

Project: **Bicester Gateway / Catalyst 4 - Units 13, 14 & 15**  
 Scheme: **BREEAM UK New Construction Version 6.1**  
 Target level: **Excellent**  
 Stage: **Design Stage**  
 Date: **04/03/2024**  
 Revision: **3.0**

Pass	30%
Good	45%
Very Good	55%
Excellent	70%
Outstanding	85%

**Design Stage RAG rating Key:**

	Design stage evidence received
	Design stage evidence awaited but current feedback is prepared/ readily available
	Design stage evidence awaited & feedback suggests be needed urgently if credits are to be achieved/ con
	Credits not currently targeted

**Current Targeted' Rating Total: 74.20%**  
**Equating to BREEAM: Excellent** (Provided all "minimum standard" issues are met)  
**Total if all 'Additional Potential' Credits are also achieved: 78.40%**  
**Equating to BREEAM: Excellent** (Provided all "minimum standard" issues are met)  
**Current Evidence Received Total: 4.75%**  
**Equating to BREEAM: No Rating**

**BREEAM Version 6 Assumptions**

Project scope	Shell and Core
Building type (main description)	Industrial
Sub-group	Warehouse
Assessment stage	Design Stage
Building floor area (GIA)	11833 m2 (A 4156; B 3154; C 4522)
Building floor area (NIFA)	10733 m2
Is the building designed to be untreated?	No
Building services - heating system type	Air system
Building services - cooling system type	Air conditioning
Are commercial or industrial-sized refrigeration and storage systems specified?	No
Are building user lifts present?	Yes
Are building user escalators or moving walks present?	No
Are laboratories present?	No
Are there fume cupboard(s) and/or other containment devices present?	No
Does the building have external areas within the boundary of the assessment development?	Yes
Are there statutory requirements, or other issues outside of the control of the project, that impact the ability to provide outdoor space?	No
Are there any systems specified that contribute to the unregulated energy load?	N/A
Are the post-occupancy stage credits targeted in Ene 01 issue?	No

BREEAM NC Version 6 Criteria		Potential Design stage Evidence Approach	Credits Available	Current Targeted	Additional Potential	Resp.	Comments
<b>Man 01 Project Brief and Design</b>							
Man 01a Project delivery planning	<p><b>One credit - Project delivery planning</b></p> <p>1. Prior to completion of the Concept Design, the project delivery stakeholders (see Definitions) meet to identify and define for each phase of project delivery:</p> <p>1.a Roles 1.b Responsibilities 1.c Contributions.</p> <p>2. Consider each one of the following items when defining roles, responsibilities and contributions for each key phase of the project:</p> <p>2.a End user requirements 2.b Aims of the design and design strategy 2.c Particular installation and construction requirements of limitations 2.d Occupiers' budgets and technical expertise in maintaining any proposed systems 2.e Maintainability and adaptability of the proposals 2.f Operational energy (see Assessment scope) 2.g Requirements for the production of project and end user documentation 2.h Requirements for commissioning, training and aftercare support.</p> <p>Where the building occupants are not known, the list of considerations above still applies. The appropriate project delivery stakeholder considers each item, based on likely scenarios of building occupancy.</p> <p>3. The project team demonstrates how the project delivery stakeholders' contributions and the consultation process outcomes influence the following:</p> <p>3.a Initial Project Brief 3.b Project Execution Plan (see Definitions) 3.c Communication Strategy (see Definitions) 3.d Concept Design</p>	Meeting minutes. Summary document of roles and responsibilities.	1	0	1	Design Team	<p><b>EARLY ACTION CREDIT</b></p> <p>To be reviewed further with team</p> <p><b>One potential credit</b></p>
Man 01b Stakeholder consultation (interested parties)	<p><b>One credit - Stakeholder consultation (interested parties)</b></p> <p>4. Prior to completion of the Concept Design, the design team consult with all interested parties (see Definitions) on matters that cover the minimum consultation content (see Methodology).</p> <p>5. Demonstrate how the stakeholder contributions and consultation exercise outcomes influence the Initial Project Brief and Concept Design.</p> <p>6. Prior to completion of the detailed design (RIBA Stage 4, Technical Design or equivalent), all interested parties (see Definitions) give and receive consultation feedback.</p>	<p>A list of interested parties consulted.</p> <p>A consultation plan setting out the process and the scope of the consultation.</p> <p>Agenda/minutes from the consultation meetings.</p> <p>Documentation demonstrating consultation feedback and subsequent actions.</p> <p>Additional information.</p>	1	0	0	Design Team	<b>Credit not targeted</b>
Man 01c Prerequisite	<p><b>Prerequisite for BREEAM Advisory Professional (Concept and Developed Design)</b></p> <p>8. The project team, including the client, formally agree strategic performance targets (see Definitions) early in the design process, see Definitions, (with the support of the BREEAM AP where appointed).</p>	Appointment letter.	-		-	BREEAM AP	<p>Required for Man01c or d credits to be achieved.</p> <p>"Met" in targeted column indicates pre-requisite achieved</p>
Man 01c BREEAM AP (Concept Design)	<p><b>One credit - BREEAM AP (Concept Design)</b></p> <p>9. Involve a BREEAM AP in the project at an appropriate time and level to:</p> <p>9.a Work with the project team, including the client, to consider the links between BREEAM issues and assist them in maximising the project's overall performance against BREEAM, from their appointment and throughout Concept Design.</p> <p>9.b Monitor progress against the performance targets (see Definitions) agreed under criterion 8 above throughout all stages after their appointment where decisions critically impact BREEAM performance.</p> <p>9.c Proactively identify risks and opportunities related to the achievement of the targets agreed under criterion 8.</p> <p>9.d Provide feedback to the project team as appropriate, to support them in taking corrective actions and achieving their agreed performance targets.</p> <p>9.e Monitor and, where relevant, coordinate the generation of appropriate evidence by the project team.</p>	<p>Relevant section/clauses of the building specification or contract.</p> <p>Project programme, indicating the dates by which the key work stages (Preparation and Design) are to be completed.</p> <p>Meeting notes/minutes, recorded correspondence or schedules that can demonstrate BREEAM issues are a regular agenda item and AP attendance.</p> <p>The AP progress report (for each work stage).</p>	1	1	0	BREEAM AP	<p>Parkway acting as BREEAM AP</p> <p><b>One credit targeted</b></p>
Man 01d BREEAM AP (Developed Design)	<p><b>One credit - BREEAM AP (Developed Design)</b></p> <p>10. Criteria 8 and 9 has been achieved.</p> <p>11. Involve the BREEAM AP in the project at an appropriate time and level to:</p> <p>11.a Work with the project team, including the client, to consider the links between BREEAM issues and to assist them in maximising the project's overall performance against BREEAM throughout Developed Design.</p> <p>11.b Monitor progress against the performance targets agreed under criterion 8 throughout all stages where decisions critically impact the specification and tendering process and the BREEAM performance.</p> <p>11.c Proactively identify risks and opportunities related to the achievement of the targets agreed under criterion 8.</p> <p>11.d Provide feedback to the project team as appropriate, to support them in taking corrective actions and achieving their agreed performance targets.</p> <p>11.e Monitor and, where relevant, coordinate the generation of appropriate evidence by the project team.</p>	<p>Meeting notes/minutes, recorded correspondence or schedules that can demonstrate BREEAM issues are a regular agenda item and AP attendance.</p> <p>The AP progress report (for each work stage).</p>	1	1	0	BREEAM AP	<p>Parkway acting as BREEAM AP</p> <p><b>One credit targeted</b></p>
<b>Man 02 Life cycle cost and service life planning - Credits for each one of the three parts are awarded independently from one another</b>							
Man 02a Elemental life cycle cost	<p><b>Two credits - Elemental life cycle cost</b></p> <p>1. A competent person (see Definitions) carries out an outline, entire asset LCC plan at process Stage 2 (equivalent to Concept Design - RIBA Stage 2) together with any design options appraisals in line with 'Standardised method of life cycle costing for construction procurement' PD 156865:2008(6).</p> <p>2. The elemental LCC plan:</p> <p>2.a Provides an indication of future replacement costs over a period of analysis as required by the client (e.g.20,30,50 or 60 years); 2.b Includes service life, maintenance and operation cost estimates.</p> <p>The study period should ideally be agreed by the client, in line with the design life expectancy of the building. However, where the life expectancy of the building is not yet formally agreed (due to very early design stages), the default design life of 60 years should be used for modelling purposes (in line with the UK default).</p> <p>3. Demonstrate, using appropriate examples provided by the design team, how the elemental LCC plan has been used to influence building and systems design and specification for minimise life cycle costs and maximise critical value.</p>	<p>Relevant sections of the feasibility stage life cycle cost analysis report / documentation.</p> <p>Relevant sections of the feasibility stage appraisal documentation.</p> <p>Elemental LCC plan.</p>	2	2	0	Cost Consultant	<b>Two credits targeted</b>

BREEAM NC Version 6 Criteria		Potential Design stage Evidence Approach	Credits Available	Current Targeted	Additional Potential	Resp.	Comments
Man 02b Component level LCC options appraisal	<p><b>One credit - Component level LCC options appraisal</b></p> <p>4. A competent person develops a component level LCC options appraisal by the end of Process Stage 4 (equivalent to Technical Design - RIBA Stage 4) in line with PD 456865:2008. The component level LCC includes (where present):</p> <p>4.a Envelope, e.g. cladding, windows, or roofing</p> <p>4.b Services, e.g. heat source, cooling source or controls</p> <p>4.c Finishes, e.g. walls, floors or ceilings</p> <p>4.d External spaces, e.g. alternative hard landscaping, boundary protection.</p> <p>The Component level LCC option appraisal should review all of the above component types (where present). However, you do not need to consider every single example cited under each component; only a selection of those most likely to draw valued comparisons. This is to ensure that a wide range of options are considered and help focus the analysis on components which would benefit the most from appraisal.</p> <p>5. Demonstrate, using appropriate examples provided by the design team, how the component level LCC options have been used to influence building and systems design and specification to minimise life cycle costs and maximise critical value.</p> <p><b>Note:</b></p> <p>1.0 Component level LCC plan must include all component types installed by the developer.</p>	<p>Relevant sections of the component level life cycle cost analysis report / documentation.</p> <p>Evidence of how this has influenced building and systems specification/design.</p> <p>Component level LCC options appraisal plan.</p>	1	0	1	Cost Consultant	<p>Would allow innovation credit to be targeted if Mat 01 a/b also completed) - to be reviewed again closer to the time.</p> <p><b>One potential credit</b></p>
Man 02a Capital cost reporting	<p><b>One credit - Capital cost reporting</b></p> <p>6. Report the capital cost for the building in pounds per square meter of gross internal floor area (Ek/m<sup>2</sup>) as part of the submission to BRE. See also Methodology and Additional Information.</p>	Provide capital cost report.	1	1	0	Parkway	<b>One credit targeted</b>
<b>Man 03 Responsible construction practices - Minimum standards one credit RCM for Excellent, two credits RCM for Outstanding</b>							
Man 03a Prerequisite	<p><b>Prerequisite - Legally harvested and traded timber</b></p> <p>1. All timber and timber-based products used during the construction process of the project are 'legally harvested and traded timber' (see Definitions). For other materials there are no prerequisite requirements at this stage.</p>	<p>Relevant section/clauses of the building specification or contract</p> <p>OR</p> <p>A signed and dated letter of commitment to meet the relevant criteria</p> <p>OR</p> <p>Timber Policy</p>	-			Parkway	<p>Required for Man03 credits to be achieved.</p> <p>"Met" in targeted column indicates pre-requisite achieved</p>
Man 03b Environmental management	<p><b>One credit - Environmental management</b></p> <p>3. All parties who at any stage manage the construction site (e.g. the principal contractor, the demolition contractor) operate an EMS covering their main operations.</p> <p>The EMS must:</p> <p>3.a Be third party certified, to ISO 14001:2015(10), EMAS (EU Eco-Management and Audit Scheme) or equivalent standard;</p> <p>OR</p> <p>3.b In compliance with BS 8555:2016(11) have:</p> <p>3.b.i Appropriate structure</p> <p>3.b.ii Reached implementation stage phase four 'implementation and operation of the environmental management system'</p> <p>3.b.iii Completed the defined phase audits one to four.</p> <p>4. All parties who at any point manage the construction site (e.g. the principal contractor, the demolition contractor) implement best practice pollution prevention policies and procedures on site in accordance with Working at construction and demolition sites: PPG6, Pollution Prevention Guidelines(12).</p>	<p>Relevant section/clauses of the building specification or contract</p> <p>OR</p> <p>A signed and dated letter of commitment to meet the relevant criteria</p> <p>OR</p> <p>3rd party certified EMS certificate</p>	1	1	0	Parkway	<b>One credit targeted</b>
Man 03c Prerequisite	<p><b>Prerequisite - BREEAM AP</b></p> <p>5. The client and the contractor formally agree performance targets.</p>	Letter confirming targets have been agreed.	-			Parkway	<p>Required for Man03d credit to be achieved.</p> <p>"Met" in targeted column indicates pre-requisite achieved</p>
Man 03d BREEAM AP (site)	<p><b>One credit - BREEAM AP (site)</b></p> <p>6. Involve a BREEAM AP in the project at an appropriate time and level to:</p> <p>6.a Work with the project team, including the client, to consider the links between BREEAM issues and assist them in achieving, and if possible, going beyond the design intent, to maximise the project's performance against the agreed performance targets throughout the Construction, Handover and Close Out stages.</p> <p>6.b Monitor construction progress against the performance targets agreed under criterion 5 above throughout all stages where decisions critically impact BREEAM performance.</p> <p>6.c Proactively identify risks and opportunities related to the procurement and construction process and the achievement of the targets agreed under criterion 5.</p> <p>6.d Provide feedback to the constructors and the project team as appropriate, to support them in taking corrective actions and achieving their agreed performance targets.</p> <p>6.e Monitor and, where relevant, coordinate the generation of appropriate evidence by the project team and the provision to the assessor.</p>	<p>The AP appointment letter.</p> <p>Relevant section/clauses of the building specification or contract</p> <p>Project programme indicating the dates by which the key work stages (Preparation and Design) are to be completed.</p> <p>Meeting notes/minutes, recorded correspondence or schedules that can demonstrate BREEAM issues are a regular agenda item and AP attendance.</p> <p>The AP progress report (for each work stage).</p>	1	1	0	Parkway	<p>Parkway acting as AP</p> <p><b>One credit targeted</b></p>
Man 03e Responsible construction management	<p><b>Up to two credits - Responsible construction management</b></p> <p>7. One credit: Achieve items listed as required for one credit in table 4.1.</p> <p>8. Two credits: Achieve criterion 7.</p> <p>9. Achieve 6 additional items in table 4.1.</p>	Use BREEAM recognised responsible construction management scheme to support in this process e.g. Considerate Construction Scheme and Fleet Operator Recognition Scheme.	2	2	0	Parkway	<b>Two credits targeted</b>
Man 03f Monitoring of construction site impacts	<p><b>Up to two credits - Monitoring of construction site impacts</b></p> <p>10. Assign responsibility to an individual for monitoring, recording and reporting energy usage, water consumption and transportation data (where measured) resulting from all on-site construction processes (and dedicated off-site manufacturing) throughout the build programme. To ensure the robust collection of information, this individual must have the appropriate authority and responsibility to request and access the data required. Where appointed, the BREEAM AP could perform this role.</p>	<p>Relevant section/clauses of the building specification or contract</p> <p>OR</p> <p>A formal letter of commitment from the client/developer</p>	-			Parkway	<p>Required for Man03g and h credits to be achieved.</p> <p>"Met" in targeted column indicates pre-requisite achieved</p>
Man 03g Utility consumption	<p><b>First monitoring credit - Utility consumption</b></p> <p><b>Energy consumption</b></p> <p>11. Achieve criterion 10.</p> <p>12. Set targets for the site energy consumption to kWh (and where relevant, litres of fuel used) as a result of the use of construction plant, equipment (mobile and fixed) and site accommodation.</p> <p>13. Monitor and record data for the energy consumption described in criterion 12.</p> <p>14. Report the total carbon dioxide emissions (total kgCO<sub>2</sub>/project value) from the construction process via BREEAM Projects (for the purposes of potential future BREEAM performance benchmarking).</p> <p><b>Water consumption</b></p> <p>15. Achieve criterion 10.</p> <p>16. Set targets for the potable water consumption (m<sup>3</sup>) arising from the use of construction plant, equipment (mobile and fixed) and site accommodation.</p> <p>17. Monitor and record data for the potable water consumption described in criterion 16.</p> <p>18. Use the collated data to report the total net water consumption (m<sup>3</sup>), i.e. consumption minus any recycled water use from the construction process via BREEAM Projects (for the purposes of potential future BREEAM performance benchmarking).</p>	<p>Relevant section/clauses of the building specification or contract</p> <p>OR</p> <p>A formal letter of commitment from the client/developer</p>	1	1	0	Parkway	<b>One credit targeted</b>
Man 03h Transportation of construction materials and waste	<p><b>Second monitoring credit - transportation of construction materials and waste</b></p> <p>19. Achieve criterion 10.</p> <p>20. Set targets for transportation movements and impacts resulting from delivery of the majority of construction materials to site and construction waste from site. As a minimum cover:</p> <p>20.a Transportation of materials from the point of supply to the building site, including any transport, intermediate storage and point of supply (see Definitions). Monitor as a minimum:</p> <p>20.a.i Materials used in major building elements (i.e. those defined in BREEAM issue Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA)).</p> <p>20.a.ii Ground works and landscaping materials.</p> <p>20.b Transportation of construction waste from the construction gate to the waste disposal processing or recovery centre gate. This monitoring must cover the construction waste groups outlined in the projects resource management plan.</p> <p>21. Monitor and record data from the transportation movements as described in criterion 20.</p> <p>22. Using the collated data, report separately for materials and waste, the total transport-related carbon dioxide emissions (kgCO<sub>2</sub>-eq), plus total distance travelled (km) via BREEAM Projects (for the purposes of potential future BREEAM performance benchmarking).</p>	<p>Relevant section/clauses of the building specification or contract</p> <p>OR</p> <p>A formal letter of commitment from the client/developer</p>	1	1	0	Parkway	<b>One credit targeted</b>

BREEAM NC Version 6 Criteria		Potential Design stage Evidence Approach	Credits Available	Current Targeted	Additional Potential	Resp.	Comments
<b>Man 04 Commissioning and handover - Minimum standards one credit commissioning schedule &amp; responsibilities for Very Good, Excellent &amp; Outstanding Criterion 11 BUG for Very Good, Excellent &amp; Outstanding</b>							
Man 04a Commissioning - testing schedule and responsibilities	<p><b>One credit - Commissioning - testing schedule and responsibilities</b></p> <p>1. Prepare a schedule of commissioning and testing. The schedule identifies and includes a suitable timescale for commissioning and re-commissioning of all complex and non-complex building services and control systems and for testing and inspecting building fabric.</p> <p>2. The schedule identifies the appropriate standards for all commissioning activities to be conducted, where applicable, in accordance with:</p> <p>2.a Current Building Regulations</p> <p>2.b BSRIA guidelines (16)</p> <p>2.c CIBSE guidelines (17)</p> <p>2.d Other appropriate standards (see Methodology).</p> <p>Exclude from the assessment any process of manufacture-related equipment specified as part of the project. However, include such equipment in cases where they form an integral part of the building HVAC services, such as heat recovery systems.</p> <p>3. Where a BMS is specified:</p> <p>3.a Carry out commissioning of air and water systems when all control devices are installed, wired and functional.</p> <p>3.b Include physical measurements of room temperatures, off-coil temperatures and other key parameters, as appropriate, in commissioning results.</p> <p>3.c The BMS or controls installation should be running in auto with satisfactory internal conditions prior to handover.</p> <p>3.d All BMS schematics and graphics (if BMS is present) are fully installed and functional to user interface prior to handover.</p> <p>3.e Fully train the occupier or facilities team in the operation of the system.</p> <p>4. Appoint an appropriate project team member to monitor and programme pre-commissioning, commissioning and testing. Where necessary include re-commissioning activities on behalf of the client.</p> <p>5. The principal contractor accounts for the commissioning and testing programme, responsibilities and criteria within their budget and main programme of works. Allow the required time to complete all commissioning and testing activities prior to handover.</p> <p><b>Note:</b></p> <p>1.0 Commissioning testing schedule and responsibilities and design and preparation is applicable according to the scope of services being specified or installed.</p>	Appointment letter or commissioning responsibilities schedules Relevant section/clauses of the building specification or contract Principal Contractors programme Commissioning schedule	1	1	0	Parkway	One credit targeted
Man 04b Commissioning - design and preparation	<p><b>One credit - Commissioning - design and preparation</b></p> <p>6. Achieve criteria 1 to 5.</p> <p>7. During the design stage, the client or the principal contractor appoints an appropriate project team member (see criterion 4), provided they are not involved in the general installation works for the building services systems, with responsibility for:</p> <p>7.a Undertaking design reviews and giving advice on suitability for ease of commissioning.</p> <p>7.b Providing commissioning management input to construction programming and during installation stages.</p> <p>7.c Management of commissioning, performance testing and handover or post-handover stages. For buildings with complex building services and systems, this role needs to be carried out by a specialist commissioning manager (see Definitions).</p>	Appointment letter or commissioning responsibilities schedules Relevant section/clauses of the building specification or contract Principal Contractors programme Commissioning schedule	1	1	0	Parkway	One credit targeted
Man 04c Testing and inspecting building fabric	<p><b>One credit - Testing and inspection building fabric</b></p> <p>8. Achieve criteria 1 to 5.</p> <p>9. Complete post-construction testing and inspection to quality-assure the integrity of the building fabric, including continuity of insulation, avoidance of thermal bridging and air leakage paths (this is through air tightness testing and thermographic survey). A suitably qualified professional (see Definitions) undertakes the survey and testing in accordance with the appropriate standard.</p> <p>10. Rectify any defects identified during post-construction testing and inspection prior to building handover and close out. Any remedial work must meet the required performance characteristics for the building or element as defined at design stage (see Methodology).</p>	Appointment letter or commissioning responsibilities schedules Relevant section/clauses of the building specification or contract Principal Contractors programme Commissioning schedule	1	1	0	Parkway	One credit targeted
Man 04d Rating Min Standard	<p><b>Rating Related Min Standard- Very Good Rating and Above</b></p> <p>BUG criteria as outlined in 11 below is fully met.</p>	Building User Guide	-	-	-	-	Required for Good rating or above to be achieved.  "Met" in targeted column indicates achieved
Man 04d Handover	<p><b>One credit - Handover</b></p> <p>11. Prior to handover, develop two building user guides (see Methodology) for the following users:</p> <p>11.a A non-technical user guide for distribution to the building occupiers.</p> <p>11.b A technical user guide for the premises facilities managers.</p> <p>A draft copy is developed and discussed with users first (where the building occupants are known) to ensure the guide is most appropriate and useful to potential users.</p> <p>12. Prepare two training schedules timed appropriately around handover and proposed occupation plans for the following users:</p> <p>12.a A non-technical training schedule for the building occupants.</p> <p>12.b A technical training schedule for the premises facilities managers.</p> <p><b>Note</b></p> <p>1.1 The guides and training schedules include, as far as possible, all relevant sections regarding the services and fabric installed. On completion of works the building owner, agent or user, hands it over to the fit-out contractor, who can then complete the relevant sections based on the fit-out strategy.</p>	Building User Guide Training schedule	1	1	0	Parkway	One credit targeted
Section Total			18	15	2	0	
Weighted Section Total		11%	11.00	9.16	1.22	0.00	
<b>Hea 01 Visual Comfort</b>							
Hea 01b Daylighting (building type dependent)	<p><b>Up to two credits - Daylighting (building type dependent)</b></p> <p>4 Daylighting criteria have been met using either of the following options:</p> <p>4.a The relevant building areas meet good practice daylight factors and other criteria as outlined in Table 5.1 and Table 5.2</p> <p>OR</p> <p>4.b The relevant building areas meet good practice average and minimum point daylight illuminance criteria as outlined in Table 5.3.</p>	Daylighting calculations.	1	0	0	M&E	Credit not targeted
Hea 01c View Out	<p><b>One credit - View out</b></p> <p>5. 95% of the floor area in 95% of spaces for each relevant building area provides an adequate view out (see Adequate View Out definition*).</p> <p>6. In addition, the building type criteria for Prisons, multi-residential and healthcare are outlined in Table 5.6.</p> <p>*Where relevant building areas are within 8m of an external wall which as a window or permanent opening, and the window/opening is ≥20% of the surrounding wall area. Where the room depth is greater than 8m, the percentage of window or opening must instead be the same as, or greater than, than values in Table 1.0 BS8206:Part 2. The view out must be a view of a landscape or buildings (rather than just sky) at seated level (1.2-1.3m) with the relevant building areas and should ideally be through an external window. A view into an internal courtyard or atrium will comply provided the distance from the opening to the back wall of the courtyard/atrium is at least 10m. The view cannot be an internal view across the room, as this is likely to become obstructed by partitions, filing cabinets etc. An internal view cannot offer the additional benefits of an external view.</p> <p><b>Note:</b></p> <p>1.0 If it is not possible to confirm which areas of the building will contain workstations, benches or desks, all areas of the building designed for or likely to be occupied by workstations, benches or desks, must comply with the relevant criteria.</p>	Design drawings Relevant section/clauses of the building specification or contract Window schedule	1	1	0	Architect	One credit targeted
Hea 01d Internal and external lighting levels, zoning and control	<p><b>One credit - Internal and external lighting levels, zoning and control</b></p> <p>10. All external lighting located within the construction zone is specified in accordance with BS5489-1:2013 Code for the practice for the design of road lighting. Lighting of roads and public amenity areas(35) and BS EN 12464-2:2014(36) Light and lighting - Lighting of workplaces- Part 2:Outdoor workplaces. External lighting should provide illuminance levels that enable users to perform outdoor visual tasks efficiently and accurately, especially during the night.</p> <p>11. Where no external light fittings are specified (either separate from or mounted on the external building façade or roof), the criteria relating to external lighting do not apply and the credit can be awarded on the basis of compliance with criteria 8-9.c above.</p>	Design drawings and/or room data sheets/schedules Relevant section/clauses of the building specification or contract OR A letter of formal confirmation of compliance from the relevant design team member. Further information 'Additional Information'	1	1	0	M&E	One credit targeted
<b>Hea 02 Indoor Air Quality</b>							
Hea 02a Prerequisite	<p><b>Prerequisite - Indoor Air Quality (IAQ) Plan</b></p> <p>1. A site-specific indoor air quality plan has been produced and implemented in accordance with Guidance Note 6 (GN06). The objective of the plan is to facilitate a process that leads to design, specification and installation decisions and actions that minimise indoor air pollution during occupation of the building. The indoor air quality plan must consider the following:</p> <p>1.a Removal of contaminant sources</p> <p>1.b Dilution and control of contaminant sources, including:</p> <p>1.b.i Air quality requirements of specialist areas such as laboratories, where present</p> <p>1.c Procedures for pre-occupancy flush out and purge ventilation</p> <p>1.d Third party testing and analysis</p> <p>1.e Maintaining good indoor air quality in-use</p> <p>1.f Any relevant local authority plans or policies (for example, Air Quality Management Areas or Local Air Quality Action Plans)</p>	Indoor air quality plan	-	-	-		
Hea 02b Ventilation	<p><b>One credit - Ventilation</b></p> <p>2. The building has been designed to minimise the indoor concentration and recirculation of pollutants in the building as follows:</p> <p>2.a Provide fresh air into the building in accordance with the criteria of the relevant standard for ventilation</p> <p><b>Note:</b></p> <p>1.0 If ventilation systems are not within the remit of the shell and core developer, compliance can be demonstrated through the building servicing strategy where this is predetermined by the built form or core service provision.</p>	Relevant section/clauses of the building specification or contract Design drawings	1	0	0	M&E	Credit not targeted



BREEAM NC Version 6 Criteria		Potential Design stage Evidence Approach	Credits Available	Current Targeted	Additional Potential	Resp.	Comments																														
<b>Hea 04 Thermal comfort</b>																																					
Hea 04a - Thermal modelling	<p><b>Note:</b> 2.0 The issue is not applicable to industrial units that only contain an operational or storage area and are without office space or other occupied spaces.</p> <p><b>One credit - Thermal modelling</b></p> <p>1. Thermal modelling has been carried out using software in accordance with CIBSEAM11(78) Building Energy and Performance Modelling.</p> <p>2. The software used to carry out the simulation at the detailed design stage provides full dynamic thermal analysis. For smaller and more basic building designs with less complex heating or cooling systems, an alternative less complex means of analysis may be appropriate (such methodologies must still be in accordance with CIBSEAM11).</p> <p>3. The modelling demonstrates that:</p> <p>3.a For air-conditioned buildings, summer and winter operative temperature ranges in occupied spaces are in accordance with the criteria set out in CIBSE Guide A Environmental design(79), Table 1.5; or other appropriate industry standard (where this sets a higher or more appropriate requirement or level for the building type)</p> <p>3.b For naturally ventilated buildings:</p> <p>3.b.i Winter operative temperature ranges in occupied spaces are in accordance with the criteria set out in CIBSE Guide A Environmental design, Table 1.5. Or other appropriate industry standard (where this sets a higher or more appropriate requirement or level for the building type)</p> <p>3.b.ii The building is designed to limit the risk of overheating, in accordance with the adaptive comfort methodology outlined in either of the following standards as appropriate; CIBSE TM52: The limits of thermal comfort: avoiding overheating in European buildings(80) or CIBSE TM59: Design methodology for the assessment of overheating risk in homes(81)</p> <p>4. For air-conditioned buildings, the PMV(predicted mean vote) and PPD (predicted percentage of dissatisfied) indices based on the above modelling are reported via the BREEAM assessment scoring and reporting tool.</p> <p><b>Note:</b></p> <p>1.1 Thermal modelling assumptions must be reasonable and represent typical use patterns and loads given the parameters and function of the building. Thermal modelling may need to be completed on the basis of a typical notional layout.</p>	Relevant section/clauses of the building specification or contract or correspondence (e.g. letter, email or meeting minutes) from the design team Thermal modelling results TOR data from the design team	1	1	0	M&E	One credit targeted																														
	Hea 04b - Design for future thermal comfort	<p><b>One credit - Design for future thermal comfort</b></p> <p>5. Criteria 1 to 4 are achieved.</p> <p>6. The thermal modelling demonstrates that the relevant requirements set out in criterion 3 above are achieved for a projected climate change environment (see Definitions).</p> <p>7. Where criterion 6 above is not met, the project team demonstrates how the building has been adapted, or designed to be easily adapted in future using passive design solutions in order to subsequently meet the requirements under criterion 6 above</p> <p>8. For air-conditioned buildings, the PMV and PPD indices based on the above modelling are reported via the BREEAM assessment scoring and reporting tool.</p>		1	1	0	M&E	One credit targeted																													
<b>Hea 05 Acoustic performance</b>																																					
Hea 05a Acoustic performance	<p><b>One credit - Acoustic performance</b></p> <p>1. The building meets the appropriate acoustic performance standards and testing requirements defined in the relevant table within the technical manual:</p> <p>1.b Indoor ambient noise level.</p> <p>OR</p> <p>2. A Suitably qualified acoustician (SQA) is appointed to define a bespoke set of performance requirements for all function areas in the building. The bespoke performance requirements use the three acoustic principles defined in criterion Hea 05 Acoustic performance - Criterion 1, above, setting out the performance requirements for each and the testing regime required.</p> <p><b>Note:</b></p> <p>1.0 Alternative means of compliance: The basic built form has a large impact on the acoustic performance of the building and would be outside the control of the tenant. A suitably qualified acoustician (SQA) must carry out a quantifiable assessment of the specification of the build form, construction and any external factors likely to affect the indoor ambient noise levels. The SQA must then confirm the developer's works will enable a future tenant utilising a typical fit-out and specification to meet the levels required to demonstrate compliance.</p> <p>1.1 Bespoke performance requirements: When assessing criteria 2 below for a shell and core or shell only building, only Indoor ambient noise level below should be assessed.</p>	Professional report / study and calculations from the acoustician. Letter of appointment or other confirmation demonstrating when the acoustician was appointed. Relevant section/clauses of the building specification or contract and/or formal letter from the project team regarding commitments	1	0	0	Acoustician	Credit not targeted																														
<b>Hea 06 Security</b>																																					
Hea 06a Security of site and building	<p><b>One credit - Security of site and building</b></p> <p>1. A Suitably Qualified Security Specialist (SQSS) conducts an evidence-based Security Needs Assessment (SNA) during or prior to Concept Design (RIBA Stage 2 or equivalent). The purpose of the SNA will be to identify attributes of the proposal, site and surroundings which may influence the approach to security for the development .</p> <p>2. The SQSS develops a set of security controls and recommendations for incorporation into the proposals. Those controls and recommendations shall directly relate to the threats and assets identified in the preceding SNA.</p> <p>3. The controls and recommendations shall be incorporated into proposals and implemented in the as-built develop.</p> <p><b>Note:</b></p> <p>1.0 If the SQSS is unable to make complete recommendations due to the speculative nature of the assessment, then the credit may still be available. The SQSS must confirm that they have addressed all parts of the project where it is feasible to do so, based on the information available to them at the time of assessment. In relation to the influence of the occupiers on security, the SQSS shall clearly document their assumptions in the SNA.</p>	Design drawings (including a scaled site plan), AND/OR relevant sections of the specification highlighting all necessary compliant features and dimensions. Security Needs Assessment.	1	0	0	Security specialist / architect	Credit not targeted																														
<b>Hea 07 Safe and healthy surroundings</b>																																					
Hea 07a Safe access	<p><b>One credit - Safe access</b></p> <p>Where external site areas form part of the assessed development the following apply:</p> <p>1. Dedicated and safe cycle paths are provided from the site entrance to any cycle storage, and connect to offsite cycle paths where applicable.</p> <p>2. Dedicated and safe footpaths are provided on and around the site providing suitable links for the following:</p> <p>2.a The site entrance to the building entrance,</p> <p>2.b Car parks (where present) to the building entrance</p> <p>2.c The building to outdoor space</p> <p>2.d Connecting to off-site paths where applicable.</p> <p>3. Pedestrian drop-off areas are designed off, or adjoining to, the access road and should provide direct access to other footpaths.</p> <p>Where vehicle delivery access and drop-off areas form part of the assessed development, the following apply:</p> <p>4. Delivery areas are not accessed through general parking areas and do not cross or share the following:</p> <p>4.a pedestrian and cyclist paths</p> <p>4.b outside amenity areas accessible to building users and general public.</p> <p>5. There is a dedicated parking or waiting area for goods vehicles with appropriate separation from the manoeuvring area and staff and visitor car parking.</p> <p>6. Parking and turning areas are designed for simple manoeuvring according to other type of delivery vehicle likely to access the site, thus avoiding the need for repeated shunting.</p>	Correspondence from or a copy of the report/feedback from the ALO/CPDA/Security Consultant confirming: • Scope of their advice/involvement • The stage of design in which their advice was sought • Summary of their recommendations	1	0	0	Architect	Credit not targeted																														
Hea 07 Outside space	<p><b>One credit - Outside space</b></p> <p>7. There is an outside space providing building users with an external amenity area.</p>	Design drawings	1	0	0	Architect / Client	Credit not targeted																														
Section Total			10	4	0	0																															
Weighted Section Total		8%	8.00	3.20	0.00	0.00																															
<b>Ene 01 Reduction of energy use and carbon emissions - Minimum standards for four credits for Energy Performance for Excellent and six credits for Energy Performance &amp; four credits for Energy Modelling and Reporting for Outstanding</b>																																					
Ene 01a Energy performance	<p><b>Up to nine credits - Energy performance</b></p> <p>1 Calculate an Energy Performance Ratio for New Construction (EPR NC). Compare the EPR NC achieved with the benchmarks in Table 6.1 and award the corresponding number of BREEAM credits. See notes 1.1 and 1.2.</p> <table border="1"> <caption>Table 6.1 Ene 01 EPR<sub>NC</sub> benchmarks scale</caption> <thead> <tr> <th>BREEAM credits</th> <th>EPR<sub>NC</sub></th> <th>Rating</th> <th>Minimum requirements</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0.1</td> <td rowspan="3"></td> <td rowspan="3">Requires a performance improvement progressively better than the relevant national building regulations compliant standard (see Energy performance on the facing page).</td> </tr> <tr> <td>2</td> <td>0.2</td> </tr> <tr> <td>3</td> <td>0.3</td> </tr> <tr> <td>4</td> <td>0.4</td> <td>Excellent</td> <td>Requires 4 credits to be achieved (equivalent to an EPR<sub>NC</sub> of at least 0.4).</td> </tr> <tr> <td>5</td> <td>0.5</td> <td rowspan="4">Outstanding</td> <td rowspan="4">Requires 6 credits to be achieved (equivalent to an EPR<sub>NC</sub> of at least 0.6) and 4 credits for Energy modelling and reporting.</td> </tr> <tr> <td>6</td> <td>0.6</td> </tr> <tr> <td>7</td> <td>0.7</td> </tr> <tr> <td>8</td> <td>0.8</td> </tr> <tr> <td>9</td> <td>0.9 AND zero net regulated CO<sub>2</sub> emissions*</td> <td></td> <td></td> </tr> </tbody> </table>	BREEAM credits	EPR <sub>NC</sub>	Rating	Minimum requirements	1	0.1		Requires a performance improvement progressively better than the relevant national building regulations compliant standard (see Energy performance on the facing page).	2	0.2	3	0.3	4	0.4	Excellent	Requires 4 credits to be achieved (equivalent to an EPR <sub>NC</sub> of at least 0.4).	5	0.5	Outstanding	Requires 6 credits to be achieved (equivalent to an EPR <sub>NC</sub> of at least 0.6) and 4 credits for Energy modelling and reporting.	6	0.6	7	0.7	8	0.8	9	0.9 AND zero net regulated CO <sub>2</sub> emissions*			A copy of the Building Regulations Output Document from the approved software, as follows: 1. England Wales (Part L): Approved Documents checks (BRUKL Output Document) 2. Scotland (Section 6): Specification checks 3. N. Ireland (Part F): Approved Documents checks (BRUKL Output Document) 4. Where relevant for multi-residential buildings, a copy of the calculations based on design stage SAP outputs. The output documents must be based on the "As designed" stage of analysis. output documents from the approved software reflecting performance at the as-built stage of analysis. This must account for any changes to the specification during construction and the measured air leakage rate, ductwork leakage and fan performances (as required by building regulations).	9	7	0	M&E	Seven credits targeted.
BREEAM credits	EPR <sub>NC</sub>	Rating	Minimum requirements																																		
1	0.1		Requires a performance improvement progressively better than the relevant national building regulations compliant standard (see Energy performance on the facing page).																																		
2	0.2																																				
3	0.3																																				
4	0.4	Excellent	Requires 4 credits to be achieved (equivalent to an EPR <sub>NC</sub> of at least 0.4).																																		
5	0.5	Outstanding	Requires 6 credits to be achieved (equivalent to an EPR <sub>NC</sub> of at least 0.6) and 4 credits for Energy modelling and reporting.																																		
6	0.6																																				
7	0.7																																				
8	0.8																																				
9	0.9 AND zero net regulated CO <sub>2</sub> emissions*																																				

BREEAM NC Version 6 Criteria		Potential Design stage Evidence Approach	Credits Available	Current Targeted	Additional Potential	Resp.	Comments
Ene 01b Prediction of operational energy consumption	<p><b>Four credits - Prediction of operational energy consumption</b></p> <p><b>2. Achieve criterion 2 in Ene 04 Low carbon design.</b></p> <p>3. Estimate the occupancy, energy use for unregulated energy loads and management practices.</p> <p>4. Undertake detailed energy modelling to predict the building energy consumption.</p> <p>5. Undertake sensitivity analysis to determine the factors that can significantly impact building energy consumption.</p> <p>6. Based on the results of the sensitivity analysis, and in discussion with the project team, the client and the prospective occupier devise scenarios to explore how high impact factors might influence the building energy consumption.</p> <p>7. Undertake scenario modelling and use these findings to inform improvements to design of the building and to operational, maintenance, and handover strategies.</p> <p>8. Determine an energy target for the building based on the results of the scenario modelling.</p> <p>9. At the post-construction stage, the scenario modelling should be repeated to reflect the post construction building specification and, if necessary, adjust the energy target.</p> <p><b>Note:</b></p> <p>1.1 For the energy modelling, if the building services efficiencies and performance specifications are not known (i.e. they are not within the remit of the shell and core developer and will be provided as part of the fit-out works), services complying with the minimum energy efficiency standards or backstop levels required by the relevant notional building regulations should be used.</p> <p>1.2 For the energy modelling, the design team can use the performance specifications confirmed within a green fit-out agreement that is contractually required from the tenants in their fit-out works. This rule applies only to those areas of the building that the scope of the green fit-out agreement covers. Speculative areas of the assessed building not fitted out or covered by the scope of such agreement must follow the note 1.1</p>	<p>Passive design analysis report.</p> <p>An energy modelling report which details:</p> <ul style="list-style-type: none"> <li>- The modelling software and weather files used.</li> <li>- How the predicted occupancy, unregulated energy loads, and management practices have been determined.</li> <li>- The factors considered for the sensitivity analysis.</li> <li>- The scenarios that have been modelled.</li> <li>- The results of the sensitivity analysis and scenario modelling.</li> <li>- The energy performance target set for the building.</li> <li>- Recommendations for improvements to the design of the building and to operational, maintenance, and handover strategies.</li> </ul> <p>Confirmation of the suitably qualified energy modeller's qualifications and experience.</p>	4	4	0	M&E	Four credits targeted
<b>Ene 02 Energy monitoring - Minimum standards one credit for first sub-metering credit for Very Good, Excellent &amp; Outstanding</b>							
Ene 02a Sub metering of end-use categories	<p><b>One credit - Sub-metering of end-use categories</b></p> <p>1. Install energy metering systems so that at least 90% of the estimated annual energy consumption of each fuel is assigned to the end-use categories(see Methodology).</p> <p>2. Meter the energy consumption in buildings according to the total useful floor area:</p> <p>2.a If the area is greater than 1,000 m<sup>2</sup>, by end-use category with an appropriate energy monitoring and management system.</p> <p>2.b If the area is less than 1,000 m<sup>2</sup>, use either:</p> <p>2.b.i an energy monitoring and management system or</p> <p>2.b.ii separate accessible energy sub-meters with pulsed or other open protocol communication outputs, for future connection to an energy monitoring and management system (see Definitions).</p> <p>3. Building users can identify the energy consuming end uses, for example through labelling or data outputs.</p>	<p>Relevant section/clauses of the building specification or contract.</p> <p>Design drawings</p>	1	1	0	M&E	Minimum standard for Very Good rating and above One credit targeted
Ene 02b Sub metering of high energy load and tenancy areas	<p><b>One credit - Sub-metering of high energy load and tenancy areas</b></p> <p>4. Monitor a significant majority of the energy supply with:</p> <p>4.a An accessible energy monitoring and management system for:</p> <p>4.a.i tenanted areas or</p> <p>4.a.ii relevant function areas or departments in single occupancy buildings.</p> <p>OR</p> <p>4.b Separate accessible energy sub-meters with pulsed or other open protocol communication outputs for future connection to an energy monitoring and management system for:</p> <p>4.b.i tenanted areas or</p> <p>4.b.ii relevant function areas or departments in single occupancy buildings.</p> <p>5. Sub-meter per floor plate in large single occupancy or single-tenancy buildings with one homogeneous function, for example hotel bedrooms, offices.</p> <p><b>Note:</b></p> <p>1.1 Criteria 4 and 5, meters must be installed on the energy supply to each separate tenanted unit or floor plate within the assessed development.</p>	<p>Relevant section/clauses of the building specification or contract.</p> <p>Design drawings</p>	1	1	0	M&E	One credit targeted
<b>Ene 03 External lighting</b>							
Ene 03a External lighting	<p><b>One credit - External lighting</b></p> <p>1. No external lighting (which includes lighting on the building, at entrances and signs).</p> <p>OR</p> <p>2. External light fittings within the construction zone with:</p> <p>2.a Average initial luminous efficacy of not less than 70 luminaire lumens per circuit Watt</p> <p>2.b Automatic control to prevent operation during daylight hours</p> <p>2.c Presence detection in areas of intermittent pedestrian traffic</p>	<p>Relevant section/clauses of the building specification or contract - Evidence received</p> <p>Design drawings</p>	1	1	0	M&E	One credit targeted
<b>Ene 04 Low carbon design</b>							
Ene 04a Passive design analysis	<p><b>One credit - Passive design analysis</b></p> <p>1. Achieve the first credit Hea 04 Thermal comfort: One credit - Thermal modelling to demonstrate that the building design delivers appropriate thermal comfort levels in occupied spaces.</p> <p>2. The project team analyses the proposed building design and development during Concept Design to identify opportunities for the implementation of passive design measures (see Passive design analysis).</p> <p>3. Implement passive design measures to reduce the total heating, cooling, mechanical ventilation, lighting loads and energy consumption in line with the passive design analysis findings.</p> <p>4. Quantify the reduced total energy demand and carbon dioxide (CO<sub>2</sub>-eq) emissions resulting from the passive design measures.</p>	<p>Copy of Passive Design Analysis</p> <p>Results from a dynamic simulation model demonstrating the reduced energy demand and CO<sub>2</sub> emissions from the specified passive design measures.</p>	1	1	0	M&E	One credit targeted
Ene 04b Free cooling	<p><b>One credit - Free cooling</b></p> <p>5. Achieve the passive design analysis credit.</p> <p>6. Include a free cooling analysis (see Free cooling analysis) in the passive design analysis carried out under criterion 2.</p> <p>7. Identify opportunities for the implementation of free cooling solutions.</p> <p>8. The building is naturally ventilated or uses any combination of the free cooling strategies listed in Free cooling analysis</p>	<p>Results from a dynamic simulation model and other used methods demonstrating that the free cooling strategy can meet the building's cooling demand.</p>	1	0	0	M&E	Credit not targeted
Ene 04c Low and zero carbon technologies	<p><b>One credit - Low zero carbon feasibility study</b></p> <p>9. An energy specialist (see Definitions) completes a feasibility study (see Low and zero carbon feasibility study) by the end of Concept Design.</p> <p>10. Establish the most appropriate recognised local (on-site or near-site) low or zero carbon (LZC) energy sources for the building or development (see Scope of LZC systems and how they are assessed), based on the feasibility study.</p> <p>11. Specify local LZC technologies for the building or development in line with the feasibility study recommendations.</p> <p>12. Quantify the reduced regulated carbon dioxide (CO<sub>2</sub>-eq) emissions resulting from the feasibility study</p>	<p>Results from a dynamic simulation model demonstrating reductions in CO<sub>2</sub> emissions from the specified low zero carbon technology.</p>	1	1	0	M&E	One credit targeted
<b>Ene 06 Energy efficient transportation systems</b>							
Ene 06a Energy consumption	<p><b>One credit - Energy consumption</b></p> <p>1. For specified lifts, escalators or moving walks (transportation types):</p> <p>1.a Analyse the transportation demand and usage patterns for the building to determine the optimum number and size of lifts, escalators or moving walks</p> <p>1.b Calculate the energy consumption in accordance with BS EN ISO 2574 Part 2 (131) or Part 3 (132) for one of the following:</p> <p>1.b.i At least two systems for each transportation type OR</p> <p>1.b.ii At least two arrangements of systems with 'fit for purpose' system strategies. For example for lift systems, different options could be hydraulic, traction or machine room-less lift (MRL).</p> <p>1.c Consider the use of regenerative drives, subject to the requirements in Regenerative drives below</p> <p>1.d Specify the transportation system with the lowest energy consumption.</p>	<p>For 1 to 2:</p> <p>Professional report / study of transportation analysis AND/OR Calculations</p>	1	1	0	Lift supplier / project team	One credit targeted
Ene 06b Energy efficient features	<p><b>Up to two credits - Energy efficient features</b></p> <p>2. Achieve criterion 1.</p> <p><b>One credit - Lifts</b></p> <p>3. Specify the following three energy efficient features for each lift:</p> <p>3.a A standby condition for off-peak periods</p> <p>3.b The lift car lighting and display lighting provides an average luminous efficacy across all fittings in the car of &gt;70 luminaire lumens per circuit Watt</p> <p>3.c Use of a drive controller capable of variable speed, variable-voltage, and variable-frequency (VVVF) control of the drive motor.</p> <p>4. Specify regenerative drives where their use is demonstrated to save energy.</p> <p><b>One credit - Escalators or moving walks</b></p> <p>5. Specify at least one of the following for each escalator or moving walk:</p> <p>5.a A load-sensing device that synchronises motor output to passenger demand through a variable speed drive OR</p> <p>5.b A passenger-sensing device for automated operation (auto walk),so the escalator operates in auto start mode when there is no passenger demand.</p>	<p>For 3 to 4:</p> <p>Relevant section/clauses of the building specification or contract - Evidence received AND EITHER Manufacturers products details OR Formal letter of commitment from the system(s) manufacturer/sup</p>	1	1	0	Lift supplier / project team	One credit targeted
Section Total			21	18	0	0	
Weighted Section Total		14%	14.00	12.00	0.00	0.00	
<b>Tra 01 Transport assessment and travel plan</b>							
Tra 01a Travel plan	<p><b>Two credits – Transport assessment and Travel plan</b></p> <p>1. No later than Concept Design stage, undertake a site-specific transport assessment (or statement) and a draft travel plan, which can demonstrably be used to influence the site layout and built form; see Methodology.</p> <p>2. The site-specific travel assessment or statement covers as a minimum:</p> <p>2.a Existing travel patterns and opinions of existing building or site users towards cycling and walking, identifying constraints and opportunities, if relevant</p> <p>2.b Travel patterns and transport impact of future building users</p> <p>2.c Current local environment for walkers and cyclists(accounting for visitors who may be accompanied by young children)</p> <p>2.d Reporting of the number and type of existing accessible amenities, see Table 7.1 below, within 500m of the site</p> <p>2.e Disabled access(accounting for varying levels of disability and visual impairment)</p> <p>2.f Calculation of the existing public transport Accessibility Index (AI),see Methodology</p> <p>2.g Current facilities for cyclists</p> <p>3. Following a transport assessment (in accordance with the requirements set out in criteria 2a-2g) develop a site-specific travel plan, that provides a long term management strategy which encourages more sustainable travel. The travel plan includes measures to increase or improve more sustainable modes of transport and movement of people and goods during the building's operation; see Methodology.</p> <p>4. If the occupier is known, involve them in the development of the travel plan.</p> <p>5. Demonstrate that the travel plan will be implemented post construction and be supported by the building's management in operation.</p>	<p>A copy of the Travel Plan.</p> <p>A copy of the site-specific transport survey/assessment.</p> <p>Design drawings demonstrating examples of design measures implemented in support the travel plan's findings.</p> <p>OR</p> <p>Where a detailed site plan is not available, a formal letter from the client confirming that measures will be implemented into the final design in support the travel plan's findings.</p> <p>A letter of confirmation from either the building's occupier, or in the case of a speculative development, the developer.</p>	2	2	0	Transport consultant	Two credits awarded

BREEAM NC Version 6 Criteria				Potential Design stage Evidence Approach	Credits Available	Current Targeted	Additional Potential	Resp.	Comments																							
<b>Tra 02 Sustainable transport measures - Only assess against criteria that applies to the AI of the project. Ensure the issue total sums the 'available credits' for the correct AI</b>																																
Tra 02 Prerequisite	<b>Prerequisite</b> 1. Achieve criteria 3-5 in the Tra 01 Transport assessment and travel plan issue.				-			Client / Architect	Required for Tra02 credits to be achieved. "Met" in targeted column indicates pre-requisite achieved																							
Tra 02a Transport options implementation <25	<b>Ten credits – Transport options implementation AI&lt;25</b> 2. Identify the sustainable transport measures, in Table 7.4. 3. Award credits according to the existing Accessible Index (AI) of the project, and the total number of points achieved for the options implemented, see Table 7.3.				10	5	0	Architect	Five credits targeted																							
	<table border="1"> <tr> <td>AI &lt; 25</td> <td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td> </tr> <tr> <td>Credits</td> <td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td> </tr> </table>			AI < 25	1	2	3	4	5	6	7	8	9	10	Credits	1	2	3	4	5	6	7	8	9	10							
AI < 25	1	2	3	4	5	6	7	8	9	10																						
Credits	1	2	3	4	5	6	7	8	9	10																						
	Total points					5																										
Assessment option	<b>Public transport measures</b>																															
1	1. The existing AI calculated in Tra 01 achieves the following: ≥ 4 for prison or MOD sites, rural location sensitive buildings, and other building group 3 ≥ 8 for all other building types			1	0		0	Design team	Point not targeted																							
2	2. Demonstrate an increase over the existing Accessibility Index through negotiation with local bus, train or tram companies to increase the frequency of the local service provision for the development; <b>OR</b>			2	0		0	Design team	Point not targeted																							
	3. Demonstrate an increase over the existing Accessibility Index. This could be through provision of a diverted bus route, a new or enhanced bus stop, or other similar solutions <b>OR</b>			3	0		0	Design team	Point not targeted																							
3	4. Provide a dedicated service, such as a bus route or service (See Methodology). <b>OR</b>			3	0		0	Client	Point not targeted																							
	5. Provide a public transport information system in a publicly accessible area, to allow building users access to up-to-date information on the available public transport and transport infrastructure. This may include signposting to public transport, cycling, walking infrastructure or local amenities.			1	0		0	Design team	Point not targeted																							
Assessment options	<b>Private transport measures</b>			Points Available	Points Targeted																											
4	6. Provide electric recharging stations of a minimum of 7kW for at least 10% of the total car parking capacity for the development.			1	1		0	Architect	One point targeted																							
5	7. Set up a car sharing group or facility to facilitate and encourage building users to car share. 8. Raise awareness of the sharing scheme with marketing and communication materials. 9. Provide priority spaces for car sharers for at least 5% of the total car parking capacity for the development. 10. Locate priority parking spaces nearest the development entrance used by the sharing scheme participants			1	1		0	Client / Architect/ Parkway	One point targeted																							
Assessment options	<b>Active travel measures</b>			Points Available	Points Targeted																											
6	11. During preparation of the brief, the design team consults with the local authority (LA) on the state of the local cycling network and public accessible pedestrian routes, to focus on whichever the LA deems most relevant to the project, and how to improve it. 12. Agree and implement one proposition chosen with the local authority. The proposition supported by the development is additional to existing local plans and has a significant impact on the local cycling network or on pedestrian routes open to the public.			2	0		0	Design team	Point not targeted																							
7	13. Install compliant cycle storage spaces to meet the minimum levels set out in Table 7.5.			1	1		0	Architect	One point targeted																							
8	14. Option 7 has been achieved. 15. Provide at least two compliant cyclists' facilities for the building users, (including pupils where appropriate to the building type) – see Definitions for the scope of each compliant facility: – Showers; – Changing facilities; – Lockers; – Drying spaces.			1	1		0	Architect	One point targeted																							
9	Existing amenities: 16. At least three existing accessible amenities are present, see Table 7.6, where relevant for a Building Group			1	1		0	Architect	One point targeted																							
10	17. Ensure a minimum of one new accessible amenity, in accordance with Table 7.6, for the relevant Building Group, is provided. <b>OR</b>			2	0		0	Architect	Points not targeted																							
	18. Ensure more than one new accessible amenity, in accordance with Table 7.6 for the relevant Building Group, is provided.			3	0		0	Architect	Points not targeted																							
11	19. Implement one site-specific improvement measure, not covered by the options already listed in this issue, in line with the recommendations of the travel plan. Submit these for review by BRE.			1-3	0		0	Design team	Points not targeted																							
	Total points				5																											
Section Total						12	7	0	0																							
Weighted Section Total						11.5	6.7	0	0																							
<b>Wat 01 Water consumption - Minimum standards one credit for Good, Very Good, Excellent &amp; two credits for Outstanding</b>																																
Wat 01 Water consumption	<b>Up to five credits - Water consumption</b> 1. Use the BREEAM Wat 01 calculator to assess the efficiency of the domestic water-consuming components. 2. Use the standard Wat 01 method (see Methodology) to compare the water consumption (litres/person/day) for the assessed building against a baseline performance. Award BREEAM credits based upon Table 8.1 below. Where it is not possible to use the standard method, complete the assessment using the alternative Wat 01 method (see Methodology). 3. If a greywater or rainwater system (see Definitions) is specified, use its yield in L/person/day to offset potable water demand from components. 4. If a greywater or rainwater system is specified and installed: 4.a Greywater systems in compliance with BS8525-1:2010 Greywater systems- Part 1 Code of Practice (153) 4.b Rainwater systems in compliance with BS8515:2009+A1:2013 Rainwater harvesting systems- Code of practice(154)  <b>Additionally, for those carrying out a post occupancy evaluation achieve Criterion 6 of Wat 02a:</b> 6 The water monitoring strategy used enables the identification of all water consumption for sanitary uses as assessed under Wat 01 (litres/person/day). <b>Note:</b> 1.0 Components to be included as a minimum: WCs, wash-hand basin taps, showers, urinals, kitchen taps: kitchenette. If the developer is not installing some of these, use the baseline values for any unknown components. All water-consuming components and greywater or rainwater systems specified and installed by the developer are assessed. Components not listed above and located within tenant areas that are not specified by the developer, but will be specified by the tenant do not need to be assessed. In cases where the end client is known and they make a commitment to specify and install specific water-consuming components, assess the issue based on the relevant information. 1.1 Where components are not specified and installed by the developer but by the tenant, the minimum standard will not prevent the assessment from achieving a BREEAM rating.			A completed copy of the BREEAM Wat 01 calculator  Documentary evidence supporting the data used to complete the calculator tool.  Relevant section/clauses of the building specification/ design drawings confirming technical details of 1. Sanitary components 2. Rainwater and greywater collection system OR where detailed documentary evidence is not available at this stage; Completed BREEAM Wat 01 calculator A letter of instruction to a contractor/supplier or a formal letter from the developer giving a specific undertaking, providing sufficient information to allow the water calculations to be completed.	5	3	0	M&E	Three credits targeted																							



BREEAM NC Version 6 Criteria		Potential Design stage Evidence Approach	Credits Available	Current Targeted	Additional Potential	Resp.	Comments
<b>Wat 02 Water monitoring - Minimum standards criterion one only for all ratings except Pass</b>							
Wat 02a Rating Min Standard	<p><b>Rating Related Min Standard- Good Rating and Above</b></p> <p>1 Specify a water meter on the mains water supply to each building. This includes instances where water is supplied via a borehole or other private source.</p>	Relevant section/clauses of the building specification or contract Design drawings	-		-		Required for Good rating or above to be achieved. "Met" in targeted column indicates achieved
Wat 02a Water monitoring	<p><b>One credit - Water monitoring</b></p> <p>1 Specify a water meter on the mains water supply to each building. This includes instances where water is supplied via a borehole or other private source.</p> <p>2 For water-consuming plant or building areas consuming 10% or more of the building's total water demand:</p> <p>2.a Fit easily accessible sub-meters <b>OR</b></p> <p>2.b Install water monitoring equipment integral to the plant or area.</p> <p>3 For each meter (main and sub):</p> <p>3.a Install a pulsed or other open protocol communication output AND</p> <p>3.b Connect it to an appropriate utility monitoring and management system, e.g. a building management system (BMS), for the monitoring of water consumption. If there is no BMS system in operation at Post Construction stage, award credits provided that the system used enables connection when the BMS becomes operational.</p> <p>4 In buildings with swimming pools, or large water tanks and aquariums, fit separate sub-meters on the water supply of the above and any associated changing facilities(toilets, showers etc.) irrespective of their water consumption levels.</p> <p>5 In buildings containing laboratories, fit a separate water meter on the water supply to any process or cooling loop for 'plumbed-in' laboratory process equipment, irrespective of their water consumption levels.</p> <p>Additionally for those pursuing a post occupancy stage certification:</p> <p>6 The water monitoring strategy used enables the identification of all water consumption for sanitary uses as assessed under Wat 01 (litres/person/day).</p> <p><b>Note:</b></p> <p>1.0 Demonstrate compliance with criterion 2 on page 199 for water-consuming plant or building areas identifiable by the developer. Do not assess water-consuming plant or building areas to be added or installed by the tenant. Where no water-consuming plants are installed by the developer, the credit is awarded based on the rest of the criteria.</p> <p>1.1 Minimum standard is applicable, however the assessor may, for speculative assessments, subject to their justification and evidence from the design team, seek review by BRE.</p>	Relevant section/clauses of the building specification or contract Design drawings	1	1	0	M&E	One credit targeted
<b>Wat 03 Leak detection</b>							
Wat 03a Leak detection	<p><b>One credit - Leak detection system</b></p> <p>1. Install a leak detection system capable of detecting a major water leak:</p> <p>1.a On the utilities water supply within the buildings, to detect any major leaks within the buildings AND</p> <p>1.b Between the buildings and the utilities water supply, to detect any major leaks between the utilities supply and the buildings under assessment.</p> <p>2. The leak detection system is:</p> <p>2.a A permanent automated water leak detection system that alerts the building occupants to the leak OR an inbuilt automated diagnostic procedure for detecting leaks</p> <p>2.b Activated when the flow of water passing through the water meter or data logger is at a flowrate above a pre-set maximum for a pre-set period of time. This usually involves installing a system which detects higher than normal flowrates at meters or sub-meters. It does not necessarily require a system that directly detects water leakage along part or the whole length of the water supply system</p> <p>2.c Able to identify different flow and therefore leakage rates, e.g. continuous, high or low-level, over set time periods. Although high and low-level leakage rates are not specified, the leak detection equipment installed must have the flexibility to distinguish between different flowrates to enable it to be programmed to suit the building type and owner's or occupier's usage patterns.</p> <p>2.d Programmable to suit the owner's or occupier's water consumption criteria.</p> <p>2.e Where applicable, designed to avoid false alarms caused by normal operation of large water consuming plant such as chillers.</p> <p>Where there is physically no space for a leak detection system between the utilities water meter and the building, alternative solutions can be used, provided that a major leak can still be detected.</p>	Relevant section/clauses of the building specification or contract Design drawings Manufacturers product details	1	1	0	M&E	One credit targeted
Wat 03b Flow control devices	<p><b>One credit - Flow control devices</b></p> <p>3. Install flow control devices that regulate the water supply to each WC area or sanitary facility according to demand, in order to minimise undetected wastage and leaks from sanitary fittings and supply pipework.</p> <p><b>Note:</b></p> <p>1.2 Assess the water supplies to WC areas or facilities as per criterion 3 regardless of whether the WC areas of facilities are fitted out or not.</p>	Relevant section/clauses of the building specification or contract - Design drawings Manufacturers product details	1	1	0	M&E	One credit targeted
<b>Wat 04 Water efficient equipment</b>							
Wat 04a Water efficient equipment	<p><b>One credit - Water efficient equipment</b></p> <p>1. Identify all water demands from uses other than those listed under Table 8.4 that could be realistically mitigated or reduced. Where there is no water demand from uses other than domestic-scale, sanitary use components in the building, this issue is not applicable.</p> <p>2. Identify systems or processes to reduce the relevant water demand (criterion 1 above), and establish, through either good practice design or specification, a demonstrable reduction in the total water demand of the building.</p> <p><b>Note:</b></p> <p>1.0 Where the only non-domestic scale, non-sanitary water demand comes from an irrigation system specified or installed by the developer, then use this system to assess compliance.</p> <p>1.1 Where there are no water demands beyond those of Wat 01, the issue will be filtered out.</p>	Documentation detailing the planting and irrigation strategy Relevant section/clauses of the building specification or contract AND/OR design drawings (where necessary) Manufacturers product details	0	0	0	Architect / M&E	Credit not applicable
Section Total			8	6	0	0	
Weighted Section Total		7%	7	5.25	0	0	
<b>Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA)</b>							
Mat 01a Superstructure	<p><b>Up to six credits – Superstructure</b></p> <p><b>Comparison with the BREEAM benchmark during Concept Design (offices, industrial and retail buildings only)</b></p> <p><b>Superstructure (offices, industrial and retail buildings (except for Simple Buildings and where Notes 1.1 and 1.2 above apply))</b></p> <p>1. During the Concept Design, demonstrate the environmental performance of the building as follows:</p> <p>1.a Carry out a building LCA on of the superstructure design using either the BREEAM Simplified Building LCA tool or an IMPACT Compliant LCA tool according to the methodology (see Methodology).</p> <p>1.b Submit the Mat 01/02 Results Submission Tool to BRE at the end of Concept Design, and before planning permission is applied for (that includes external material or product specifications). Comparison with the BREEAM benchmark during Technical Design (offices, industrial and retail buildings only)</p> <p>2. During Technical Design, demonstrate the environmental performance of the building as follows:</p> <p>2.a As criterion 1.a</p> <p>2.b Submit the Mat 01/02 Results Submission Tool to BRE at the end of Technical Design. Where a project has not achieved criterion 1, criterion 2 may still be achieved. Option appraisal during Concept Design (all building types)</p> <p><b>3 For offices, industrial and retail building types, achieve criterion 1 (except where Notes 1.0, 1.1 and 1.2 above apply).</b></p> <p>4. During Concept Design, identify opportunities for reducing environmental impacts as follows:</p> <p>4.a Carry out building LCA options appraisal of 2 to 4 significantly different superstructure design options (applicable to the Concept Design stage, see Methodology).</p> <p>4.b Use a building LCA tool that is recognised by BREEAM (as suitable for assessing superstructure during Concept Design) according to the methodology (see Methodology).</p> <p>4.c For each design option, fulfil the same functional requirements specified by the client and all statutory requirements(to ensure functional equivalency).</p> <p>4.d Integrate the LCA options appraisal activity within the wider design decision-making process. Record this in an options appraisal summary document.</p> <p>4.e Record the following in the Mat 01/02 Results Submission Tool: The differences between the design options; the design option selected by the client to be progressed beyond Concept Design; the reasons for selecting it and the reasons for not selecting the other design options.</p> <p>4.f Submit the Mat 01/02 Results Submission Tool to BRE at the end of Concept Design, and before planning permission is applied for (that includes external material or product specifications).</p> <p>If the building LCA tool recognised by BREEAM and used for criteria 3 to 5 (and 6 to 9, if pursued) is not an IMPACT Compliant LCA tool and criteria 1 to 2 are applicable, then the BREEAM Simplified Building LCA tool (or an IMPACT Compliant LCA tool) shall be used for criteria 1 to 2.</p> <p><b>Options appraisal during Technical Design (all building types)</b></p> <p>5 During Technical Design identify opportunities for reducing environmental impacts as follows:</p> <p>5.a Carry out building LCA options appraisal of 2 to 3 significantly different superstructure design options (based on the selected Concept Design option and as applicable to the Technical Design stage, see Methodology).</p> <p>5.b Use a building LCA tool that is recognised by BREEAM (as suitable for assessing superstructure during Technical Design) according to the methodology (see Methodology).</p> <p>5.c As criteria 4.c to 4.e above. Where an options appraisal summary document was produced during Concept Design, update it to include the Technical Design options.</p> <p>5.d Submit the Mat 01/02 Results Submission Tool to BRE at the end of Technical Design. Where a project has not achieved criteria 3 and 4, criterion 5 may still be achieved.</p>	Copy of LCA. 1-2 - Mat01/02 submission results 3-4 - The options appraisal summary document - Evidence that the LCA options appraisal summary document has been received by the design team and client (meeting minutes, letter of acknowledgement) - Evidence of how the LCA design options have informed the design decision-making process(e.g. meeting minutes, documented design development showing how the LCA options have affected the design). 5 As criteria 3 to 4 6-7 - The LCA options appraisal summary document includes substructure and hard landscaping according to the criteria 8-9 - The LCA options appraisal summary document includes core building services according to the criteria 10-14 - The 'elemental LCC plan' and 'Component level LCC option appraisal; in issue Man 02 life cycle cost and service life planning'. 15-18 The third party's report: - Verifying that building LCAs accurately represent the designs under consideration - Itemising the findings of their verification checks - Evidence that the requirements of a suitably qualified third party are fulfilled	6	2	1	LCA consultant	LCA reports for unit 14 and 13/15 confirm produced prior to planning submission. Mat 01 calculators confirm that 3+1 credits are awarded for each study. <b>One potential credit for technical stage - would allow an innovation credit to be achievable.</b> <b>Two credits awarded; one potential credit</b>
Mat 01b Substructure and hard landscaping options appraisal during Concept Design	<p><b>One credit – Substructure and hard landscaping options appraisal during Concept Design (all building types)</b></p> <p>6. Criteria 3 and 4 are achieved.</p> <p>7. During Concept Design identify opportunities for reducing environmental impacts as follows:</p> <p>7.a Carry out building LCA options appraisal of a combined total of at least six significantly different substructure or hard landscaping design options(at least two shall be substructure and at least two shall be hard landscaping).</p> <p>7.b Using a building LCA tool that is recognised by BREEAM (as suitable for assessing substructure and hard landscaping during Concept Design) according to the methodology (see Methodology).</p> <p>7.c As criteria 4.c to 4.f.</p>	The LCA options appraisal summary document includes substructure and hard landscaping according to the criteria.	1	1	0	LCA consultant	LCA reports for unit 14 and 13/15 confirm produced prior to planning submission. Mat 01 calculators confirm that 3+1 credits are awarded for each study. <b>One credit awarded</b>

BREEAM NC Version 6 Criteria		Potential Design stage Evidence Approach	Credits Available	Current Targeted	Additional Potential	Resp.	Comments																										
<b>Mat 02 Environmental impacts from construction products - Environmental Product Declarations (EPD)</b>																																	
Mat 02a Specification of products with a recognised EPD	<p><b>One credit - Specification of products with a recognised environmental product declaration (EPD)</b></p> <p>1. Specify construction products with EPD that achieve a total EPD points score of at least 20, according to the Methodology.</p> <p>2. Enter the details of each EPD into the Mat 01/02 Results Submission Tool, including the material category classification. The Mat 01/02 Results Submission Tool will verify the EPD points score and credit award.</p>	<p>Copies of Environmental Product Declarations</p> <p>A link/reference to the EPD's Product Category Rules</p> <p>Mat 01/02 Results Submission Tool</p>	1	0	0	Parkway	Credit not targeted																										
<b>Mat 03 Responsible sourcing of construction products - Minimum standards for criterion 1 only for all ratings</b>																																	
Mat 03a Pre-requisite	<p><b>Prerequisite - Legally harvested and traded timber</b></p> <p>1. All timber and timber-based products used on the project are legally harvested and traded timber as per the UK Government's Timber Procurement Policy (TPP) (see Definitions). Compliance with criterion 1 is a minimum requirement for achieving any BREEAM rating. There are no prerequisite requirements for other materials.</p>	<p>Relevant section/clauses of the building specification or contract</p> <p>OR</p> <p>A signed and dated letter of commitment to meet the relevant criteria</p> <p>OR</p> <p>Timber Policy</p>	-		-		<p>Required for any Mat03 credits to be achieved.</p> <p>"Met" in targeted column indicates pre-requisite achieved</p>																										
Mat 03b Enabling sustainable procurement	<p><b>One credit - Enabling sustainable procurement</b></p> <p>2. A sustainable procurement plan must be used by the design team to guide specification towards sustainable construction products. The plan must:</p> <p><b>2.a Be in place before Concept Design.</b></p> <p>2.b Include sustainability aims, objectives and strategic targets to guide procurement activities. Note: targets do not need to be achieved for the credit to be awarded but justification must be provided for targets that are not achieved.</p> <p>2.c Include a requirement for assessing the potential to procure construction products locally. There must be a policy to procure construction products locally where possible.</p> <p>2.d Include details of procedures in place to check and verify the effective implementation of the sustainable procurement plan.</p> <p>In addition, if the plan is applied to several sites or adopted at an organisational level it must:</p> <p>2.e Identify the risks and opportunities of procurement against a broad range of social, environmental and economic issues following the process set out in BS ISO20400:2017(166)</p>	<p>Evidence of level of responsible sourcing achieved for each construction product. For example, certificates.</p> <p>Completed copy of the Mat 03 Calculator tool.</p> <p>Evidence to show how the Mat 03 calculator tool has been completed.</p>	1	1	0	Team	One credit targeted																										
Mat 03c Measuring responsible sourcing	<p><b>Up to 3 credits - Measuring responsible sourcing</b></p> <p>3. Use the Mat 03 calculator tool and methodology to determine the number of credits achieved for the construction products specified or procured. Credits are awarded in proportion to the scope of the assessment and the number of points achieved, as set out in Table 9.10.</p>		3	2	0	Parkway	Two credits targeted																										
<b>Mat 05 Designing for durability and resilience</b>																																	
Mat 05a Protecting vulnerable parts of the building from damage	<p><b>One credit</b></p> <p><b>Protecting vulnerable parts of the building from damage</b></p> <p>1. Protection measures are incorporated into the building's design and construction to reduce damage to the building's fabric or materials in case of accidental or malicious damage occurring. These measures must provide protection against:</p> <p>1.a Negative impacts of high user numbers in relevant areas of the building (e.g. corridors, lifts, stairs, doors etc.).</p> <p>1.b Damage from any vehicle or trolley movements within 1m of the internal building fabric in storage, delivery, corridor and kitchen areas.</p> <p>1.c External building fabric damage by a vehicle. Protection where parking or manoeuvring areas are within 1 metre of the building façade and where delivery areas or routes are within 2 metres of the façade, i.e. specifying bollards or protection rails.</p> <p>1.d Potential malicious damage to building materials and finishes, in public and common areas where appropriate.</p> <p><b>Protecting exposed parts of the building from material degradation</b></p> <p>2. Key exposed building elements have been designed and specified to limit long and short term degradation due to environmental factors. This can be demonstrated through one of the following:</p> <p>2.a The element or product achieving an appropriate quality or durability standard or design guide, see Table 9.14. If none are available, use BS7543:2015(168) as the default appropriate standard</p> <p>OR</p> <p>2.b A detailed assessment of the element's resilience when exposed to the applicable material degradation and environmental factors.</p> <p>3. Include convenient access to the roof and façade for cost-effective cleaning, replacement and repair in the building's design.</p> <p>4. Design the roof and façade to prevent water damage, ingress and detrimental ponding. See Table 9.14 for an example list of relevant industry durability and quality standards.</p>	<p>Design drawings illustrating vulnerable areas/parts of the building.</p> <p>Design drawings and/or relevant section/clauses of the building specification or contract confirming the durability measures specified.</p>	1	1	0	Parkway	One credit targeted																										
<b>Mat 06 Material efficiency</b>																																	
Mat 06a Material efficiency	<p><b>One credit - Material efficiency</b></p> <p>1. At the Preparation and Brief and Concept Design stages, set targets and report on opportunities and methods to optimise the use of materials. These must be done for each of the following stages. See Table 9.15:</p> <p>1.a Preparation and Brief</p> <p>1.b Concept Design</p> <p>1.c Developed Design</p> <p>1.d Technical Design</p> <p>1.e Construction</p> <p>2. Develop and record the implementation of material efficiency, see Table 9.15 below, during:</p> <p>2.a Developed Design</p> <p>2.b Technical Design</p> <p>2.c Construction</p> <p>3. Report the targets and actual material efficiencies achieved.</p>	<p>A copy of the report.</p>	1	1	0	Parkway	One credit targeted																										
Section Total			14	8	1	3																											
Weighted Section Total		18%	17.5	10	1.25	3.75																											
<b>Wst 01 Construction waste management - Minimum standards one credit for Outstanding</b>																																	
Wst 01a Pre-demolition audit	<p><b>One credit - Pre-demolition audit</b></p> <p>1. Complete a pre-demolition audit of any existing buildings, structures or hard surfaces being considered for demolition. This must be used to determine whether refurbishment or reuse is feasible and, in the case of demolition, to maximise the recovery of material for subsequent high grade or value applications. The audit must cover the content of Pre-demolition audit scope and:</p> <p>1.a Be carried out at Concept Design stage (RIBA Stage 2) by a competent person (see Definitions) prior to strip-out or demolition works</p> <p>1.b Guide the design, consider materials for reuse and set targets for waste management</p> <p>1.c Engage all contractors in the process of maximising high grade reuse and recycling opportunities</p> <p>2. Make reference to the audit in the resource management plan (RMP) (see Definitions).</p> <p>3. Compare actual waste arisings and waste management routes used with those forecast and investigate significant deviations from planned targets.</p> <p><b>Note:</b></p> <p>1.0 Where, under the developer's ownership, no demolition will be undertaken to enable the assessed development, the pre-demolition audit credit is not applicable and therefore filtered out of the assessment.</p>		0	0	0	Parkway	Credit not targeted - no demolition																										
Wst 01b Construction resource efficiency	<p><b>Up to three credits - Construction resource efficiency</b></p> <p>4. Prepare a compliant Resource Management Plan (RMP) covering:</p> <p>4.a Non-hazardous waste materials (from on-site construction and dedicated off-site manufacture or fabrication, see Definitions), including demolition and excavation waste.</p> <p>4.b Accurate data records on waste arisings and waste management routes.</p> <p>5. Meet or improve upon the benchmarks in Table 10.1 for non-hazardous construction waste, excluding demolition and excavation waste.</p> <p><b>Table 10.1 Construction waste resource efficiency benchmarks</b></p> <table border="1"> <thead> <tr> <th rowspan="2">BREEAM credits</th> <th colspan="2">Amount of waste generated per 100 m<sup>2</sup> (gross internal floor area)</th> </tr> <tr> <th>m<sup>3</sup> (actual, not bulk volume)</th> <th>tonnes</th> </tr> </thead> <tbody> <tr> <td>One credit</td> <td>≤ 13.3</td> <td>≤ 11.1</td> </tr> <tr> <td>Two credits</td> <td>≤ 7.5</td> <td>≤ 6.5</td> </tr> <tr> <td>Three credits</td> <td>≤ 3.4</td> <td>≤ 3.2</td> </tr> <tr> <td>Exemplary level</td> <td>≤ 1.6</td> <td>≤ 1.9</td> </tr> </tbody> </table>	BREEAM credits	Amount of waste generated per 100 m <sup>2</sup> (gross internal floor area)		m <sup>3</sup> (actual, not bulk volume)	tonnes	One credit	≤ 13.3	≤ 11.1	Two credits	≤ 7.5	≤ 6.5	Three credits	≤ 3.4	≤ 3.2	Exemplary level	≤ 1.6	≤ 1.9	<p>A copy of the Resource Management Plan and, where relevant, the pre-demolition audit</p> <p>Relevant section/clauses of the building specification or contract AND/OR</p> <p>A letter from the client or their representative</p>	3	3	0	Parkway	Three credits targeted									
BREEAM credits	Amount of waste generated per 100 m <sup>2</sup> (gross internal floor area)																																
	m <sup>3</sup> (actual, not bulk volume)	tonnes																															
One credit	≤ 13.3	≤ 11.1																															
Two credits	≤ 7.5	≤ 6.5																															
Three credits	≤ 3.4	≤ 3.2																															
Exemplary level	≤ 1.6	≤ 1.9																															
Wst 01c Diversion of resources from landfill	<p><b>One credit - Diversion of resources from landfill</b></p> <p>5. Meet, where applicable, the diversion from landfill benchmarks in Table 10.2 for non-hazardous construction waste and demolition and excavation waste generated.</p> <p>6. Sort waste materials into separate key waste groups as per Table 10.3, either on-site or through a licensed contractor for recovery.</p> <p><b>Table 10.2 Diversion from landfill benchmarks</b></p> <table border="1"> <thead> <tr> <th rowspan="2">BREEAM credits</th> <th rowspan="2">Type of waste</th> <th colspan="2">Volume</th> </tr> <tr> <th>Volume</th> <th>Tonnage</th> </tr> </thead> <tbody> <tr> <td rowspan="3">One credit</td> <td>Non-demolition</td> <td>70%</td> <td>80%</td> </tr> <tr> <td>Demolition</td> <td>80%</td> <td>90%</td> </tr> <tr> <td>Excavation</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td rowspan="3">Exemplary level</td> <td>Non-demolition</td> <td>85%</td> <td>90%</td> </tr> <tr> <td>Demolition</td> <td>85%</td> <td>95%</td> </tr> <tr> <td>Excavation</td> <td>95%</td> <td>95%</td> </tr> </tbody> </table>	BREEAM credits	Type of waste	Volume		Volume	Tonnage	One credit	Non-demolition	70%	80%	Demolition	80%	90%	Excavation	N/A	N/A	Exemplary level	Non-demolition	85%	90%	Demolition	85%	95%	Excavation	95%	95%		1	1	0	Parkway	One credit targeted
BREEAM credits	Type of waste			Volume																													
		Volume	Tonnage																														
One credit	Non-demolition	70%	80%																														
	Demolition	80%	90%																														
	Excavation	N/A	N/A																														
Exemplary level	Non-demolition	85%	90%																														
	Demolition	85%	95%																														
	Excavation	95%	95%																														



BREEAM NC Version 6 Criteria		Potential Design stage Evidence Approach	Credits Available	Current Targeted	Additional Potential	Resp.	Comments												
<b>Wst 02 Use of recycled and sustainably sourced aggregates</b>																			
Prerequisite	<p><b>Prerequisite - Pre-demolition audit</b></p> <p>1. If demolition occurs on site, to encourage the reuse of site-won material on site, complete a pre-demolition audit of any existing buildings, structures or hard surfaces in accordance with Assessment Scope - Criterion 1.</p>		-	-	-	Project Team	Required for Wst02 credits to be achieved. "Met" in targeted column indicates pre-requisite achieved												
Wst 02a Project sustainable aggregate points	<p><b>One credit - Project Sustainable Aggregate Points</b></p> <p>2. Identify all aggregate uses and types on the project Table 10.5 and Table 10.6 3. Determine the quantity in tonnes for each identified use and aggregate type. 4. Identify the region in which the aggregate source is located. 5. Calculate the distance in kilometres travelled by all aggregates by transport type. 6. Enter the information into the BREEAM Wst 02 calculator to calculate the Project Sustainable Aggregate points. The corresponding number of BREEAM credits will be awarded as shown in Table 10.4</p> <table border="1"> <caption>Table 10.4 Credits available relating to the Project Sustainable Aggregate points</caption> <thead> <tr> <th>Project Sustainable Aggregate Credits</th> <th>Project Sustainable Aggregate points</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>3.5-6</td> </tr> <tr> <td>1 exemplary performance credit</td> <td>&gt;6</td> </tr> </tbody> </table>	Project Sustainable Aggregate Credits	Project Sustainable Aggregate points	1	3.5-6	1 exemplary performance credit	>6	Completed copy of Wst 02 calculator Documentary evidence supporting the data used to complete the Calculator tool. Documentation confirming the source of recycled/secondary aggregates and that the required amount can be provided	1	0	0	Project Team	Credit not targeted						
Project Sustainable Aggregate Credits	Project Sustainable Aggregate points																		
1	3.5-6																		
1 exemplary performance credit	>6																		
<b>Wst 03 Operational waste - Minimum of one credit for Excellent &amp; Outstanding</b>																			
Wst 03a Operational waste	<p><b>One credit - Operational waste</b></p> <p>1. Provide a dedicated space for the segregation and storage of operational recyclable waste generated. The space is: 1.a Clearly labelled, to assist with segregation, storage and collection of the recyclable waste streams 1.b Accessible to building occupants or facilities operators for the deposit of materials and collections by waste management contractors 1.c Of a capacity appropriate to the building type, size, number of units (if relevant) and predicted volumes of waste that will arise from daily or weekly operational activities and occupancy rates. 2. For consistent and large amounts of operational waste generated, provide: 2.a Static waste compactors or balers; situated in a service area or dedicated waste management space 2.b Vessels for composting suitable organic waste OR adequate spaces for storing segregated food waste and compostable organic material for collection and delivery to an alternative composting facility 2.c A water outlet provided adjacent to or within the facility for cleaning and hygiene purposes where organic waste is to be stored or composted on site. <b>Note:</b> 2.0 Small industrial units: For an industrial building or development site consisting of a number of smaller units, each ≤200m<sup>2</sup> floor area, shared facilities that meet the above criteria for the building or site as a whole are sufficient to achieve this credit.</p>	Design drawings and/or relevant section/clauses of the building specification or contract confirming provision and scope of dedicated facilities. Project team meeting minutes / letter confirming likely building waste streams and indicative volumes.	1	1	0	Parkway	One credit targeted												
<b>Wst 05 Adaptation to climate change</b>																			
Wst 05a Resilience of structure, fabric, building services and renewables installation	<p><b>One credit - Resilience of structure, fabric, building services and renewables installation</b></p> <p>1. Conduct a climate change adaptation strategy appraisal using: 1.a A systematic risk assessment to identify the impact of expected extreme weather conditions arising from climate change on the building over its projected life cycle. The assessment covers the installation of building services and renewable systems, as well as structural and fabric resilience aspects and includes (see Methodology below): 1.a.i Hazard identification 1.a.ii Hazard assessment 1.a.iii Risk estimation 1.a.iv Risk evaluation 1.a.v Risk management. 2. Develop recommendations or solutions based on the climate change adaptation strategy appraisal, before or during Concept Design, that aim to mitigate the identified impact. 3. Provide an update during Technical Design demonstrating how the recommendations or solutions proposed at Concept Design have been implemented where practical and cost effective. Omissions have been justified in writing by the assessor.</p>	Relevant section/clauses of the building specification or contract. Design drawings. Report/study.	1	1	0	Parkway / structural engineer	One credit awarded												
<b>Wst 06 Design for disassembly and adaptability</b>																			
Wst 06a Design for disassembly and adaptability - recommendations	<p><b>One credit - Design for disassembly and functional adaptability - recommendations</b></p> <p>1. Conduct a study to explore the ease of disassembly and the functional adaptation potential of different design scenarios (see Methodology) by the end of Concept Design. 2. Develop recommendations or solutions (see Methodology) based on the study (criterion 1 above), during or prior to Concept Design, that aim to enable and facilitate disassembly and functional adaptation.</p>	Disassembly and functional adaptability study, implementation plan report, building adaptability and disassembly guide.	1	1	0	Architect	One credit targeted												
Wst 06b Disassembly and functional adaptability - implementation	<p><b>One credit - Disassembly and functional adaptability - implementation</b></p> <p>3. Achieve criteria 1 and 2 4. Provide an update, during Technical Design, on: 4.a How the recommendations or solutions proposed by Concept Design have been implemented where practical and cost effective. Omissions have been justified in writing to the assessor. 4.b Changes to the recommendations and solutions during the development of the Technical Design. 5. Produce a building adaptability and disassembly guide to communicate the characteristics allowing functional adaptability and disassembly to prospective tenants.</p>	Disassembly and functional adaptability study, implementation plan report, building adaptability and disassembly guide.	1	1	0	Architect / Parkway	One credit targeted												
Section Total			9	8	0	0													
Weighted Section Total		7%	7	6.22	0	0													
<b>Le 01 Site selection</b>																			
Le 01a Previously occupied land	<p><b>One credit - Previously occupied land</b></p> <p>1 At least 75% of the proposed development's footprint is on an area of land which has previously been occupied (see Definitions).</p>	Design drawings (including existing site plan), report or site photographs confirming: Type and duration of previous land use. Area (m2) of previous land use. Proposed site plan showing: Location and footprint (m2) of proposed development and temporary works.	1	0	0	Architect	Not achievable Credit not targeted												
Le 01b Contaminated land	<p><b>One credit - Contaminated land</b></p> <p>2. A contaminated land professional's site investigation, risk assessment and appraisal has deemed land within the site to be affected by contamination. The site investigation, risk assessment and appraisal have identified: 2.a The degree of contamination 2.b The contaminant sources or types 2.c The options for remediating sources of contamination which present an unacceptable risk. 3. The client or principal contractor confirms that remediation of the site will be carried out in accordance with the remediation strategy and its implementation plan as recommended by the contaminated land professional (see Definitions).</p>	A copy of the remediation strategy and implementation plan. Evidence to demonstrate the recommendations set out in the remediation strategy plan have been implemented.	1	0	0	Contaminated Land Professional	Not thought to be achievable Credit not targeted												
<b>Le 02 Identifying and understanding the risks and opportunities for the project - number of credits available depend on route</b>																			
Le 02a Prerequisite	<p><b>Prerequisite - Assessment route selection</b></p> <p>1. The client or contractor confirms compliance is monitored against all relevant UK and EU or international legislation relating to the ecology of the site.</p> <table border="1"> <caption>Table 11.1 Credits awarded for each assessment route</caption> <thead> <tr> <th></th> <th>Foundation route (Route 1)</th> <th>Comprehensive route (Route 2)</th> </tr> </thead> <tbody> <tr> <td>Survey and evaluation</td> <td>1 credit</td> <td>1 credit</td> </tr> <tr> <td>Determining ecological outcomes</td> <td>1 credit</td> <td>1 credit</td> </tr> <tr> <td>Exemplary criteria</td> <td>1 credit</td> <td>1 credit</td> </tr> </tbody> </table>		Foundation route (Route 1)	Comprehensive route (Route 2)	Survey and evaluation	1 credit	1 credit	Determining ecological outcomes	1 credit	1 credit	Exemplary criteria	1 credit	1 credit	Completed Guidance Note 34: BREEAM Ecology Risk Evaluation Checklist.	-	-	-	Ecologist / Project Team	Pre-requisite required for Le02 credits to be achieved. Route 1 (Foundation) has no Ecologist Route 2 (Comprehensive) with Ecologist
	Foundation route (Route 1)	Comprehensive route (Route 2)																	
Survey and evaluation	1 credit	1 credit																	
Determining ecological outcomes	1 credit	1 credit																	
Exemplary criteria	1 credit	1 credit																	

BREEAM NC Version 6 Criteria		Potential Design stage Evidence Approach	Credits Available	Current Targeted	Additional Potential	Resp.	Comments										
Le 02b Survey and evaluation	<p><b>Comprehensive route (Route 2)</b></p> <p>3. A Suitably Qualified Ecologist (SQE) carried out a survey and evaluation (see Methodology) for the site early enough to influence site preparation works, layout and, where necessary, strategic planning decisions (typically Preparation and brief stage) (see Definitions).</p> <p>4. The SQE's survey and evaluation determines the site's ecological baseline (see Definitions), including:</p> <p>a. Current and potential ecological value and condition of the site, and related areas within the zone of influence.</p> <p>b. Direct and indirect risks to current ecological value from the project</p> <p>c. Capacity and feasibility for enhancement of the site's ecological value of the site and, where relevant, areas within the zone of influence.</p> <p>5. Recommendations and data collected from the survey and evaluation are shared with appropriate project team members to influence decisions made for activities during site preparation, design and construction works, which can support ecological features (see Methodology and Definitions).</p> <p><b>Determining ecological outcomes</b></p> <p><b>Foundation and Comprehensive routes (Routes 1 and 2)</b></p> <p>6. Survey and evaluation criteria relevant to the chosen route (criterion 2 if following the Foundation route or Criteria 3-5 above for the Comprehensive route).</p> <p>7. The project team liaise and collaborate with representative stakeholders (see Methodology) early enough to influence key planning decisions (typically Concept Design stage) to:</p> <p>7.a Identify the optimal ecological outcomes for the site.</p> <p>7.b Identify, appraise and select measures to meet the optimal ecological outcomes for the site (criterion 7.a), in line with the mitigation hierarchy of action, according to the route being used (see Definitions):</p>	A copy of the Ecological Survey and Evaluation document. Note: A phase 1 habitat assessment or other equivalent type of assessment can act as acceptable evidence as long as it can be shown that they cover the content of the assessment criteria.	2	2	0	Ecologist / Project Team	Two credits targeted										
	<table border="1"> <thead> <tr> <th>Foundation route</th> <th>Comprehensive route</th> </tr> </thead> <tbody> <tr> <td>1. Avoidance</td> <td>1. Avoidance</td> </tr> <tr> <td>2. Protection</td> <td>2. Protection</td> </tr> <tr> <td></td> <td>3. Reduction or limitation of negative impacts</td> </tr> <tr> <td></td> <td>4. On site compensation and</td> </tr> <tr> <td></td> <td>5. Enhancement, considering the capacity and feasibility within the site, or where viable, off-site.</td> </tr> </tbody> </table>	Foundation route	Comprehensive route	1. Avoidance	1. Avoidance	2. Protection	2. Protection		3. Reduction or limitation of negative impacts		4. On site compensation and		5. Enhancement, considering the capacity and feasibility within the site, or where viable, off-site.				
Foundation route	Comprehensive route																
1. Avoidance	1. Avoidance																
2. Protection	2. Protection																
	3. Reduction or limitation of negative impacts																
	4. On site compensation and																
	5. Enhancement, considering the capacity and feasibility within the site, or where viable, off-site.																
<b>Le 03 Managing negative impacts on ecology - credits available depend on route</b>																	
Le 03a Prerequisite	<p><b>Prerequisite – Ecological risks and opportunities</b></p> <p>1. LE02's 'Survey and evaluation and Determining ecological outcomes' criteria have been achieved using the Foundation route (Route 1) or the Comprehensive route (Route 2)</p> <p>Table 11.2 Credits awarded according to assessment route</p> <table border="1"> <thead> <tr> <th></th> <th>Foundation route (Route 1)</th> <th>Comprehensive route (Route 2)</th> </tr> </thead> <tbody> <tr> <td>Planning and measures on-site</td> <td>1 credit</td> <td>1 credit</td> </tr> <tr> <td>Managing negative impacts</td> <td>1 credit</td> <td>1 or 2 credits</td> </tr> </tbody> </table>		Foundation route (Route 1)	Comprehensive route (Route 2)	Planning and measures on-site	1 credit	1 credit	Managing negative impacts	1 credit	1 or 2 credits		-	-	Ecologist	Required for Le03 credits to be achieved.		
	Foundation route (Route 1)	Comprehensive route (Route 2)															
Planning and measures on-site	1 credit	1 credit															
Managing negative impacts	1 credit	1 or 2 credits															
Le 03b Planning liaison, implementation and data	<p><b>One credit – Planning and measures on-site Routes 1 and 2</b></p> <p>2. Further planning to avoid and manage negative ecological impacts on-site is carried out (see Methodology) early enough to influence the concept design and design brief as well as site preparation planning (typically Concept Design stage).</p> <p>3. On-site measures for managing negative ecological impacts during site preparation and construction are implemented in-practice (e.g. mitigation measures to protect existing ecological features) (see Methodology).</p> <p>4. Criteria 2-3 are based on input from the project team in collaboration with representative stakeholders and data collated as part of the 'Determining ecological outcomes' in Le02 Ecological risks and opportunities (see Methodology).</p>		1	1	0	Ecologist	One credit targeted										
Le03c Managing negative impacts of the project	<p><b>Up to two credits – Managing negative impacts of the project</b></p> <p><b>Comprehensive route (Route 2) (up to two credits)</b></p> <p>7. Criteria 2-4 have been achieved.</p> <p>8. Negative impacts from site preparation and construction works have been managed according to the mitigation hierarchy, in line with the SQE's recommendations (see Methodology) and, either:</p> <p>a. No overall loss of (see Definitions) ecological value has occurred (2 credits)</p> <p>OR where criterion 8a is not possible:</p> <p>b. The loss of ecological value has been minimised (Minimising Loss) (1 credit)</p>		2	1	0	Ecologist	One credit targeted										
<b>Le 04 Change and enhancement of ecological value - credits available depends on route</b>																	
Le 04a Prerequisite	<p><b>Prerequisite - Managing negative impacts on ecology</b></p> <p>1. Criterion 6 (for Foundation route) or 8 (for Comprehensive route) in Le03 has been achieved.</p> <p>2. The client or contractor confirms compliance is monitored against all relevant UK, EU or international legislation relating to the ecology of the site.</p> <p>Table 11.3 Credits awarded by ecological assessment route</p> <table border="1"> <thead> <tr> <th></th> <th>Foundation route (Route 1)</th> <th>Comprehensive route (Route 2)</th> </tr> </thead> <tbody> <tr> <td>Ecological enhancement</td> <td>N/A</td> <td>1 credit</td> </tr> <tr> <td>Change and enhancement of ecology</td> <td>1 credit</td> <td>up to 3 credits</td> </tr> </tbody> </table>		Foundation route (Route 1)	Comprehensive route (Route 2)	Ecological enhancement	N/A	1 credit	Change and enhancement of ecology	1 credit	up to 3 credits		-	-	Ecologist / Project Team	Required for Le 04 credits to be achieved.		
	Foundation route (Route 1)	Comprehensive route (Route 2)															
Ecological enhancement	N/A	1 credit															
Change and enhancement of ecology	1 credit	up to 3 credits															
Le 04b Liaison, implementation and data collation. Change and enhancement of ecology	<p><b>One credit - Ecological enhancement Comprehensive route (Route 2) only</b></p> <p>4. Measures have been implemented that enhance ecological value, which are based on input from the project team and SQE in collaboration with representative stakeholders and data collated as part of the 'Determining ecological outcomes' in Le02 (see Methodology). Measures are implemented in the following order:</p> <p>a. On site, and where this is not feasible,</p> <p>b. Off site within the zone of influence.</p> <p>5. Data collated are analysed and where potentially valuable, provided to the local environmental records centres nearest to, or relevant for, the site.</p>	<p>Ecologist's report</p> <p>Design drawings including proposed and existing (pre-development) site plan/survey</p> <p>Written confirmation from the client/design team confirming how the ecologist's recommendations will be implemented.</p>	1	1	0	Ecologist / Project Team	One credit targeted										
Le 04c Enhancement of ecology	<p><b>Up to three credits - Change and enhancement of ecology Comprehensive route (Route 2) only</b></p> <p>6. Up to three credits are awarded based on the change in ecological value occurring as a result of the project. This must be calculated in accordance with the process set out in GN36 - BREEAM, CEEQUAL and HQM Ecology Calculation Methodology - Route 2. Credits are awarded in line with the Reward Scale table in GN36 where there are no residual impacts on protected sites or irreplaceable habitats.</p>	<p>Ecologist's report</p> <p>Design drawings including proposed and existing (pre-development) site plan/survey</p> <p>Written confirmation from the client/design team confirming how the ecologist's recommendations will be implemented.</p>	3	1	0	Ecologist / Project Team	One credit targeted										
<b>Le 05 Long term ecology management and maintenance - number of credits available depends on route</b>																	
Le 05a Prerequisite	<p><b>Prerequisite - Statutory obligations, planning and site implementation</b></p> <p>1. The client or contractor has confirmed that compliance is being monitored against all relevant UK, EU and international standards relating to the ecology of the site.</p> <p>2. The following must be achieved, according to the route being assessed:</p> <p>a. Foundation route (Route 1) - criterion 6 in Le03 has been achieved .</p> <p>b. <b>Comprehensive route (Route 2) - criterion 8 in Le03 has been achieved, and at least one credit under Le 04 for 'Change and Enhancement of Ecology' has been awarded.</b></p> <p>Table 11.4 Credits awarded by ecological assessment route</p> <table border="1"> <thead> <tr> <th></th> <th>Foundation route (Route 1)</th> <th>Comprehensive route (Route 2)</th> </tr> </thead> <tbody> <tr> <td>Management and maintenance throughout the project</td> <td>1 credit</td> <td>1 credit</td> </tr> <tr> <td>Landscape and ecology management plan</td> <td></td> <td>1 credit</td> </tr> </tbody> </table>		Foundation route (Route 1)	Comprehensive route (Route 2)	Management and maintenance throughout the project	1 credit	1 credit	Landscape and ecology management plan		1 credit		-	-	Ecologist / Project Team	Required for Le05 credits to be achieved. Clarification from BRE confirms this refers to any LE 04 credit.		
	Foundation route (Route 1)	Comprehensive route (Route 2)															
Management and maintenance throughout the project	1 credit	1 credit															
Landscape and ecology management plan		1 credit															
Le 05b Ecology management and maintenance	<p><b>One credit - Management and maintenance throughout the project - Foundation and Comprehensive routes (Route 1 and Route 2)</b></p> <p>3. Measures have been implemented to manage and maintain ecology throughout the project. These measures are based on input from the project team in collaboration with representative stakeholders and data collated as part of the 'Determining ecological outcomes' in Le02 (see Methodology). To ensure the optimal ecological outcomes agreed in Le02 are met in-practice, these measures must monitor and review the effectiveness of the mitigation and enhancement measures in place for Le03 and Le04 to ensure they are implemented.</p> <p>4. A section on Ecology and Biodiversity has been included as part of the tenant or building owner information supplied, to inform the owner or occupant of local ecological features, value and biodiversity on or near the site (see Methodology). This should include detailed management and maintenance plans as required by landscape and asset managers as well as relevant parts of the handover information for occupiers written in a format that encourages understanding and supportive behaviours.</p> <p><b>One credit - Landscape and ecology management plan (or similar) development - One credit for Route 2, to be included as part of Route 1 evidence, but no additional credit given</b></p> <p>5. A Landscape and Ecology Management Plan, or equivalent, has been developed in accordance with BS42020:2013 Section 11.1 covering at least the first five years after project completion as a minimum and including:</p> <p>a. Actions and responsibilities of relevant individuals, prior to handover</p> <p>b. The ecological value and condition of the site at handover and how this is expected to develop and change over time</p> <p>c. Identification of opportunities for ongoing alignment with activities beyond the development project, which supports the aims of BREEAM's Strategic Ecology Framework</p> <p>d. Identification and guidance to trigger appropriate remedial actions to address previously unforeseen impacts</p> <p>e. Clearly defined and allocated roles and responsibilities for delivering the plan</p> <p>6. The landscape and management plan or similar will be updated to support maintenance of the ecological value of the site (see sections relating to Maintenance and Monitoring in CIEEM, CIRIA, IEMA, for helpful guidance).</p>	<p>Ecologist's report</p> <p>Design drawings including proposed and existing (pre-development) site plan/survey</p> <p>Written confirmation from the client/design team confirming how the ecologist's recommendations will be implemented.</p>	2	2	0	Ecologist / Project Team	Two credits targeted										
Section Total			13	8	0	0											
Weighted Section Total		15%	15	9.23	0	0											

BREEAM NC Version 6 Criteria		Potential Design stage Evidence Approach	Credits Available	Current Targeted	Additional Potential	Resp.	Comments
<b>Pol 01 Impacts of refrigerants</b>							
Pol 01a No refrigerant use	<p><b>Three credits - No refrigerant use</b></p> <p>1. No refrigerant use within the installed plant or systems. OR alternatively, where the building does use refrigerants, the three credits can be awarded as follows:</p> <p><b>Prerequisite</b></p> <p>2. All systems with electric compressors comply with the requirements of BS EN378:2016 (207) (parts 2 and 3). Refrigeration systems containing ammonia comply with the Institute of Refrigeration Ammonia Refrigeration Systems code of practice(208)</p> <p><b>Two credits - Impact of refrigerant</b></p> <p>3. The direct effect life cycle CO<sub>2</sub> equivalent emissions (DELCO) of ≤ 100 CO<sub>2</sub>-eq/kW. For systems which provide cooling and heating, the worst performing output based on the lower of kW cooling output and kW heating output is used to complete the calculation. To calculate the DELCO, refer to the relevant definitions in Methodology below and Additional information.</p> <p>OR</p> <p>4. All refrigerants used have a global warming potential (GWP) ≤ 10.</p> <p>OR</p> <p>One credit - Impact of refrigerant</p> <p>5. Systems using refrigerants have a DELCO of ≤ 1000 kgCO<sub>2</sub>-eq/kW cooling and heating capacity.</p> <p><b>One credit - Leak detection</b></p> <p>6. All systems are hermetically sealed or only use environmentally benign refrigerants(see Leak detection and Hermetically sealed systems). OR</p> <p>7.Where the systems are not hermetically sealed: 7.a Systems have: 7.a.i A permanent automated refrigerant leak detection system, that is robust and tested, and capable of continuously monitoring for leaks. OR</p> <p>7.a.ii An inbuilt automated diagnostic procedure for detecting leakage is enabled. 7.b In the event of a leak, the system must be capable of automatically responding and managing the remaining refrigerant charge to limit loss of refrigerant (see Automatic isolation and containment of refrigerant).</p> <p><b>Note</b></p> <p>1.0 If the building is designed to avoid the need for refrigerant-containing building services, so no refrigerant use will be specified for the fit-out, the available credits can be awarded by default.</p>	Completed copy of Pol 01 calculator tool. Documentary evidence supporting the data used to complete the calculator tool.	3	2	0	M&E	2 achieved on Catalyst 5-6 and targeted on 7-8, assumed same could be achievable here.  <b>Two credits targeted</b>
<b>Pol 02 Local air quality</b>							
Pol 02a Local air quality	<p><b>Up to two credits - Local air quality</b></p> <p>1. All heating and hot water is supplied by non-combustion systems. For example, only powered by electricity. OR alternatively;</p> <p>2. Emissions from all installed combustion plant that provide space heating and domestic hot water do not exceed the levels set in Table 12.4 and Table 12.5. The measurements must be provided by manufacturers. Must determine whether the development is in a high or low pollution zone (methodology).</p>		2	2	0	M&E	No gas  <b>Two credits targeted</b>
<b>Pol 03 Flood and surface water management</b>							
Pol 03a Prerequisite	<p><b>Prerequisite</b></p> <p>1. An appropriate consultant is appointed to carry out and demonstrate the development's compliance with all criteria.</p>		-		-	Civil Engineer	Required for Any Pol03 credits to be achieved. "Met" in targeted column indicates pre-requisite achieved
Pol 03b Flood resilience	<p><b>Up to two credits - Flood resilience</b></p> <p><b>Two credits - Low flood risk</b></p> <p>2. A site-specific flood risk assessment (FRA) confirms the development is in a flood zone that is defined as having a low annual probability of flooding. The FRA takes all current and future sources of flooding into consideration (see Sources of flooding).</p> <p><b>One credit - Medium or high flood risk</b></p> <p>3. A site-specific FRA confirms the development is in a flood zone that is defined as having a medium or high annual probability of flooding and is not in a functional floodplain. The FRA must take all current and future sources of flooding into consideration (see Sources of flooding). For smaller sites refer to Level of detail required in the FRA for smaller sites, which overrides criterion 2 above.</p> <p>4. To increase the resilience and resistance of the development to flooding, one of the following must be achieved: 4.a The ground level of the building and access to both the building and the site, are designed (or zoned) so they are at least 600 mm above the design flood level of the site's flood zone (see 600 mm threshold). 4.b The final design of the building and the wider site reflects the recommendations made by an appropriate consultant in accordance with the hierarchy approach outlined in section 5 of BS 8533:2017 (214)</p>		2	2	0	Civil Engineer	Flood maps show this site to be in flood zone 1  <b>Two credits targeted</b>
Pol 03c Prerequisite	<p><b>Prerequisite for surface water run-off credits</b></p> <p>5. Surface water run-off design solutions must be bespoke, i.e. they must take account of the specific site requirements and natural or man-made environment of and surrounding the site. The priority levels detailed in the Methodology must be followed, with justification given by the appropriate consultant where water is allowed to leave the site.</p>		-		-	Civil Engineer	Required for Pol03d or Pol03e credits to be achieved. "Met" in targeted column indicates pre-requisite achieved
Pol 03d Surface water run off - rate	<p><b>One credit - Surface Water Run-Off - Rate</b></p> <p>6. For brownfield sites, drainage measures are specified so that the peak rate of run-off from the site to the watercourses (natural or municipal) shows a 30% improvement for the developed site compared with the pre-developed site. This should comply at the 1-year and 100-year return period events. 7. For greenfield sites, drainage measures are specified so that the peak rate of run-off from the site to the watercourses (natural or municipal) is no greater for the developed site than it was for the pre-development site. This should comply at the 1-year and 100-year return period events. 8. Relevant maintenance agreements for ownership, long term operation and maintenance of all specified SuDS are in place. 9. Calculations include an allowance for climate change. This should be made in accordance with current best practice planning guidance (see definitions).</p>	Calculation results for the pre-and post-development peak rate of run-off.	1	1	0	Civil Engineer	<b>One credit targeted</b>
Pol 03e Surface water run off - volume	<p><b>One credit - Surface Water Run-Off - Volume</b></p> <p>10. Flooding of property will not occur in the event of local drainage system failure (caused either by extreme rainfall or a lack of maintenance);<b>AND EITHER</b></p> <p>11. Drainage design measures are specified so that the post-development run-off volume, over the development lifetime, is no greater than it would have been prior to the assessed site's development. This must be for the 100-year 6-hour event, including an allowance for climate change (see criterion 14). 12. Any additional predicted volume of run-off for this event is prevented from leaving the site by using infiltration or other SuDS techniques. OR (only where criteria 11 and 12 cannot be achieved): 13. Justification from the appropriate consultant indicating why the above criteria cannot be achieved, i.e. where infiltration or other SuDS techniques are not technically viable options. 14. Drainage design measures are specified so that the post-development peak rate of run-off is reduced to the limiting discharge. The limiting discharge is defined as the highest flowrate from the following options: 14.a The pre-development one-year peak flowrate 14.b The mean annual flowrate (Qbar) 14.c 2L/s/ha. For the one-year peak flowrate, the one-year return period event criterion applies. 15. Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified SuDS are in place. 16. For either option, above calculations must include an allowance for climate change; this should be made in accordance with current best practice planning guidance</p>	Information showing the proposed drainage solution, system failure flood flow routes, potential flood ponding levels and ground floor levels. Calculation results for the pre-and post-development volume of run-off. Calculation results of the limiting discharge.	1	1	0	Civil Engineer	<b>One credit targeted</b>
Pol 03f Minimising watercourse pollution	<p><b>One credit - Minimising watercourse pollution</b></p> <p>17. There is no discharge from the developed site for rainfall up to 5 mm (confirmed by the appropriate consultant). 18. Areas with a low risk source of watercourse pollution, an appropriate level of pollution prevention treatment is provided, using appropriate SuDS techniques. 19. Areas with a high risk of contamination or spillage of substances, such as petrol and oil, have separators(or an equivalent system) are installed in surface water drainage systems. 20. Chemical or liquid gas storage areas have a means of containment fitted to the site drainage system (i.e. Shutoff valves). This is to prevent the escape of chemicals to natural water courses in the event of a spillage or bunding failure. 21. All water pollution prevention systems have been designed and installed in accordance with the recommendations of documents such as the SuDS manual(215) and other relevant industry best practice. They must be bespoke solutions taking account of the specific site requirements and natural or man-made environment of and surrounding the site. 22.A comprehensive and up to date drainage plan of the site will be made available for the building or site occupiers. 23. Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified SuDS must be in place.</p>	The consultants report detailing the design specifications, calculations and drawings to support the 5mm rainfall discharge criteria. Design drawings and/or relevant section/clauses of the building specification or contract indicating 1. High and low risk areas of the site 2. Specification of SUDS, source control systems, oil/petrol separators and shut-off valves as appropriate A letter or other formal correspondence from the project team: 1. Confirming water pollution prevention systems are designed in accordance with PPG3 and the SUDS manual (where appropriate) 2. Outlining indicative examples of compliance with PPG3 and the SUDS manual 3. Confirming a copy of the drainage plan will be produced and handed over to the building occupier. 4. Confirming design of all external storage and delivery areas is in compliance with relevant Pollution Prevention Guidance 5. Outlining indicative examples of compliance with the PPG.	1	0	1	Civil Engineer	Will credit also be achievable on this scheme?  <b>One potential credit</b>
<b>Pol 04 Reduction of night time light pollution</b>							
Pol 04a Reduction of night time light pollution	<p><b>One credit - Reduction of night time light pollution</b></p> <p>1. External lighting pollution has been eliminated through effective design that removes the need for external lighting. This does not adversely affect the safety and security of the site and its users. OR alternatively, where the building does have external lighting, one credit can be awarded as follows: 2. The external lighting strategy has been designed in compliance with Table 2 (and its accompanying notes) of the Institution of Lighting Professionals (ILP) Guidance notes for the reduction of obtrusive light, 2011(221). 3. All external lighting (except for safety and security lighting) can be automatically switched off between 23:00 and 07:00. 4. If safety or security lighting is provided and will be used between 23:00 and 07:00, this part of the lighting system complies with the lower levels of lighting recommended during these hours in Table 2 of the ILP guidance notes. 5. Illuminated advertisements are designed in compliance with ILP PLG05 The Brightness of Illuminated Advertisements.(221)</p>	Design drawings Relevant section/clauses of the building specification or contract or external lighting design data/calculations In the case of the external lighting design, the M&E engineer or lighting designer must provide indicative examples of where and how the strategy complies with the assessment criteria.	1	1	0	M&E	<b>One credit targeted</b>



BREEAM NC Version 6 Criteria		Potential Design stage Evidence Approach	Credits Available	Current Targeted	Additional Potential	Resp.	Comments
<b>Pol 05 Reduction of noise pollution</b>							
Pol 05a Reduction of noise pollution	<p><b>One credit - Reduction of noise pollution</b></p> <p>1. There are no noise-sensitive areas within the assessed building or within 800 m radius of the assessed site.</p> <p><b>OR</b></p> <p>2. Where there are noise-sensitive areas within the assessed building or noise-sensitive areas within 800 m radius of the assessed site, a noise impact assessment compliant with BS4142:2014(222) is commissioned. Noise levels must be measured or determined for:</p> <p>2.a Existing background noise levels:</p> <p>2.a.i at the nearest or most exposed noise-sensitive development to the proposed assessed site.</p> <p>2.a.ii including existing plant on a building, where the assessed development is an extension to the building</p> <p>2.b Noise rating level from the assessed building.</p> <p>3. The noise impact assessment must be carried out by a suitably qualified acoustic consultant.</p> <p>4. The noise level from the assessed building, as measured in the locality of the nearest or most exposed noise sensitive development, must be at least 5dB lower than the background noise throughout the day and night.</p> <p>5. If the noise sources from the assessed building are greater than the levels described in criterion 4, measures have been installed to attenuate the noise at its source to a level where it will comply with the criterion</p>	<p>For 1: Design drawings highlighting: 1. All existing and proposed noise-sensitive buildings local to, and within, the site boundary 2. Proposed sources of noise from the new development 3. Distance (m) from these buildings to the assessed development.</p> <p>For 2 to 3: The acoustician's report, acoustician's qualifications and professional status.</p> <p><b>OR</b></p> <p>Relevant section/clauses of the building specification or contract requiring a noise assessment by a suitably qualified acoustician in compliance with BS 4142:1997.</p> <p><b>OR</b></p> <p>A letter from the client or design team confirming that they will appoint an acoustician to carry out a noise assessment in compliance with BS 4142:1997</p> <p>For 4: Acoustician's report with recommendations for noise attenuation measures.</p> <p><b>AND EITHER</b></p> <p>A marked-up design plan highlighting the specification of the acoustician's attenuation measures</p> <p><b>OR</b></p> <p>A formal letter from the client or design team confirming where relevant, that attenuation measures recommended by an appointed suitably qualified acoustician will be installed</p>	1	1	0	Acoustic Consultant / Parkway	One credit targeted
Section Total			12	10	1	0	
Weighted Section Total		9%	9	7.5	0.75	0	
<b>Innovation - Exemplary Level Criteria</b>							
Man 03i Responsible Construction Management	23. Achieve all items in Table 4.1.	As Man 03 evidence.	1	1	0	Principal Contractor	One credit targeted
Hea 01i Daylighting	14. Daylighting criteria have been met using either of the following options: 14.a Relevant building areas meet exemplary daylight factors and the relevant criteria in Table 5.8. 14.b Relevant building areas meet exemplary average and minimum point daylight illuminance criteria in Table 5.9.	As Hea 01 evidence.	1	0	0	Architect	Not achievable. Credit not targeted
Hea 06i Security of site and building	4. A compliant risk based security rating scheme has been used. The performance against the scheme has been confirmed by independent assessment and verification.	As Hea 06 evidence.	1	0	0	SQSS	Expensive to achieve. Credit not targeted
Ene 01i Beyond zero net regulated carbon and carbon negative	<p><b>Up to two credits - Beyond zero net regulated carbon</b></p> <p>10. The building achieves an EPR NC ≥ 0.9 and zero net regulated CO<sub>2</sub>-eq emissions (see Definitions on page 143).</p> <p>11. Energy generation from on-site and near-site LZC sources is sufficient to offset carbon emissions from regulated energy use plus a percentage of emissions from unregulated energy use.</p> <p>12. Award the exemplary credits based on the percentage of additional emissions from unregulated energy that are offset by LZC sources (see Table 6.2 below).</p> <p><b>Three credits - Carbon negative</b></p> <p>13. The building is deemed carbon negative where &gt; 100% (see Table 6.2 below) of carbon emissions from unregulated (and regulated) energy use are offset by energy generated from on-site and near-site LZC sources (see Definitions on page 143).</p>	<p>1. The total carbon neutral energy generation (kWh/yr)</p> <p>2. The source of the carbon neutral energy</p> <p>3. Calculated estimate of energy consumption from unregulated systems or process(kWh/yr) (only required if confirming zero regulated carbon or carbon negative exemplary credits)</p> <p>4. Calculated estimate of exported energy surplus(only required if confirming carbon negative status).</p>	3	0	0	M&E	Credits not targeted
Ene 01iii Post occupancy stage	<p>14. Achieve 'Four credits - Prediction of operational energy consumption' (criteria 2 to 9).</p> <p>15. Achieve maximum available credits in Ene 02 Energy monitoring on page 148. In addition, preschools, primary schools, law courts, prisons and multi-residential buildings must meet the requirements of the second credit for sub-metering of high energy load and tenancy areas.</p> <p>16. The client or building occupier commits funds to pay for the post-occupancy evaluation.</p> <p>16.a Where performance targets are set in relation to external rating schemes (e.g. a DEC, UK NABERS energy for offices, or BREEAM In-Use rating), confirm that an assessor will be appointed to report on the actual energy consumption compared with the target set in criterion 8 or 9, OR</p> <p>16.b Where the energy performance target is project specific, the funds committed to pay for the post occupancy evaluation explicitly include provision for third party verification of the operational energy performance.</p> <p>17. The energy model (criterion 4 on the previous page) is saved so that it can be rerun post occupancy. This can be achieved by either:</p> <p>17.a Submitting the model to BRE, OR</p> <p>17.b Reporting the building owner, or named third party, who has access to the model and permission to use or share it</p>	Evidence of commitment to proceed to the post occupancy evaluation and report the building energy consumption in use.	2	0	0	M&E	Credits not targeted
Wat 01i Water consumption	7. Achieve criteria 1 to 4 (and if applicable 5 or 6 above). 8. The water consumption (litres/person/day)for the assessed building achieves the 65% improvement described as exemplary performance in Table 8.1		1	0	0	M&E	Credit not targeted
Mat 01i Core building services options appraisal during Concept Design	8. Criteria 3 to 4 are achieved. 9. During Concept Design identify opportunities for reducing environmental impacts as follows: 9.a Carry out building LCA options appraisal of at least 3 significantly different core building services design options. 9.b Use a building LCA tool that is recognised by BREEAM (as suitable for assessing core building services during Concept Design) according to the methodology (see Methodology). 9.c As criteria 4.c to 4.f.	As Mat 01 evidence.	1	1	0	LCA consultant	LCA reports for unit 14 and 13/15 confirm produced prior to planning submission. Mat 01 calculators confirm that 3+1 credits are awarded for each study. One credit awarded
Mat 01iii LCA and LCC alignment	<p><b>One credit – LCA and LCC alignment (all building types)</b></p> <p>10. Achieve criteria 3 to 5.</p> <p>11. Achieve Elemental LCC plan and Component Level LCC options appraisal credits(Man 02 Life cycle cost and service life planning).</p> <p>12. Include design options appraised for criteria 3 to 4 (and 6 to 7 and 8 to 9, if pursued) during Concept Design in Assessment scope - The elemental LCC plan.</p> <p>13. Include the design options appraised for criterion 5 during Concept Design in the 'Component level LCC option appraisal' (in Man 02 Life cycle cost and service life planning).</p> <p>14. Integrate the aligned LCA and LCC options appraisal activity within the wider design decision-making process. Record this in an options appraisal summary document including the relevant cost information from the 'elemental LCC plan' and 'Component level LCC option appraisal'.</p>	As Mat 01 evidence.	1	0	1	LCA consultant	One potential credit
Mat 01iii Third party verification	<p>15. Criteria 1 to 7 (as applicable to the building type) are achieved.</p> <p>16. A suitably qualified third party (see Definitions) either carries out the building LCA work or verifies the building LCA work (if by others), and produces a report describing how they have checked the building LCA work accurately represent the designs under consideration during Concept Design and Technical Design with reference to the requirements of criteria 1 to 7 (and 8 to 14 if pursued).</p> <p>17. For each LCA option, itemise in the report the checks made by the suitably qualified third party including, as a minimum, the quality requirements shown in Table 9.4.</p> <p>18. Include details of the suitably qualified third party's relevant skills and experience and a declaration of their third party independence from the project client and design team in the report</p>		1	1	0	LCA consultant	One credit targeted
Mat03i Measuring responsible sourcing	3 Use the Mat 03 calculator tool and methodology to determine the number of credits achieved for the construction products specified or procured. Credits are awarded in proportion to the scope of the assessment and the number of points achieved, asset out in Table 9.10.		1	0	0	Parkway	Credit not targeted

BREEAM NC Version 6 Criteria			Potential Design stage Evidence Approach	Credits Available	Current Targeted	Additional Potential	Resp.	Comments																																																						
Wst 011: Construction resource efficiency and diversion from landfill	7. Non-hazardous construction waste generated, excluding demolition and excavation waste, is less than or equal to the exemplary level resource efficiency benchmarks(see Table 10.1).	<table border="1"> <thead> <tr> <th colspan="3">le 10.1 Construction waste resource efficiency benchmarks</th> </tr> <tr> <th>BREEAM credits</th> <th colspan="2">Amount of waste generated per 100 m<sup>2</sup> (gross internal floor area)</th> </tr> <tr> <td></td> <td>m<sup>3</sup> (actual, not bulk volume)</td> <td colspan="2">tonnes</td> </tr> </thead> <tbody> <tr> <td>no credit</td> <td>≤ 13.3</td> <td colspan="2">≤ 11.1</td> </tr> <tr> <td>one credit</td> <td>≤ 7.5</td> <td colspan="2">≤ 6.5</td> </tr> <tr> <td>two credits</td> <td>≤ 3.4</td> <td colspan="2">≤ 3.2</td> </tr> <tr> <td>exemplary level</td> <td>≤ 1.6</td> <td colspan="2">≤ 1.9</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="4">le 10.2 Diversion from landfill benchmarks</th> </tr> <tr> <th>BREEAM credits</th> <th>Type of waste</th> <th>Volume</th> <th>Tonnage</th> </tr> </thead> <tbody> <tr> <td rowspan="3">one credit</td> <td>Non-demolition</td> <td>70%</td> <td>80%</td> </tr> <tr> <td>Demolition</td> <td>80%</td> <td>90%</td> </tr> <tr> <td>Excavation</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td rowspan="3">exemplary level</td> <td>Non-demolition</td> <td>85%</td> <td>90%</td> </tr> <tr> <td>Demolition</td> <td>85%</td> <td>95%</td> </tr> <tr> <td>Excavation</td> <td>95%</td> <td>95%</td> </tr> </tbody> </table>	le 10.1 Construction waste resource efficiency benchmarks			BREEAM credits	Amount of waste generated per 100 m <sup>2</sup> (gross internal floor area)			m <sup>3</sup> (actual, not bulk volume)	tonnes		no credit	≤ 13.3	≤ 11.1		one credit	≤ 7.5	≤ 6.5		two credits	≤ 3.4	≤ 3.2		exemplary level	≤ 1.6	≤ 1.9		le 10.2 Diversion from landfill benchmarks				BREEAM credits	Type of waste	Volume	Tonnage	one credit	Non-demolition	70%	80%	Demolition	80%	90%	Excavation	N/A	N/A	exemplary level	Non-demolition	85%	90%	Demolition	85%	95%	Excavation	95%	95%		1	1	0	Parkway	One credit targeted
	le 10.1 Construction waste resource efficiency benchmarks																																																													
BREEAM credits	Amount of waste generated per 100 m <sup>2</sup> (gross internal floor area)																																																													
	m <sup>3</sup> (actual, not bulk volume)	tonnes																																																												
no credit	≤ 13.3	≤ 11.1																																																												
one credit	≤ 7.5	≤ 6.5																																																												
two credits	≤ 3.4	≤ 3.2																																																												
exemplary level	≤ 1.6	≤ 1.9																																																												
le 10.2 Diversion from landfill benchmarks																																																														
BREEAM credits	Type of waste	Volume	Tonnage																																																											
one credit	Non-demolition	70%	80%																																																											
	Demolition	80%	90%																																																											
	Excavation	N/A	N/A																																																											
exemplary level	Non-demolition	85%	90%																																																											
	Demolition	85%	95%																																																											
	Excavation	95%	95%																																																											
8. The percentage of non-hazardous construction, demolition and excavation waste (if relevant) diverted from landfill meets or exceeds the exemplary level percentage benchmarks in Table 10.2.	9. All key waste groups in Table 10.3 for diversion from landfill are covered in the RMP.	10. Waste data obtained from licensed external waste contractors is reliable and verifiable, by using data from EA/SEPA/EA Wales/NIEA Waste Return Forms or from a PAS402:2013 compliant company (see Definitions).																																																												
Wst 021	7. The Project Sustainable Aggregate Points score meets or exceeds the exemplary level performance benchmark in Table 10.4.			1	0	0	Parkway	Credit not targeted																																																						
Wst 051: Responding to climate change	Achievement of the following criteria demonstrates a holistic approach to the design and construction of the building's life cycle to mitigate against the impacts of climate change. To achieve an exemplary performance credit: 4. Meet criteria 1 to 3 above. 5. Meet the criteria or achieve credits of the assessment issues given in Table 10.11			1	1	0	Structural engineer	Needs 6 min for Ene 01 and Pol 03 to be confirmed. One credit targeted																																																						
Le 021: Ecological outcomes for the site	Determine the ecological outcomes for the site (sustainability-related activities) 11. Achieve criteria 8 to 10. 12. When determining the optimal ecological outcome for the site consider, in addition to those outlined in criteria 8 to 10, the wider site sustainability-related activities and the potential for ecosystem service related benefits. See Methodology - a list of the minimum areas for consideration. 13. Achieve the credits of the assessment issues outlined below: 13.a Both credits in Hea07 13.b Pol03 - Achieve credits for 'Surface water run-off' and 'Minimising watercourse pollution' 13.c Pol054.			1	0	0	Ecologist	Credit not targeted																																																						
Le 041: Change and enhancement of ecology	7. The change in ecological value occurring is calculated in accordance with the process set out in GN36 - BREEAM, CEEQUAL and HQM Ecology Calculation Methodology - Route 2. The credit is awarded as follows: 7.a Significant net gain in ecological value (percentage score of 110 or above).			1	0	0	Ecologist	Credit not targeted																																																						
Section Total			Note: Maximum available is 10 credits	10	5	1	1																																																							
Weighted Section Total			10.0%	10.00	5.00	1.00	1.00																																																							
			Overall Total	110.00	74.26	4.22	4.75																																																							