areas B & C of the Development Masterplan.)

1.4. Project Requirements – Local Planning Policy

The Wiltshire Core Strategy's key strategic objective is to address climate change. Core Policy 41 requires developers to meet this objective by setting sustainable construction standards and integrating low carbon energy in new developments in Wiltshire. The policy requires all new non-residential development to achieve BREEAM Excellent standards from 2019.

LPA encourages the incorporation of sustainable construction techniques/ infrastructure and the use of low carbon technologies, high standards of thermal efficiency, and robust and quality materials.

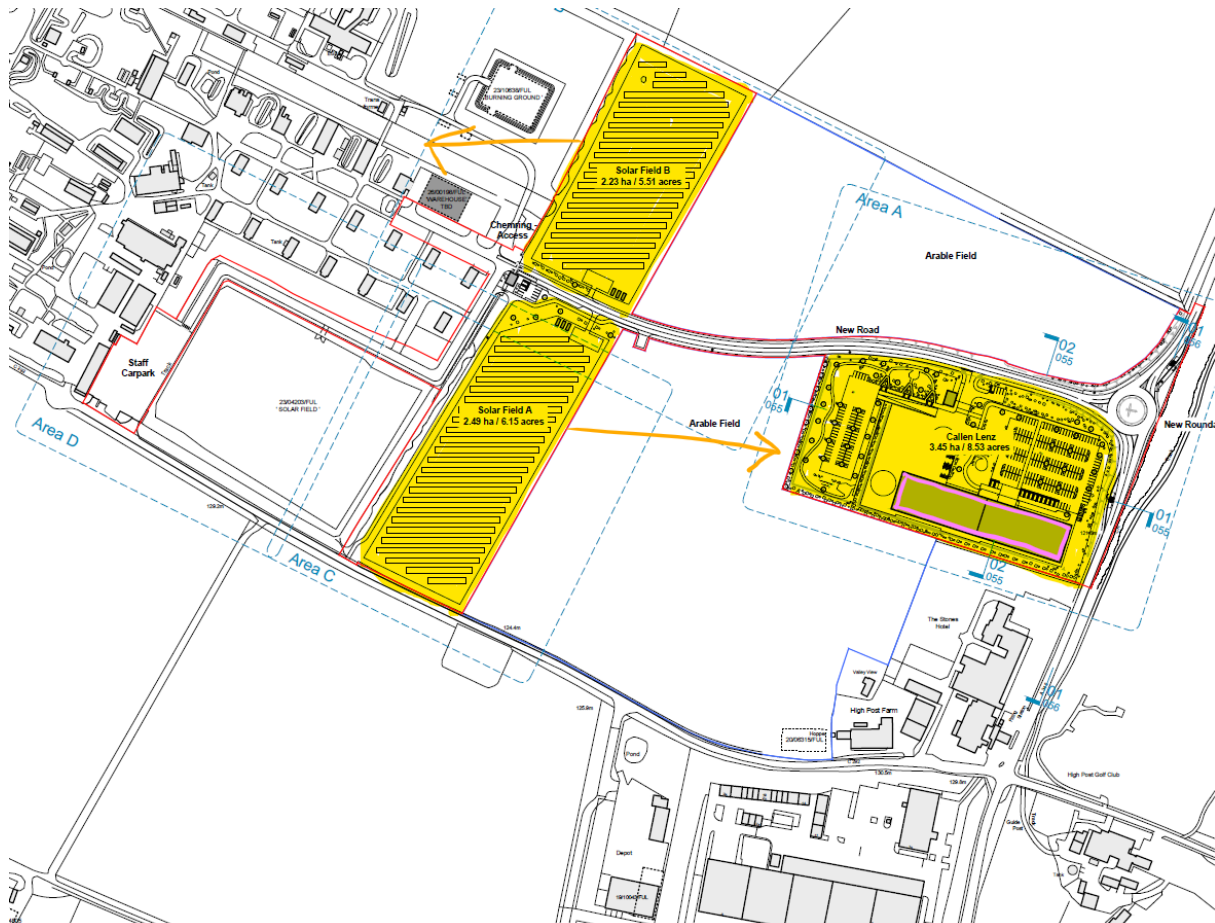
The energy strategy for the proposal consists of passive design and energy efficient measures such as the provision of energy efficient lighting, and solar fields to provide renewable energy.

2. Sustainable Energy Strategy

This section provides an overview of the Sustainable Energy Strategy and Low Carbon Strategy for the proposed development as a whole.

The energy efficiency hierarchy has been followed, in order to minimise the energy use intensity of the proposed development. Passive design and energy efficiency measures form the basis for the reduction in overall energy demand and carbon emissions for the proposed development. This energy strategy aims reduce the energy demand initially by optimising the envelope and building services within the development. This section includes an overview of key elements relevant to the energy design targets, data for room types, primary construction U values and system efficiencies. This is most relevant for the main building on the Callen-Lenz plot. (Area A of the Masterplan)

Opportunities to support the development of low-carbon infrastructure to serve existing developments are also included. This is most relevant for the Solar Fields which will benefit proposed Callen-Lenz facility and the existing Chemring Countermeasures complex. (Areas B and C of the Masterplan)



The final Sustainable Energy Strategy will be concluded later, when the scheme is taken through the technical design stages. This will then include full output reports from the thermal modelling software, including EPC and BRUKL documents and define details of energy efficiency, low-carbon technologies and integrated renewable energy generation benchmarked against the relevant Building Regulations. This shall then also include final details of the low-carbon and renewable energy technologies (such as air source heat pumps and solar PV) including information on location, number, dimensions and manufacturer's details.

2.1. “Be Lean” – Energy Efficiency

2.1.1. Building Fabric, Design and Orientation

The design of the building fabric and glazing have been optimised so that energy use is minimised whilst keeping the construction both efficient and cost effective. The aim has been to optimise the fabric and form of the building so that energy demand is reduced, without compromising the comfort of the building users.

The schedule below details the performance targets for the building fabric, with all values showing a significant improvement over the Part L limiting values.

Building Fabric Targets		
Construction Type	U Value (W/(m².K))	G value
Ground Floor	0.15	
Internal heat loss floor / ceiling	0.20	
External Walls (of heated spaces)	0.13-0.23	
Internal heat loss walls	0.2	
Roof	0.12-0.18	
Glazing (South, East, West)	1.10	0.36
Glazing (North)	1.10	0.53
Doors	1.10-1.6	
Air Permeability Target		
5 m ³ /(hr.m ²) @ 50 Pa or less		

Good practice design in terms of window placement for natural daylighting has been followed. The general aim was to achieve a window to surrounding wall area ratio of $\geq 20\%$ for at least 95% of relevant daylight areas within the building OR have the glazed area be $\geq 7\%$ of floor area for at least 80% of relevant daylight areas within the building. The actual daylight calculations will be confirmed during the technical design stages.

Solar shading on east elevation has been included in the building design and solar glass will be utilised on the south elevation. Overheating will be assessed under CIBSE TM52 guidance as part of the Thermal Comfort Assessment report in future design stages.

2.1.2. Mechanical Systems and Services

Space heating for the building is generated by a high efficiency air source heat pump and delivered by a mixture of radiators, radiant panels, heating coils and MVHR units. Domestic hot water for the project is generally generated by direct electric instantaneous water heaters.

Open Plan Office spaces and canteen and break-out spaces are ventilated by high efficiency hybrid ventilation units. The open plan office spaces are also provided with cross ventilation via openable windows.

Elsewhere, i.e. in smaller offices, radiators are used with a combination of Natural Ventilation and MVHR units with low specific fan powers and high heat recovery efficiencies. Mechanical extract ventilation is provided in WCs, plant and shower rooms.

Mechanical ventilation equipment and ductwork system is assumed to be of high quality standard with air leakage assumed to be a minimum of Class B and Class L2 to ensure energy efficiency, proper hygiene, and high system performance.

2.1.3. Electrical Systems and Services

Lighting will all be LED low energy fittings, with a luminous efficacy ranging from 100 - 125lm/W. Occupancy sensors will be considered for zones, where installation is deemed appropriate for the activities / occupancy patterns.

The following table details the performance targets for lighting power densities and control strategy.

Targets for Lighting Details			
Space Type	Control Type	Luminaire Efficacy	Illuminance
Open Plan Offices	Daylight dimming, absence detection	124 lm/W	300 lux
Small Offices	Daylight dimming, absence detection	126 lm/W	300 lux
Dining Room and Break-out Spaces	Daylight dimming, absence detection	126 lm/W	300 lux
Reception	Daylight dimming, absence detection	126 lm/W	300 lux
Circulation	Auto on-off	123 lm/W	150 lux
Stairs	Auto on-off	123 lm/W	150 lux
Stores	Auto on-off	146 lm/W	100 lux
Kitchen	Manual switching	118 lm/W	500 lux
WCs	Auto on-off	121 lm/W	150 lux
Server	Auto on-off	137 lm/W	200 lux
Plant	Manual switching	137 lm/W	200 lux

External lighting will be LED also, using appropriate timers / sensors, though this energy use is excluded from Part L calculations.

2.2. “Be Clean” – Connection to available Networks / LZC Options

This stage of the energy hierarchy includes consideration of connection to available district heat networks, or the use of on-site heat networks and decentralized energy production such as Combined Heat and Power (CHP) in order to provide energy and reducing consumption from the national grid and gas networks, through the generation of electricity, heating and cooling on-site.

There are no feasible connections to district heating networks, nor any installation of on-site Combined Heat and Power (CHP) systems proposed for this site. Therefore, the carbon savings for this stage of the energy hierarchy remain the same as after the ‘Be Lean’ stage.

The desktop study has assessed various Low and Zero Carbon Technologies against typical criteria and details are set out in the sections below.

2.2.1. Available LZC Technology

Air Source Heat Pump - System absorbs heat from the outside air. High efficiencies available. Refrigerant gases are used. Life cycle cost to be determined. Not aware of any planning restrictions. No existing framework to export heat. No relevant grants.

Biomass - Organic material from plants (usually wood) is burned to generate heat. Boilers are usually less efficient than traditional fuels. Life cycle cost uncertain. Not aware of any planning restrictions. No existing framework to export heat. No relevant grants.

Combined Heat and Power - Typically, a combustion turbine or reciprocating engine burns fuel to power a generator to create electricity locally, with the heat recovered and used to heat water for building space heating / DHW. Life cycle cost uncertain. Not aware of any planning restrictions. No existing framework to export heat. Electricity likely to be used within the building though exporting to grid likely available. No relevant grants.

Photovoltaics - Energy from the sun is converted into electricity via semi-conductors within the roof or ground mounted panels. Life cycle cost uncertain. Typically requires planning consent. Electricity likely to be used within the building though exporting to grid likely available. Export restrictions may mean some electricity is wasted when not used on site. No relevant grants.

Solar Thermal - Energy from the sun heats liquid in the (usually) roof mounted panel(s), which in turn heats water to be used in the building. Life cycle cost uncertain. Not aware of critical planning restrictions, although it should be included in planning submissions. No existing framework to export heat. No relevant grants.

Water Source Heat Pump - System absorbs heat from a local source of water. Temperatures fluctuate more than the ground but are more stable than air. Requires a suitable body of water nearby. Life cycle cost uncertain. Not aware of critical planning restrictions, unless it will affect ecological settings. No existing framework to export heat. Electricity likely to be used within the building though exporting to grid likely available. No relevant grants.

Wind Turbine – Turbine harnesses the kinetic energy of the wind and converts it to electrical energy. Life cycle cost uncertain. Additional planning application likely and significant restrictions on sight / noise would need addressing. Electricity likely to be used within the building though exporting to grid likely available. Export restrictions may mean some electricity is wasted when not used on site. No relevant grants.

2.2.2. Excluded Technologies

The table below lists the excluded technologies and reasons for doing so.

Technology	Reason for exclusion
Biomass	Majority of the building is unconditioned and those spaces that require conditioning will be intermittently occupied. Lower use of heating would therefore extend the payback. Additional storage would be required for pellets / wood chip and scope 3 emissions associated with delivery negate the benefit of this option.
CHP	Heat requirement in the building is too low to consider a system suited to high and continual heat demands.
Ground source heat pump	Requires greater land-take and capital cost, making it less cost efficient than say Air Source heat pump.
Solar thermal	Low hot water demand within the proposed building. Lower use of hot water would therefore extend the payback.
Water source heat pump	No suitable water source.
Wind turbine	Likely to be significant additional work required to secure planning, with investigations into noise levels as well as verifying the suitability of the location based on wind speeds. Visual sensitivities will likely to be significant obstacle also.

2.2.3. Appropriate Technologies

This concludes that the following technologies are deemed appropriate and should be considered for inclusion in the development:

- Electricity generation via PV
- Heat generation via Air Source Heat Pump.

2.3. “Be Green” – Reduction of Carbon Emissions

The ‘Be Green’ stage of the assessment for the proposed building involves reducing the carbon emissions of the development through renewable and low-carbon technologies. For the proposed development air source heat pumps will be utilised for on-site heat generation. Details will be developed in the detailed development of the sustainable energy strategy alongside thermal modeling etc.

Photovoltaics are included within the development proposal for on-site electricity generation to benefit the proposed Callen-Lenz facility and the existing Chemring Countermeasures complex via private wire connections. The solar fields included in this proposal have a combined peak output of 4.3MWp; Solar Field A (Callen-Lenz) is 2.3257MWp and Field B (Chemring Countermeasures) is 1.9838 MWp.

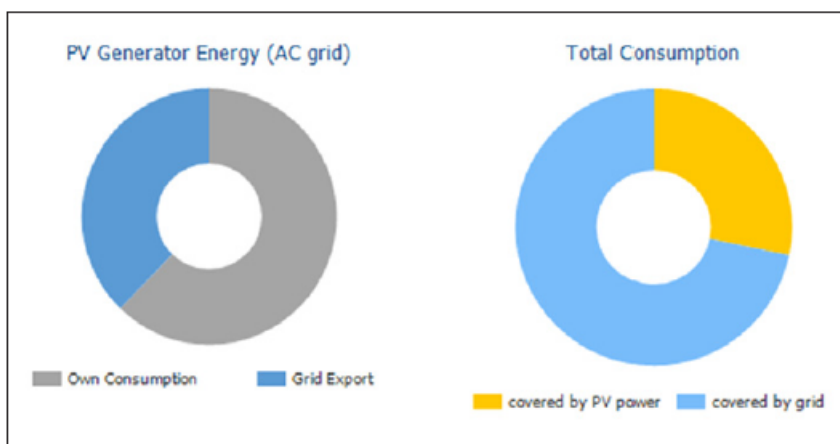
The PV Generation and PV electricity Use has been simulated by the PV consultant Solar-Tree. Full details of the calculations are included within Appendix A.

Energy demand of the existing facilities at Chemring Countermeasures are based on existing data. Energy demand of the new facilities for Callen Lenz are based on industry standard building energy demand for this type of thermally and energy efficient new development. Operational energy demand is estimated based on the business’s data of their current fragmented facilities.

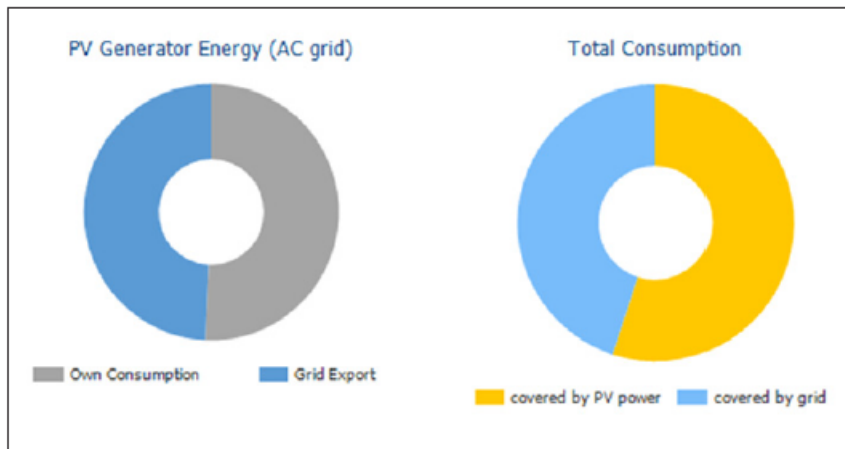
The two Solar Fields comprise approximately 6630 photovoltaic panels combined, generating capacity of 5019 MWh per year and an estimated annual offset of 2350 tonnes of CO₂.

The solar fields will supply overall approximately 50% of electricity (2815 MWh per year directly to these businesses). Any surplus electricity is directed to the national grid.

PV Generation and Use Simulation for Solar Field B - Chemring Countermeasures Ltd:



PV Generation and Use Simulation for Solar Field A - Callen-Lenz:

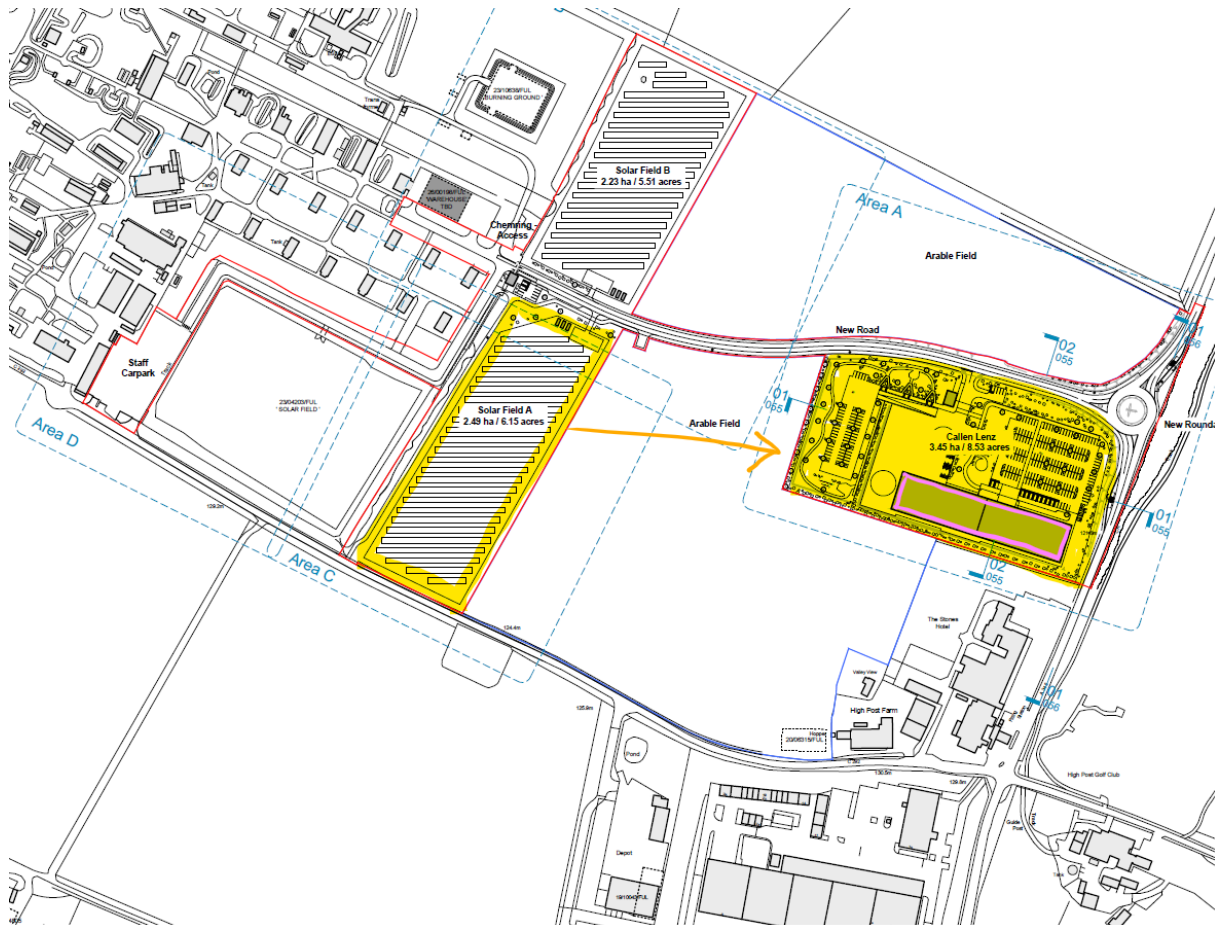


Battery storage could be considered in future and is shown as part of the development proposal. A combined six battery-storage units are included in the scheme for excess solar produced, this would allow the end user to draw energy when solar production is low or zero.

3. BREEAM Strategy

Achieving BREEAM Excellent for all new non-residential development is a requirement set by the Wiltshire Core Strategy. This section details how the 'excellent' target may be achieved at the Pre-Assessment stage for the development as measured against the BRE Environmental and Sustainability Standard, BREEAM UK New Construction, Version 7 (Technical Manual SD6074).

The scope of the BREEAM Pre-Assessment is focused on the Callen-Lenz plot and the associated solar field.



3.1. Introduction to BREEAM

BREEAM (Building Research Establishment's Environmental Assessment Method) is the world's leading and most widely used environmental assessment method for buildings. It sets the standard for best practice in sustainable design and has become the de facto measure used to describe a building's environmental performance.

Aims of BREEAM

BREEAM assesses, encourages and rewards environmental, social and economic sustainability throughout the built environment. The BREEAM schemes:

- encourage continuous performance improvement and innovation by setting and assessing against a broad range of scientifically rigorous requirements that go beyond current regulations and practice,
- empower those who own, commission, deliver, manage or use buildings, infrastructure or communities to achieve their sustainability aspirations,
- build confidence and value by providing independent certification that demonstrates the wider benefits to individuals, business, society and the environment.

Objectives of BREEAM

- To provide market recognition of buildings with a low environmental impact
- To ensure best environmental practice is incorporated in the planning, design, construction and operation of buildings and the wider built environment.
- To challenge the market to provide innovative, cost effective solutions that minimise the environmental impact of buildings.
- To allow organisations to demonstrate progress towards corporate environmental objectives.

BREEAM UK New Construction is a performance-based assessment method and certification scheme for new buildings. The primary aim of BREEAM UK New Construction is to mitigate the life cycle impacts of new buildings on the environment in a robust and cost-effective manner.

Building projects are assessed at the design and post-construction stages by quantifying the performance by individual measures and associated criteria within the following environmental issues:

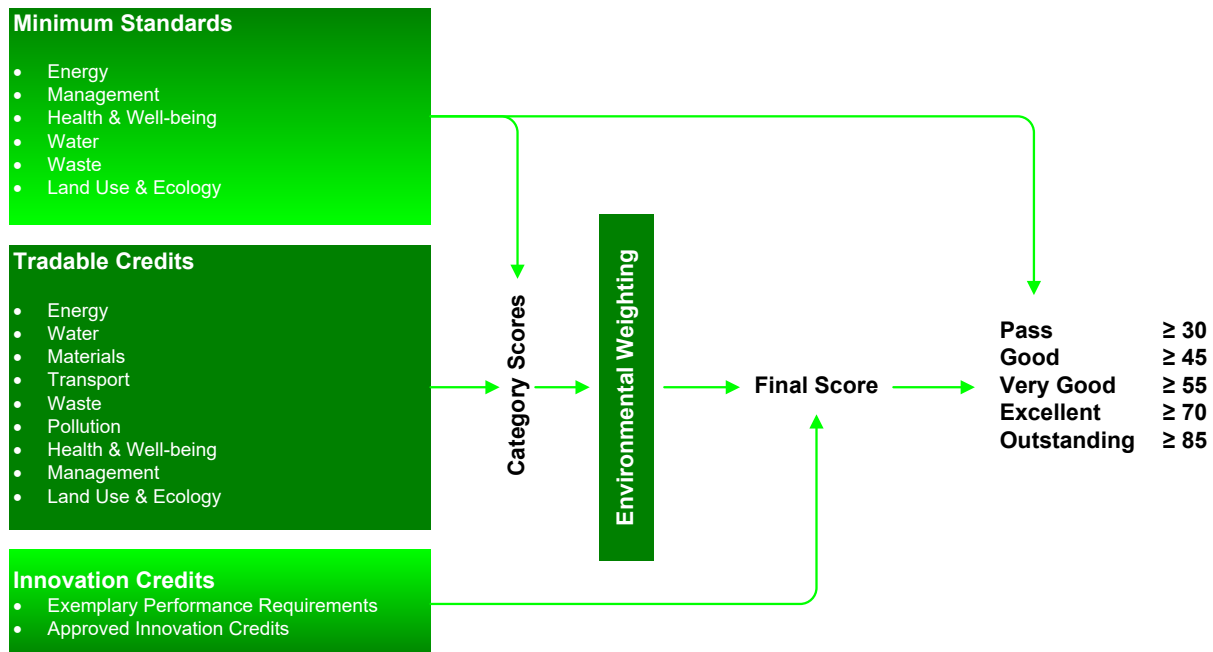
- Management
- Health and Wellbeing
- Energy
- Transport
- Water
- Materials
- Waste
- Land Use and Ecology
- Pollution
- Innovation

The assessment of the building results in a final report and BREEAM certificate detailing the performance of the assessed building against the environmental issues. The building's performance is expressed as a BREEAM rating of PASS, GOOD, VERY GOOD, EXCELLENT or OUTSTANDING.

BREEAM is developed, operated and maintained by BRE Global Ltd and the operation and direction of the method is overseen by an independent Sustainability Board, representing a wide cross-section of construction industry stakeholders. Further information about BREEAM, including copies of the BREEAM standards, can be found at www.breem.org

BREEAM Scoring & Rating

The diagram and text below describes how BREEAM scores and rates an assessed building:



The BREEAM categories contain a number of environmental issues, which reflect the options available when designing, procuring and constructing a building.

BREEAM issues and credits

Tradable credits

Each environmental issue has a set number of 'credits' available and these credits are awarded where the building demonstrates that it complies with the requirements of that issue.

Minimum standards

A number of issues within a category have set minimum standards, i.e. a minimum number of credits that must be achieved in order for a particular BREEAM rating level to be met.

Innovation credits

Innovation credits provide additional recognition for a building that innovates in the field of sustainable performance, above and beyond the level that is currently recognised and rewarded by standard BREEAM issues. Innovation credits are awarded for either complying with pre-defined BREEAM issue exemplary level requirements, through the appointment of a BREEAM Accredited Design Advisor or Suitably Qualified Assessor or via application to BRE Global to have a particular building feature, system or process approved as 'innovative'.

Environmental weightings, final score and BREEAM Rating

Once each BREEAM issues has been assessed the category percentage scores are determined (based on the number of credits achieved over those available within a category), and an environmental weighting applied (as shown below).

The weighted category scores are then totalled to give an overall score, and any additional score for innovation is added to give the final BREEAM score which is used to determine the BREEAM rating.

The environmental weightings for this project scope “BREEAM UK New Construction V7; industrial / office building, shell&core” are as follows:

Issue Category	Issue Weighting
Management	10.0%
Health and Wellbeing	10.0%
Energy	18.0%
Transport	9.0%
Water	8.0%
Materials	17.5%
Waste	7.0%
Land Use and Ecology	11.5%
Pollution	9.0%

The weighting factors have been derived from consensus based research with various groups such as government, material suppliers and lobbyists. This research was carried out by BRE to establish the relative importance of each environmental issue.

3.2. Role of BREEAM AP during design stage 2

As BREEAM AP (Avisory Professional) CSA Architects have advised the project team on sustainability matters particularly relevant to design stages 2 up to Planning Submission. As AP CSA Architects provided expert guidance to the project team, facilitated the concept design phase to set and target the required BREEAM standard, set sustainability targets, identified cost-effective credits and managed environmental risks.

As BREEAM AP we facilitated and coordinated the appointment of Method Consulting as the BREEAM Assessor and acted as the link between the project team and the BREEAM Assessor in terms of communication and managing the sustainability aspects of the project. As AP we assisted in gathering and reviewing evidence for submission to the BREEAM Assessor, ensuring documentation meets the requirements for the stage 2 credits, in particular. We collaborated with the project team to identify potential risks and resolve issues in achieving credits, thus preventing delays and rework.

We agreed to measure the proposal against the BRE Environmental and Sustainability Standard, BREEAM UK New Construction Version 7 as an Industrial / Office Scheme. This scheme is applicable to new build non-domestic projects. In addition to a range of standard issues assessed for all building types, this also includes requirements specific to industrial / office buildings (Shell and Core).

This has resulted in the BREEAM Assessor defining a Pre Planning Stage BREEAM Pre-Assessment which demonstrates that the scheme has potential to achieve a BREEAM “excellent”.

One of the particular risks identified is that the recent transition from BREEAM NCUK Version 6.1 to BREEAM NCUK Version 7 sees the targets are approximately 10-15% harder to achieve.

It was further identified that the targets include some assumptions at this point, and that the final score will therefore be subject to design development.

3.3. Targeted BREEAM Pre-Assessment Performance

The proposed Development for Callen-Lenz at Northern Field, Land adjacent to A345, High Post, Salisbury shows potential to achieve a score in excess of 70% against the BREEAM UK New Construction Standard of Technical Manual SD5079 Version 7. This would translate into an interim BREEAM rating of EXCELLENT.

The BREEAM Assessor has determined this targeted rating on the basis of drawings and reports available for the project at the current design stage and assumptions for reasonable targets set with the Design Team and BREEAM AP in workshop meetings and subsequent correspondence.

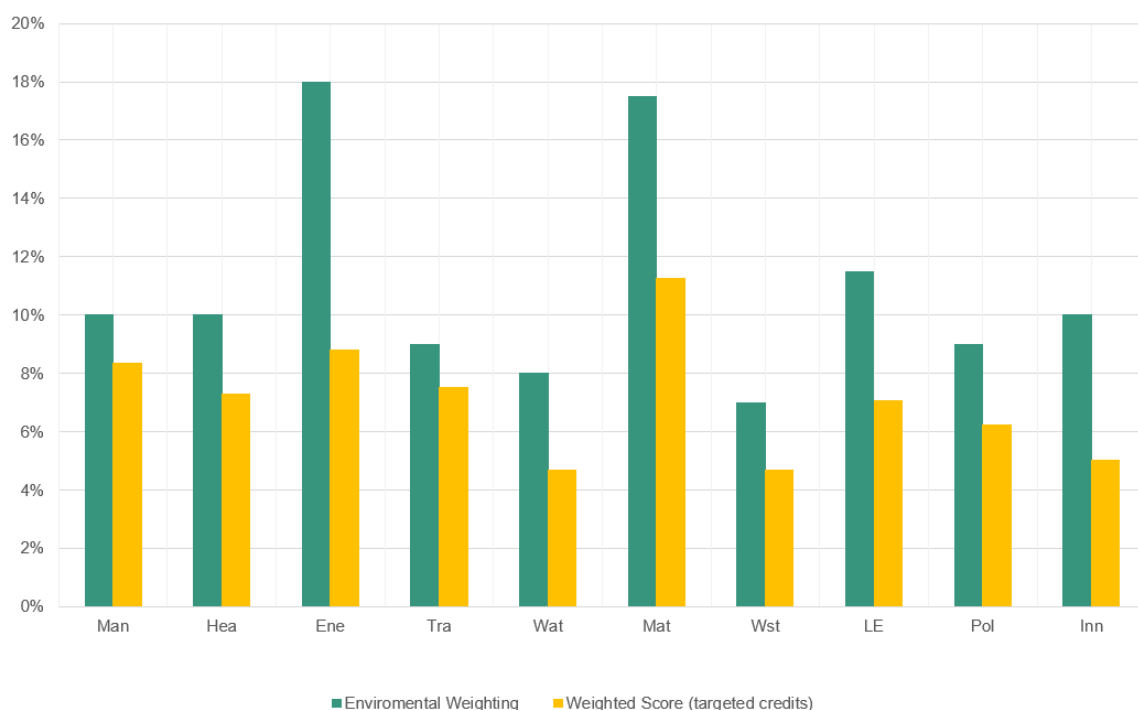
Trade credits were targeted in 9 environmental categories where it was deemed that the scheme will be able to comply with the requirements of that issue. Innovation credits provide additional recognition for exemplar sustainable performance, above and beyond the level that is currently recognised and rewarded by standard BREEAM credits. The credits currently targeted have had to include some assumptions, and the final score is therefore subject to design development.

Pre-Assessment of Building Performance by Section				
	Environmental weighting	Credits available	Credits targeted	Weighted Score (of targeted credits)
Management	10.00%	18	15	8.34%
Health & Wellbeing	10.00%	11	8	7.27%
Energy	18.00%	45	22	8.81%
Transport	9.00%	12	10	7.50%
Water	8.00%	12	7	4.66%
Materials	17.50%	14	9	11.25%
Waste	7.00%	9	6	4.66%
Land Use & Ecology	11.50%	13	8	7.07%
Pollution	9.00%	13	9	6.23%
Innovation	10.00%	10	5	5.00%
Total BREEAM Score				70.79%

A number of categories have set minimum standards (mandatory credits) that must be achieved for a BREEAM 'excellent' rating. There are also 'pre-requisites' which do not carry a score, but must be achieved in order to award a credit and/or rating.

Pre-Assessment of minimum BREEAM Standards					
Rating Level	Pass	Good	Very Good	Excellent	Outstanding
Minimum Standards Achievable	YES	YES	YES	YES	NO

Targeted Performance by Environmental category:



A full schedule of targeted credits is included in the BREEAM Assessors Pre-Assessment Report in Appendix B.

Below is a brief overview of assumptions and targets set within the 9 categories. The BREEAM Technical Manual should be referred to for full details of each credit.

Management

A detailed 'project planning brief' has been developed with the applicant Spitfire Enterprises Ltd, to ensure the facilities will suit their needs. A BREEAM AP has been appointed to advise the design team. There is a commitment to undertake some Life Cycle Carbon analysis of the scheme. The proposed contractor is highly experienced in responsible construction practices. There will be a thorough commissioning and handover process with after-care support for the building users.

Health & Wellbeing

Credits are targeted for achieving high levels of visual comfort, particularly within the office areas, where work will be screen-based. Most of the proposed finishing materials are inherently low VOCs enabling a target of very good indoor air quality. It is also envisaged that high levels of thermal comfort and acoustic performance will be able to be achieved and demonstrated through the design specifications. The site layout will allow for safe and healthy surroundings, i.e. through provision of accessible external green amenity landscaped areas across the plot.

Energy

Targets in the energy section have been based on expectations for energy consumptions, M&E installations and Building performance. In addition to a high performing thermal envelope and efficient heating system, credits are targeted for allowing the users to monitor the energy use in different areas and functions in the building. The buildings are generally designed with natural passive design solutions in mind, such as natural ventilation and cooling, i.e. through opening high level windows. LZC technology is incorporated through installation of PV panels on Solar Field A with a dedicated private wire connection and efficient heat pumps. External lighting will be limited, controlled and energy efficient. Appliances and installations (i.e. lifts) will target low energy options.

Transport

Credits in this category can be awarded through preparation of a detailed transport assessment and travel plan from the outset of this project. The accessibility index for this location has been calculated and there is a commitment to provide information about available transport options including the 2 new dedicated bus stops of the scheme. There are a number of relevant amenities within 500m of the site, such as a food outlet, cash machine, leisure facility. The scheme includes appropriate facilities for cyclists and has specific EV charging spaces.

Water

The credit assumption is based on efficient sanitary ware and water use equipment with low dual flush WCs, low flow taps and efficient appliances. Pulsed water meters will be installed where relevant and a site wide water leak detection system will also be installed. Rainwater harvesting and dedicated controls will be utilised for any landscape irrigation. The water supply is assumed to be via borehole.

Materials

The credit targets in this category focus on responsible sourcing and design for durability and resilience.

Waste

The construction waste generated by this development is targeted to be extremely low, i.e. less than 1.9 tonne or 1.6m³ per 100m² of GIA. A preliminary cut and fill exercise has been undertaken and it is targeted that the majority, if not all, excavation waste will remain on site. The steel framed scheme is designed for disassembly and adaptability. Adaptation to climate change has been reviewed and will be demonstrated further through the Energy Modelling tool. There are no speculative finishes proposed in this scheme, as the end user is known and designed for. There will be suitable facilities for sorting and storing operational waste by the building user.

Land Use and Ecology

A suitably qualified ecologist has advised the scheme design development from the outset. This allows for the 'comprehensive route' to be applied to the BREEAM credit assessment. Ecological Risks and Opportunities were identified and any impact on these targeted. Overall an ecological enhancement can be achieved and demonstrated for this site. This includes a commitment for long term ecological management and maintenance.

Pollution

Local air quality is achieved as all heating and hot water demands are supplied by non-combustion systems (electrics). Surface water run-off management is comprehensively designed and is based around sustainable drainage systems such as geocellular storage and bioretention systems.

Susan Kinver

Director, RIBA Architect, BREEAM AP

CSA Architects

Date 19.3.2026

Appendix

A – Solar Field Energy Reports by Solar Tree



Solar Tree

Project Spitfire
High Post
Salisbury
SP4 6AS

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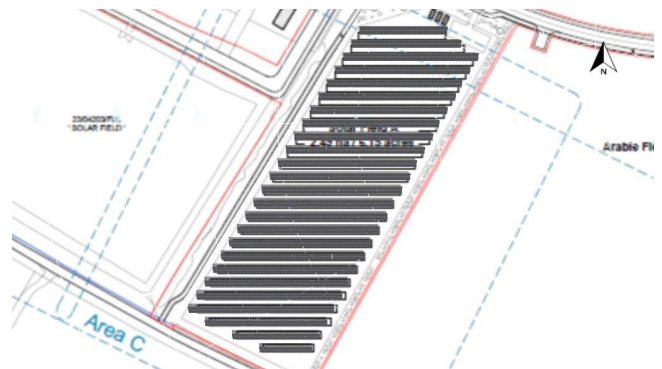
Project Name: Project Spitfire Solar Field B

05/03/2026

Your PV system from Solar Tree

Address of Installation

Project Spitfire
High Post
Salisbury
SP4 6AS



Project Overview

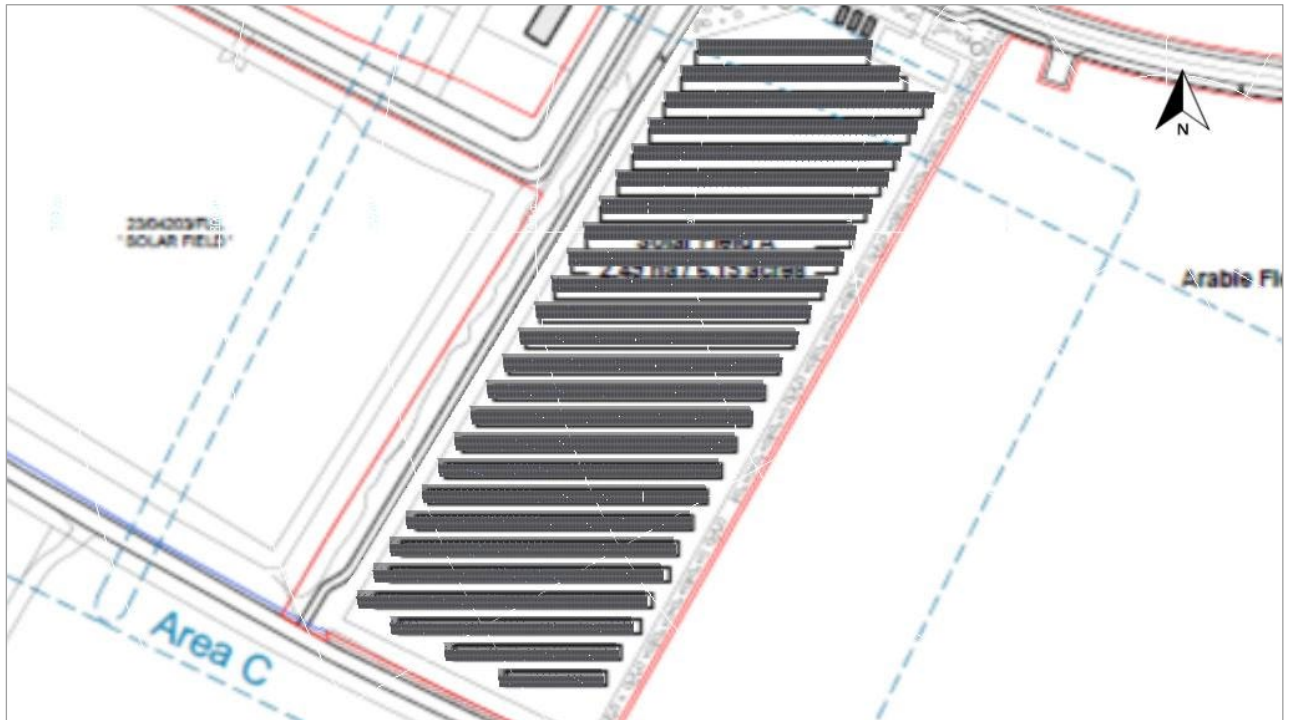


Figure: Overview Image, 3D Design

PV System

3D, Grid-connected PV System with Electrical Appliances

Climate Data	Boscombe Down, GBR (2001 - 2020)
Values source	Meteonorm 9.0
PV Generator Output	2325.7 kWp
PV Generator Surface	9,664.9 m ²
Number of PV Modules	3578
Number of Inverters	60

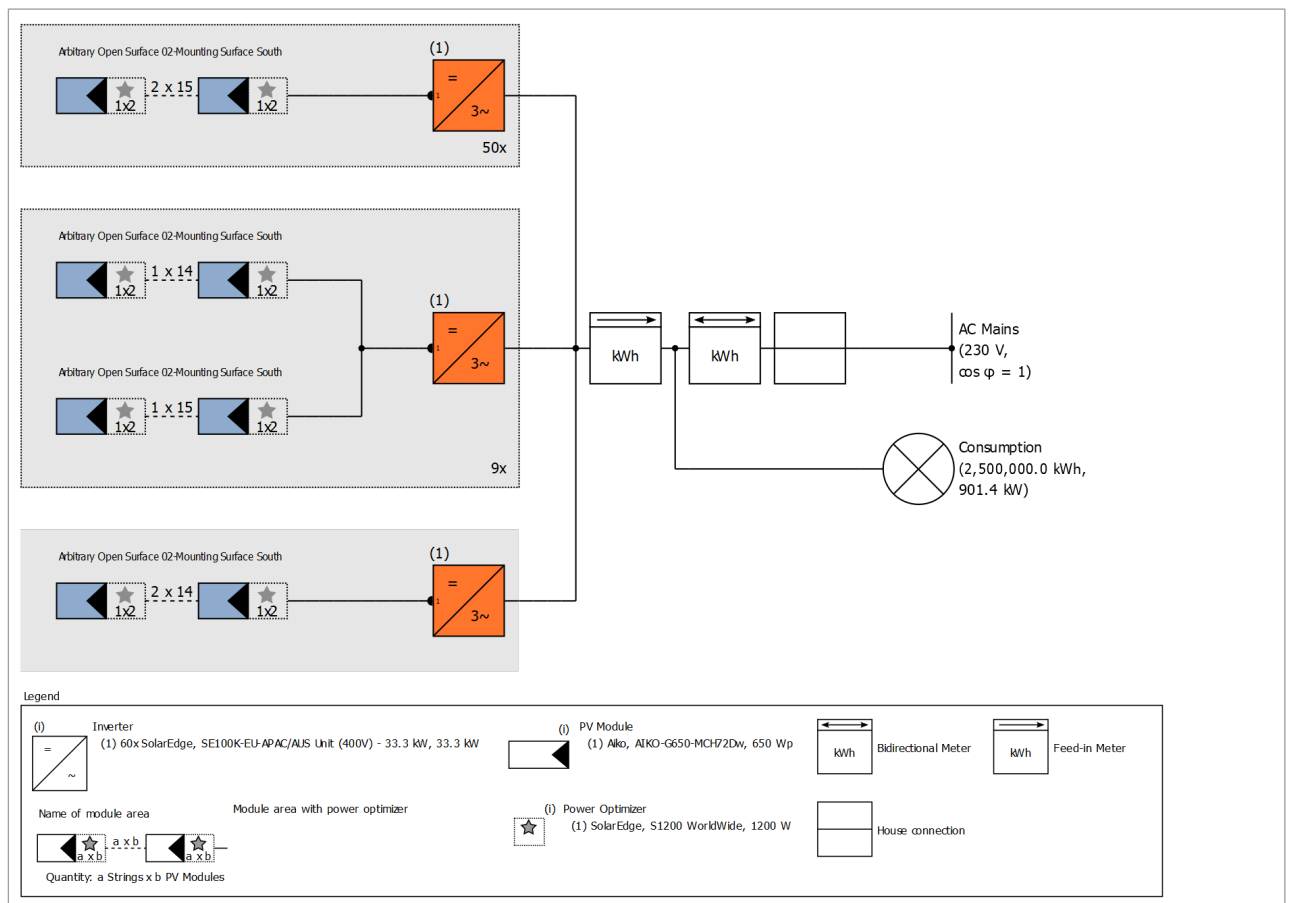


Figure: Schematic diagram

Production Forecast

Production Forecast

PV Generator Output	2,325.70 kWp
Spec. Annual Yield	1,163.73 kWh/kWp
Performance Ratio (PR)	90.16 %
Yield Reduction due to Shading	4.7 %
PV Generator Energy (AC grid)	2,707,994 kWh/Year
Own Consumption	1,374,900 kWh/Year
Clipping at Feed-in Point	0 kWh/Year
Grid Export	1,333,094 kWh/Year
Own Power Consumption	50.7 %
CO ₂ Emissions avoided	1,272,044 kg / year
Level of Self-sufficiency	55.0 %

The results have been calculated with a mathematical model calculation from Valentin Software GmbH (PV*SOL algorithms). The actual yields from the solar power system may differ as a result of weather variations, the efficiency of the modules and inverter, and other factors.

Set-up of the System

Overview

System Data

Type of System	3D, Grid-connected PV System with Electrical Appliances
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Climate Data

Location	Boscombe Down, GBR (2001 - 2020)
Values source	Meteonorm 9.0
Data resolution	1 h
Simulation models used:	
- Diffuse Irradiation onto Horizontal Plane	Hofmann
- Irradiance onto tilted surface	Hay & Davies

Consumption

Total Consumption	2500000 kWh
Manufacturing	2500000 kWh
Load Peak	901.4 kW

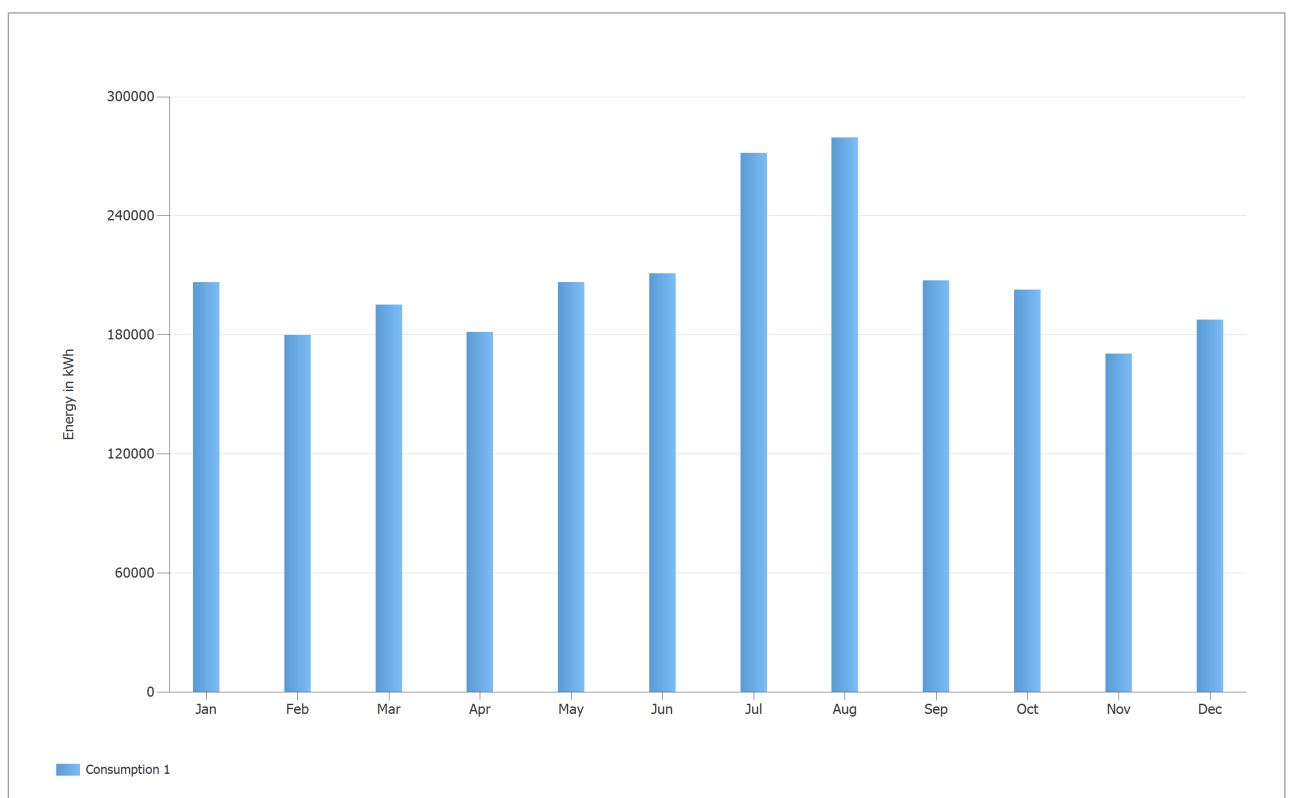


Figure: Consumption

Module Areas

1. Module Area - Arbitrary Open Surface 02-Mounting Surface South

PV Generator, 1. Module Area - Arbitrary Open Surface 02-Mounting Surface South

Name	Arbitrary Open Surface 02-Mounting Surface South
PV Modules	3578 x AIKO-G650-MCH72Dw (v2)
Manufacturer	Aiko
Inclination	25 °
Orientation	South 180 °
Installation Type	Mounted - Roof
PV Generator Surface	9,664.9 m ²

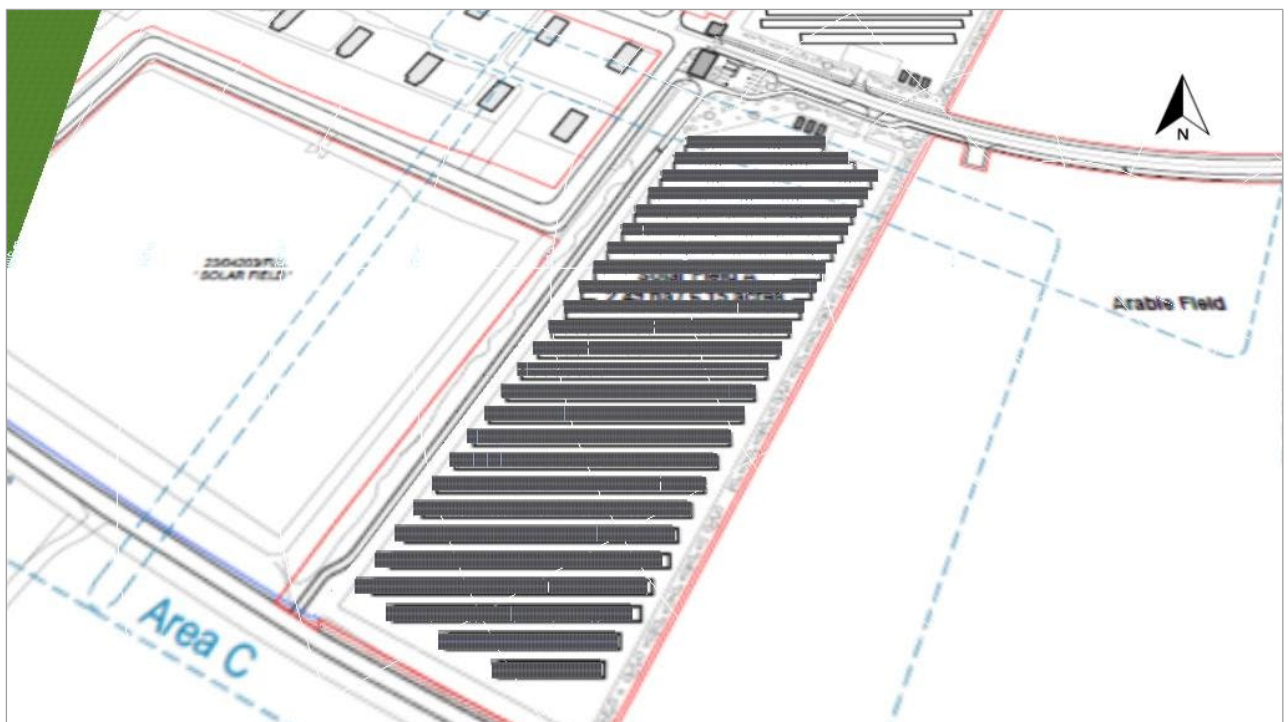


Figure: 1. Module Area - Arbitrary Open Surface 02-Mounting Surface South

Horizon Line, 3D Design

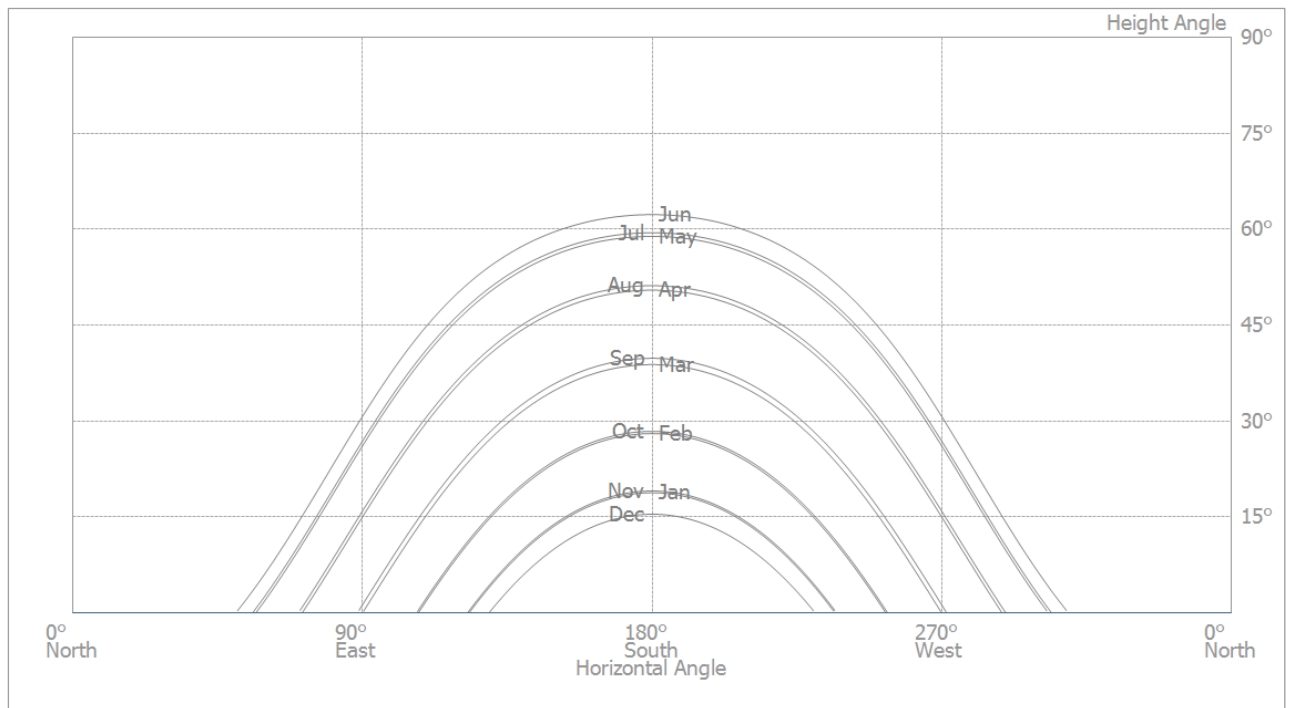


Figure: Horizon (3D Design)

Inverter configuration

Configuration 1

Module Area	Arbitrary Open Surface 02-Mounting Surface South
Inverter 1	
Model	SE100K-EU-APAC/AUS Unit (400V) - 33.3 kW (v1)
Manufacturer	SolarEdge
Quantity	50
Sizing Factor	117.1 %
Configuration	MPP 1: 2 x 15☆ [1 x 2]
Power Optimizer	1500x SolarEdge, S1200 WorldWide (v1)
Inverter 2	
Model	SE100K-EU-APAC/AUS Unit (400V) - 33.3 kW (v1)
Manufacturer	SolarEdge
Quantity	9
Sizing Factor	113.2 %
Configuration	MPP 1: 1 x 14☆ [1 x 2] 1 x 15☆ [1 x 2]
Power Optimizer	261x SolarEdge, S1200 WorldWide (v1)
Inverter 3	
Model	SE100K-EU-APAC/AUS Unit (400V) - 33.3 kW (v1)
Manufacturer	SolarEdge
Quantity	1
Sizing Factor	109.3 %
Configuration	MPP 1: 2 x 14☆ [1 x 2]
Power Optimizer	28x SolarEdge, S1200 WorldWide (v1)

AC Mains

AC Mains

Number of Phases	3
Mains voltage between phase and neutral	230 V
Displacement Power Factor (cos phi)	+/- 1

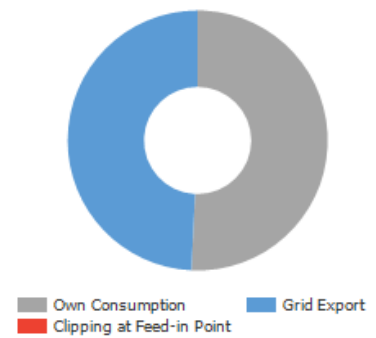
Simulation Results

Results Total System

PV System

PV Generator Output	2,325.70 kWp
Spec. Annual Yield	1,163.73 kWh/kWp
Performance Ratio (PR)	90.16 %
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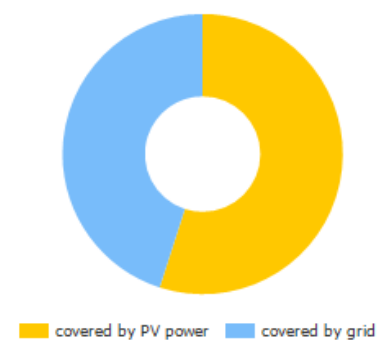
PV Generator Energy (AC grid)



Appliances

Appliances	2,500,000 kWh/Year
Standby Consumption (Inverter)	1,517 kWh/Year
Total Consumption	2,501,517 kWh/Year
covered by PV power	1,374,900 kWh/Year
covered by grid	1,126,617 kWh/Year
Solar Fraction	55.0 %

Total Consumption

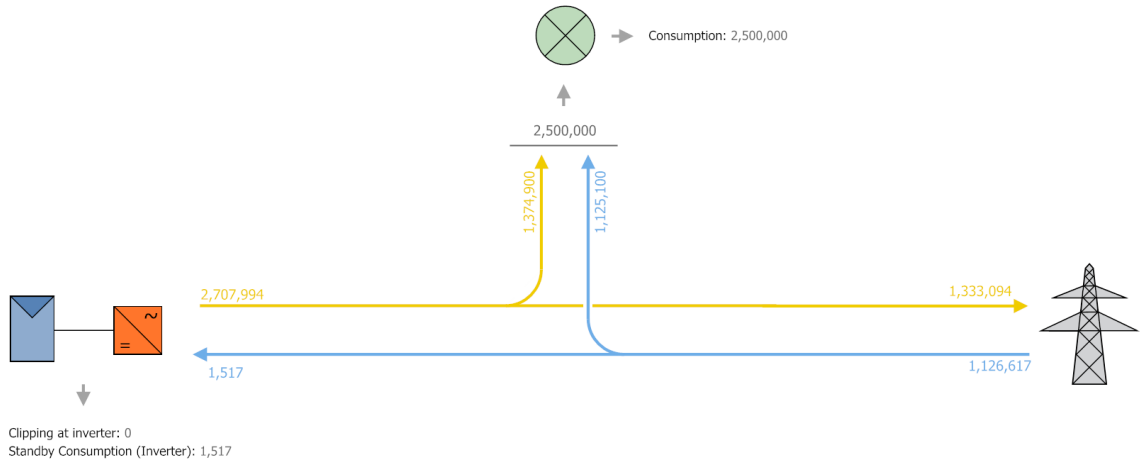


Level of Self-sufficiency

Total Consumption	2,501,517 kWh/Year
covered by grid	1,126,617 kWh/Year
Level of Self-sufficiency	55.0 %

Energy Flow Graph

Project: Project Spitfire Solar Field B



All values in kWh
Small deviations in the totals can occur due to rounding
created with PV*SOL

Figure: Energy flow

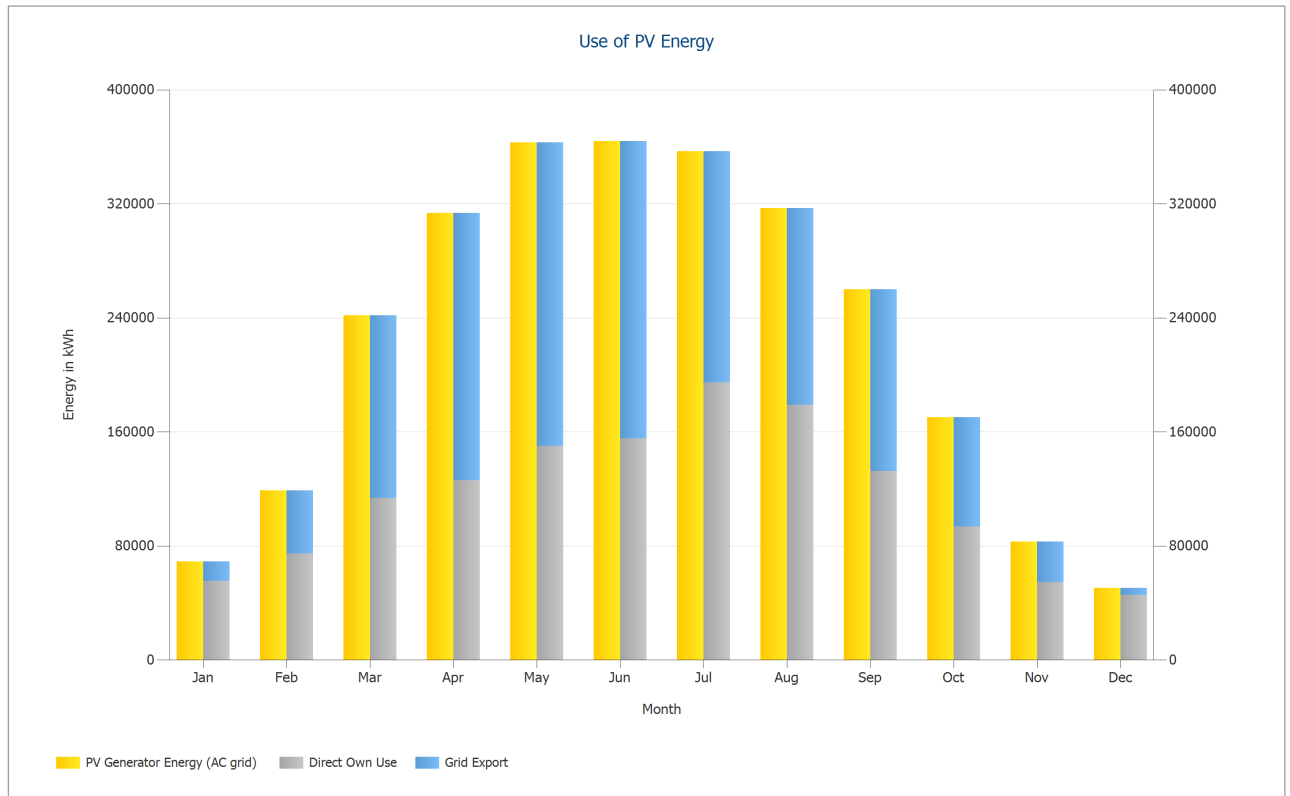


Figure: Use of PV Energy

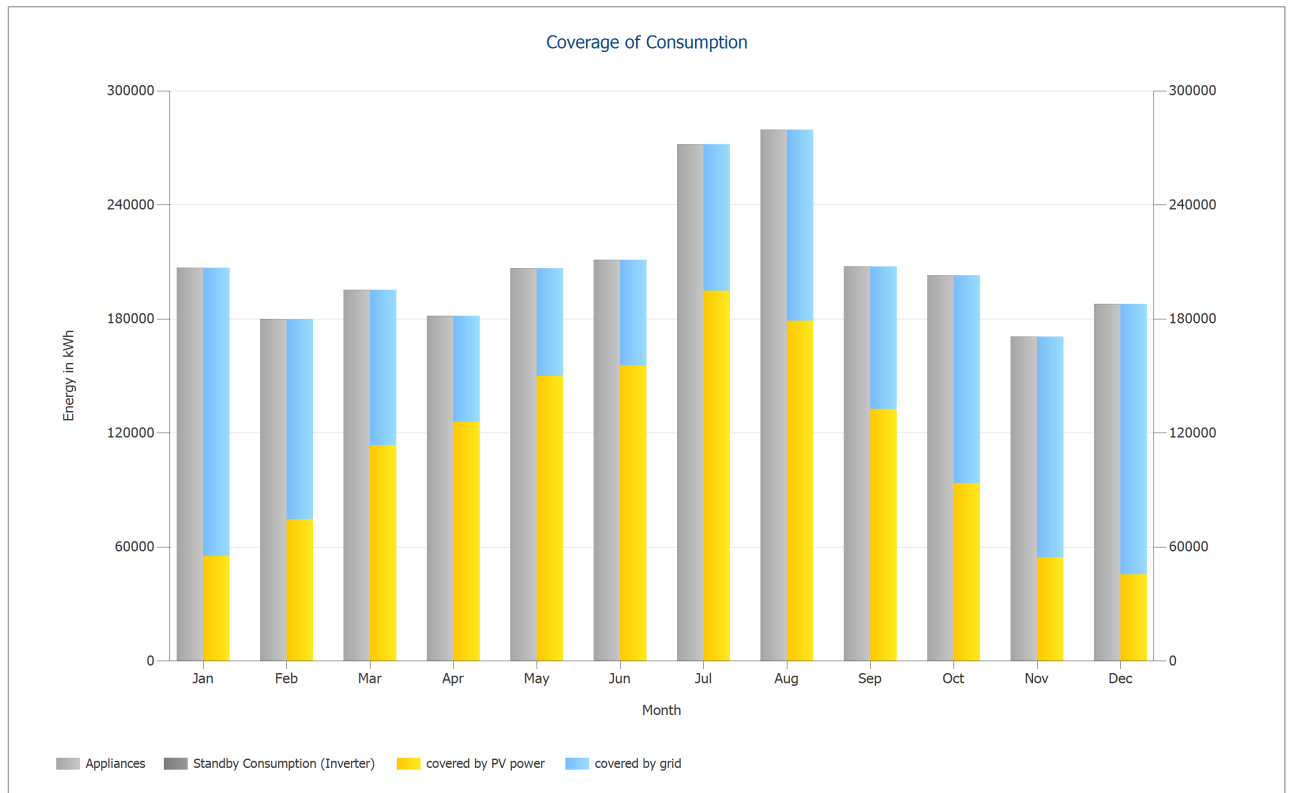
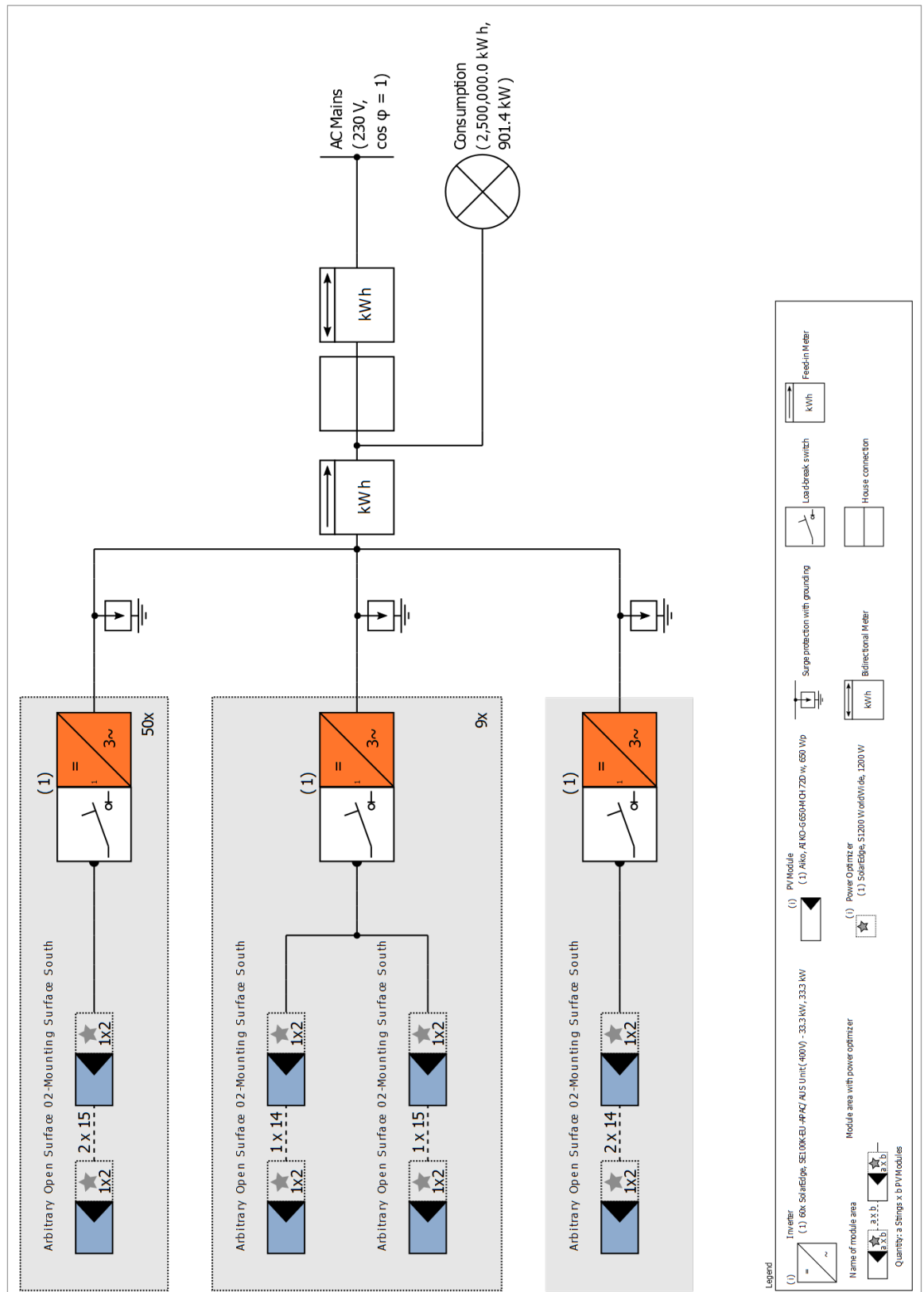


Figure: Coverage of Consumption

Plans and parts list

Circuit Diagram



Overview plan

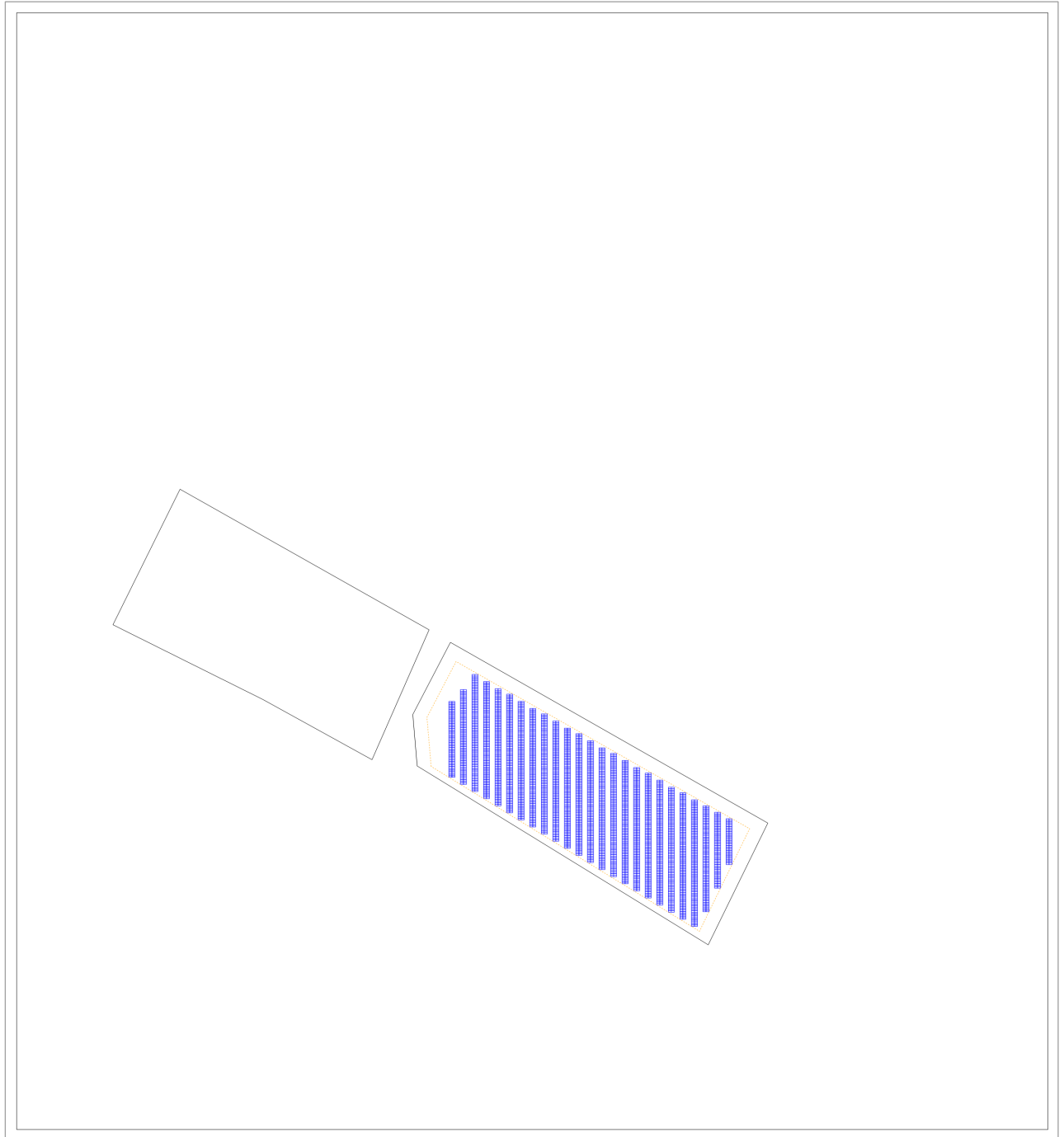


Figure: Overview plan

Dimensioning Plan

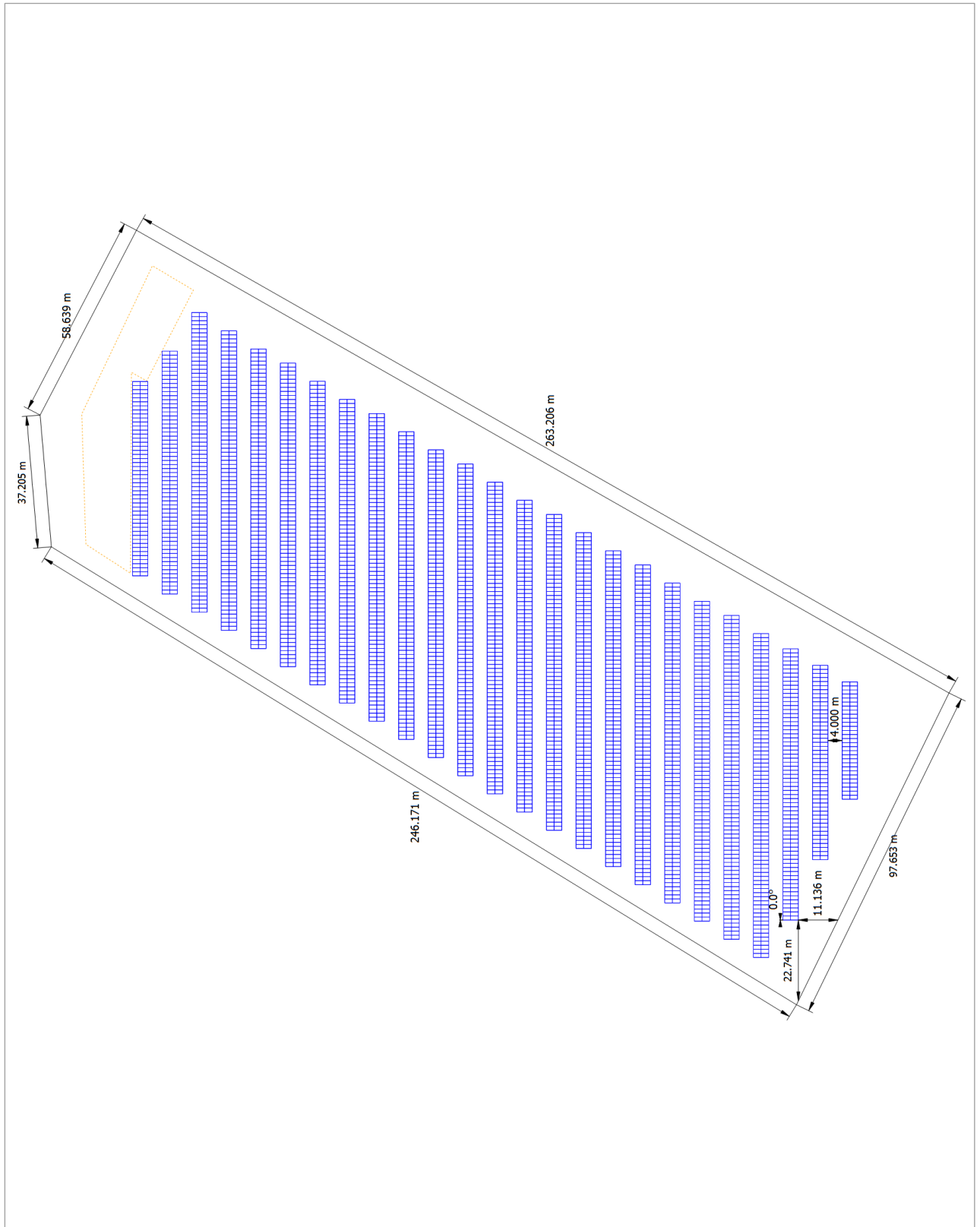


Figure: Arbitrary Open Surface 02 - Mounting Surface South

String Plan

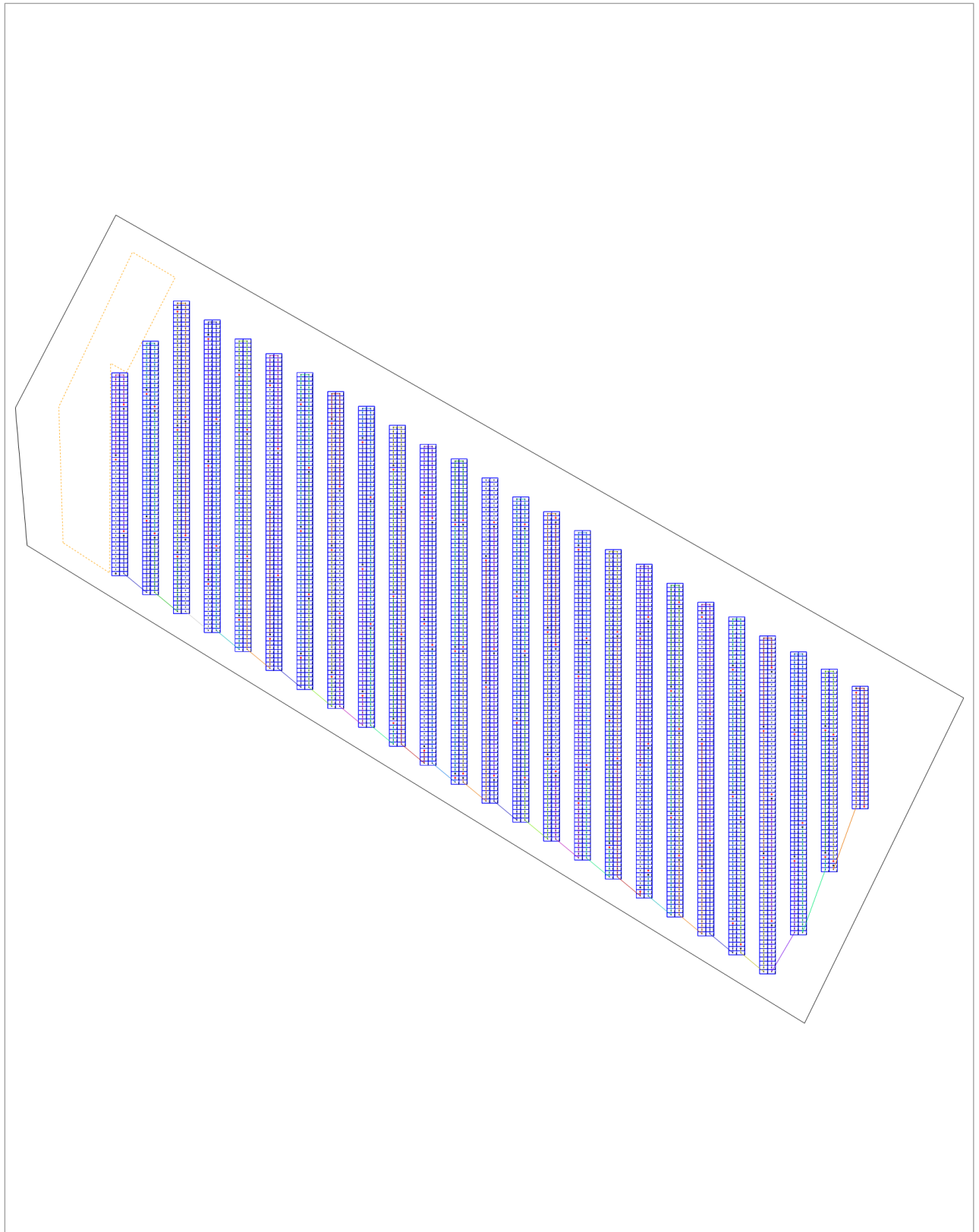


Figure: Arbitrary Open Surface 02 - Mounting Surface South

Parts list

Parts list

#	Type	Item number	Manufacturer	Name	Quantity	Unit
1	PV Module		Aiko	AIKO-G650-MCH72Dw	3578	Piece
2	Inverter		SolarEdge	SE100K-EU-APAC/AUS Unit (400V) - 33.3 kW	60	Piece
3	Power Optimizer		SolarEdge	S1200 WorldWide	1789	Piece
4	Components			Feed-in Meter	1	Piece
5	Components			House connection	1	Piece
6	Components			Bidirectional Meter	1	Piece
7	Components			Surge protection with 3 grounding		Piece

Screenshots, 3D Design

Module Areas



Figure: Screenshot05

Configuration

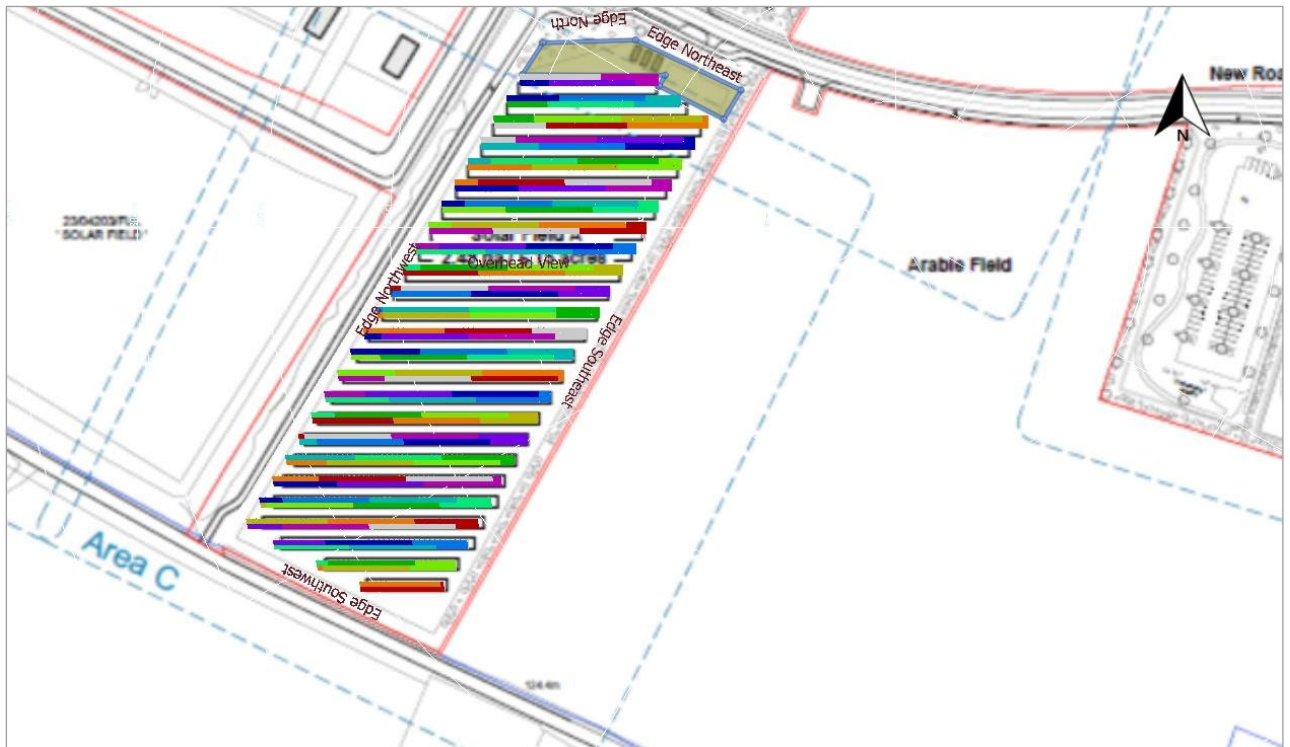


Figure: Screenshot06

Shading

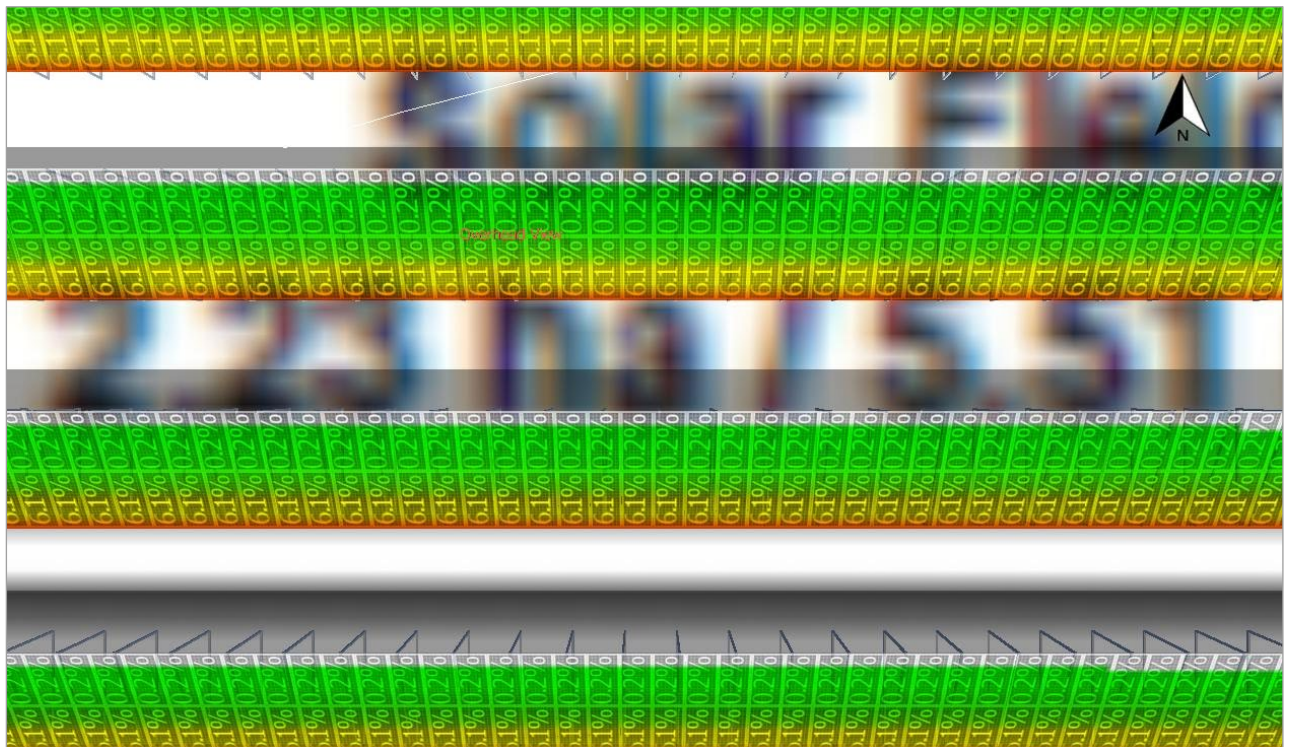


Figure: Screenshot04

Project Overview

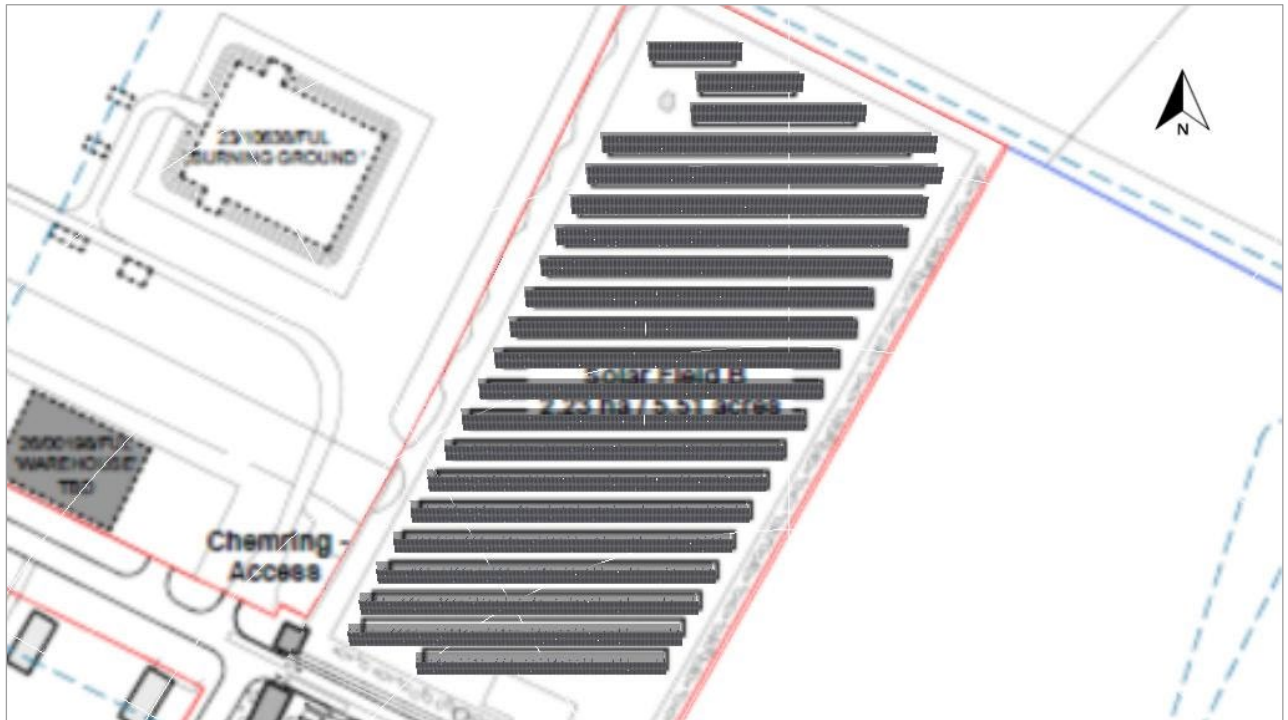


Figure: Overview Image, 3D Design

PV System

3D, Grid-connected PV System with Electrical Appliances

Climate Data	Boscombe Down, GBR (2001 - 2020)
Values source	Meteonorm 9.0
PV Generator Output	1983.8 kWp
PV Generator Surface	8,244.0 m ²
Number of PV Modules	3052
Number of Inverters	54

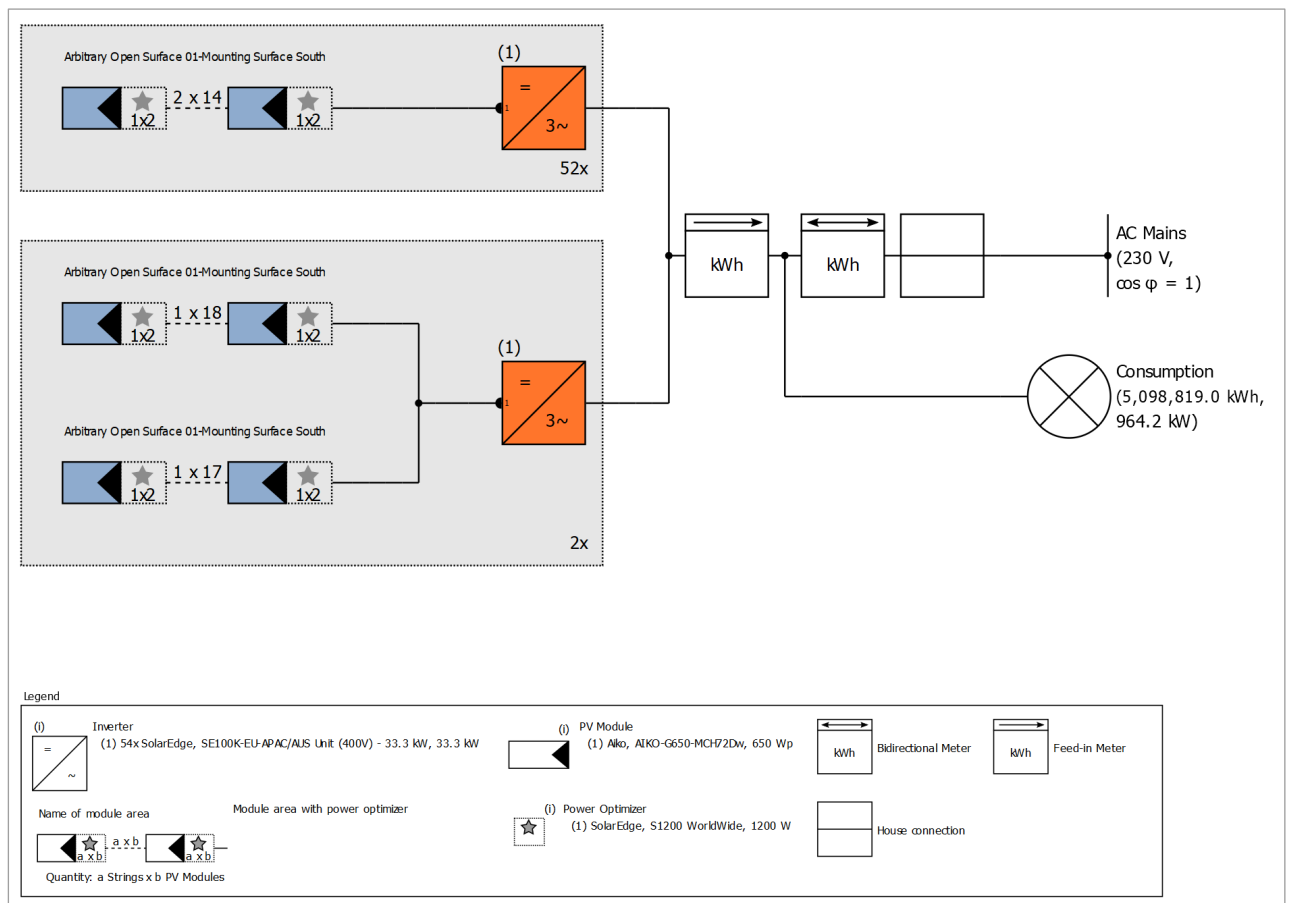


Figure: Schematic diagram

Production Forecast

Production Forecast

PV Generator Output	1,983.80 kWp
Spec. Annual Yield	1,164.29 kWh/kWp
Performance Ratio (PR)	90.21 %
Yield Reduction due to Shading	4.9 %
PV Generator Energy (AC grid)	2,311,077 kWh/Year
Own Consumption	1,439,540 kWh/Year
Clipping at Feed-in Point	0 kWh/Year
Grid Export	871,537 kWh/Year
Own Power Consumption	62.3 %
CO ₂ Emissions avoided	1,085,565 kg / year
Level of Self-sufficiency	28.2 %

The results have been calculated with a mathematical model calculation from Valentin Software GmbH (PV*SOL algorithms). The actual yields from the solar power system may differ as a result of weather variations, the efficiency of the modules and inverter, and other factors.

Set-up of the System

Overview

System Data

Type of System	3D, Grid-connected PV System with Electrical Appliances
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Climate Data

Location	Boscombe Down, GBR (2001 - 2020)
Values source	Meteonorm 9.0
Data resolution	1 h
Simulation models used:	
- Diffuse Irradiation onto Horizontal Plane	Hofmann
- Irradiance onto tilted surface	Hay & Davies

Consumption

Total Consumption	5098819 kWh
Chemring Latest	5098819 kWh
Load Peak	964.2 kW

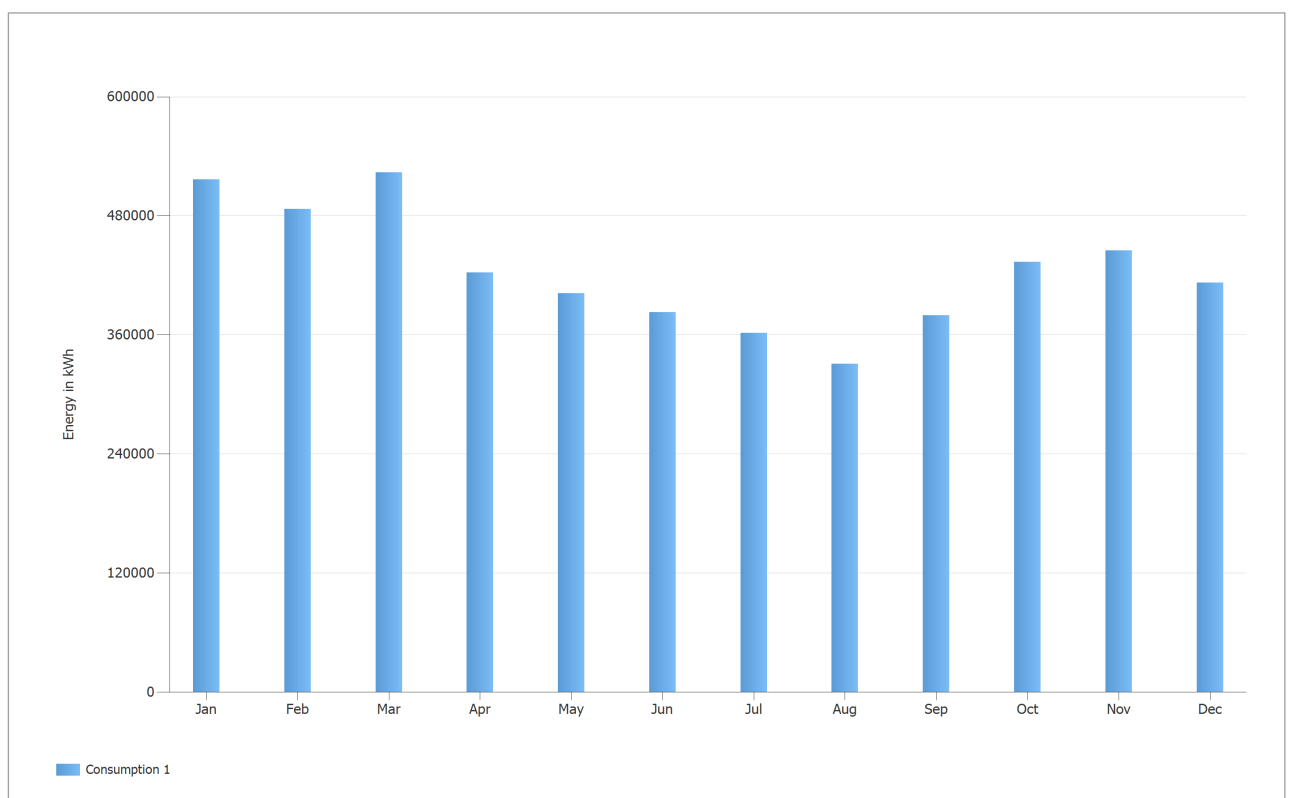


Figure: Consumption

Module Areas

1. Module Area - Arbitrary Open Surface 01-Mounting Surface South

PV Generator, 1. Module Area - Arbitrary Open Surface 01-Mounting Surface South

Name	Arbitrary Open Surface 01-Mounting Surface South
PV Modules	3052 x AIKO-G650-MCH72Dw (v2)
Manufacturer	Aiko
Inclination	25 °
Orientation	South 180 °
Installation Type	Mounted - Roof
PV Generator Surface	8,244.0 m ²



Figure: 1. Module Area - Arbitrary Open Surface 01-Mounting Surface South

Horizon Line, 3D Design

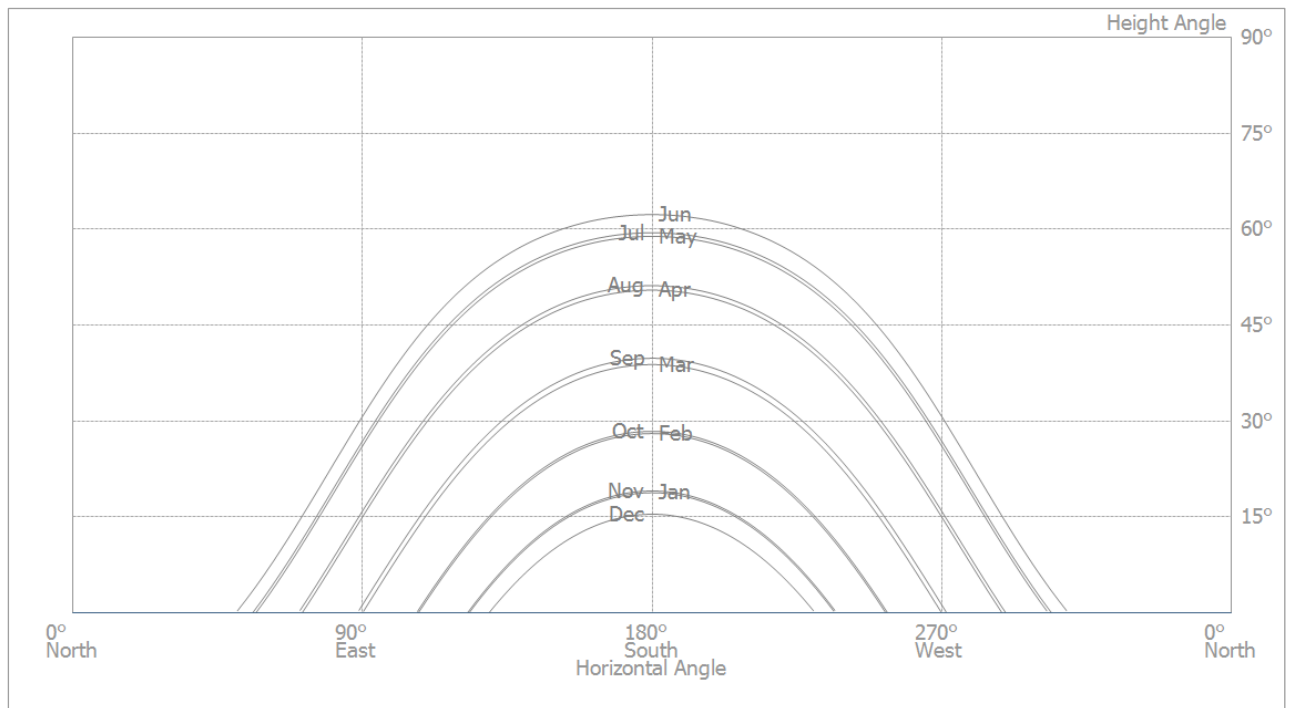


Figure: Horizon (3D Design)

Inverter configuration

Configuration 1

Module Area	Arbitrary Open Surface 01-Mounting Surface South
Inverter 1	
Model	SE100K-EU-APAC/AUS Unit (400V) - 33.3 kW (v1)
Manufacturer	SolarEdge
Quantity	52
Sizing Factor	109.3 %
Configuration	MPP 1: 2 x 14☆ [1 x 2]
Power Optimizer	1456x SolarEdge, S1200 WorldWide (v1)
Inverter 2	
Model	SE100K-EU-APAC/AUS Unit (400V) - 33.3 kW (v1)
Manufacturer	SolarEdge
Quantity	2
Sizing Factor	136.6 %
Configuration	MPP 1: 1 x 18☆ [1 x 2] 1 x 17☆ [1 x 2]
Power Optimizer	70x SolarEdge, S1200 WorldWide (v1)

AC Mains

AC Mains

Number of Phases	3
Mains voltage between phase and neutral	230 V
Displacement Power Factor (cos phi)	+/- 1

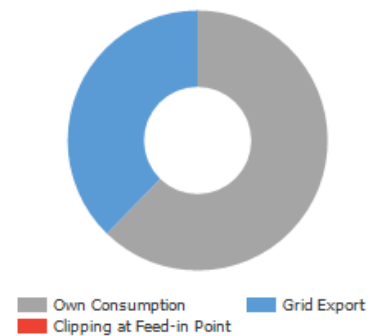
Simulation Results

Results Total System

PV System

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CO ₂ Emissions avoided	1,085,565 kg / year

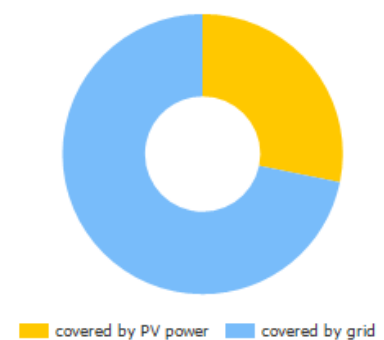
PV Generator Energy (AC grid)



Appliances

Appliances	5,098,819 kWh/Year
Standby Consumption (Inverter)	1,365 kWh/Year
Total Consumption	5,100,184 kWh/Year
covered by PV power	1,439,540 kWh/Year
covered by grid	3,660,644 kWh/Year
Solar Fraction	28.2 %

Total Consumption

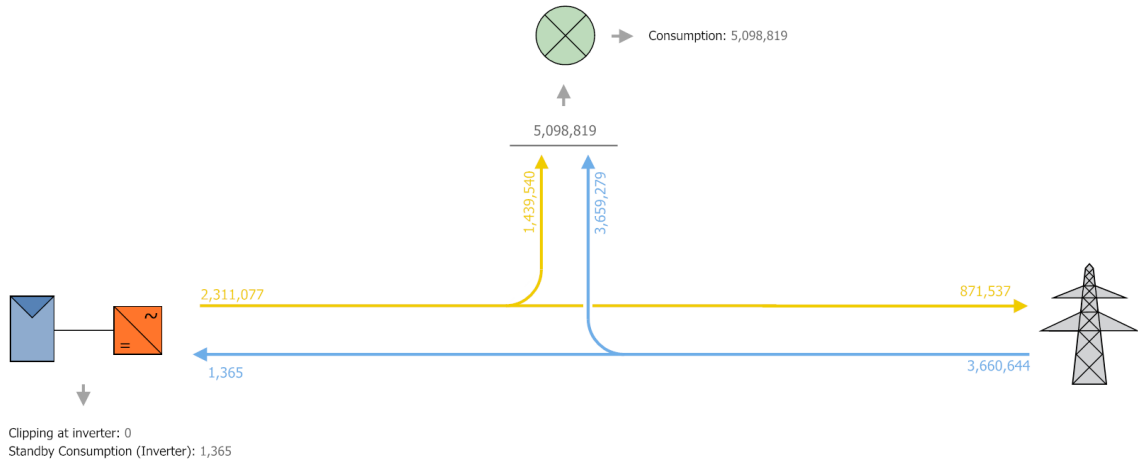


Level of Self-sufficiency

Total Consumption	5,100,184 kWh/Year
covered by grid	3,660,644 kWh/Year
Level of Self-sufficiency	28.2 %

Energy Flow Graph

Project: Project Spitfire Solar Field B



All values in kWh
Small deviations in the totals can occur due to rounding
created with PV*SOL

Figure: Energy flow

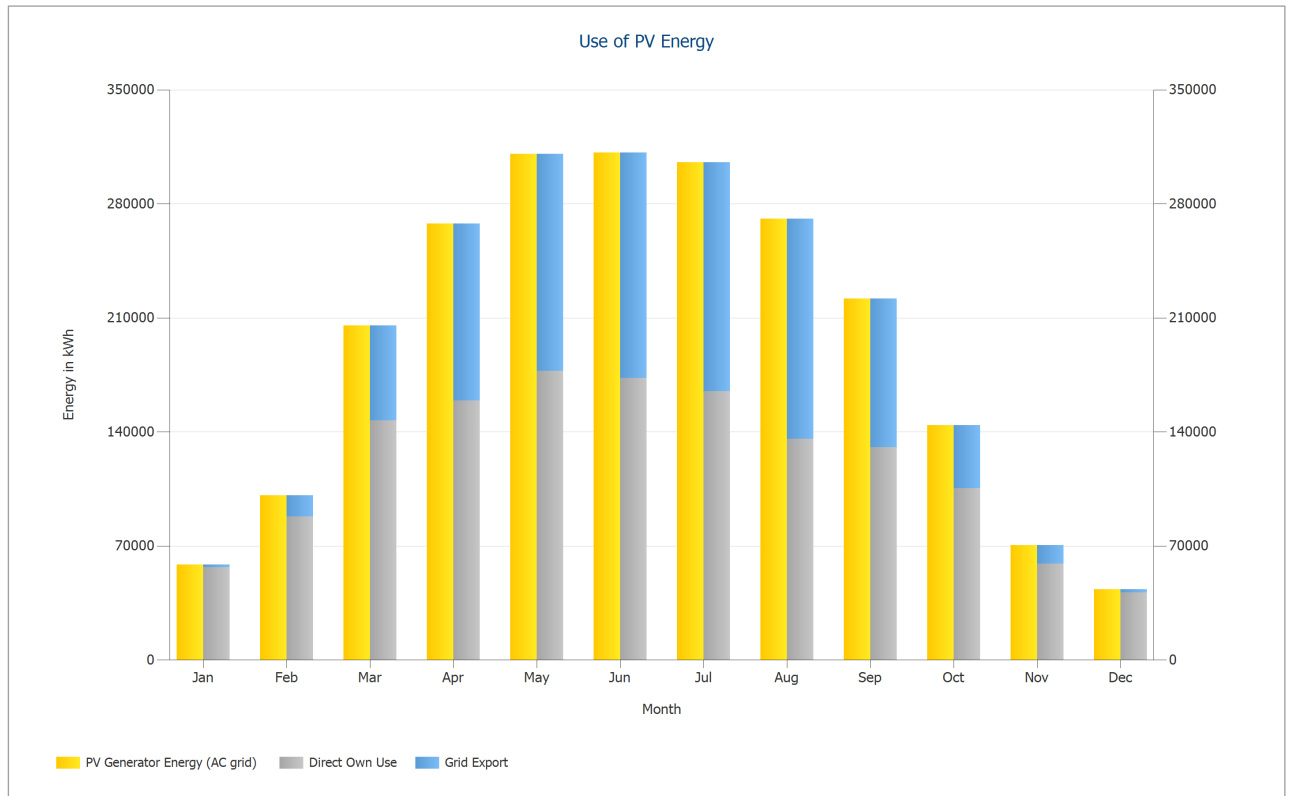


Figure: Use of PV Energy

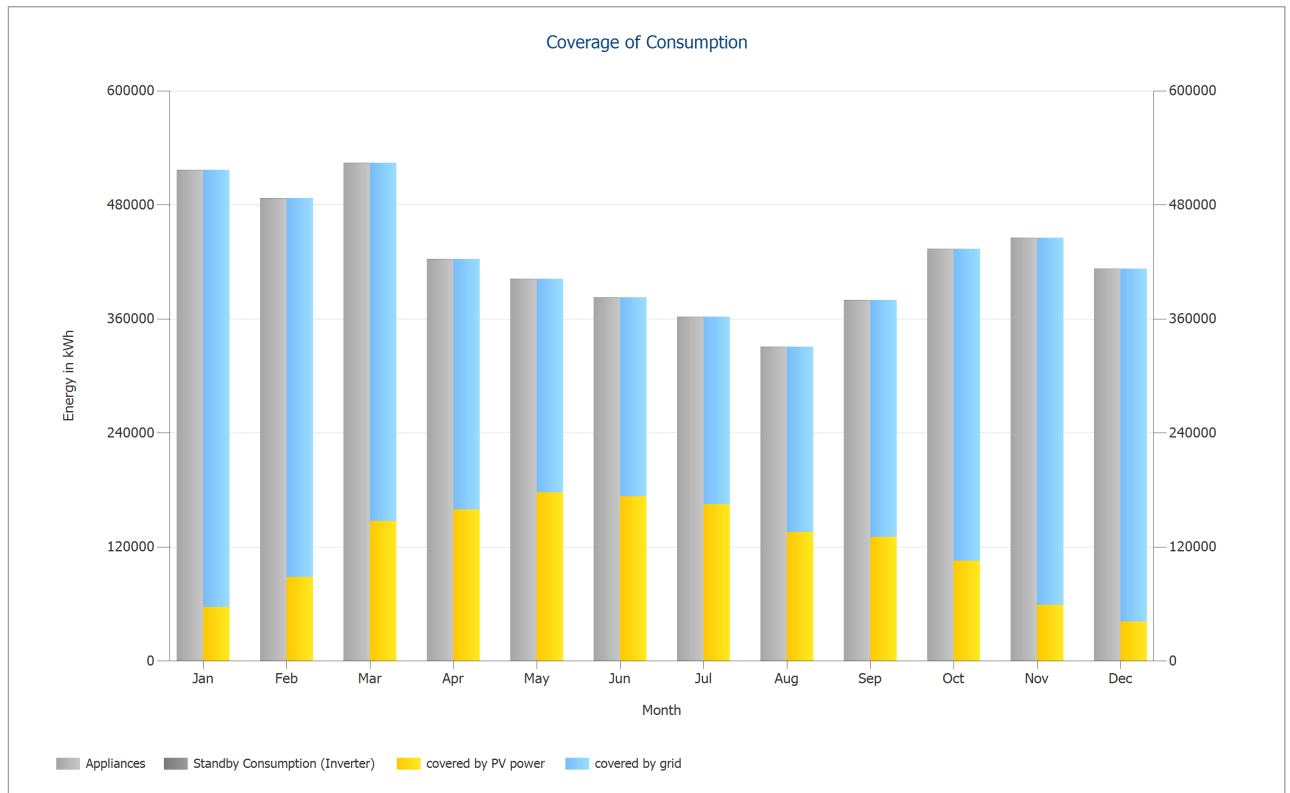
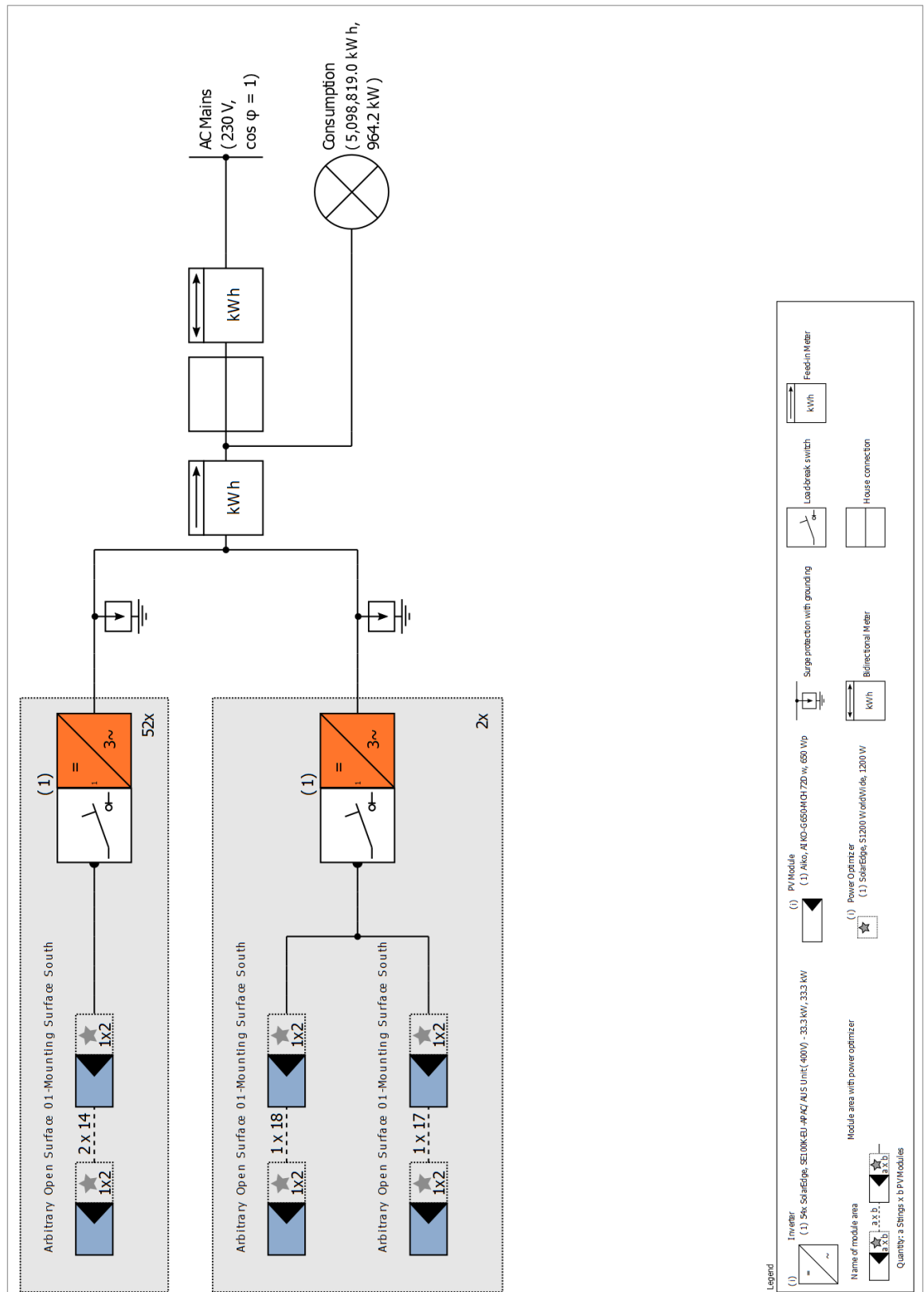


Figure: Coverage of Consumption

Plans and parts list

Circuit Diagram



Overview plan

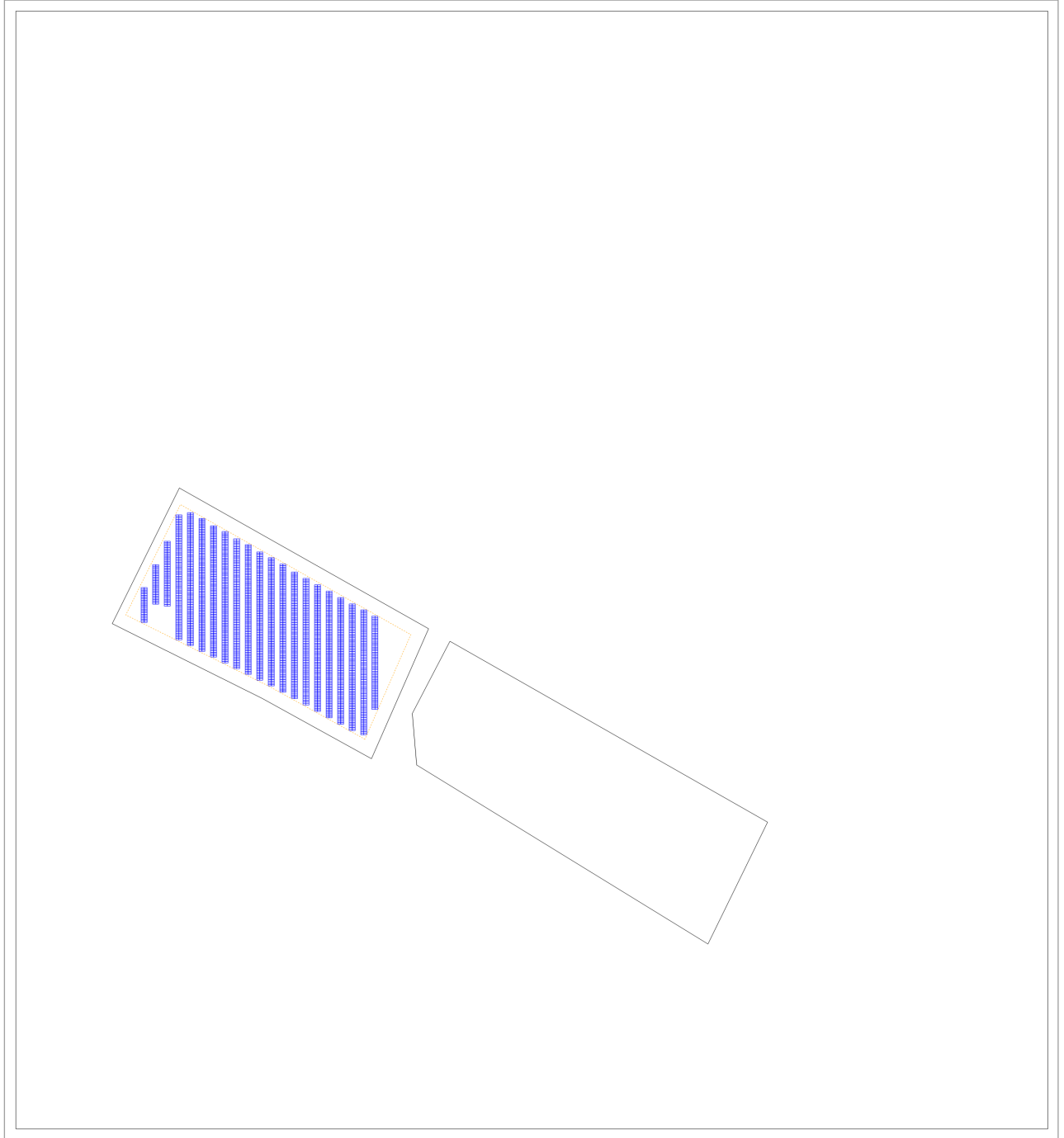


Figure: Overview plan

Dimensioning Plan

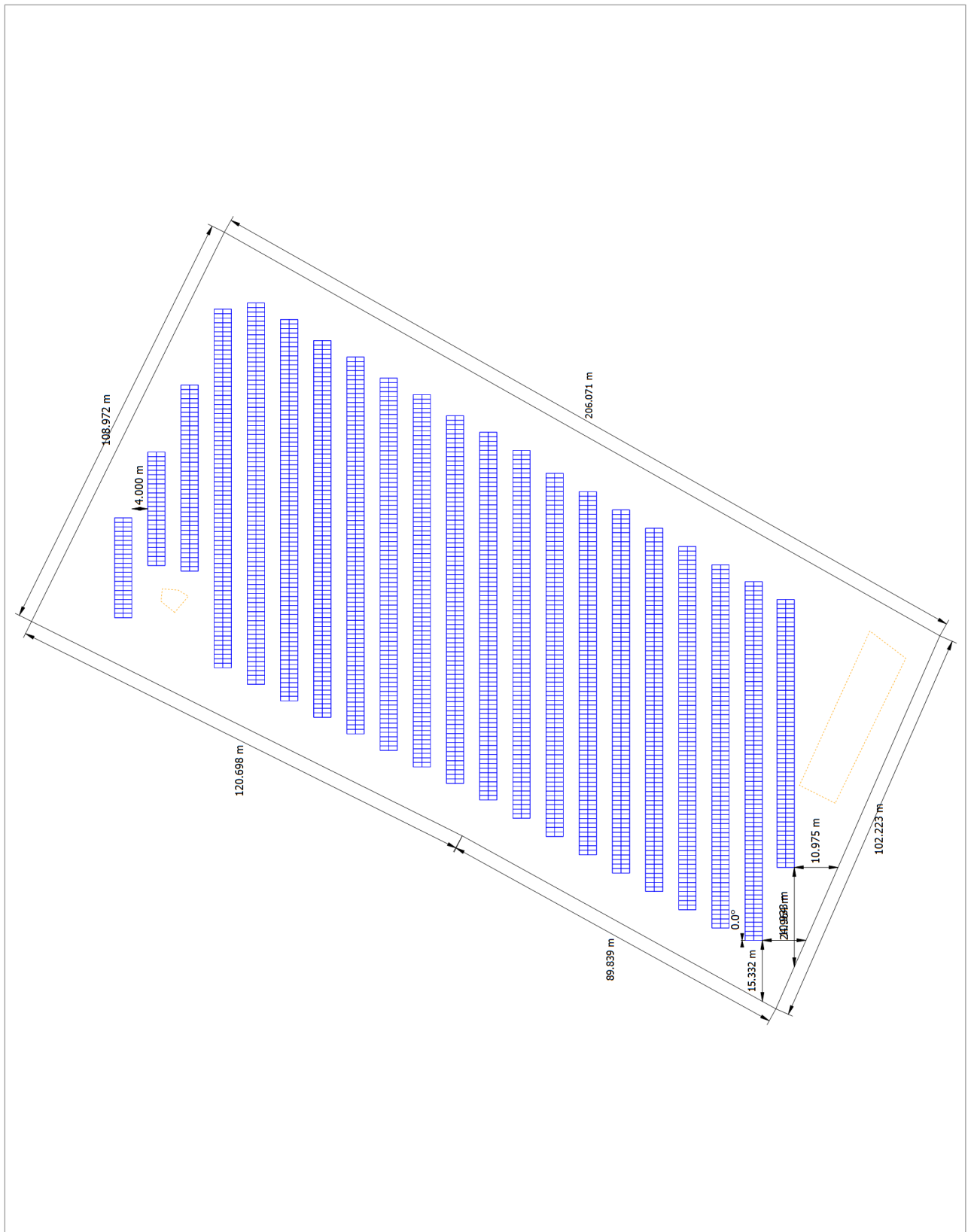


Figure: Arbitrary Open Surface 01 - Mounting Surface South

String Plan

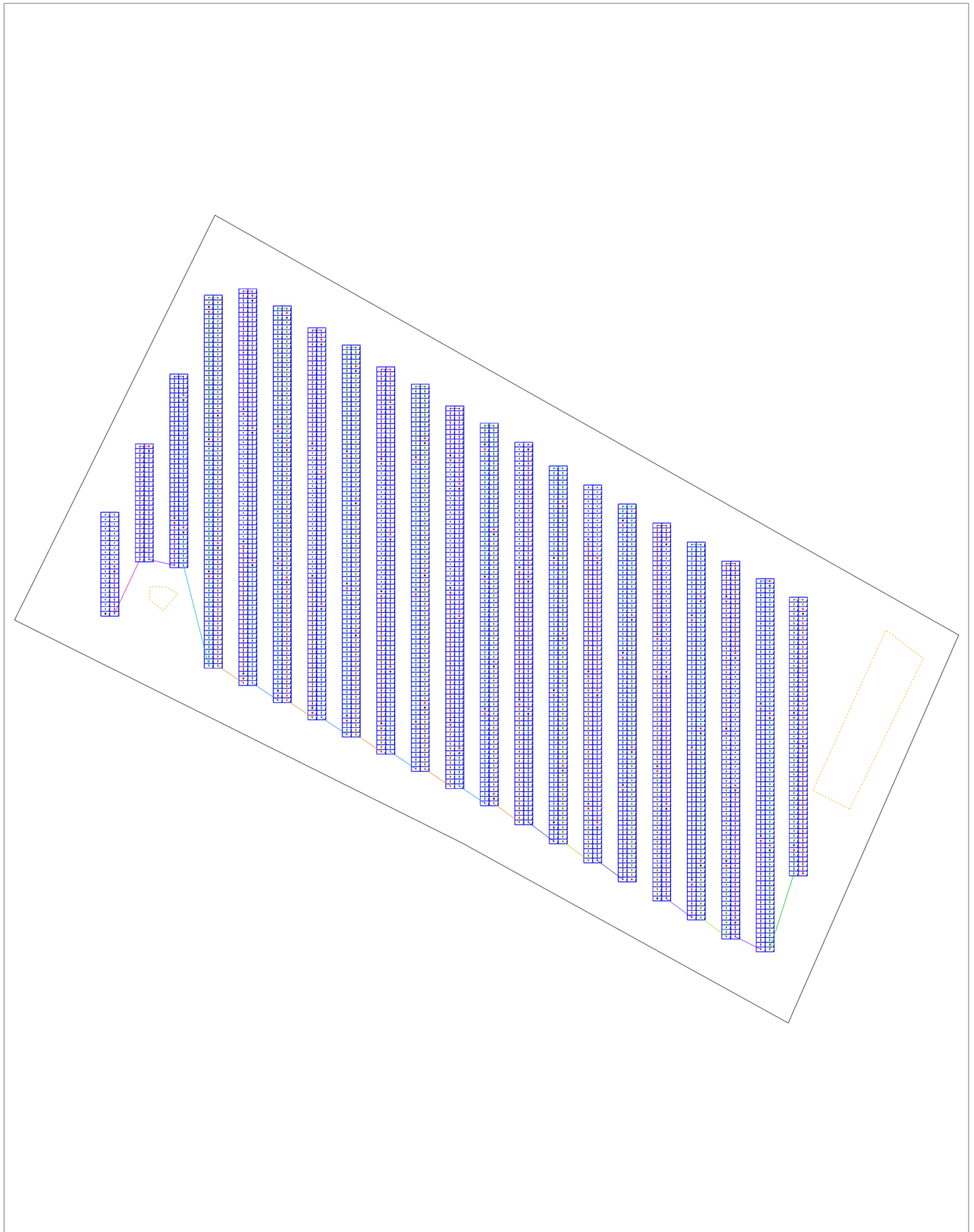


Figure: Arbitrary Open Surface 01 - Mounting Surface South

Parts list

Parts list

#	Type	Item number	Manufacturer	Name	Quantity	Unit
1	PV Module		Aiko	AIKO-G650-MCH72Dw	3052	Piece
2	Inverter		SolarEdge	SE100K-EU-APAC/AUS Unit (400V) - 33.3 kW	54	Piece
3	Power Optimizer		SolarEdge	S1200 WorldWide	1526	Piece
4	Components			Feed-in Meter	1	Piece
5	Components			House connection	1	Piece
6	Components			Bidirectional Meter	1	Piece
7	Components			Surge protection with 2 grounding	2	Piece

Screenshots, 3D Design

Module Areas

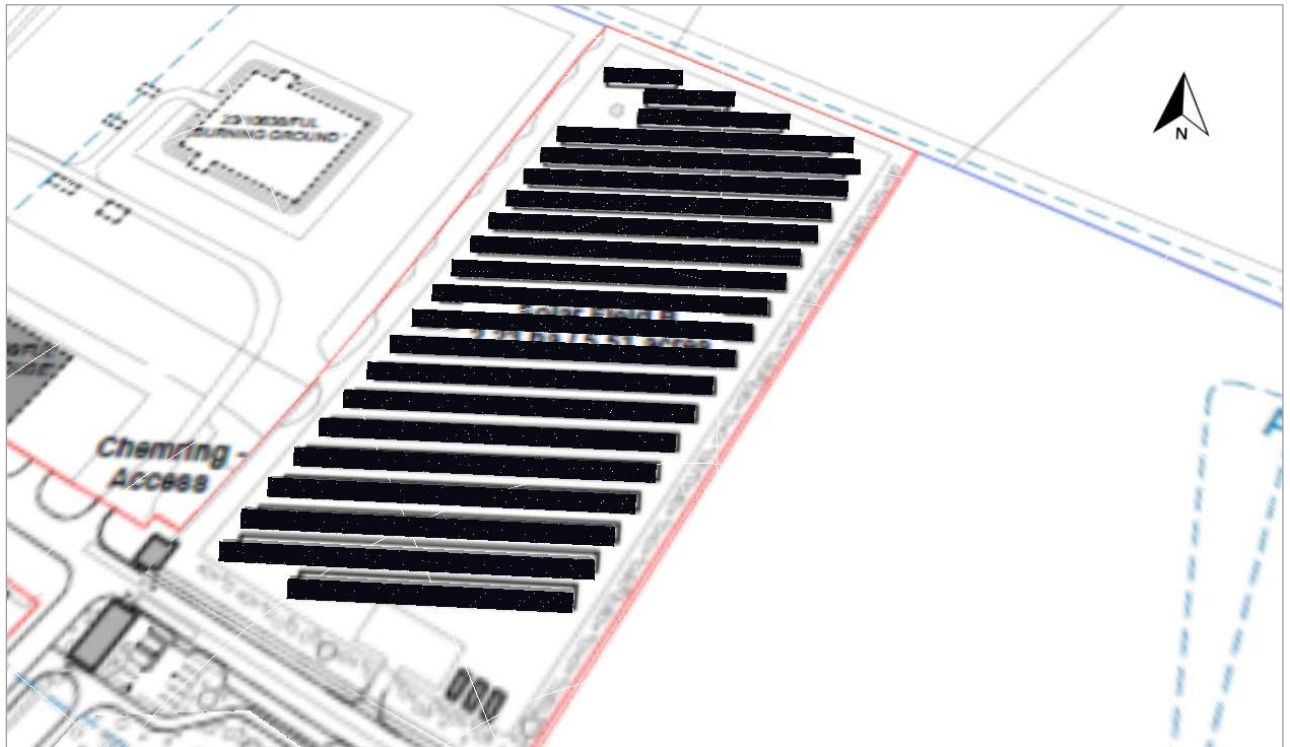


Figure: Screenshot02

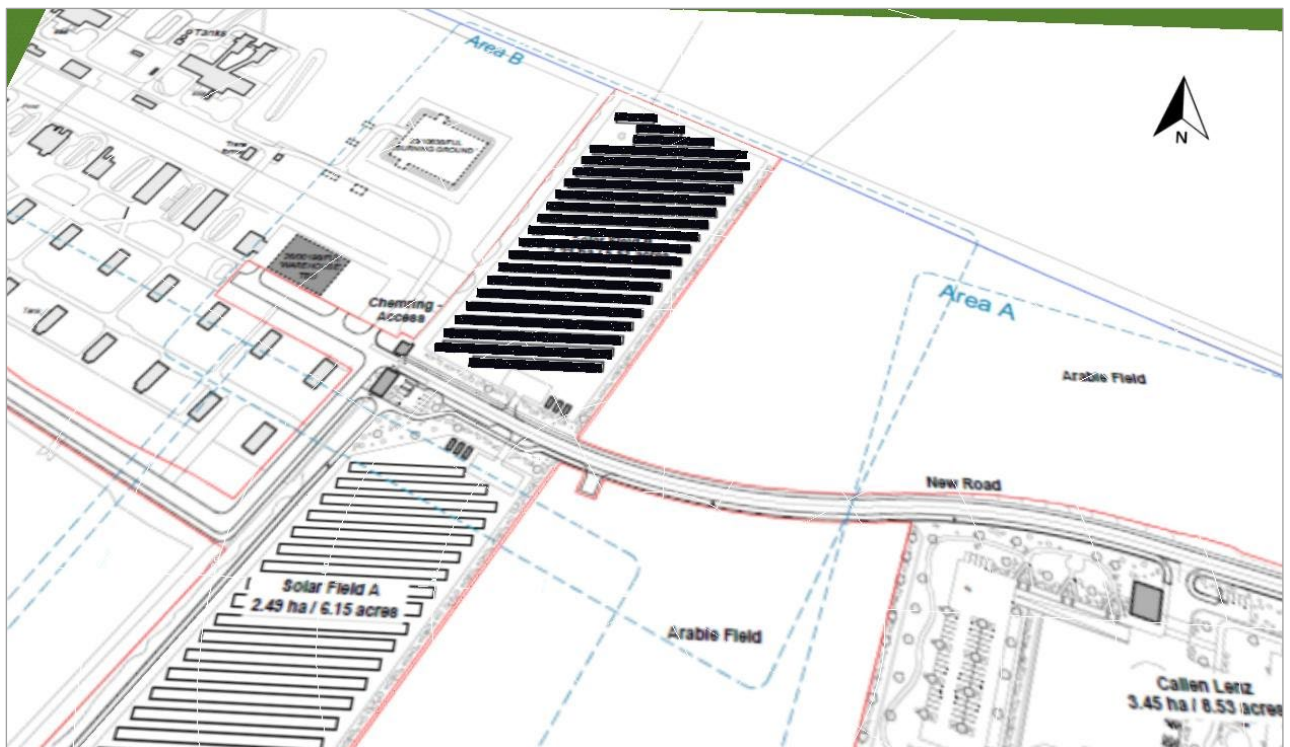


Figure: Screenshot03

Configuration

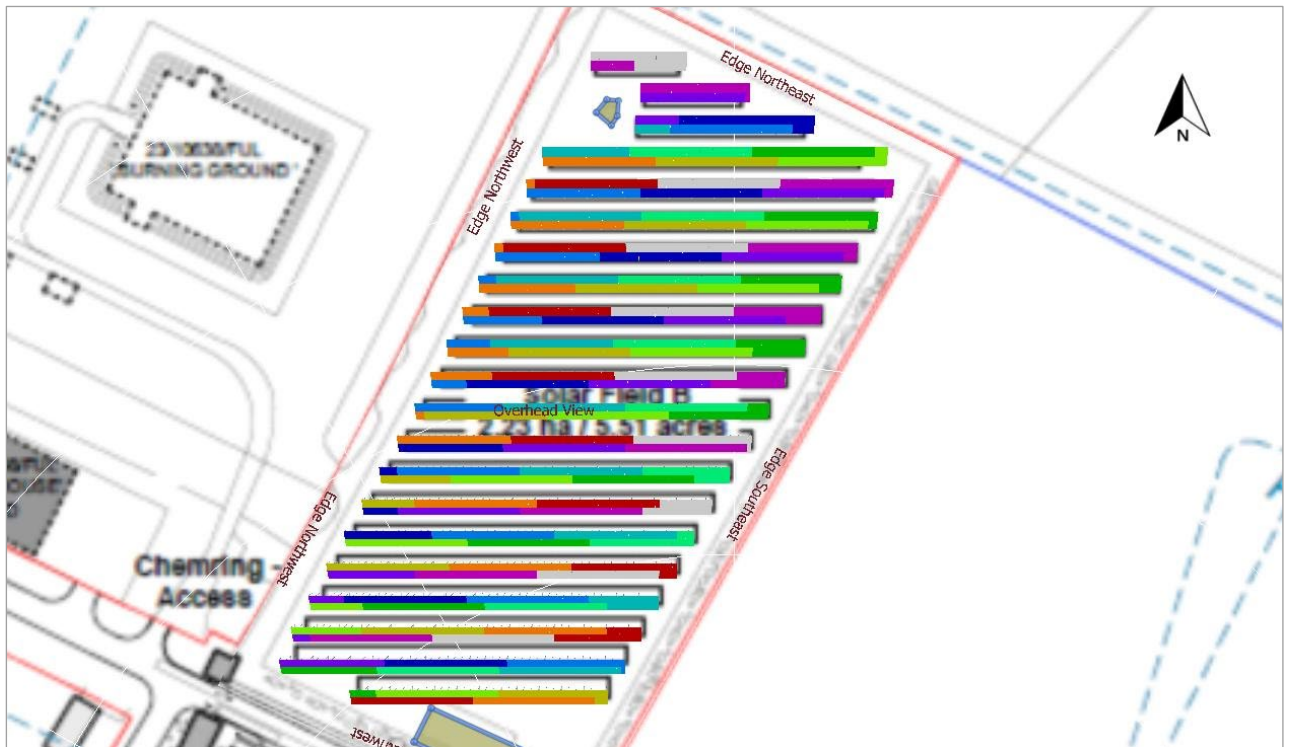


Figure: Screenshot01

Shading

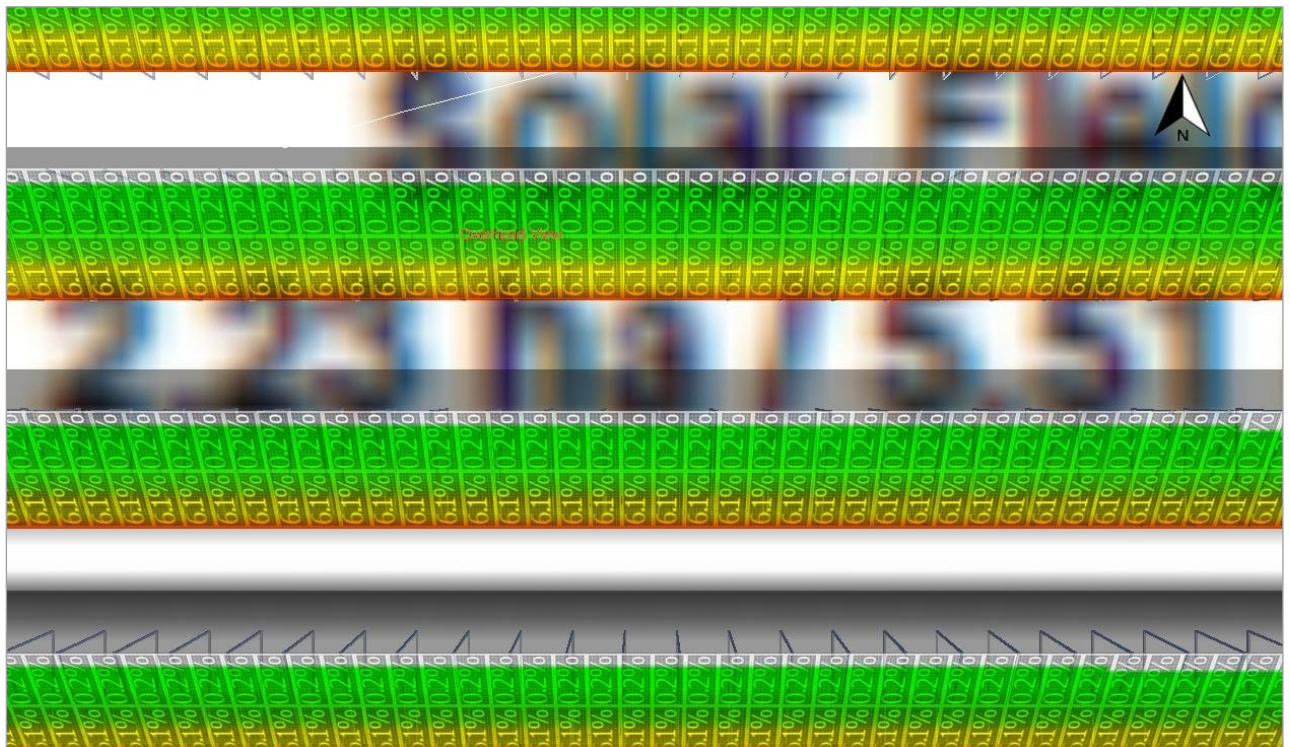


Figure: Screenshot04

Appendix

B – Pre-Assessment Report by Method Consulting, BREEAM Assessor

Method Consulting

Intelligent engineering,
sustainable buildings

Project Spitfire 'Callen Lenz'

BREEAM New Construction V7
Offices

Design Stage Pre-Assessment Summary
For Planning

Revision P02, March 2026



BREEAM Assessments • BREEAM AP • SKA • WELL • Post Occupancy Evaluation • IMPACT LCA • Energy and Sustainability Statements • Home Quality Mark • SAP & SBEM, EPCs • DREAM • Passivhaus

Project Spitfire (Callen Lenz) BREEAM Pre-Assessment

Introduction

BREEAM, the UK's Building Research Establishment's Environmental Assessment Method, is used to rate the environmental performance of new or existing buildings, as designed and constructed and/or in operation. A BREEAM rating can be awarded where sufficient credits have been gained on the basis of meeting environmental performance criteria in each of the technical categories:

Rating levels	BREEAM categories	
Pass - 25%	Management	Materials
Good - 40%	Health & Wellbeing	Waste
Very Good - 55%	Energy	Land Use & Ecology
Excellent - 70%	Transport	Pollution
Outstanding - 85%	Water	Innovation

This pre-assessment has been carried out based on the BREEAM New Construction V7 Design Stage Criteria. This scheme is applicable to new build non-domestic projects. In addition to a range of standard issues assessed for all building types, this also includes requirements specific to office buildings (shell and core) which have been included in this pre-assessment. The BREEAM Technical Manual should be referred to for full details of each credit.

Scoring and mandatory requirements

BREEAM requires the achievement of a minimum percentage score in order to achieve a particular rating. This is determined by a scoring system in which credits are assigned to issues under each of the sections above. These sections are each weighted differently so credits in different sections equate to a different percentage score to those in other sections. The percentage contribution of each section to the final score is noted at the end of each section in the following pages.

In addition to the achievement of a minimum score, BREEAM also contains mandatory credits/requirements which MUST be achieved in order to obtain a particular rating. If these are not achieved, the required rating cannot be obtained regardless of the percentage score achieved. In BREEAM V7, there are also 'pre-requisites' which do not carry a score, but must be achieved in order to award a credit and/or rating. Where a pre-requisite or mandatory credit is present, this is clearly noted in the summary below.

Project Targets

MINIMUM BREEAM RATING: EXCELLENT (This equates to a score of 70% and requires the achievement of certain mandatory credits.)

It should be noted that until sufficient evidence is provided by the project team to the BREEAM Assessor to demonstrate that the full requirements have been met, none of these scores can be assumed to have been achieved, but remain as targets until the assessor confirms otherwise. This pre-assessment is based on discussions held during a BREEAM Pre-assessment workshop and additional correspondence with individual design team members.

The base target shows the minimum credits anticipated to be achieved for the development. This equals 70.79% which is a rating of Excellent. Please note, there is currently no buffer above the 70% threshold for Excellent. This is due to the early stage of the design, and absence of an appointed M&E consultant at this stage, meaning that some of the required information now needed for a V7 BREEAM assessment is not available at this stage. As the design progresses and more information becomes available, a more accurate base target score will be able to be provided.

Pre-assessment Results

Base Target (%)	70.79
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Credit Summary Table

		Available	Base Target
Management			
Man 01	Project brief and design	4	3
Man 02	Life cycle cost and service life planning	4	2
Man 03	Responsible construction	6	6
Man 03 - Exemplary(1)	Responsible construction	1	1
Man 04	Commissioning and handover	4	4
Standard Management Credit Total:		18	15
Exemplary Management Credit Total:		1	1
% Management Total (Standard + Exemplary):		11.08	9.40
Health & Wellbeing			
Hea 01	Natural light	2	1
Hea 01 - Exemplary(1)	Natural light	1	0
Hea 02	Artificial light	1	1
Hea 04	Indoor air quality	2	1
Hea 05	Thermal comfort	2	2
Hea 06	Acoustic performance	1	1
Hea 07	Safe and accessible design	2	1
Hea 08	Security	1	1
Hea 08 - Exemplary(1)	Security	1	0
Standard Health & Wellbeing Credit Total:		11	8
Exemplary Health & Wellbeing Credit Total:		2	0
% Health & Wellbeing Total (Standard + Exemplary):		12.01	7.28
Energy			
Ene 01	Energy and carbon performance for regulated energy uses	9	4
Ene 01 - Exemplary(1)	Energy and carbon performance for regulated energy uses	3	0
Ene 02	Prediction of operational energy and carbon	12	6
Ene 02 - Exemplary(1)	Prediction of operational energy and carbon	1	1
Ene 02 - Exemplary(2)	Prediction of operational energy and carbon	1	0
Ene 02 - Exemplary(3)	Prediction of operational energy and carbon	1	0
Ene 02 - Exemplary(4)	Prediction of operational energy and carbon	1	0
Ene 03	Energy monitoring	2	2
Ene 04	Low carbon design	5	3
Ene 05	Energy efficient equipment	4	2

Ene 06	Energy efficient systems	9	4
Ene 07	Flexible demand response	2	0
Ene 08	Installed controls	2	1
Standard Energy Credit Total:		45	22
Exemplary Energy Credit Total:		7	1
% Energy Total (Standard + Exemplary):		25	9.80
Transport			
Tra 01	Transport assessment and travel plan	2	2
Tra 02	Sustainable transport measures	10	8
Standard Transport Credit Total:		12	10
Exemplary Transport Credit Total:		0	0
% Transport Total (Standard + Exemplary):		9	7.50
Water			
Wat 01	Water consumption	5	2
Wat 01 - Exemplary(1)	Water consumption	1	0
Wat 02	Water monitoring	1	1
Wat 03	Water leak detection and prevention	2	2
Wat 04	Water efficient equipment and systems	3	1
Wat 05	Prediction of operational water consumption	1	1
Wat 05 - Exemplary(1)	Prediction of operational water consumption	1	1
Standard Water Credit Total:		12	7
Exemplary Water Credit Total:		2	1
% Water Total (Standard + Exemplary):		10.04	5.69
Materials			
Mat 01	Building life cycle assessment	7	5
Mat 01 - Exemplary(1)	Building life cycle assessment	1	0
Mat 01 - Exemplary(2)	Building life cycle assessment	1	1
Mat 01 - Exemplary(3)	Building life cycle assessment	1	1
Mat 02	Environmental product declarations	1	1
Mat 03	Responsible sourcing of construction products	4	2
Mat 03 - Exemplary(1)	Responsible sourcing of construction products	1	0
Mat 04	Durability and resilience	1	1
Mat 05	Material efficiency	1	0
Standard Materials Credit Total:		14	9
Exemplary Materials Credit Total:		4	2
% Materials Total (Standard + Exemplary):		21.50	13.25
Waste			

Wst 01	Construction waste management	4	2
Wst 01 - Exemplary(1)	Construction waste management	1	0
Wst 02	Use of recycled and sustainably sourced aggregates	1	0
Wst 02 - Exemplary(1)	Use of recycled and sustainably sourced aggregates	1	0
Wst 03	Operational waste	1	1
Wst 05	Adapting to climate change	1	1
Wst 05 - Exemplary(1)	Adapting to climate change	1	0
Wst 06	Disassembly and adaptability	2	2
Standard Waste Credit Total:		9	6
Exemplary Waste Credit Total:		3	0
% Waste Total (Standard + Exemplary):		10.02	4.68
Land Use & Ecology			
Lue 01	Site selection	2	0
Lue 02	Ecological risks and opportunities	2	2
Lue 02 - Exemplary(1)	Ecological risks and opportunities	1	0
Lue 03	Managing impacts on ecology	3	2
Lue 04	Ecological change and enhancement	4	2
Lue 04 - Exemplary(1)	Ecological change and enhancement	1	0
Lue 05	Long term ecological management	2	2
Standard Land Use & Ecology Credit Total:		13	8
Exemplary Land Use & Ecology Credit Total:		2	0
% Land Use & Ecology Total (Standard + Exemplary):		13.44	7.04
Pollution			
Pol 01	Impact of refrigerants	3	1
Pol 02	Local air quality	3	3
Pol 03	Flood and surface water management	5	3
Pol 04	Reduction of nighttime light pollution	1	1
Pol 05	Reduction of noise pollution	1	1
Standard Pollution Credit Total:		13	9
Exemplary Pollution Credit Total:		0	0
% Pollution Total (Standard + Exemplary):		8.97	6.21
OVERALL TOTALS			99
% OVERALL SCORE TOTALS			70.79