

Kevin O'Connor

From: Chris Hocknell <chris@eightassociates.co.uk>
Sent: 22 September 2014 22:09
To: Jonathan.Wade@rbkc.gov.uk; Kevin O'Connor; Jonathan.Bore@rbkc.gov.uk
Cc: Rita Margarido; Emma Mills
Subject: Re: PP/113/03600 - 49 Redcliffe Road- Measurement Error Eight Associates Report
Attachments: Eight_logo.png; ATT00001.htm; E642-Technical Review Addendum 2014-1409-22CH.pdf; ATT00002.htm; Eight_awards.png; ATT00003.htm

Dear Kevin

In response to your two matters raised and the way forward, please see our response below:

Matter 1

Eight Associates agrees that the composition and extent of construction elements measured is a key aspect in the study and any changes in the data used are likely to impact the results presented in the report 'Life Cycle Carbon Analysis of Extensions and Subterranean Development in RBKC', 2014.

As stated previously, the use of Carbon Footprinting / Life Cycle Analysis must be understood in terms of the potential impacts of a product or service on the environment. Specifically, the results do not reflect the real-life impacts generated by subterranean extensions or above ground extensions in all circumstances. The goal is to provide information and guidance about the potential risks and impacts that both types of development are likely to have.

One key principle of Life Cycle Analysis is that while conducting an analysis the data quality, with all its inherent constraints, must be consistent throughout the study.

For this particular study the purpose and scope was the comparison of the potential intensity of carbon footprints of subterranean extensions vs. above ground extensions.

As construction details in the desired level of detail were not available for RBKC for most of the projects, Eight Associates have made the decision to use standardised data, from the most robust governmental approved source. This would mean that any error margin or shortcomings within the data would apply to both subterranean extensions and above ground extensions. This was the reasoning for the usage of the Green Guide for Specification for all the case studies.

Matter 2

For the technical review of the Waterman Report from March 2014, and the Eight Associates report 'Life Cycle Carbon Analysis of Extensions and Subterranean Development in RBKC', 2014, Eight Associates have used the most recent set of drawings submitted for planning for the 49 Redcliffe Road scheme. The reference number of the planning application is PP/13/05573.

However, in the FOI correspondence exchanged with Cranbrook Basements a typo in the project reference occurred and the stated project reference provided to Cranbrook Basements was PP/13/03600.

The key difference between the two applications is that PP/13/05573 was a larger basement as it included an additional storage area.

This is an administrative oversight that Eight Associates takes responsibility for, and apologises for unreservedly.

Following this Eight Associates have recalculated their review of the Waterman report so to resolve the source of the measured areas discrepancy (please see the attached report).

The GIA for application PP/13/03600 is 82m2 as stated by Cranbrook Basements.

Following the recalculation using application PP/13/03600 there is no evidence or analyses to demonstrate that basements are likely to have a similar or minor environmental impact when compared with above ground extensions.

The Way Forward

Eight Associates believes that we have in some form reached an agreement, within the context of agreeing to disagree.

Matter 1 has been addressed within the confines of the available data within the UK.

Matter 2 has been determined to be an administrative oversight that Eight Associates takes responsibility for. In an attempt to remedy the situation Eight Associates has undertaken the study again using application PP/13/03600 so the case studies are aligned with the Waterman Study. With the updated calculations included Eight Associates still considers that there is no evidence or analyses to demonstrate that basements are likely to have a similar or minor environmental impact when compared with above ground extensions.

The findings of the Eight Associates report 'Life Cycle Carbon Analysis of Extensions and Subterranean Development in RBKC', 2014, are still relevant and does not contain the measurement errors previously stated.

Please see the attached report for more detail of the updated analysis and a full breakdown of material quantities as per application PP/13/03600.

Kind regards

Chris Hocknell