



A2Dominion Developments Ltd  
NW Bicester Exemplar Local Centre  
Sustainability Statement

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# A2Dominion Developments Ltd

## NW Bicester Exemplar Local Centre

### Sustainability Statement

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#### Strategic Review - Energy

**Author** T Morris

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**Checker** P Harker

**Approver** P Harker

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**Report No** 5111-UA005241-UE21R-01

**Date** April 2015

This report has been prepared for A2Dominion Developments Ltd in accordance with the terms and conditions of appointment for Sustainability Statement. Hyder Consulting (UK) Limited (2212959) cannot accept any responsibility for any use of or reliance on the contents of this report by any third party.

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# 1 Introduction and Background

This Sustainability Statement has been prepared by Hyder Consulting Ltd in support of the full planning application for the Exemplar Local Centre of the North West (NW) Bicester development Exemplar Phase site.

The NW Bicester development is intended to provide a new form of sustainable community within Cherwell District, and to extend the benefits of this community to the existing town of Bicester.

In July 2012, Cherwell District Council (CDC) granted planning permission (Ref 10/01780/HYBRID) for the development of 21 ha of land within the North West Bicester Masterplan Area, the 'Exemplar Phase'. The permission for this hybrid application included detailed consent for 393 residential homes, roads and infrastructure including an Energy Centre. It also granted outline permission for a neighbourhood centre comprising non-residential use including community facilities, local retail, a pub and office space and a new primary school.

This application for the Exemplar Local Centre forms a subsequent application to the original Exemplar Phase application as referenced above; relative to the local centre located adjacent to the first part of the development which is currently under construction.

The original application was accompanied by a Sustainability Statement (ref: 6501-UA001881-UP22R-02 Sustainability Strategy-Fianl.v2, April 2011) which provides the context and framework within which this report should be read.

## 2 Approach

This statement, prepared on behalf of A2Dominion Developments Ltd, provides additional supporting information to the original Sustainability Statement (ref: 6501-UA001881-UP22R-02 Sustainability Strategy-Fianl.v2, April 2011) submitted in support of the original Exemplar Phase application (Ref 10/01780/HYBRID) which was granted planning permission in July 2012 by Cherwell District Council.

## 3 Development Overview

### 3.1 Wider Development Context

#### Exemplar site description

The Local Centre Site is situated across 6.4ha of greenfield land approximately 1.5 km to the northwest of Bicester with a National Grid Reference of (SP 57871 24770). The Site is bordered by agricultural land. The Local Centre Site is located within the south of the wider Exemplar site which is located north of the A4095 which forms the current boundary of Bicester, west of the B4100, east of the B4030 and south of Bucknell, encompassing Crowmarsh Farm.

The Local Centre area was classified as Grade 3 agricultural land, the River Bure is located approximately 35m to the northwest of the Site. The Site is located within first phase of a wider development; part of the 'Exemplar Phase' that is currently under construction; and all of the Site is currently occupied as a temporary construction compound, materials lay down and handling area in accordance with the approved Construction Environmental Management Plan relative to the existing planning permission (Ref 10/01780/HYBRID).

The extents of the Exemplar site and the Local Centre are shown on Figure 3-1.

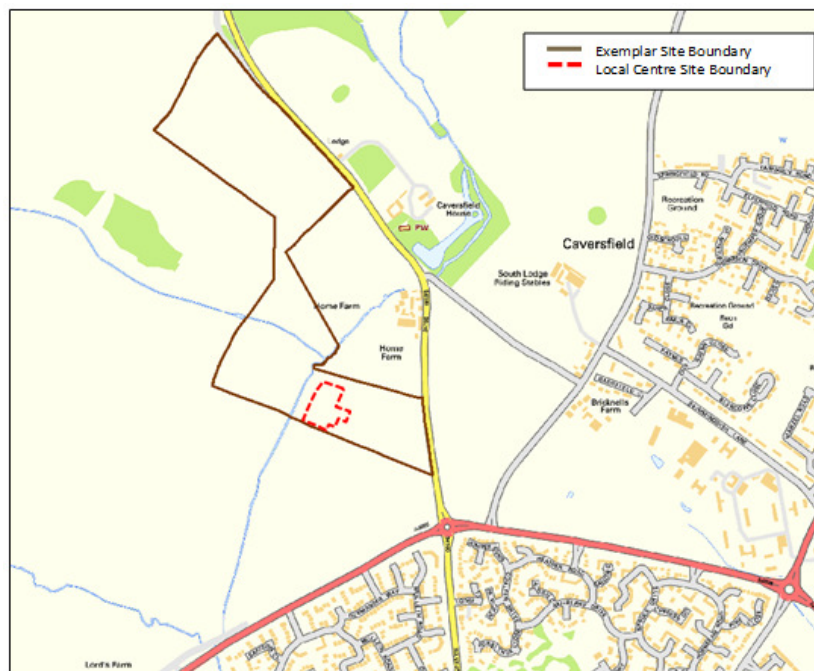


Figure 3-1 Exemplar Site and Local Centre Location

## 3.2 Site Area and Development Proposal

The Local Centre Site is located on the north western edge of Bicester, and access to the Site will be from the B4100 to the east of the site. Figure 3-2 below shows the location of the proposed Site (marked in red).

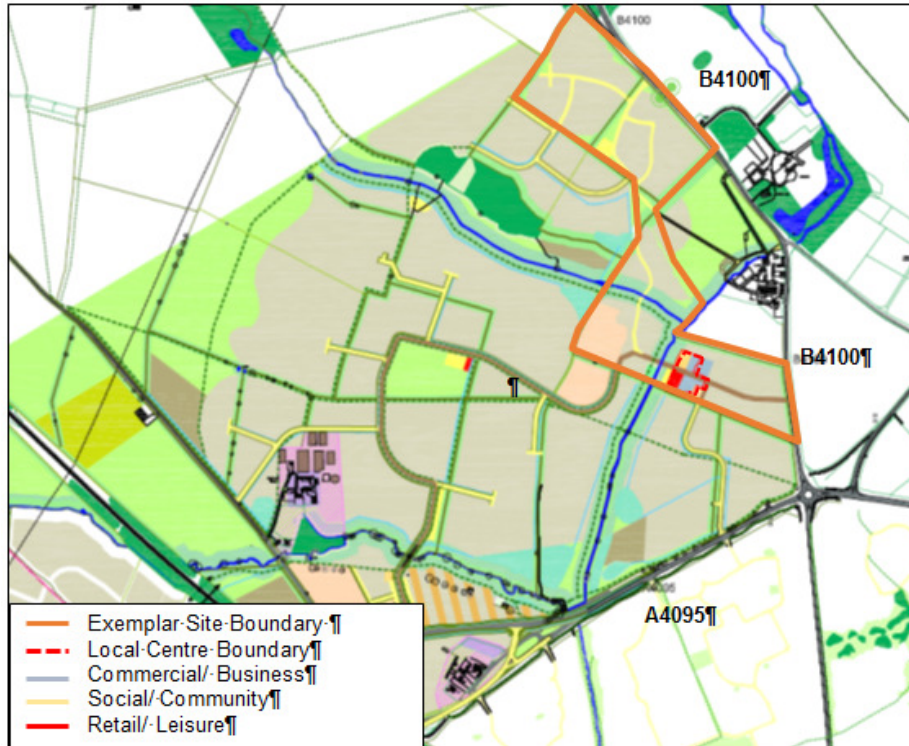


Figure 3-2 Exempar Local Centre Application Overall Layout

## 3.3 Description of Development

The Exempar Local Centre proposals cover a total site area of approximately 6.4 ha; and include: “*Development of a new local centre comprising a 503 sqm convenience store (Use Class A1), 444 sqm of retail units (flexible Use Class A1/A3/A5), 664 sqm pub (Use Class A4), 523 sqm community hall (Use Class D1), 869 sqm nursery (Use Class D1), 614sqm of commercial units (flexible Use Class A2/ B1/ D1) with associated access, servicing, landscaping and parking*”.

## 4 Sustainability Reporting

The original Sustainability Statement (ref: 6501-UA001881-UP22R-02 Sustainability Strategy-Fianl.v2, April 2011), provides the overall context, vision, objectives and targets of the Exemplar Phase site, along with the measures proposed to deliver sustainable development; all of which remain applicable to this subsequent application. As such this Sustainability Statement does not repeat these aspects and the reader should refer to the original Sustainability Report as referenced above.

This Sustainability Statement provides additional supporting information in the form of BREEAM Pre-assessment of the buildings that form the Exemplar Local Centre full application. The BREEAM Pre-assessment is present in Appendix A.



# Appendices

## Appendix A: BREEAM Pre Assessment



A2Dominion Developments Ltd  
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BREEAM Pre Assessment

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**Report No** UA005241-5112-UE21R-01

**Date** April 2015

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# 1 EXECUTIVE SUMMARY

The scope of these assessments covers the shell and core/fit out of the relevant units within the Exemplar Local Centre.

Typically, developments on a single site which consist of a number of separate buildings of differing functional use, or a single building with a number of floors of separate functional use will require an assessment report and therefore BREEAM rating and certificate for each individual building/floor(s).

This is because, for a number of assessment issues, BREEAM defines differing benchmarks and criteria for different dominant building functions or uses. To measure and combine the performance of each in to a single score then makes it impractical to compare the building's BREEAM rating with other BREEAM rated buildings, as they would not be the same type of assessment.

It is possible however to assess and therefore determine a single BREEAM rating for a collection of individual units within a larger building development with the same functional use, within one BREEAM assessment report. It is therefore proposed that the 4 offices (located within the same building) be covered by a single BREEAM assessment report.

On this basis the following Assessments will be required:

- 1no Education assessment (Nursery)
- 7no Retail assessments. This is likely to incorporate the following
  - 1 x Pub/Restaurant
  - 5 x General Retail (the specific uses are yet to be determined)
  - 1 x Retail Convenience Store
- 1no Offices assessments – to include 4 offices (This does not include the proposed Eco-business centre)
- 1no Other Buildings - Non-residential institution assessment (Community Centre)

It has been established that it is possible for the project to be able to achieve the following BREEAM ratings (additional credits are available should design development allow for it):

- |                     |       |
|---------------------|-------|
| ▪ Nursery           | 73.1% |
| ▪ Pub/Restaurant    | 71.0% |
| ▪ General Retail    | 71.3% |
| ▪ Convenience Store | 71.3% |
| ▪ Offices           | 73.9% |
| ▪ Community Centre  | 71.4% |

To reduce the risk of not achieving BREEAM Excellent, it is advised that the project allow for a contingency of 5% in the expected score, i.e. the score throughout the project should stay above 75% in order to guarantee that an Excellent rating is achieved.

## 2 INTRODUCTION AND BACKGROUND

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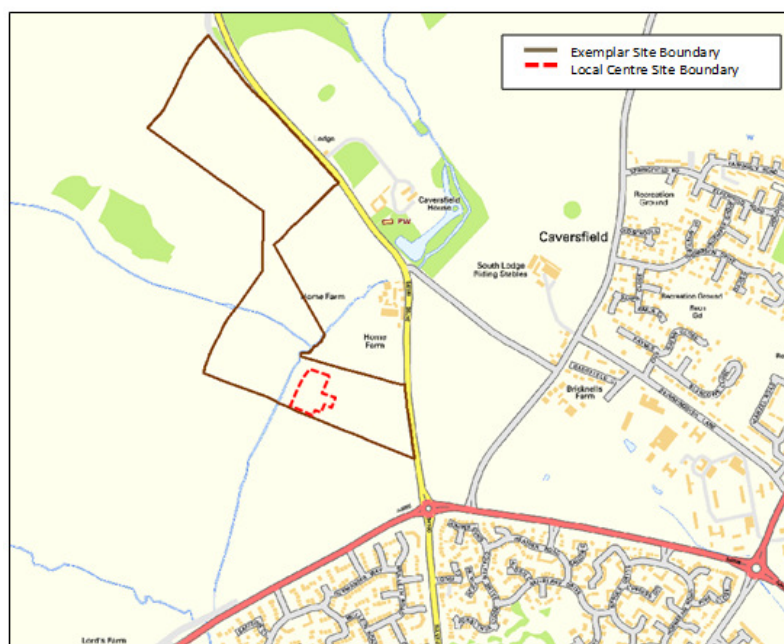


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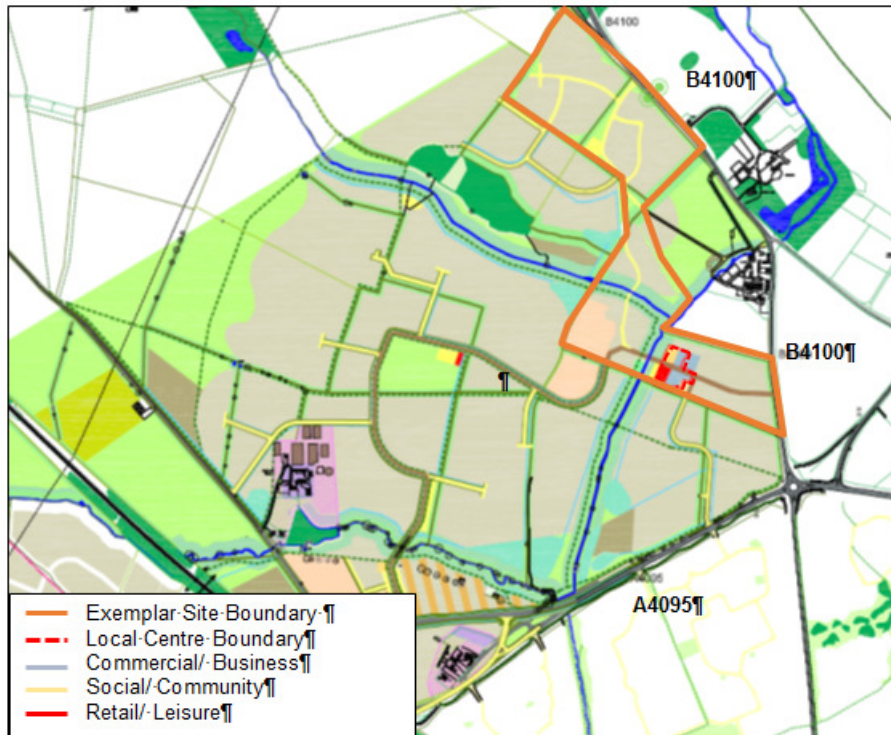


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## 3.3 Description of Development

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# 4 GENERAL SITE WIDE CREDITS TARGETED

## 4.1 Summary

Currently targeting a building score between 70 and 75% for each of the units.

Further detail about the possible credits that can be achieved are as follows.

## 4.2 Management

Credits can be achieved for the following:

- Commissioning & seasonal commissioning will be carried out in line with best practice
- The appointed Contractor will be required to register with the Considerate Constructors Scheme, and achieve a score of 40pts
- The appointed Contractor will be required to monitor and minimise water and energy use onsite, minimise air and watercourse pollution, monitor transport of construction materials and waste and use 100% sustainably sourced timber for all temporary site works
- The appointed contractor will carry out a thermographic survey and rectify any defects
- The record of stakeholder engagement will be updated to reflect the specific BREEAM criteria
- All timber used in the project will be 'legally harvested and traded timber'
- A training schedule for building occupiers/managers will be provided at handover
- A building user guide will be carried out prior to handover

## 4.3 Health & Wellbeing

Credits can be achieved for the following:

- Building will be designed to minimise the concentration and recirculation of pollutants in the building.
- Buildings will be designed to, or have the potential to provide, natural ventilation.
- A thermal model will be commissioned for the commercial units to demonstrate that the design achieves the design criteria set out in CIBSE Guide A. This model will inform the temperature control strategy in terms of zoning, amount of occupant control, how systems will interact with each other, and need for an accessible building user actuated manual override for any automatic systems.
- The scheme will have proper cycle lanes and footpaths. Delivery areas will not be through general parking areas and will have their own designated vehicle manoeuvring areas.
- A Police Architectural Liaison Office was consulted. The design of the scheme will incorporate the comments that result from that meeting.

## 4.4 Energy

Credits can be achieved for the following:

- The scheme will comply with the external lighting requirements (Ene 3) this will be achieved by default if no external lighting associated with the commercial units is installed
- The existing energy survey will be updated to meet the BREEAM requirements for the Low Zero Carbon Technology (LZCT) feasibility study
- The scheme will gain credits for identifying a LZCT by linking to local district heating system and provision of Solar PV

## 4.5 Transport

Credits can be achieved for the following:

- The site has good public transport links and is close to amenities
- A travel plan for the site will be developed. It should inform future design development. Future tenants must receive this plan to so that it can be adapted to suit the needs of future occupants.

## 4.6 Water

Credits can be achieved for the following:

- The irrigation method specified for external landscaping, will comply with any one of the following strategies:
  - Zoned drip-feed irrigation with soil moisture sensors and rainstat, reclaimed rainwater or grey water
  - Or landscaping that relies solely on precipitation during all seasons, planting restricted to species that thrive in hot and dry climates
  - Or no dedicated mains-supplied irrigation is specified and planting will rely solely on manual watering by building occupiers

## 4.7 Materials

Credits can be achieved for the following:

- At least 80% of the combined external hard landscaping and boundary protection will achieve an A or A+ as defined by the Green Guide. Note this must include specification of recycled sub-base.
- Materials sourced in accordance with a documented sustainable procurement plan
- The available RSM credits can be awarded where the applicable building materials are responsibly sourced in accordance with the BREEAM methodology.
- Thermal insulation will have a low embodied impact relative to their thermal properties (determined by Green Guide Ratings). The Insulation Index for the building insulation is  $\geq 2$ , as determined by the Mat 04 Calculator Tool. In addition the thermal insulation will be responsibly sourced.
- The external areas of the buildings will be designed in a robust manner to reduce maintenance and material replacement

## 4.8 Waste

Credits are being achieved for the following:

- The Contractor will be required to minimise waste onsite during construction and divert at least 80% by volume from landfill through recycling. The site is not developed and therefore a demolition audit will not be carried out.

## 4.9 Land use & Ecology

Credits are being achieved for the following:

- Construction zone designated as 'land of low ecological value'.
- All features of ecological value surrounding the construction zone/site boundary will be protected.
- A suitably qualified ecologist will be appointed and will provide recommendations into enhancing the site ecologically, in accordance with local biodiversity action plans
- A ten-year habitat management plan will be produced in order to maintain the planting and biodiversity within the new landscaping.
- Additional measures to improve the assessed site's long term biodiversity will be adopted.

## 4.10 Pollution

Credits can be achieved for the following:

- Situating the building within an area of low flood risk
- By reducing storm water runoff from site to pre-development levels
- Reduction of night time light pollution is achievable
- Noise outbreak from the plant will be attenuated sufficiently in line with BREEAM requirements

# 5 CREDITS ACHIEVED BY BUILDING SPECIFIC CREDITS

## 5.1 Summary

The building specific credits are broadly similar for all units. The differences are mainly due to the slightly different criteria that exist for each building type.

## 5.2 Management

Credits can be achieved for the following:

- Building to be designed to be accessible by all potential users
- Building User Guides to be provided that are appropriate to general building users, staff, and non-technical facilities managers

## 5.3 Health and Well-being

Credits can be achieved for the following:

- Daylight factor of 2% in 80% of relevant spaces with uniformity ratio of at least 0.4 or a minimum point daylight factor of at least 0.8% is achievable. For retail spaces this is reduced to 35% of the relevant spaces and it is likely that any proposed cash offices can be excluded for security reasons.
- Potential for disabling glare will be designed out and a view out will be provided.
- Internal lighting can be designed to CIBSE Code for Lighting 2009 and lighting zones and controls to meet specific BREEAM requirements.
- External lighting requirements may be met by default if there is no external lighting associated with the development.
- The building meets the appropriate acoustic performance standards and testing requirements
- A wholesome supply of fresh, clean drinking water supplied via chilled, mains-fed point-of-use water coolers can be specified for the occupants of the commercial units.

## 5.4 Energy

- The units are likely to achieve 11 credits or more under Ene 1 This is due to the site requirement for True Zero Carbon. This is possible through good thermal performance of the fabric and through connection to the district heating system.
- Major energy consuming systems will be monitored via either BMS or separate accessible energy sub-meters with pulsed output to future BMS connection. Sub-meters will be provided, covering energy supply to each tenanted unit.
- A Transportation system analysis be carried out to determine and specify the optimum number, size and type of lifts that is most energy efficient.
- The use of use of the district heating system should achieve at least a 20% reduction in regulated CO2 production. This should achieve an additional credit in addition to that gained for carrying out the LZC report.

- Energy efficient equipment will be chosen for small power and plugin equipment this includes for kitchens, IT intensive areas and small scale refrigeration units.

## 5.5 Transport

Credits can be achieved for the following

- Compliant cycle storage spaces
- The building's car parking capacity is compliant with the maximum car parking capacity benchmarks. This varies from building to building however is not applicable to the Nursery.

## 5.6 Water

Credits can be achieved for the following:

- Specification of low flush volume WCs, low flow taps & showers. As an Exemplar site there is an expectation that the units will achieve at least 3 out of a possible 5 credits for this issue.  
*Please note that for shell and core - compliance for this issue must be assessed on the basis of all water-consuming components and greywater and/or rainwater systems specified and installed by the developer. Components or systems listed in the criteria and sited within tenant areas that are not being specified by the developer, but will be specified by the tenant, do not need to be assessed for a shell and core project.*
- Water metering will be required for every area of the buildings that uses more than 10% of total predicted demand
- Installation of a mains water leak detection system, and cold water supply shut-off valves during un-occupied times

## 5.7 Materials

- Of the credits available for specifying materials with a low environmental impact, at least 4 out of a possible 5/6 credits will be pursued. This is determined using the Green Guide to Specification and the Mat 01 Calculator Tool. This will require specifying a large number of materials that are A or A+.
- All timber must be legally sourced

## 5.8 Waste

- Dedicated, accessible, and properly sized storage space will be provided for recycling
- This space will be in addition to the space required for general waste
- Not specifying or only specifying a small show area of floor finish gains a credit for the office units

## 5.9 Land use and Ecology

- There are no building specific land use and ecology credits

## 5.10 Pollution

- The use of the district heating system means it is unlikely that it is possible to gain credits for reducing the impact of refrigerants

# 6 CONCLUSIONS AND NEXT STEPS

## 6.1 Conclusion

Each of the units will be separately registered with the BRE following evolution of the concept design. A number of units with similar uses are to be assessed separately as they may have different targets. However if it is deemed expedient at a later date these units could be combined into one assessment (similar to the combined assessment proposed for the office units)

The purpose of this pre-assessment is to demonstrate that at this stage of design the commercial units are capable of achieving BREEAM Excellent.

## 6.2 Next steps

A matrix will be provided to the applicant listing all credits within the assessment and 'back-up' reserve credits that are deemed possible (in order to increase the potential score to 75% or above). A commentary will be provided which explains the status of each Credit, and who the responsibility lies with.

Note that these requirements are to be read in conjunction with the full BREEAM 2014 Technical manual, however the Assessor will communicate the requirements as the project enters the detailed design stages.

The design team should then work through the pre-assessment, identify where the specific requirements of BREEAM are not currently being achieved and update the design to reflect the comments made in the matrix.

The design team should very shortly be in a position to start collecting evidence for the full pre-assessment. The design team and future contractor should start to undertake their early actions as soon as they are engaged. For example these include the site waste management plan production and if targeted, the indoor air quality plan.

# Appendices

## Appendix A: Pre Assessment Estimators



## General information

BRE Assessment reference no.	to be confirmed
Client name	A2Dominion
Building end user/occupier	
Assessor name	Toby Morris
Assessor organisation	Hyder Consulting

## Building details

Building name	Nursery
Country	England
Building type (main description)	Education
Building type (sub-group)	Education - Pre-school
Building floor area (GIA) m <sup>2</sup>	628
Building floor area (NIFA) m <sup>2</sup>	597
BREEAM scheme	New Construction
BREEAM version	2014 (SD5076)
BREEAM UK 2014 technical manual issue number	SD5076 Issue 1.0
Project type	New Construction (shell and core)
Assessment stage	Pre-Assessment
Location type	
If applicable, does this industrial building have a heated or cooled operational area?	
Commercial/industrial refrigeration and storage systems	No
Building user transportation systems (lifts and/or escalators)	Yes
Laboratory function/area and size category	No laboratory
Laboratory containment level	No laboratory
Fume cupboard(s) and/or other containment devices	No
Unregulated water uses present? (e.g. vehicle wash system, irrigation)	No
If applicable, will this healthcare building house inpatients?	Option not applicable to building type
If applicable, does this industrial building have an office area?	Option not applicable to building type
If applicable, does this building contain areas requiring SAP assessment?	Option not applicable to building type
If SAP used, what proportion of the building's total floor area (GIA) does it apply to?	

## Disclaimer

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Building name	Nursery
Building score (%)	73.11%
Building rating	Excellent
Minimum standards level achieved	Outstanding level

**MANAGEMENT**

**Man 01 Project brief and design**

No. of BREEAM credits available	4	Available contribution to overall score	2.44%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will stakeholder consultation (project delivery) take place?	Yes	1	1
Will stakeholder consultation (third party) take place?	Yes	1	1
Will a sustainability champion (design) be assigned?	No	1	0
Will a sustainability champion (monitoring progress) be assigned?	No	1	0

Total BREEAM credits achieved	2
Total contribution to overall building score	1.22%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

Comments/notes:

**Man 02 Life cycle cost and service life planning**

No. of BREEAM credits available	4	Available contribution to overall score	2.44%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will an elemental life cycle cost (LCC) analyses be carried out?	No	2	0
Will a component level LCC plan be developed?	No	1	0
Will the predicted capital cost be reported?	No	1	0
Expected capital cost of the project (if available)		£/m <sup>2</sup>	
Total BREEAM credits achieved		0	
Total contribution to overall building score		0.00%	
Total BREEAM innovation credits achieved		N/A	
Minimum standard(s) level		N/A	

Comments/notes:

**Man 03 Responsible construction practices**

No. of BREEAM credits available	6	Available contribution to overall score	3.67%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Assessment Criteria	Compliant?	Credits available	Credits achieved
Is all site timber used in the project 'legally harvested and traded timber'?	Yes		
Will/does the principal contractor operate a compliant Environmental Management System?	Yes	1	1
Will a construction stage sustainability champion be assigned?	No	1	0
Will a considerate construction scheme be used by the principal contractor? (One credit where 'compliance' has been achieved. Two credits where 'compliance' is significantly exceeded.)	2	2	2
Will construction site impacts be metered/monitored?	Yes		
Will site utility consumption be metered/monitored?	Yes	1	1
Will transport of construction materials and waste be metered/monitored?	Yes	1	1
Will exemplary level criteria be met?	Yes	1	1
<b>Total BREEAM credits achieved</b>		<b>5</b>	
<b>Total contribution to overall building score</b>		<b>3.06%</b>	
<b>Total BREEAM innovation credits achieved</b>		<b>1</b>	
<b>Minimum standard(s) level</b>		<b>Outstanding level</b>	

Comments/notes:

**Man 04 Commissioning and handover**

No. of BREEAM credits available	4	Available contribution to overall score	2.44%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will commissioning schedule and responsibilities be developed & accounted for?	Yes	1	1
Will a commissioning manager be appointed?	Yes	1	1
Will the building fabric be commissioned?	No	1	0
Will a training schedule for building occupiers/managers at Handover?	Yes	1	1
Will a building user guide be developed prior to handover?	Yes		
Total BREEAM credits achieved		3	
Total contribution to overall building score		1.83%	
Total BREEAM innovation credits achieved		N/A	
Minimum standard(s) level		Outstanding level	

Comments/notes:

**Man 05 Aftercare**

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	1	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will aftercare support be provided to building occupiers?			
Will seasonal commissioning occur over 12 months once substantially occupied?			
Will a post occupancy evaluation be carried out 1 year after occupation?			
Will exemplary level criteria be met?			
Total BREEAM credits achieved		N/A	
Total contribution to overall building score		N/A	

Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**HEALTH & WELLBEING**

**Hea 01 Visual Comfort**

No. of BREEAM credits available	5	Available contribution to overall score	4.38%
No. of BREEAM innovation credits available	1	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will the design provide adequate glare control for building users? Will relevant building areas be designed to achieve appropriate daylight factor(s)? Will the design provide adequate view out for building users?	Yes	1	1
	2	2	2
Will internal/external lighting levels, zoning and controls be specified in accordance with the relevant CIBSE Guides/British Standards? Will exemplary level criteria be met?	Yes	1	1
	No	1	0

Total BREEAM credits achieved	5
Total contribution to overall building score	4.38%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

Comments/notes:

**Hea 02 Indoor Air Quality**

No. of BREEAM credits available	2	Available contribution to overall score	1.75%
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will an air quality plan be produced and building designed to minimise air pollution? Will building be designed to minimise the concentration and recirculation of pollutants in the building?			
	Yes	1	1

Will the relevant products be specified to meet the VOC testing and emission levels required?			
Will formaldehyde and total VOC levels be measured post construction?			
Will the building be designed to, or have the potential to provide, natural ventilation?	Yes	1	1
Will exemplary level VOCs (products) criteria be met?			

Total BREEAM credits achieved	2
Total contribution to overall building score	1.75%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:



### Hea 03 Safe containment in laboratories

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

#### Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will an objective risk assessment of proposed laboratory facilities' design be completed?			
Will the manufacture & installation of fume cupboards and containment devices meet best practice standards?			
Will containment level 2 & 3 labs meet best practice safety & performance criteria?			

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

#### Comments/notes:

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### Hea 04 Thermal comfort

No. of BREEAM credits available	2	Available contribution to overall score	1.75%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

#### Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will thermal modelling of the design be carried out?	Yes	1	1
Will the building design be adapted for a projected climate change scenario?	No	1	0

Total BREEAM credits achieved	1
Total contribution to overall building score	0.88%

#### Building Performance by Assessment Issue

24/04/2015

Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

### Hea 05 Acoustic Performance

No. of BREEAM credits available	1	Available contribution to overall score	0.88%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

#### Assessment Criteria

Will the building meet the appropriate acoustic performance standards and testing requirements for:  
a. Sound insulation  
b. Indoor ambient noise level  
c. Reverberation times?

Credits	Credits available	Credits achieved
1	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.88%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

#### Comments/notes:

### Hea 06 Safety and Security

No. of BREEAM credits available	2	Available contribution to overall score	1.75%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

#### Assessment Criteria

Where external site areas are present, will safe access be designed for pedestrians and cyclists?  
Will a suitably qualified security consultant be appointed and security considerations accounted for?

Compliant?	Credits available	Credits achieved
Yes	1	1
Yes	1	1

Total BREEAM credits achieved	2
Total contribution to overall building score	1.75%
Total BREEAM innovation credits achieved	N/A

Minimum standard(s) level

N/A

Comments/notes:

**ENERGY**

**Ene 01 Reduction of energy use and carbon emissions**

No. of BREEAM credits available	12	Available contribution to overall score	9.00%
No. of BREEAM innovation credits available	5	Minimum standards applicable	Yes

How do you wish to assess the number of BREEAM credits achieved for this issue?

Select the target number of BREEAM credits for the Ene01 issue:

Define a target number of BREEAM credits achieved

Ene 01 Calculator

Country of the UK where the building is located		Confirm building regulation and version to be used:	
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New Construction (shell and core)

Notional building heating and cooling energy demand	m2
Actual building heating and cooling energy demand	MJ/m2yr
Notional building primary energy consumption	MJ/m2yr
Actual building primary energy consumption	kWh/m2yr
Target emission rate (TER)	kWh/m2yr
Building emission rate (BER)	kgCO2/m2yr
Building emission rate improvement over TER	kgCO2/m2yr
Heating & cooling demand energy performance ratio (EPR <sub>ED</sub> )	
Primary consumption energy performance ratio (EPR <sub>PC</sub> )	
CO <sub>2</sub> Energy performance ratio (EPR <sub>CO2</sub> )	
Overall building energy performance ratio (EPR <sub>NC</sub> )	

Where specified, please confirm the energy production from onsite or near site energy generation technologies building systems or processes?  
 Is the building designed to be 'carbon negative' ?

Total BREEAM credits achieved	11
Total contribution to overall building score	8.25%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Outstanding level

Comments/notes:

### Ene 02 Energy monitoring

No. of BREEAM credits available	1	Available contribution to overall score	0.75%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

#### Assessment criteria

Assessment criteria	Compliant?	Credits available	Credits achieved
Will a BMS or sub-meters be specified to monitor energy use from major building services systems?	Yes	1	1
Will a BMS or sub-meters be specified to monitor energy use by tenant/building function areas?			

Total BREEAM credits achieved	1
Total contribution to overall building score	0.75%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

#### Comments/notes:

### Ene 03 External lighting

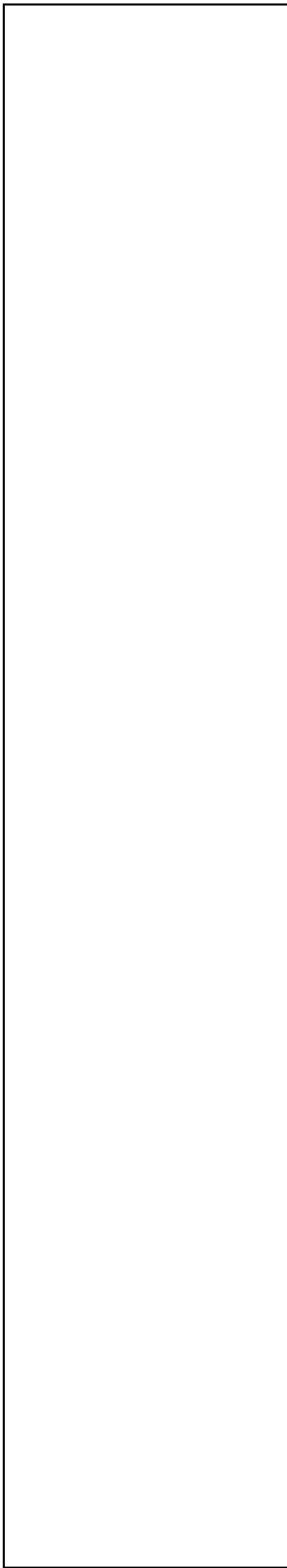
No. of BREEAM credits available	1	Available contribution to overall score	0.75%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

#### Assessment criteria

Assessment criteria	Compliant?	Credits available	Credits achieved
Will external light fittings and controls be specified in accordance with the BREEAM criteria?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.75%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

#### Comments/notes:





**Ene 04 Low carbon design**

No. of BREEAM credits available	3	Available contribution to overall score	2.25%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment criteria**

Assessment criteria	Compliant?	Credits available	Credits achieved
Will passive design measures be used in line with an analysis be carried out during concept design stage (RIBA stage 2 or equivalent)?	No	1	0
Will free cooling measures be implemented in the whole building in line with the passive design analysis?	No	1	0
Will a LZC technology be specified in line with a feasibility study carried out by the completion of the Concept Design stage (RIBA Stage 2 or equivalent)?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.75%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**Ene 05 Energy efficient cold storage**

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

**Assessment criteria**

Assessment criteria	Compliant?	Credits available	Credits achieved
Will the refrigeration system be designed, installed & commissioned in accordance with BREEAM criteria?	No	N/A	N/A
Will the refrigeration system demonstrate a saving in indirect greenhouse gas emissions?	No	N/A	N/A

Total BREEAM credits achieved	N/A
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Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Ene 06 Energy efficient transportation systems**

No. of BREEAM credits available	3	Available contribution to overall score	2.25%
No. of BREEAM innovation credits available	0	Minimum standards applicable	N/A

**Assessment criteria**

Assessment criteria	Compliant?	Credits available	Credits achieved
Will a transportation system analysis be carried out to determine and specify the optimum number, size and type of lifts that is most energy efficient? Will the relevant energy-efficient features criteria be met?	Yes	1	1
	Yes	2	2
Total BREEAM credits achieved			3
Total contribution to overall building score			2.25%
Total BREEAM innovation credits achieved			N/A
Minimum standard(s) level			N/A

**Comments/notes:**

**Ene 07 Energy efficient laboratory systems**

**Assessment issue not applicable**

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

**Assessment criteria**

Assessment criteria	Compliant?	Credits available	Credits achieved
Pre-requisite: Criterion 1 of Hea 03 - risk assessment of laboratory facilities Have the occupants' laboratory requirements & performance criteria been confirmed during the preparation of the initial project brief to minimise energy demand?			
Best Practice Energy Practices in Laboratories (table 27) Will the laboratory meet criteria item b) Fan power?			
Will the lab meet item d) Grouping / isolation of high filtration/ventilation activities?			
Will the laboratory meet criteria item e) Energy recovery - heat?			
Will the laboratory meet criteria item f) Energy recovery - cooling?			

Will the laboratory meet criteria item g) Grouping of cooling loads?	
Will the laboratory meet criteria item h) Free cooling?	
Will the laboratory meet criteria item i) Load responsiveness?	
Will the laboratory meet criteria item j) Cleanrooms?	
Will the laboratory meet criteria item k) Diversity?	
Will the laboratory meet criteria item l) Room air-change rates?	

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Ene 08 Energy efficient equipment**

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment criteria

Which of the following will be present and likely to be a/the major contributor to 'unregulated' energy use?  
 Ref A Small power and plug in equipment?  
 Ref B Swimming pool?  
 Ref C Communal laundry?  
 Ref D Data centre?  
 Ref E IT-intensive operation areas?  
 Ref F Residential areas?  
 Ref G Healthcare?  
 Ref H Kitchen and catering facilities?

Present	Major impact

Will the significant majority contributor(s) to 'unregulated' energy use above meet the BREEAM criteria?	Compliant	Credits available	Credits achieved

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

[Redacted area]

**Ene 09 Drying space**

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment criteria  
 Building Performance by Assessment Issue

Compliant? 24/04/2015 Credits available Credits achieved

Will internal/external drying space and fixings be provided?

N/A

Total BREEAM credits achieved

N/A

Total contribution to overall building score

N/A

Total BREEAM innovation credits achieved

N/A

Minimum standard(s) level

N/A

Comments/notes:

**TRANSPORT**

**Tra 01 Public Transport Accessibility**

No. of BREEAM credits available	3	Available contribution to overall score	4.29%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Building type category (for purpose of Tra01 issue assessment) **Pre-school, School and/or Sixth form**

Assessment Criteria	Compliant	Credits available	Credits achieved
Indicative public transport accessibility index (AI): Will the building have a dedicated bus service?	6.00	3	2 N/A

AI	Indicative Accessibility Index for pre-assessment
0	Poor or no public transport provision
1	A single BREEAM compliant public transport node available
2	Some BREEAM compliant public transport nodes/services available
4	A selection of BREEAM compliant public transport nodes/services available
8	Good provision of public transport i.e. small urban centre / suburban area
10	Very Good provision of public transport i.e. small/medium urban centre
12	Excellent provision of public transport, i.e. medium urban centre
18	Excellent provision of public transport, i.e. large urban/metropolitan city centre

Total BREEAM credits achieved	2
Total contribution to overall building score	2.86%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Tra 02 Proximity to Amenities**

No. of BREEAM credits available	1	Available contribution to overall score	1.43%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will the building be in close proximity of and accessible to applicable amenities?	Yes	1	1
Total BREEAM credits achieved			1
Total contribution to overall building score			1.43%
Total BREEAM innovation credits achieved			N/A
Minimum standard(s) level			N/A

Comments/notes:



**Tra 03 Cyclist facilities**

No. of BREEAM credits available	2	Available contribution to overall score	2.86%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No
Building type category (for purpose of Tra03 issue assessment)			
Pre-school / crèche			
How many compliant cycle storage spaces will be provided?			
2			
What cyclist facilities will be provided?			
No compliant facilities			

**Assessment Criteria**

Cycle storage spaces	Compliant?	Credits available	Credits achieved
Cyclist facilities	Yes	2	1
	No		
Total BREEAM credits achieved	1		
Total contribution to overall building score	1.43%		
Total BREEAM innovation credits achieved	N/A		
Minimum standard(s) level	N/A		

**Comments/notes:**

**Tra 04 Maximum Car Parking Capacity**

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A
Building type category (for purpose of Tra04 issue)			
Building's indicative Accessibility Index (sourced from issue Tra01)			

**Assessment Criteria**

Will BREEAM's maximum parking capacity criteria for the building type/Accessibility Index be met?	Compliant?	Credits available	Credits achieved

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Tra 05 Travel Plan**

No. of BREEAM credits available	1	Available contribution to overall score	1.43%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Will a transport plan based on site specific travel survey/assessment be developed?	Compliant?	Credits available	Credits achieved
	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	1.43%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**WATER**

**Wat 01 Water Consumption**

No. of BREEAM credits available	5	Available contribution to overall score	4.69%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

How do you wish to assess the number of BREEAM credits to be achieved for this issue?

Define a target % improvement over baseline sanitary fittings

What is the target for % reduction in potable water consumption for sanitary use in the building?

40% - three credits

Please select the calculation procedure used

**Standard approach data**

Water Consumption from building micro-components	
Water demand met via greywater/rainwater sources	
Total net water consumption	
Improvement on baseline performance	

Key Performance Indicator - use of freshwater resource

Total net Water Consumption	
Default building occupancy	

Alternative approach data

Overall microcomponent performance level achieved	

Total BREEAM credits achieved	3
Total contribution to overall building score	2.81%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Outstanding level

Comments/notes:

**Wat 02 Water Monitoring**

No. of BREEAM credits available	1	Available contribution to overall score	0.94%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will there be a water meter on the mains water supply to the building(s)?	Yes	1	1
Will metering/monitoring equipment be specified on the water supply to any relevant	Yes		
Will all specified water meters have a pulsed output?	Yes		
If the site/building has an existing BMS connection, will all pulsed meters be connected to the BMS?	Yes		

Total BREEAM credits achieved	1
Total contribution to overall building score	0.94%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

**Comments/notes:**

**Wat 03 Water Leak Detection and Prevention**

No. of BREEAM credits available	2	Available contribution to overall score	1.88%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will a mains water leak detection system be installed on the building's mains water supply?	Yes	1	1
Will flow control devices be installed in each sanitary area/facility?	Yes	1	1

Total BREEAM credits achieved	2
Total contribution to overall building score	1.88%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Wat 04 Water Efficient Equipment** Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved
Has a meaningful reduction in unregulated water demand been achieved?			

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**MATERIALS**

**Mat 01 Life Cycle Impacts**

No. of BREEAM credits available	6	Available contribution to overall score	6.21%
No. of BREEAM innovation credits available	3	Minimum standards applicable	No

How do you wish to assess the number of BREEAM credits to be achieved for this issue?

Assessment Criteria	Define the number of Mat 01 credits achieved
Predicted total Mat01 credits achieved	4
Predicted total Mat01 points achieved	
Number of building elements assessed	
Green Guide exemplary level compliant?	No
Has IMPACT compliant software been used?	No

Total BREEAM credits achieved	4
Total contribution to overall building score	4.14%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

Comments/notes:



**Mat 02 Hard Landscaping and Boundary Protection**

No. of BREEAM credits available	1	Available contribution to overall score	1.04%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Will ≥80% of all external hard landscaping and boundary protection achieve a Green Guide A or A+ rating?	Compliant?	Credits available	Credits achieved
	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	1.04%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**Mat 03 Responsible Sourcing**

No. of BREEAM credits available	4	Available contribution to overall score	4.14%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

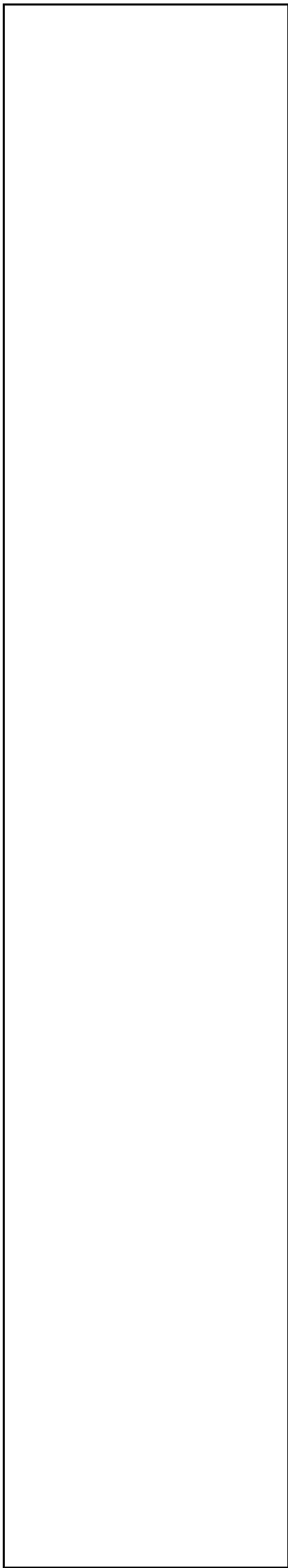
**Assessment Criteria**

All timber and timber based products are 'Legally harvested and trader timber' Is there a documented sustainable procurement plan? Percentage of available responsible sourcing of materials points achieved	Compliant	Credits available	Credits achieved
	Yes		
	Yes	1	1
	60.00%	3	3

Please confirm the route used to assess Mat03  
Route 2: Proportion of materials responsibly sourced

Total BREEAM credits achieved	4
Total contribution to overall building score	4.14%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Outstanding level

**Comments/notes:**  
Building Performance by Assessment Issue



**Mat 04 Insulation**

No. of BREEAM credits available	1	Available contribution to overall score	1.04%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	2.50	Credits available	1	Credits achieved	1	Note: An insulatio
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What is the building's targeted insulating index?	1
Total BREEAM credits achieved	1
Total contribution to overall building score	1.04%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Mat 05 Designing for durability and resilience**

No. of BREEAM credits available	1	Available contribution to overall score	1.04%
No. of BREEAM innovation credits available	0	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will suitable durability/protection measures be specified and installed to vulnerable areas of the building?	Yes	1	1
Will suitable durability/protection measures be specified and installed to exposed parts of the building?	Yes		

Total BREEAM credits achieved	1
Total contribution to overall building score	1.04%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Mat 06 Material efficiency**

No. of BREEAM credits available	1	Available contribution to overall score	1.04%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Will material efficiency measures be identified & implemented during all RIBA stages?	Compliant?	Credits available	Credits achieved
	No	1	0

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**WASTE**

**Wst 01 Construction Waste Management**

No. of BREEAM credits available	4	Available contribution to overall score	4.75%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

How do you wish to assess the number of BREEAM credits to be achieved for this issue? Define a target number of BREEAM credits

Select the number of BREEAM credits being targeted for issue Wst 01:  BREEAM Wst01 Innovation credits:

Assessment Criteria	Compliant?
Construction resource management plan	<input type="checkbox"/>
Compliant Pre-demolition audit	<input type="checkbox"/>
Does the excavation waste meet the exemplary level requirements?	<input type="checkbox"/>

Key Performance Indicators - Construction Waste	Compliant?
Measure/units for the data being reported	<input type="checkbox"/>
Non-hazardous construction waste (excluding demolition/excavation)	<input type="checkbox"/>
Total non-hazardous construction waste generated	<input type="checkbox"/>
Non-hazardous non-demolition const. waste diverted from landfill	<input type="checkbox"/>
Total non-hazardous non-demolition const. waste diverted from landfill	<input type="checkbox"/>
Total non-hazardous demolition waste generated	<input type="checkbox"/>
Non-hazardous demolition waste diverted from landfill	<input type="checkbox"/>
Total non-hazardous demolition waste to disposal	<input type="checkbox"/>
Material for reuse	<input type="checkbox"/>
Material for recycling	<input type="checkbox"/>
Material for energy recovery	<input type="checkbox"/>
Hazardous waste to disposal	<input type="checkbox"/>

Note: At the pre-assessment stage this is a target  
 Note: At this stage this will be a target  
 Note: At the pre-assessment stage this is a target  
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Total BREEAM credits achieved	4
Total contribution to overall building score	4.75%
Total BREEAM innovation credits achieved	1
Minimum standard(s) level	Outstanding level

Comments/notes:

**Wst 02 Recycled Aggregates**

No. of BREEAM credits available	1	Available contribution to overall score	1.19%
No. of BREEAM innovation credits available	1	Minimum standards applicable	No

**Assessment Criteria**

What is the target total % of high-grade aggregate that will be recycled/secondary aggregate?	Total 0%
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% of high-grade aggregate that is recycled/secondary aggregate - by application

Bitumen/hydraulically bound base, binder and surface courses	
Building foundations	
Concrete road surfaces	
Pipe bedding	
Granular fill and capping	
Structural frame	

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

Comments/notes:

**Wst 03 Operational Waste**

No. of BREEAM credits available	1	Available contribution to overall score	1.19%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

**Assessment Criteria**

Will operational recyclable waste volumes be segregated and stored?	Compliant?	Credits available	Credits achieved
Will static waste compactor(s) or baler(s) be specified where appropriate?	Yes	1	1
Will vessel(s) for composting suitable organic waste where appropriate?	Yes		
	Yes		

Building Performance by Assessment Issue

24/04/2015

Total BREEAM credits achieved	1
Total contribution to overall building score	1.19%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

Comments/notes:

**Wst 04 Speculative Floor and Ceiling Finishes**

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

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**Wst 05 Adaption to climate change**

No. of BREEAM credits available	1	Available contribution to overall score	1.19%
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will a climate change adaptation strategy appraisal for structural and fabric resilience be conducted by the end of Concept Design (RIBA Stage 2 or equivalent)?	No	1	0
Will emexplanry level criteria – Responding to adaptation to climate change be met?			

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:



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**Wst 06 Functional adaptability**

No. of BREEAM credits available	1	Available contribution to overall score	1.19%
No. of BREEAM innovation credits available	0	Minimum standards applicable	N/A

**Assessment Criteria**

Will a building specific functional adaptation strategy appraisal be conducted by Concept Design (RIBA Stage 2 or equivalent) and will functional adaptation measures be implemented?

Compliant?	No	Credits available	1	Credits achieved	0
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Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

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**LAND USE & ECOLOGY**

**LE 01 Site Selection**

No. of BREEAM credits available	2	Available contribution to overall score	2.20%
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No. of BREEAM innovation credits available	0	Minimum standards applicable	No
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Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will at least 75% of the proposed development's footprint be located on previously occupied land?	No	1	0
Is the site deemed to be significantly contaminated?	No	1	0

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

### LE 02 Ecological Value of Site and Protection of Ecological Features

No. of BREEAM credits available	2	Available contribution to overall score	2.20%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

#### Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Can the land within the construction zone be defined as 'land of low ecological value'?	Yes	1	1
Will all features of ecological value surrounding the construction zone/site boundary be protected?	Yes	1	1

Total BREEAM credits achieved	2
Total contribution to overall building score	2.20%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

### LE 03 Mitigating Ecological Impact

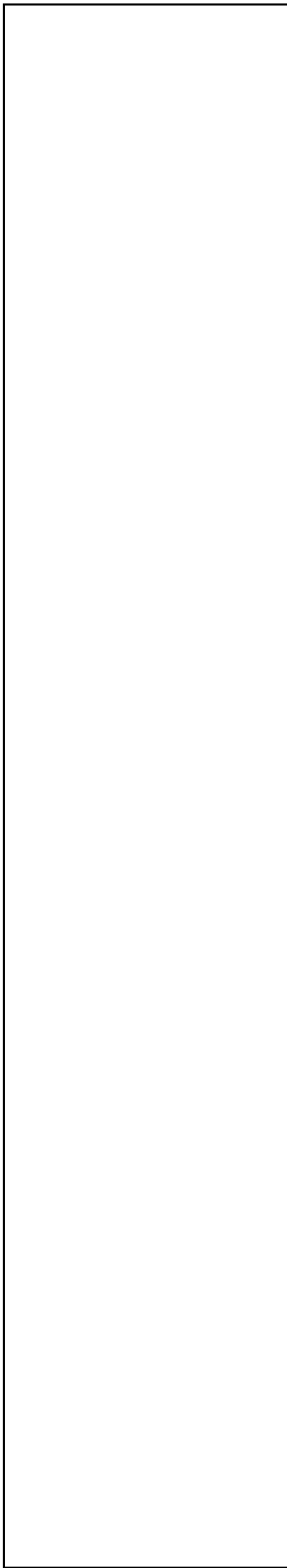
No. of BREEAM credits available	2	Available contribution to overall score	2.20%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

#### Assessment Criteria

What is the likely change in ecological value as a result of the sites development?	<0>-9 species (i.e. minimal negative change)	Plant species richn
---	--	---------------------

Total BREEAM credits achieved	1
Total contribution to overall building score	1.10%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

Comments/notes:



**LE 04 Enhancing Site Ecology**

No. of BREEAM credits available	2	Available contribution to overall score	2.20%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Will a suitably qualified ecologist be appointed to report on enhancing and protecting site ecology?	Compliant?	Credits available	Credits achieved
Yes	Yes	2	1
Will the suitably qualified ecologist's general recommendations be implemented?	Yes		
What is the targeted/intended improvement in ecological value as a result of enhancement actions?	<6 species (small positive change)		Plant species rich

Total BREEAM credits achieved	1
Total contribution to overall building score	1.10%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**LE 05 Long Term Impact on Biodiversity**

No. of BREEAM credits available	2	Available contribution to overall score	2.20%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Will a Suitably Qualified Ecologist be appointed to monitor/minimise impacts of site activities on biodiversity?	Compliant?	Credits available	Credits achieved
Yes	Yes	2	2
Will a landscape and habitat management plan be produced covering at least the first five years after project completion in accordance with British Standards?	Yes		
Number of applicable measures to improve biodiversity confirmed by SQE:	4		
Number of applicable measures implemented:	4		

Total BREEAM credits achieved	2
Total contribution to overall building score	2.20%

**Building Performance by Assessment Issue**

24/04/2015

Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**POLLUTION**

**Pol 01 Impact of Refrigerants**

No. of BREEAM credits available	3	Available contribution to overall score	2.54%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

Refrigerant containing systems installed in the assessed building? (parts 2 & 3) & where refrigeration systems containing ammonia are installed, the IOR Ammonia Refrigeration Systems Code of Practice?	Yes	Credits available	Credits achieved
Global Warming Potential of the specified refrigerant(s) 10 or less?	No		
What is the target range Direct Effect Life Cycle CO2eq. emissions for the system? Cooling/Heating capacity of the system			kgCO2eq/kW coolth capacity kW
Will a refrigerant leak detection and containment system be specified/installed?			

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Pol 02 NO<sub>x</sub> Emissions**

No. of BREEAM credits available	3	Available contribution to overall score	0.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

NO <sub>x</sub> emission level - space heating		mg/kWh
NO <sub>x</sub> emission level - water heating		mg/kWh

Does this building meet BREEAM's definition of a highly insulated building?  
 Energy consumption: heating and hot water

N/A
54648.00

kWh/m2/yr

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:



**Pol 03 Surface Water Run off**

No. of BREEAM credits available	5	Available contribution to overall score	4.23%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
What is the actual/likely annual probability of flooding for the assessed site? Will a Flood Risk Assessment be undertaken?	Low	2	2
Will the site meet the BREEAM criteria for peak rate surface water run off?	Yes	1	1
Will the site meet the criteria for surface water run off volume, attenuation and/or limiting discharge?	Yes	1	1
Will the site be designed to minimise watercourse pollution in accordance with the BREEAM criteria?	Yes	1	1

Total BREEAM credits achieved	5
Total contribution to overall building score	4.23%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**Pol 04 Reduction of Night Time Light Pollution**

No. of BREEAM credits available	1	Available contribution to overall score	0.85%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will the external lighting specification be designed to reduce light pollution?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.85%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Pol 05 Noise Attenuation**

No. of BREEAM credits available	1	Available contribution to overall score	0.85%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant	Credits available	Credits achieved
Will there be noise-sensitive areas/buildings within 800m radius of the development?	Yes	1	1
Will a noise impact assessment be carried out and, if applicable, noise attenuation measures specified?	Yes		

Total BREEAM credits achieved	1
Total contribution to overall building score	0.85%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**INNOVATION**

**Inn 01 Innovation**

No. of BREEAM innovation credits available	10	Available contribution to overall score	10.00%
		Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Man 03 Responsible construction practices	Yes	1	1
Man 05 Aftercare	N/A	1	N/A
Hea 01 Visual Comfort	No	1	0
Hea 02 Indoor Air Quality	N/A	N/A	N/A
Ene 01 Reduction of energy use and carbon emissions	No	5	0
Wat 01 Water Consumption	No	1	0
Mat01 Life Cycle Impacts	No	3	0
Mat03 Responsible Sourcing of Materials	No	1	0
Wst01 Construction Waste Management	Yes	1	1

Wst02 Recycled Aggregates	No	1	0
Wst.05 Adaption to climate change	N/A	N/A	N/A

Number of 'approved' innovation credits achieved?	0
---	---

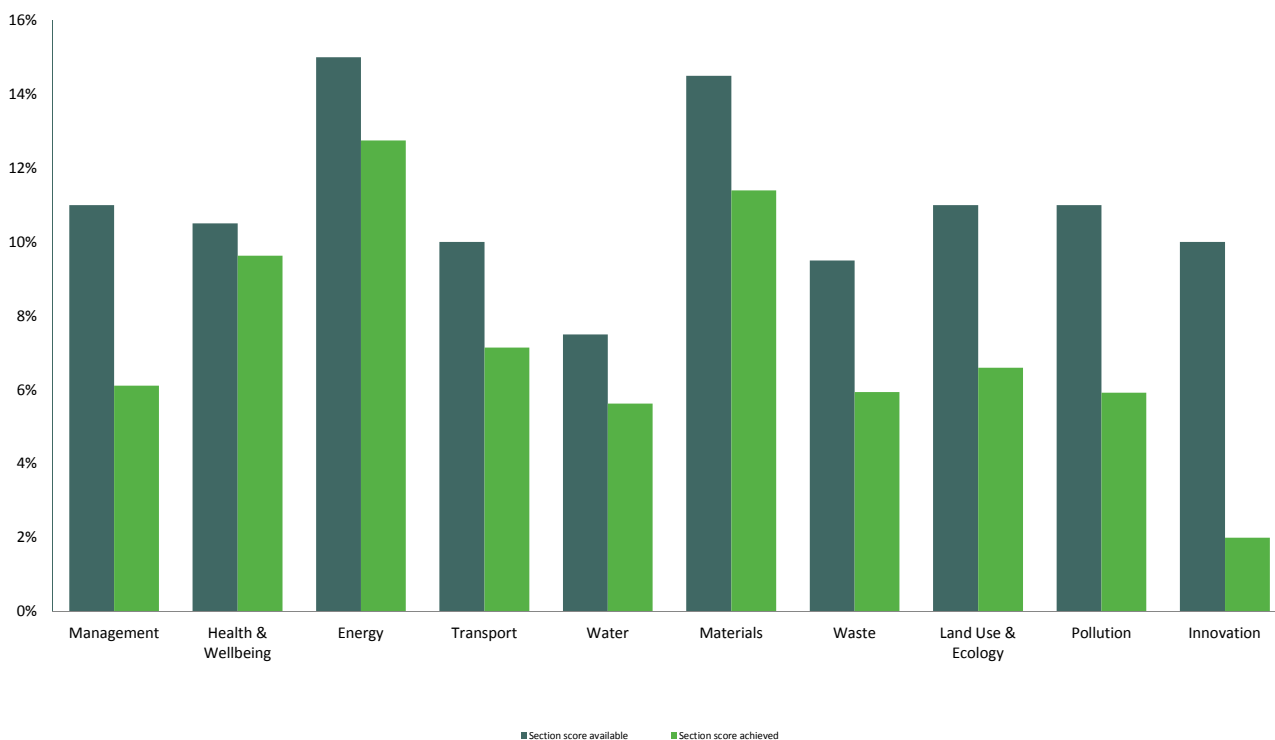
Total BREEAM innovation credits achieved	2
Total contribution to overall building score	2.00%
Minimum standard(s) level	N/A

Comments/notes:

## Overall Building Performance

Building name	Nursery
Indicative BREEAM rating	Excellent
Indicative Total Score	73.1%
Min. standards level achieved	Outstanding level

## Building Performance by Environment Section



Environmental Section	No. credits available	Indicative no. credits Achieved	% credits achieved	Section Weighting	Indicative Section Score
Management	18	10	55.6%	11.0%	6.1%
Health & Wellbeing	12	11	91.7%	10.5%	9.6%
Energy	20	17	85.0%	15.0%	12.8%
Transport	7	5	71.4%	10.0%	7.1%
Water	8	6	75.0%	7.5%	5.6%
Materials	14	11	78.6%	14.5%	11.4%
Waste	8	5	62.5%	9.5%	5.9%
Land Use & Ecology	10	6	60.0%	11.0%	6.6%
Pollution	13	7	53.8%	11.0%	5.9%
Innovation	10	2	20.0%	10.0%	2.0%



## General information

BRE Assessment reference no.	to be confirmed
Client name	A2Dominion
Building end user/occupier	
Assessor name	Toby Morris
Assessor organisation	Hyder Consulting

## Building details

Building name	Pub
Country	England
Building type (main description)	Retail
Building type (sub-group)	Retail - Drinking establishment
Building floor area (GIA) m <sup>2</sup>	543
Building floor area (NIFA) m <sup>2</sup>	664
BREEAM scheme	New Construction
BREEAM version	2014 (SD5076)
BREEAM UK 2014 technical manual issue number	SD5076 Issue 1.0
Project type	New Construction (shell and core)
Assessment stage	Pre-Assessment
Location type	
If applicable, does this industrial building have a heated or cooled operational area?	
Commercial/industrial refrigeration and storage systems	No
Building user transportation systems (lifts and/or escalators)	No
Laboratory function/area and size category	No laboratory
Laboratory containment level	No laboratory
Fume cupboard(s) and/or other containment devices	No
Unregulated water uses present? (e.g. vehicle wash system, irrigation)	No
If applicable, will this healthcare building house inpatients?	Option not applicable to building type
If applicable, does this industrial building have an office area?	Option not applicable to building type
If applicable, does this building contain areas requiring SAP assessment?	Option not applicable to building type
If SAP used, what proportion of the building's total floor area (GIA) does it apply to?	

## Disclaimer

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Building name	Pub
Building score (%)	70.96%
Building rating	Excellent
Minimum standards level achieved	Outstanding level

**MANAGEMENT**

**Man 01 Project brief and design**

No. of BREEAM credits available	4	Available contribution to overall score	2.44%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will stakeholder consultation (project delivery) take place?	Yes	1	1
Will stakeholder consultation (third party) take place?	Yes	1	1
Will a sustainability champion (design) be assigned?	No	1	0
Will a sustainability champion (monitoring progress) be assigned?	No	1	0

Total BREEAM credits achieved	2
Total contribution to overall building score	1.22%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

Comments/notes:

**Man 02 Life cycle cost and service life planning**

No. of BREEAM credits available	4	Available contribution to overall score	2.44%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No



Assessment Criteria	Compliant?	Credits available	Credits achieved
Will an elemental life cycle cost (LCC) analyses be carried out?	No	2	0
Will a component level LCC plan be developed?	No	1	0
Will the predicted capital cost be reported?	No	1	0
Expected capital cost of the project (if available)		£/m <sup>2</sup>	
Total BREEAM credits achieved			0
Total contribution to overall building score			0.00%
Total BREEAM innovation credits achieved			N/A
Minimum standard(s) level			N/A

Comments/notes:

**Man 03 Responsible construction practices**

No. of BREEAM credits available	6	Available contribution to overall score	3.67%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Assessment Criteria	Compliant?	Credits available	Credits achieved
Is all site timber used in the project 'legally harvested and traded timber'?	Yes		
Will/does the principal contractor operate a compliant Environmental Management System?	Yes	1	1
Will a construction stage sustainability champion be assigned?	No	1	0
Will a considerate construction scheme be used by the principal contractor? (One credit where 'compliance' has been achieved. Two credits where 'compliance' is significantly exceeded.)	2	2	2
Will construction site impacts be metered/monitored?	Yes		
Will site utility consumption be metered/monitored?	Yes	1	1
Will transport of construction materials and waste be metered/monitored?	Yes	1	1
Will exemplary level criteria be met?	Yes	1	1
<b>Total BREEAM credits achieved</b>		<b>5</b>	
<b>Total contribution to overall building score</b>			<b>3.06%</b>
<b>Total BREEAM innovation credits achieved</b>		<b>1</b>	
<b>Minimum standard(s) level</b>			<b>Outstanding level</b>

Comments/notes:

**Man 04 Commissioning and handover**

No. of BREEAM credits available	4	Available contribution to overall score	2.44%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will commissioning schedule and responsibilities be developed & accounted for?	Yes	1	1
Will a commissioning manager be appointed?	Yes	1	1
Will the building fabric be commissioned?	No	1	0
Will a training schedule for building occupiers/managers at Handover?	Yes	1	1
Will a building user guide be developed prior to handover?	Yes		
Total BREEAM credits achieved			3
Total contribution to overall building score			1.83%
Total BREEAM innovation credits achieved			N/A
Minimum standard(s) level			Outstanding level

Comments/notes:

**Man 05 Aftercare**

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	1	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will aftercare support be provided to building occupiers?			
Will seasonal commissioning occur over 12 months once substantially occupied?			
Will a post occupancy evaluation be carried out 1 year after occupation?			
Will exemplary level criteria be met?			
Total BREEAM credits achieved			N/A
Total contribution to overall building score			N/A

Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**HEALTH & WELLBEING**

**Hea 01 Visual Comfort**

No. of BREEAM credits available	5	Available contribution to overall score	4.38%
No. of BREEAM innovation credits available	1	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will the design provide adequate glare control for building users?	Yes	1	1
Will relevant building areas be designed to achieve appropriate daylight factor(s)?	2	2	2
Will the design provide adequate view out for building users?	Yes	1	1
Will internal/external lighting levels, zoning and controls be specified in accordance with the relevant CIBSE Guides/British Standards?	Yes	1	1
Will exemplary level criteria be met?	No	1	0

Total BREEAM credits achieved	5
Total contribution to overall building score	4.38%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

**Comments/notes:**

**Hea 02 Indoor Air Quality**

No. of BREEAM credits available	2	Available contribution to overall score	1.75%
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will an air quality plan be produced and building designed to minimise air pollution?			
Will building be designed to minimise the concentration and recirculation of pollutants in the building?	Yes	1	1

Will the relevant products be specified to meet the VOC testing and emission levels required?			
Will formaldehyde and total VOC levels be measured post construction?			
Will the building be designed to, or have the potential to provide, natural ventilation?	yes	1	1
Will exemplary level VOCs (products) criteria be met?			

Total BREEAM credits achieved	2
Total contribution to overall building score	1.75%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Hea 03 Safe containment in laboratories**

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will an objective risk assessment of proposed laboratory facilities' design be completed?			
Will the manufacture & installation of fume cupboards and containment devices meet best practice standards?			
Will containment level 2 & 3 labs meet best practice safety & performance criteria?			

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

[Redacted area]

**Hea 04 Thermal comfort**

No. of BREEAM credits available	2	Available contribution to overall score	1.75%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will thermal modelling of the design be carried out?	Yes	1	1
Will the building design be adapted for a projected climate change scenario?	No	1	0

Total BREEAM credits achieved	1
Total contribution to overall building score	0.88%

**Building Performance by Assessment Issue**

24/04/2015

Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:



### Hea 05 Acoustic Performance

No. of BREEAM credits available	1	Available contribution to overall score	0.88%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

#### Assessment Criteria

Will the building meet the appropriate acoustic performance standards and testing requirements for:  
a. Sound insulation  
b. Indoor ambient noise level  
c. Reverberation times?

Credits	Credits available	Credits achieved
1	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.88%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

#### Comments/notes:

### Hea 06 Safety and Security

No. of BREEAM credits available	2	Available contribution to overall score	1.75%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

#### Assessment Criteria

Where external site areas are present, will safe access be designed for pedestrians and cyclists?  
Will a suitably qualified security consultant be appointed and security considerations accounted for?

Compliant?	Credits available	Credits achieved
Yes	1	1
Yes	1	1

Total BREEAM credits achieved	2
Total contribution to overall building score	1.75%
Total BREEAM innovation credits achieved	N/A

Minimum standard(s) level

N/A

Comments/notes:

**ENERGY**

**Ene 01 Reduction of energy use and carbon emissions**

No. of BREEAM credits available	12	Available contribution to overall score	10.00%
No. of BREEAM innovation credits available	5	Minimum standards applicable	Yes

How do you wish to assess the number of BREEAM credits achieved for this issue?

Select the target number of BREEAM credits for the Ene01 issue:

Define a target number of BREEAM credits achieved

11

Ene 01 Calculator

Country of the UK where the building is located		Confirm building regulation and version to be used:	
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New Construction (shell and core)

Notional building heating and cooling energy demand	m2
Actual building heating and cooling energy demand	MJ/m2yr
Notional building primary energy consumption	MJ/m2yr
Actual building primary energy consumption	kWh/m2yr
Target emission rate (TER)	kWh/m2yr
Building emission rate (BER)	kgCO2/m2yr
Building emission rate improvement over TER	kgCO2/m2yr
Heating & cooling demand energy performance ratio (EPR <sub>ED</sub> )	
Primary consumption energy performance ratio (EPR <sub>PC</sub> )	
CO <sub>2</sub> Energy performance ratio (EPR <sub>CO2</sub> )	
Overall building energy performance ratio (EPR <sub>NC</sub> )	

Equivalent % of the building's 'regulated' energy consumption generated by carbon neutral sources and used to meet energy demand from 'unregulated' building systems or processes?

Where specified, please confirm the energy production from onsite or near site energy generation technologies used to meet energy demand from 'unregulated' building systems or processes?  
Is the building designed to be 'carbon negative' ?

Total BREEAM credits achieved	11
Total contribution to overall building score	9.17%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Outstanding level

Comments/notes:

### Ene 02 Energy monitoring

No. of BREEAM credits available	2	Available contribution to overall score	1.67%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

#### Assessment criteria

Assessment criteria	Compliant?	Credits available	Credits achieved
Will a BMS or sub-meters be specified to monitor energy use from major building services systems?	Yes	1	1
Will a BMS or sub-meters be specified to monitor energy use by tenant/building function areas?	Yes	1	1

Total BREEAM credits achieved	2
Total contribution to overall building score	1.67%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

#### Comments/notes:

### Ene 03 External lighting

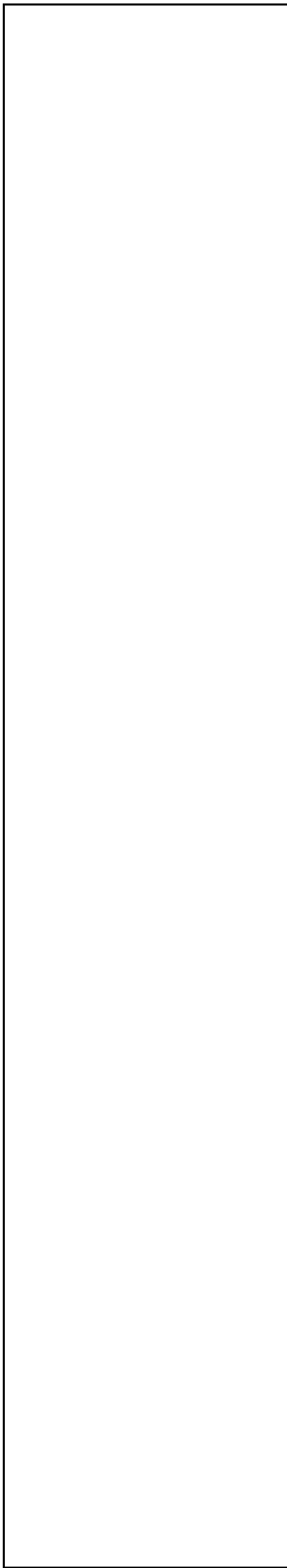
No. of BREEAM credits available	1	Available contribution to overall score	0.83%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

#### Assessment criteria

Assessment criteria	Compliant?	Credits available	Credits achieved
Will external light fittings and controls be specified in accordance with the BREEAM criteria?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.83%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

#### Comments/notes:



**Ene 04 Low carbon design**

No. of BREEAM credits available	3	Available contribution to overall score	2.50%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment criteria**

Assessment criteria	Compliant?	Credits available	Credits achieved
Will passive design measures be used in line with an analysis be carried out during concept design stage (RIBA stage 2 or equivalent)?	No	1	0
Will free cooling measures be implemented in the whole building in line with the passive design analysis?	No	1	0
Will a LZC technology be specified in line with a feasibility study carried out by the completion of the Concept Design stage (RIBA Stage 2 or equivalent)?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.83%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**Ene 05 Energy efficient cold storage**

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

**Assessment criteria**

Assessment criteria	Compliant?	Credits available	Credits achieved
Will the refrigeration system be designed, installed & commissioned in accordance with BREEAM criteria?	No	N/A	N/A
Will the refrigeration system demonstrate a saving in indirect greenhouse gas emissions?	No	N/A	N/A

Total BREEAM credits achieved	N/A
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Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:



**Ene 06 Energy efficient transportation systems** Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment criteria	Compliant?	Credits available	Credits achieved
Will a transportation system analysis be carried out to determine and specify the optimum number, size and type of lifts that is most energy efficient? Will the relevant energy-efficient features criteria be met?			
Total BREEAM credits achieved			N/A
Total contribution to overall building score			N/A
Total BREEAM innovation credits achieved			N/A
Minimum standard(s) level			N/A

Comments/notes:

**Ene 07 Energy efficient laboratory systems** Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment criteria	Compliant?	Credits available	Credits achieved
Pre-requisite: Criterion 1 of Hea 03 - risk assessment of laboratory facilities Have the occupants' laboratory requirements & performance criteria been confirmed during the preparation of the initial project brief to minimise energy demand?			
Best Practice Energy Practices in Laboratories (table 27) Will the laboratory meet criteria item b) Fan power? Will the laboratory criteria item c) Fume cupboard volume flow rates? Will the lab meet item d) Grouping / isolation of high filtration/ventilation activities? Will the laboratory meet criteria item e) Energy recovery - heat? Will the laboratory meet criteria item f) Energy recovery - cooling?			

Will the laboratory meet criteria item g) Grouping of cooling loads?	
Will the laboratory meet criteria item h) Free cooling?	
Will the laboratory meet criteria item i) Load responsiveness?	
Will the laboratory meet criteria item j) Cleanrooms?	
Will the laboratory meet criteria item k) Diversity?	
Will the laboratory meet criteria item l) Room air-change rates?	

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Ene 08 Energy efficient equipment**

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment criteria

Which of the following will be present and likely to be a/the major contributor to 'unregulated' energy use?  
 Ref A Small power and plug in equipment?  
 Ref B Swimming pool?  
 Ref C Communal laundry?  
 Ref D Data centre?  
 Ref E IT-intensive operation areas?  
 Ref F Residential areas?  
 Ref G Healthcare?  
 Ref H Kitchen and catering facilities?

Present	Major impact

Will the significant majority contributor(s) to 'unregulated' energy use above meet the BREEAM criteria?	Compliant	Credits available	Credits achieved
--	-----------	-------------------	------------------

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

[Redacted area]

**Ene 09 Drying space**

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment criteria  
 Building Performance by Assessment Issue

Compliant? 24/04/2015  
 Credits available Credits achieved

Will internal/external drying space and fixings be provided?

N/A

Total BREEAM credits achieved

N/A

Total contribution to overall building score

N/A

Total BREEAM innovation credits achieved

N/A

Minimum standard(s) level

N/A

Comments/notes:

**TRANSPORT**

**Tra 01 Public Transport Accessibility**

No. of BREEAM credits available	5	Available contribution to overall score	5.56%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Building type category (for purpose of Tra01 issue assessment)	Retail
--	--------

Assessment Criteria	Compliant	Credits available	Credits achieved
Indicative public transport accessibility index (AI): Will the building have a dedicated bus service?	6.00	5	2 N/A

AI	Indicative Accessibility Index for pre-assessment
0	Poor or no public transport provision
1	A single BREEAM compliant public transport node available
2	Some BREEAM compliant public transport nodes/services available
4	A selection of BREEAM compliant public transport nodes/services available
8	Good provision of public transport i.e. small urban centre / suburban area
10	Very Good provision of public transport i.e. small/medium urban centre
12	Excellent provision of public transport, i.e. medium urban centre
18	Excellent provision of public transport, i.e. large urban/metropolitan city centre

Total BREEAM credits achieved	2
Total contribution to overall building score	2.22%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Tra 02 Proximity to Amenities**

No. of BREEAM credits available	1	Available contribution to overall score	1.11%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will the building be in close proximity of and accessible to applicable amenities?	Yes	1	1
Total BREEAM credits achieved	1		
Total contribution to overall building score	1.11%		
Total BREEAM innovation credits achieved	N/A		
Minimum standard(s) level	N/A		

Comments/notes:

**Tra 03 Cyclist facilities**

No. of BREEAM credits available	2	Available contribution to overall score	2.22%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No
Building type category (for purpose of Tra03 issue assessment)			
Retail – Individual retail unit			
How many compliant cycle storage spaces will be provided?			
2			
What cyclist facilities will be provided?			
Changing facility and lockers only			

**Assessment Criteria**

Cycle storage spaces	Compliant?	Credits available	Credits achieved
Cyclist facilities	Yes	2	1
	No		
Total BREEAM credits achieved			1
Total contribution to overall building score			1.11%
Total BREEAM innovation credits achieved			N/A
Minimum standard(s) level			N/A

**Comments/notes:**

**Tra 04 Maximum Car Parking Capacity**

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A
Building type category (for purpose of Tra04 issue)			
Building's indicative Accessibility Index (sourced from issue Tra01)			

**Assessment Criteria**

Will BREEAM's maximum parking capacity criteria for the building type/Accessibility Index be met?	Compliant?	Credits available	Credits achieved

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:



**Tra 05 Travel Plan**

No. of BREEAM credits available	1	Available contribution to overall score	1.11%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Will a transport plan based on site specific travel survey/assessment be developed?	Compliant?	Credits available	Credits achieved
	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	1.11%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**WATER**

**Wat 01 Water Consumption**

No. of BREEAM credits available	5	Available contribution to overall score	4.69%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

How do you wish to assess the number of BREEAM credits to be achieved for this issue?

Define a target % improvement over baseline sanitary fittings

What is the target for % reduction in potable water consumption for sanitary use in the building?

40% - three credits

Please select the calculation procedure used

**Standard approach data**

Water Consumption from building micro-components	
Water demand met via greywater/rainwater sources	
Total net water consumption	
Improvement on baseline performance	

Key Performance Indicator - use of freshwater resource

Total net Water Consumption	
Default building occupancy	

Alternative approach data

Overall microcomponent performance level achieved	

Total BREEAM credits achieved	3
Total contribution to overall building score	2.81%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Outstanding level

Comments/notes:

### Wat 02 Water Monitoring

No. of BREEAM credits available	1	Available contribution to overall score	0.94%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

#### Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will there be a water meter on the mains water supply to the building(s)?	Yes	1	1
Will metering/monitoring equipment be specified on the water supply to any relevant	Yes		
Will all specified water meters have a pulsed output?	Yes		
If the site/building has an existing BMS connection, will all pulsed meters be connected to the BMS?	Yes		
Total BREEAM credits achieved		1	
Total contribution to overall building score		0.94%	
Total BREEAM innovation credits achieved		N/A	
Minimum standard(s) level		Outstanding level	

#### Comments/notes:

### Wat 03 Water Leak Detection and Prevention

No. of BREEAM credits available	2	Available contribution to overall score	1.88%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

#### Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will a mains water leak detection system be installed on the building's mains water supply?	Yes	1	1
Will flow control devices be installed in each sanitary area/facility?	Yes	1	1
Total BREEAM credits achieved		2	
Total contribution to overall building score		1.88%	
Total BREEAM innovation credits achieved		N/A	
Minimum standard(s) level		N/A	

Comments/notes:

**Wat 04 Water Efficient Equipment** Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved
Has a meaningful reduction in unregulated water demand been achieved?			

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**MATERIALS**

**Mat 01 Life Cycle Impacts**

No. of BREEAM credits available	5	Available contribution to overall score	5.58%
No. of BREEAM innovation credits available	3	Minimum standards applicable	No

How do you wish to assess the number of BREEAM credits to be achieved for this issue?

Assessment Criteria	Define the number of Mat 01 credits achieved
Predicted total Mat01 credits achieved	4
Predicted total Mat01 points achieved	
Number of building elements assessed	
Green Guide exemplary level compliant?	No
Has IMPACT compliant software been used?	No

Total BREEAM credits achieved	4
Total contribution to overall building score	4.46%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

Comments/notes:

**Mat 02 Hard Landscaping and Boundary Protection**

No. of BREEAM credits available	1	Available contribution to overall score	1.12%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Will ≥80% of all external hard landscaping and boundary protection achieve a Green Guide A or A+ rating?	Yes	Credits available	1	Credits achieved	1
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Total BREEAM credits achieved	1
Total contribution to overall building score	1.12%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**Mat 03 Responsible Sourcing**

No. of BREEAM credits available	4	Available contribution to overall score	4.46%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

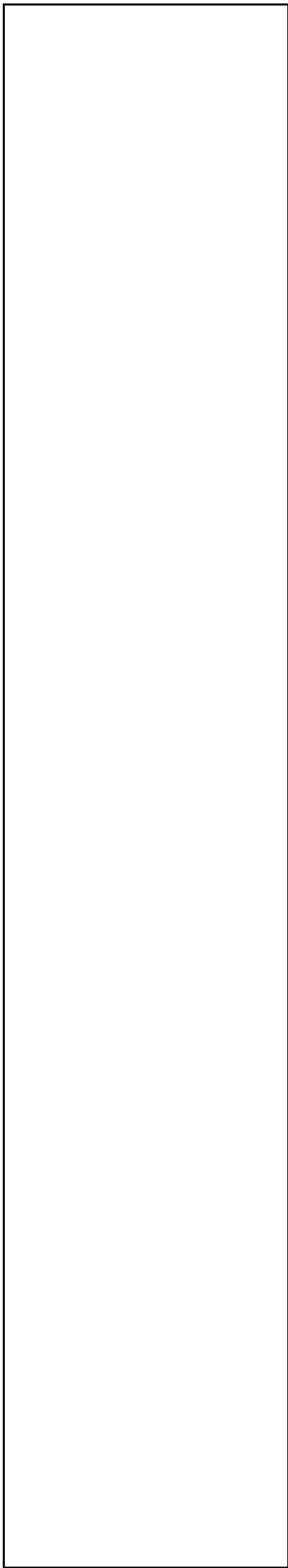
**Assessment Criteria**

All timber and timber based products are 'Legally harvested and trader timber' Is there a documented sustainable procurement plan? Percentage of available responsible sourcing of materials points achieved	Yes	Credits available	1	Credits achieved	1
	Yes		3		3
	60.00%				

Please confirm the route used to assess Mat03  
Route 2: Proportion of materials responsibly sourced

Total BREEAM credits achieved	4
Total contribution to overall building score	4.46%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Outstanding level

**Comments/notes:**  
Building Performance by Assessment Issue





**Mat 04 Insulation**

No. of BREEAM credits available	1	Available contribution to overall score	1.12%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	2.50	Credits available	1	Credits achieved	1	Note: An insulatio
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What is the building's targeted insulating index?	1
Total BREEAM credits achieved	1
Total contribution to overall building score	1.12%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Mat 05 Designing for durability and resilience**

No. of BREEAM credits available	1	Available contribution to overall score	1.12%
No. of BREEAM innovation credits available	0	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will suitable durability/protection measures be specified and installed to vulnerable areas of the building?	Yes	1	1
Will suitable durability/protection measures be specified and installed to exposed parts of the building?	Yes		

Total BREEAM credits achieved	1
Total contribution to overall building score	1.12%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Mat 06 Material efficiency**

No. of BREEAM credits available	1	Available contribution to overall score	1.12%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Will material efficiency measures be identified & implemented during all RIBA stages?	Compliant?	Credits available	Credits achieved
	No	1	0
Total BREEAM credits achieved			0
Total contribution to overall building score			0.00%
Total BREEAM innovation credits achieved			N/A
Minimum standard(s) level			N/A

**Comments/notes:**

**WASTE**

**Wst 01 Construction Waste Management**

No. of BREEAM credits available	4	Available contribution to overall score	4.75%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

How do you wish to assess the number of BREEAM credits to be achieved for this issue? **Define a target number of BREEAM credits**

Select the number of BREEAM credits being targeted for issue Wst 01: **3** BREEAM Wst01 Innovation credits: **1**

Assessment Criteria	Compliant?
Construction resource management plan Compliant Pre-demolition audit	
Does the excavation waste meet the exemplary level requirements?	

Key Performance Indicators - Construction Waste	Compliant?
Measure/units for the data being reported	
Non-hazardous construction waste (excluding demolition/excavation)	
Total non-hazardous construction waste generated	
Non-hazardous non-demolition const. waste diverted from landfill	
Total non-hazardous non-demolition const. waste diverted from landfill	
Total non-hazardous demolition waste generated	
Non-hazardous demolition waste diverted from landfill	
Total non-hazardous demolition waste to disposal	
Material for reuse	
Material for recycling	
Material for energy recovery	
Hazardous waste to disposal	

Note: At the pre-assessment stage this is 1  
 Note: At this stage this will be a target k  
 Note: At the pre-assessment stage this is 1  
 Note: At this stage this will be a target k  
 Note: At this stage this will be a target k  
 Note: At the pre-assessment stage this is 1  
 Note: At this stage this will be a target k  
 Note: At this stage this will be a target k  
 Note: At this stage this will be a target k  
 Note: At the pre-assessment stage this is 1  
 Note: At this stage this will be a target k

Total BREEAM credits achieved	3
Total contribution to overall building score	3.56%
Total BREEAM innovation credits achieved	1
Minimum standard(s) level	Outstanding level

Comments/notes:

**Wst 02 Recycled Aggregates**

No. of BREEAM credits available	1	Available contribution to overall score	1.19%
No. of BREEAM innovation credits available	1	Minimum standards applicable	No

**Assessment Criteria**

What is the target total % of high-grade aggregate that will be recycled/secondary aggregate?	Total 0%
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% of high-grade aggregate that is recycled/secondary aggregate - by application

Bitumen/hydraulically bound base, binder and surface courses	
Building foundations	
Concrete road surfaces	
Pipe bedding	
Granular fill and capping	
Structural frame	

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

Comments/notes:

**Wst 03 Operational Waste**

No. of BREEAM credits available	1	Available contribution to overall score	1.19%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

**Assessment Criteria**

Will operational recyclable waste volumes be segregated and stored?	Compliant?	Credits available	Credits achieved
Will static waste compactor(s) or baler(s) be specified where appropriate?	Yes	1	1
Will vessel(s) for composting suitable organic waste where appropriate?	Yes		
	Yes		

Building Performance by Assessment Issue

24/04/2015

Total BREEAM credits achieved	1
Total contribution to overall building score	1.19%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

Comments/notes:

**Wst 04 Speculative Floor and Ceiling Finishes**

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

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**Wst 05 Adaption to climate change**

No. of BREEAM credits available	1	Available contribution to overall score	1.19%
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will a climate change adaptation strategy appraisal for structural and fabric resilience be conducted by the end of Concept Design (RIBA Stage 2 or equivalent)?	No	1	0
Will emexplanry level criteria – Responding to adaptation to climate change be met?			

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

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**Wst 06 Functional adaptability**

No. of BREEAM credits available	1	Available contribution to overall score	1.19%
No. of BREEAM innovation credits available	0	Minimum standards applicable	N/A

**Assessment Criteria**

Will a building specific functional adaptation strategy appraisal be conducted by Concept Design (RIBA Stage 2 or equivalent) and will functional adaptation measures be implemented?

Compliant?	No	Credits available	1	Credits achieved	0
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Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

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**LAND USE & ECOLOGY**

**LE 01 Site Selection**

No. of BREEAM credits available	2	Available contribution to overall score	2.20%
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No. of BREEAM innovation credits available	0	Minimum standards applicable	No
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**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will at least 75% of the proposed development's footprint be located on previously occupied land?	No	1	0
Is the site deemed to be significantly contaminated?	No	1	0

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:



**LE 02 Ecological Value of Site and Protection of Ecological Features**

No. of BREEAM credits available	2	Available contribution to overall score	2.20%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Can the land within the construction zone be defined as 'land of low ecological value'?	Yes	1	1
Will all features of ecological value surrounding the construction zone/site boundary be protected?	Yes	1	1

Total BREEAM credits achieved	2
Total contribution to overall building score	2.20%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**LE 03 Mitigating Ecological Impact**

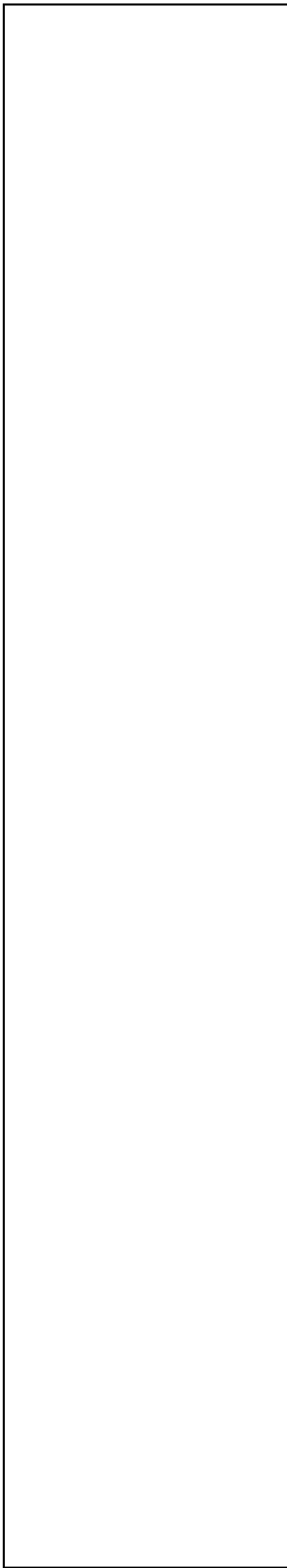
No. of BREEAM credits available	2	Available contribution to overall score	2.20%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

**Assessment Criteria**

What is the likely change in ecological value as a result of the sites development?	<0>-9 species (i.e. minimal negative change)	Plant species richn
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Total BREEAM credits achieved	1
Total contribution to overall building score	1.10%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

**Comments/notes:**



**LE 04 Enhancing Site Ecology**

No. of BREEAM credits available	2	Available contribution to overall score	2.20%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Will a suitably qualified ecologist be appointed to report on enhancing and protecting site ecology?	Yes	Credits available	2	Credits achieved	1
Will the suitably qualified ecologist's general recommendations be implemented?	Yes				
What is the targeted/intended improvement in ecological value as a result of enhancement actions?	<6 species (small positive change)				
	Plant species rich				

Total BREEAM credits achieved	1
Total contribution to overall building score	1.10%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**LE 05 Long Term Impact on Biodiversity**

No. of BREEAM credits available	2	Available contribution to overall score	2.20%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Will a Suitably Qualified Ecologist be appointed to monitor/minimise impacts of site activities on biodiversity?	Yes	Credits available	2	Credits achieved	2
Will a landscape and habitat management plan be produced covering at least the first five years after project completion in accordance with British Standards?	Yes				
Number of applicable measures to improve biodiversity confirmed by SQE: Number of applicable measures implemented:	4				
	4				

Total BREEAM credits achieved	2
Total contribution to overall building score	2.20%

**Building Performance by Assessment Issue**

24/04/2015

Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**POLLUTION**

**Pol 01 Impact of Refrigerants**

No. of BREEAM credits available	3	Available contribution to overall score	2.54%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

Refrigerant containing systems installed in the assessed building?  
 Do all systems (with electric compressors) comply with the requirements of BS EN 378:2008 (parts 2 & 3) & where refrigeration systems containing ammonia are installed, the IOR Ammonia Refrigeration Systems Code of Practice?  
 Global Warming Potential of the specified refrigerant(s) 10 or less?  
 What is the target range Direct Effect Life Cycle CO2eq. emissions for the system?  
 Cooling/Heating capacity of the system  
 Will a refrigerant leak detection and containment system be specified/installed?

Yes	Credits available	Credits achieved
No		
		kgCO2eq/kW coolth capacity
		kW

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Pol 02 NO<sub>x</sub> Emissions**

No. of BREEAM credits available	3	Available contribution to overall score	0.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

NO <sub>x</sub> emission level - space heating		mg/kWh
NO <sub>x</sub> emission level - water heating		mg/kWh

Does this building meet BREEAM's definition of a highly insulated building?  
 Energy consumption: heating and hot water

N/A
99811.00

kWh/m2/yr

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Pol 03 Surface Water Run off**

No. of BREEAM credits available	5	Available contribution to overall score	4.23%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
What is the actual/likely annual probability of flooding for the assessed site? Will a Flood Risk Assessment be undertaken?	Low	2	2
Will the site meet the BREEAM criteria for peak rate surface water run off?	Yes	1	1
Will the site meet the criteria for surface water run off volume, attenuation and/or limiting discharge?	Yes	1	1
Will the site be designed to minimise watercourse pollution in accordance with the BREEAM criteria?	Yes	1	1

Total BREEAM credits achieved	5
Total contribution to overall building score	4.23%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**Pol 04 Reduction of Night Time Light Pollution**

No. of BREEAM credits available	1	Available contribution to overall score	0.85%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will the external lighting specification be designed to reduce light pollution?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.85%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:



**Pol 05 Noise Attenuation**

No. of BREEAM credits available	1	Available contribution to overall score	0.85%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant	Credits available	Credits achieved
Will there be noise-sensitive areas/buildings within 800m radius of the development?	Yes	1	1
Will a noise impact assessment be carried out and, if applicable, noise attenuation measures specified?	Yes		

Total BREEAM credits achieved	1
Total contribution to overall building score	0.85%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**INNOVATION**

**Inn 01 Innovation**

No. of BREEAM innovation credits available	10	Available contribution to overall score	10.00%
		Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Man 03 Responsible construction practices	Yes	1	1
Man 05 Aftercare	N/A	1	N/A
Hea 01 Visual Comfort	No	1	0
Hea 02 Indoor Air Quality	N/A	N/A	N/A
Ene 01 Reduction of energy use and carbon emissions	No	5	0
Wat 01 Water Consumption	No	1	0
Mat01 Life Cycle Impacts	No	3	0
Mat03 Responsible Sourcing of Materials	No	1	0
Wst01 Construction Waste Management	Yes	1	1

Wst02 Recycled Aggregates	No	1	0
Wst.05 Adaption to climate change	N/A	N/A	N/A

Number of 'approved' innovation credits achieved?	0
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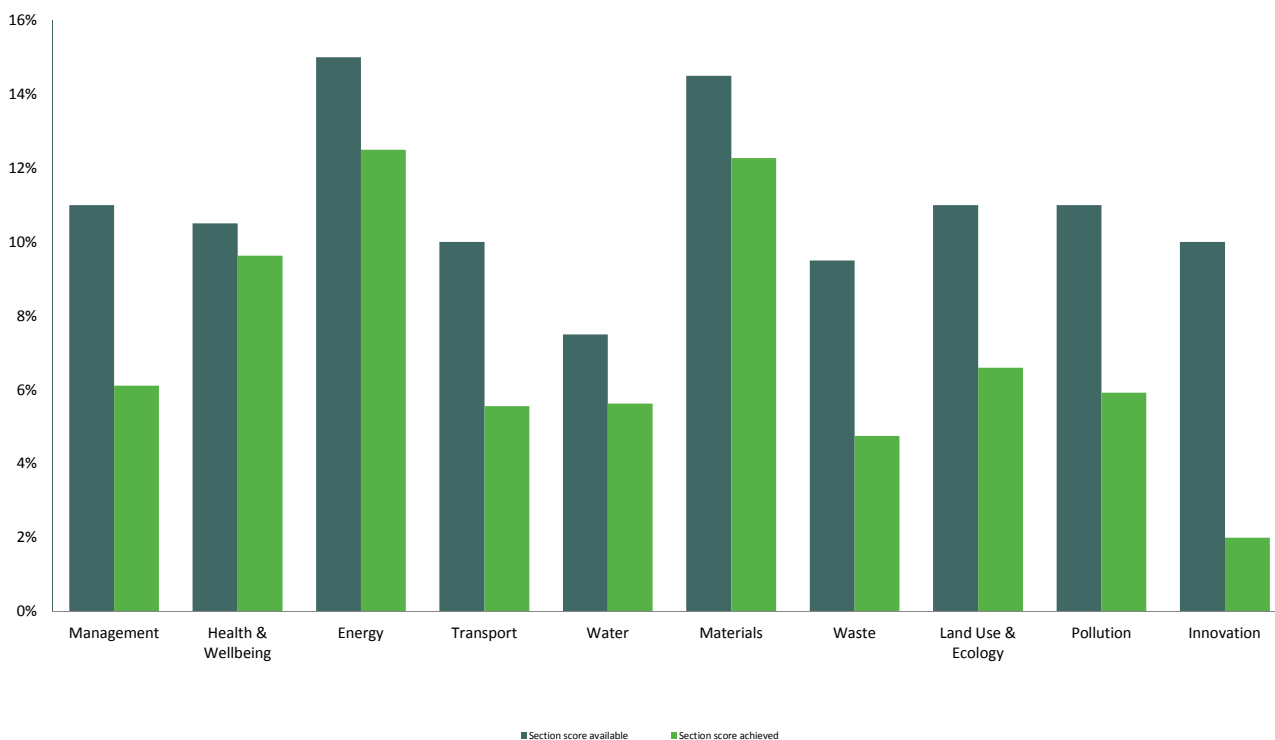
Total BREEAM innovation credits achieved	2
Total contribution to overall building score	2.00%
Minimum standard(s) level	N/A

Comments/notes:

## Overall Building Performance

Building name	Pub
Indicative BREEAM rating	Excellent
Indicative Total Score	71.0%
Min. standards level achieved	Outstanding level

## Building Performance by Environment Section



Environmental Section	No. credits available	Indicative no. credits Achieved	% credits achieved	Section Weighting	Indicative Section Score
Management	18	10	55.6%	11.0%	6.1%
Health & Wellbeing	12	11	91.7%	10.5%	9.6%
Energy	18	15	83.3%	15.0%	12.5%
Transport	9	5	55.6%	10.0%	5.6%
Water	8	6	75.0%	7.5%	5.6%
Materials	13	11	84.6%	14.5%	12.3%
Waste	8	4	50.0%	9.5%	4.8%
Land Use & Ecology	10	6	60.0%	11.0%	6.6%
Pollution	13	7	53.8%	11.0%	5.9%
Innovation	10	2	20.0%	10.0%	2.0%



## General information

BRE Assessment reference no.	to be confirmed
Client name	A2Dominion
Building end user/occupier	
Assessor name	Toby Morris
Assessor organisation	Hyder Consulting

## Building details

Building name	General Retail
Country	England
Building type (main description)	Retail
Building type (sub-group)	Retail - Shop
Building floor area (GIA) m <sup>2</sup>	69
Building floor area (NIFA) m <sup>2</sup>	61
BREEAM scheme	New Construction
BREEAM version	2014 (SD5076)
BREEAM UK 2014 technical manual issue number	SD5076 Issue 1.0
Project type	New Construction (shell and core)
Assessment stage	Pre-Assessment
Location type	
If applicable, does this industrial building have a heated or cooled operational area?	
Commercial/industrial refrigeration and storage systems	No
Building user transportation systems (lifts and/or escalators)	No
Laboratory function/area and size category	No laboratory
Laboratory containment level	No laboratory
Fume cupboard(s) and/or other containment devices	No
Unregulated water uses present? (e.g. vehicle wash system, irrigation)	No
If applicable, will this healthcare building house inpatients?	Option not applicable to building type
If applicable, does this industrial building have an office area?	Option not applicable to building type
If applicable, does this building contain areas requiring SAP assessment?	Option not applicable to building type
If SAP used, what proportion of the building's total floor area (GIA) does it apply to?	

## Disclaimer

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Building name	General Retail
Building score (%)	71.27%
Building rating	Excellent
Minimum standards level achieved	Outstanding level

**MANAGEMENT**

**Man 01 Project brief and design**

No. of BREEAM credits available	4	Available contribution to overall score	2.44%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will stakeholder consultation (project delivery) take place?	Yes	1	1
Will stakeholder consultation (third party) take place?	Yes	1	1
Will a sustainability champion (design) be assigned?	No	1	0
Will a sustainability champion (monitoring progress) be assigned?	No	1	0

Total BREEAM credits achieved	2
Total contribution to overall building score	1.22%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

Comments/notes:

**Man 02 Life cycle cost and service life planning**

No. of BREEAM credits available	4	Available contribution to overall score	2.44%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will an elemental life cycle cost (LCC) analyses be carried out?	No	2	0
Will a component level LCC plan be developed?	No	1	0
Will the predicted capital cost be reported?	No	1	0
Expected capital cost of the project (if available)		£/m <sup>2</sup>	
<b>Total BREEAM credits achieved</b>			<b>0</b>
<b>Total contribution to overall building score</b>			<b>0.00%</b>
<b>Total BREEAM innovation credits achieved</b>			<b>N/A</b>
<b>Minimum standard(s) level</b>			<b>N/A</b>

Comments/notes:

**Man 03 Responsible construction practices**

No. of BREEAM credits available	6	Available contribution to overall score	3.67%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Assessment Criteria	Compliant?	Credits available	Credits achieved
Is all site timber used in the project 'legally harvested and traded timber'?	Yes		
Will/does the principal contractor operate a compliant Environmental Management System?	Yes	1	1
Will a construction stage sustainability champion be assigned?	No	1	0
Will a considerate construction scheme be used by the principal contractor? (One credit where 'compliance' has been achieved. Two credits where 'compliance' is significantly exceeded.)	2	2	2
Will construction site impacts be metered/monitored?	Yes		
Will site utility consumption be metered/monitored?	Yes	1	1
Will transport of construction materials and waste be metered/monitored?	Yes	1	1
Will exemplary level criteria be met?	Yes	1	1
<b>Total BREEAM credits achieved</b>		<b>5</b>	
<b>Total contribution to overall building score</b>		<b>3.06%</b>	
<b>Total BREEAM innovation credits achieved</b>		<b>1</b>	
<b>Minimum standard(s) level</b>		<b>Outstanding level</b>	

Comments/notes:



**Man 04 Commissioning and handover**

No. of BREEAM credits available	4	Available contribution to overall score	2.44%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will commissioning schedule and responsibilities be developed & accounted for?	Yes	1	1
Will a commissioning manager be appointed?	Yes	1	1
Will the building fabric be commissioned?	No	1	0
Will a training schedule for building occupiers/managers at Handover?	Yes	1	1
Will a building user guide be developed prior to handover?	Yes		

Total BREEAM credits achieved	3
Total contribution to overall building score	1.83%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

**Comments/notes:**

**Man 05 Aftercare**

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	1	Minimum standards applicable	N/A

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will aftercare support be provided to building occupiers?			
Will seasonal commissioning occur over 12 months once substantially occupied?			
Will a post occupancy evaluation be carried out 1 year after occupation?			
Will exemplary level criteria be met?			

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A

Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**HEALTH & WELLBEING**

**Hea 01 Visual Comfort**

No. of BREEAM credits available	5	Available contribution to overall score	4.38%
No. of BREEAM innovation credits available	1	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will the design provide adequate glare control for building users?	Yes	1	1
Will relevant building areas be designed to achieve appropriate daylight factor(s)?	1	2	1
Will the design provide adequate view out for building users?	Yes	1	1
Will internal/external lighting levels, zoning and controls be specified in accordance with the relevant CIBSE Guides/British Standards?	Yes	1	1
Will exemplary level criteria be met?	No	1	0

Total BREEAM credits achieved	4
Total contribution to overall building score	3.50%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

Comments/notes:

**Hea 02 Indoor Air Quality**

No. of BREEAM credits available	2	Available contribution to overall score	1.75%
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will an air quality plan be produced and building designed to minimise air pollution?			
Will building be designed to minimise the concentration and recirculation of pollutants in the building?	Yes	1	1

Will the relevant products be specified to meet the VOC testing and emission levels required?			
Will formaldehyde and total VOC levels be measured post construction?			
Will the building be designed to, or have the potential to provide, natural ventilation?	Yes	1	1
Will exemplary level VOCs (products) criteria be met?			

Total BREEAM credits achieved	2
Total contribution to overall building score	1.75%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Hea 03 Safe containment in laboratories**

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will an objective risk assessment of proposed laboratory facilities' design be completed?			
Will the manufacture & installation of fume cupboards and containment devices meet best practice standards?			
Will containment level 2 & 3 labs meet best practice safety & performance criteria?			

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**Hea 04 Thermal comfort**

No. of BREEAM credits available	2	Available contribution to overall score	1.75%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will thermal modelling of the design be carried out?	Yes	1	1
Will the building design be adapted for a projected climate change scenario?	No	1	0

Total BREEAM credits achieved	1
Total contribution to overall building score	0.88%

**Building Performance by Assessment Issue**

24/04/2015

Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

### Hea 05 Acoustic Performance

No. of BREEAM credits available	1	Available contribution to overall score	0.88%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

#### Assessment Criteria

Will the building meet the appropriate acoustic performance standards and testing requirements for:  
 a. Sound insulation  
 b. Indoor ambient noise level  
 c. Reverberation times?

Credits	Credits available	Credits achieved
1	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.88%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

#### Comments/notes:

### Hea 06 Safety and Security

No. of BREEAM credits available	2	Available contribution to overall score	1.75%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

#### Assessment Criteria

Where external site areas are present, will safe access be designed for pedestrians and cyclists?  
 Will a suitably qualified security consultant be appointed and security considerations accounted for?

Compliant?	Credits available	Credits achieved
Yes	1	1
Yes	1	1

Total BREEAM credits achieved	2
Total contribution to overall building score	1.75%
Total BREEAM innovation credits achieved	N/A

Minimum standard(s) level

N/A

Comments/notes:



**ENERGY**

**Ene 01 Reduction of energy use and carbon emissions**

No. of BREEAM credits available	12	Available contribution to overall score	10.00%
No. of BREEAM innovation credits available	5	Minimum standards applicable	Yes

How do you wish to assess the number of BREEAM credits achieved for this issue?

Select the target number of BREEAM credits for the Ene01 issue:

Define a target number of BREEAM credits achieved

11

Ene 01 Calculator

Country of the UK where the building is located		Confirm building regulation and version to be used:	
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New Construction (shell and core)

Notional building heating and cooling energy demand	m2
Actual building heating and cooling energy demand	MJ/m2yr
Notional building primary energy consumption	MJ/m2yr
Actual building primary energy consumption	kWh/m2yr
Target emission rate (TER)	kWh/m2yr
Building emission rate (BER)	kgCO2/m2yr
Building emission rate improvement over TER	kgCO2/m2yr
Heating & cooling demand energy performance ratio (EPR <sub>ED</sub> )	
Primary consumption energy performance ratio (EPR <sub>PC</sub> )	
CO <sub>2</sub> Energy performance ratio (EPR <sub>CO2</sub> )	
Overall building energy performance ratio (EPR <sub>NC</sub> )	

Equivalent % of the building's 'regulated' energy consumption generated by carbon neutral sources and used to meet energy demand from 'unregulated' building systems or processes?

If the building is defined as 'carbon negative' what is the total (modelled) renewable/carbon neutral energy generated and exported?


Total BREEAM credits achieved	11
Total contribution to overall building score	9.17%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Outstanding level

Comments/notes:

### Ene 02 Energy monitoring

No. of BREEAM credits available	2	Available contribution to overall score	1.67%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

#### Assessment criteria

Assessment criteria	Compliant?	Credits available	Credits achieved
Will a BMS or sub-meters be specified to monitor energy use from major building services systems?	Yes	1	1
Will a BMS or sub-meters be specified to monitor energy use by tenant/building function areas?	Yes	1	1

Total BREEAM credits achieved	2
Total contribution to overall building score	1.67%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

#### Comments/notes:

### Ene 03 External lighting

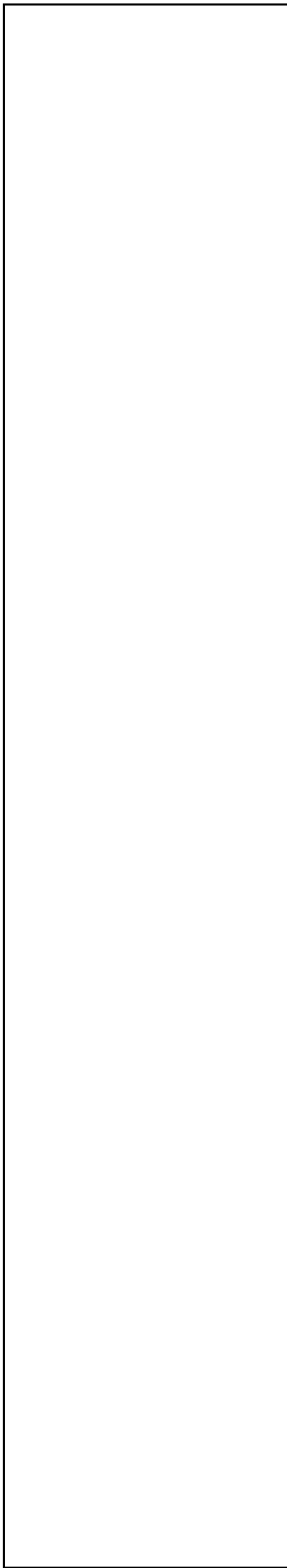
No. of BREEAM credits available	1	Available contribution to overall score	0.83%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

#### Assessment criteria

Assessment criteria	Compliant?	Credits available	Credits achieved
Will external light fittings and controls be specified in accordance with the BREEAM criteria?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.83%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

#### Comments/notes:



**Ene 04 Low carbon design**

No. of BREEAM credits available	3	Available contribution to overall score	2.50%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment criteria**

Assessment criteria	Compliant?	Credits available	Credits achieved
Will passive design measures be used in line with an analysis be carried out during concept design stage (RIBA stage 2 or equivalent)?	No	1	0
Will free cooling measures be implemented in the whole building in line with the passive design analysis?	No	1	0
Will a LZC technology be specified in line with a feasibility study carried out by the completion of the Concept Design stage (RIBA Stage 2 or equivalent)?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.83%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**Ene 05 Energy efficient cold storage**

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

**Assessment criteria**

Assessment criteria	Compliant?	Credits available	Credits achieved
Will the refrigeration system be designed, installed & commissioned in accordance with BREEAM criteria?	No	N/A	N/A
Will the refrigeration system demonstrate a saving in indirect greenhouse gas emissions?	No	N/A	N/A

Total BREEAM credits achieved	N/A
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Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Ene 06 Energy efficient transportation systems** Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment criteria	Compliant?	Credits available	Credits achieved
Will a transportation system analysis be carried out to determine and specify the optimum number, size and type of lifts that is most energy efficient? Will the relevant energy-efficient features criteria be met?			
Total BREEAM credits achieved			N/A
Total contribution to overall building score			N/A
Total BREEAM innovation credits achieved			N/A
Minimum standard(s) level			N/A

Comments/notes:

**Ene 07 Energy efficient laboratory systems** Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment criteria	Compliant?	Credits available	Credits achieved
Pre-requisite: Criterion 1 of Hea 03 - risk assessment of laboratory facilities Have the occupants' laboratory requirements & performance criteria been confirmed during the preparation of the initial project brief to minimise energy demand?			
Best Practice Energy Practices in Laboratories (table 27) Will the laboratory meet criteria item b) Fan power? Will the laboratory criteria item c) Fume cupboard volume flow rates? Will the lab meet item d) Grouping / isolation of high filtration/ventilation activities? Will the laboratory meet criteria item e) Energy recovery - heat? Will the laboratory meet criteria item f) Energy recovery - cooling?			

Will the laboratory meet criteria item g) Grouping of cooling loads?	
Will the laboratory meet criteria item h) Free cooling?	
Will the laboratory meet criteria item i) Load responsiveness?	
Will the laboratory meet criteria item j) Cleanrooms?	
Will the laboratory meet criteria item k) Diversity?	
Will the laboratory meet criteria item l) Room air-change rates?	

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:



**Ene 08 Energy efficient equipment**

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment criteria

Which of the following will be present and likely to be a/the major contributor to 'unregulated' energy use?  
 Ref A Small power and plug in equipment?  
 Ref B Swimming pool?  
 Ref C Communal laundry?  
 Ref D Data centre?  
 Ref E IT-intensive operation areas?  
 Ref F Residential areas?  
 Ref G Healthcare?  
 Ref H Kitchen and catering facilities?

Present	Major impact

Will the significant majority contributor(s) to 'unregulated' energy use above meet the BREEAM criteria?	Compliant	Credits available	Credits achieved
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Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

[Redacted area]

**Ene 09 Drying space**

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment criteria  
 Building Performance by Assessment Issue

Compliant? 24/04/2015 Credits available Credits achieved

Will internal/external drying space and fixings be provided?

N/A

Total BREEAM credits achieved

N/A

Total contribution to overall building score

N/A

Total BREEAM innovation credits achieved

N/A

Minimum standard(s) level

N/A

Comments/notes:

**TRANSPORT**

**Tra 01 Public Transport Accessibility**

No. of BREEAM credits available	5	Available contribution to overall score	5.56%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Building type category (for purpose of Tra01 issue assessment)

Retail

Assessment Criteria

Compliant	6.00	Credits available	5	Credits achieved	2
					N/A

Indicative public transport accessibility index (AI):  
Will the building have a dedicated bus service?

AI	Indicative Accessibility Index for pre-assessment
0	Poor or no public transport provision
1	A single BREEAM compliant public transport node available
2	Some BREEAM compliant public transport nodes/services available
4	A selection of BREEAM compliant public transport nodes/services available
8	Good provision of public transport i.e. small urban centre / suburban area
10	Very Good provision of public transport i.e. small/medium urban centre
12	Excellent provision of public transport, i.e. medium urban centre
18	Excellent provision of public transport, i.e. large urban/metropolitan city centre

Total BREEAM credits achieved	2
Total contribution to overall building score	2.22%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Tra 02 Proximity to Amenities**

No. of BREEAM credits available	1	Available contribution to overall score	1.11%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will the building be in close proximity of and accessible to applicable amenities?	Yes	1	1
Total BREEAM credits achieved	1		
Total contribution to overall building score	1.11%		
Total BREEAM innovation credits achieved	N/A		
Minimum standard(s) level	N/A		

Comments/notes:

**Tra 03 Cyclist facilities**

No. of BREEAM credits available	2	Available contribution to overall score	2.22%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No
Building type category (for purpose of Tra03 issue assessment)			
Retail – Individual retail unit			
How many compliant cycle storage spaces will be provided?			
2			
What cyclist facilities will be provided?			
No compliant facilities			

**Assessment Criteria**

Cycle storage spaces	Compliant?	Credits available	Credits achieved
Cyclist facilities	Yes	2	1
	No		
Total BREEAM credits achieved			1
Total contribution to overall building score			1.11%
Total BREEAM innovation credits achieved			N/A
Minimum standard(s) level			N/A

**Comments/notes:**

**Tra 04 Maximum Car Parking Capacity**

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A
Building type category (for purpose of Tra04 issue)			
Building's indicative Accessibility Index (sourced from issue Tra01)			

**Assessment Criteria**

Will BREEAM's maximum parking capacity criteria for the building type/Accessibility Index be met?	Compliant?	Credits available	Credits achieved

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Tra 05 Travel Plan**

No. of BREEAM credits available	1	Available contribution to overall score	1.11%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Will a transport plan based on site specific travel survey/assessment be developed?	Compliant?	Credits available	Credits achieved
	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	1.11%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**WATER**

**Wat 01 Water Consumption**

No. of BREEAM credits available	5	Available contribution to overall score	4.69%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

How do you wish to assess the number of BREEAM credits to be achieved for this issue?

Define a target % improvement over baseline sanitary fittings

What is the target for % reduction in potable water consumption for sanitary use in the building?

40% - three credits

Please select the calculation procedure used

**Standard approach data**

Water Consumption from building micro-components	
Water demand met via greywater/rainwater sources	
Total net water consumption	
Improvement on baseline performance	

Key Performance Indicator - use of freshwater resource

Total net Water Consumption	
Default building occupancy	

Alternative approach data

Overall microcomponent performance level achieved	

Total BREEAM credits achieved	3
Total contribution to overall building score	2.81%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Outstanding level

Comments/notes:



**Wat 02 Water Monitoring**

No. of BREEAM credits available	1	Available contribution to overall score	0.94%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will there be a water meter on the mains water supply to the building(s)?	Yes	1	1
Will metering/monitoring equipment be specified on the water supply to any relevant	Yes		
Will all specified water meters have a pulsed output?	Yes		
If the site/building has an existing BMS connection, will all pulsed meters be connected to the BMS?	Yes		

Total BREEAM credits achieved	1
Total contribution to overall building score	0.94%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

**Comments/notes:**

**Wat 03 Water Leak Detection and Prevention**

No. of BREEAM credits available	2	Available contribution to overall score	1.88%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will a mains water leak detection system be installed on the building's mains water supply?	Yes	1	1
Will flow control devices be installed in each sanitary area/facility?	Yes	1	1

Total BREEAM credits achieved	2
Total contribution to overall building score	1.88%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Wat 04 Water Efficient Equipment** Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved
Has a meaningful reduction in unregulated water demand been achieved?			

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**MATERIALS**

**Mat 01 Life Cycle Impacts**

No. of BREEAM credits available	5	Available contribution to overall score	5.58%
No. of BREEAM innovation credits available	3	Minimum standards applicable	No

How do you wish to assess the number of BREEAM credits to be achieved for this issue?

Assessment Criteria	Define the number of Mat 01 credits achieved
Predicted total Mat01 credits achieved	4
Predicted total Mat01 points achieved	
Number of building elements assessed	
Green Guide exemplary level compliant?	No
Has IMPACT compliant software been used?	No

Total BREEAM credits achieved	4
Total contribution to overall building score	4.46%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

Comments/notes:

### Mat 02 Hard Landscaping and Boundary Protection

No. of BREEAM credits available	1	Available contribution to overall score	1.12%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

#### Assessment Criteria

Will ≥80% of all external hard landscaping and boundary protection achieve a Green Guide A or A+ rating?	Yes	Credits available	1	Credits achieved	1
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Total BREEAM credits achieved	1
Total contribution to overall building score	1.12%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

#### Comments/notes:

### Mat 03 Responsible Sourcing

No. of BREEAM credits available	4	Available contribution to overall score	4.46%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

#### Assessment Criteria

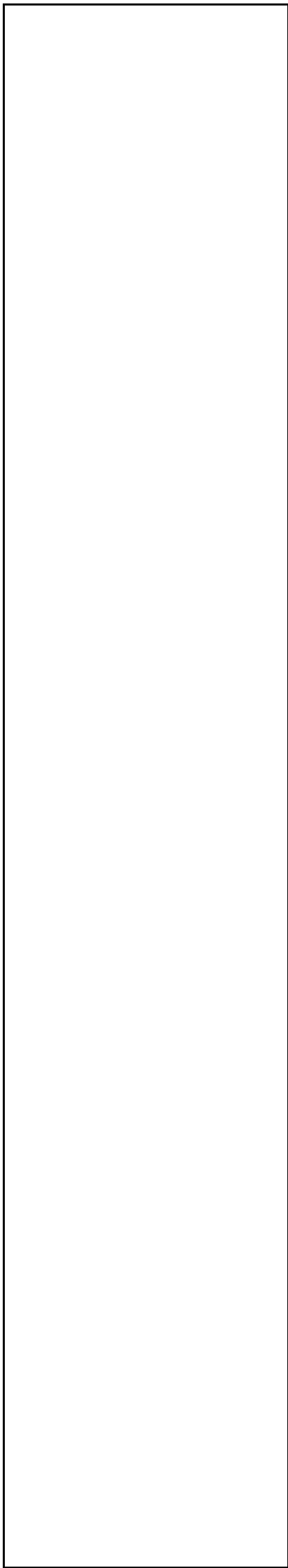
All timber and timber based products are 'Legally harvested and trader timber' Is there a documented sustainable procurement plan? Percentage of available responsible sourcing of materials points achieved	Yes	Credits available	1	Credits achieved	1
	Yes		3		3
	60.00%				

Route 2: Proportion of materials responsibly sourced

Total BREEAM credits achieved	4
Total contribution to overall building score	4.46%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Outstanding level

#### Comments/notes: Building Performance by Assessment Issue

24/04/2015



**Mat 04 Insulation**

No. of BREEAM credits available	1	Available contribution to overall score	1.12%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	2.50	Credits available	1	Credits achieved	1	Note: An insulatio
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What is the building's targeted insulating index?	1
Total BREEAM credits achieved	1
Total contribution to overall building score	1.12%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Mat 05 Designing for durability and resilience**

No. of BREEAM credits available	1	Available contribution to overall score	1.12%
No. of BREEAM innovation credits available	0	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will suitable durability/protection measures be specified and installed to vulnerable areas of the building?	Yes	1	1
Will suitable durability/protection measures be specified and installed to exposed parts of the building?	Yes		

Total BREEAM credits achieved	1
Total contribution to overall building score	1.12%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Mat 06 Material efficiency**

No. of BREEAM credits available	1	Available contribution to overall score	1.12%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Will material efficiency measures be identified & implemented during all RIBA stages?	Compliant?	Credits available	Credits achieved
	No	1	0

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**



**WASTE**

**Wst 01 Construction Waste Management**

No. of BREEAM credits available	4	Available contribution to overall score	4.75%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

How do you wish to assess the number of BREEAM credits to be achieved for this issue? **Define a target number of BREEAM credits**

Select the number of BREEAM credits being targeted for issue Wst 01: **4** BREEAM Wst01 Innovation credits: **1**

Assessment Criteria	Compliant?
Construction resource management plan Compliant Pre-demolition audit	
Does the excavation waste meet the exemplary level requirements?	

Key Performance Indicators - Construction Waste	Compliant?
Measure/units for the data being reported	
Non-hazardous construction waste (excluding demolition/excavation)	
Total non-hazardous construction waste generated	
Non-hazardous non-demolition const. waste diverted from landfill	
Total non-hazardous non-demolition const. waste diverted from landfill	
Total non-hazardous demolition waste generated	
Non-hazardous demolition waste diverted from landfill	
Total non-hazardous demolition waste to disposal	
Material for reuse	
Material for recycling	
Material for energy recovery	
Hazardous waste to disposal	

Note: At the pre-assessment stage this is 1  
 Note: At this stage this will be a target k  
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Total BREEAM credits achieved	4
Total contribution to overall building score	4.75%
Total BREEAM innovation credits achieved	1
Minimum standard(s) level	Outstanding level

Comments/notes:

**Wst 02 Recycled Aggregates**

No. of BREEAM credits available	1	Available contribution to overall score	1.19%
No. of BREEAM innovation credits available	1	Minimum standards applicable	No

**Assessment Criteria**

What is the target total % of high-grade aggregate that will be recycled/secondary aggregate?	Total 0%
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% of high-grade aggregate that is recycled/secondary aggregate - by application

Bitumen/hydraulically bound base, binder and surface courses	
Building foundations	
Concrete road surfaces	
Pipe bedding	
Granular fill and capping	
Structural frame	

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

Comments/notes:

**Wst 03 Operational Waste**

No. of BREEAM credits available	1	Available contribution to overall score	1.19%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

**Assessment Criteria**

Will operational recyclable waste volumes be segregated and stored?	Compliant?	Credits available	Credits achieved
Will static waste compactor(s) or baler(s) be specified where appropriate?	Yes	1	1
Will vessel(s) for composting suitable organic waste where appropriate?	Yes		
	Yes		

Building Performance by Assessment Issue

24/04/2015

Total BREEAM credits achieved	1
Total contribution to overall building score	1.19%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

Comments/notes:

**Wst 04 Speculative Floor and Ceiling Finishes**

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

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**Wst 05 Adaption to climate change**

No. of BREEAM credits available	1	Available contribution to overall score	1.19%
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will a climate change adaptation strategy appraisal for structural and fabric resilience be conducted by the end of Concept Design (RIBA Stage 2 or equivalent)?	No	1	0
Will emexplanry level criteria – Responding to adaptation to climate change be met?			

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

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**Wst 06 Functional adaptability**

No. of BREEAM credits available	1	Available contribution to overall score	1.19%
No. of BREEAM innovation credits available	0	Minimum standards applicable	N/A

**Assessment Criteria**

Will a building specific functional adaptation strategy appraisal be conducted by Concept Design (RIBA Stage 2 or equivalent) and will functional adaptation measures be implemented?

Compliant?	No	Credits available	1	Credits achieved	0
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Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

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**LAND USE & ECOLOGY**

**LE 01 Site Selection**

No. of BREEAM credits available	2	Available contribution to overall score	2.20%
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No. of BREEAM innovation credits available	0	Minimum standards applicable	No
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**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will at least 75% of the proposed development's footprint be located on previously occupied land?	No	1	0
Is the site deemed to be significantly contaminated?	No	1	0

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

### LE 02 Ecological Value of Site and Protection of Ecological Features

No. of BREEAM credits available	2	Available contribution to overall score	2.20%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

#### Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Can the land within the construction zone be defined as 'land of low ecological value'?	Yes	1	1
Will all features of ecological value surrounding the construction zone/site boundary be protected?	Yes	1	1

Total BREEAM credits achieved	2
Total contribution to overall building score	2.20%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

### LE 03 Mitigating Ecological Impact

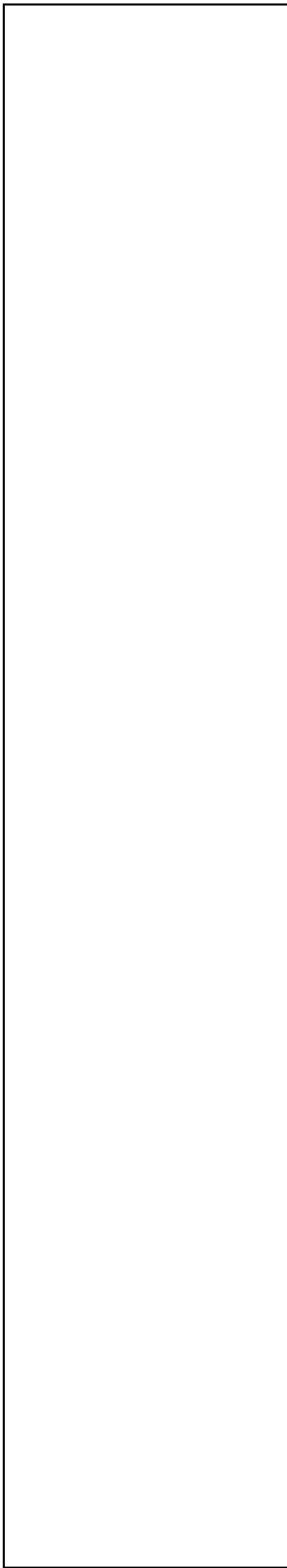
No. of BREEAM credits available	2	Available contribution to overall score	2.20%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

#### Assessment Criteria

What is the likely change in ecological value as a result of the sites development?	<0>-9 species (i.e. minimal negative change)	Plant species richn
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Total BREEAM credits achieved	1
Total contribution to overall building score	1.10%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

Comments/notes:





**LE 04 Enhancing Site Ecology**

No. of BREEAM credits available	2	Available contribution to overall score	2.20%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Will a suitably qualified ecologist be appointed to report on enhancing and protecting site ecology?	Yes	Credits available	2	Credits achieved	1
Will the suitably qualified ecologist's general recommendations be implemented?	Yes				
What is the targeted/intended improvement in ecological value as a result of enhancement actions?	<6 species (small positive change) <span style="float: right;">Plant species rich</span>				

Total BREEAM credits achieved	1
Total contribution to overall building score	1.10%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**LE 05 Long Term Impact on Biodiversity**

No. of BREEAM credits available	2	Available contribution to overall score	2.20%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Will a Suitably Qualified Ecologist be appointed to monitor/minimise impacts of site activities on biodiversity?	Yes	Credits available	2	Credits achieved	2
Will a landscape and habitat management plan be produced covering at least the first five years after project completion in accordance with British Standards?	Yes				
Number of applicable measures to improve biodiversity confirmed by SQE: Number of applicable measures implemented:	4				
	4				

Total BREEAM credits achieved	2
Total contribution to overall building score	2.20%

**Building Performance by Assessment Issue**

24/04/2015

Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**POLLUTION**

<b>Pol 01 Impact of Refrigerants</b>			
No. of BREEAM credits available	3	Available contribution to overall score	2.54%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Yes	No	Credits available	Credits achieved
Refrigerant containing systems installed in the assessed building? Do all systems (with electric compressors) comply with the requirements of BS EN 378:2008 (parts 2 & 3) & where refrigeration systems containing ammonia are installed, the IOR (Ammonia Refrigeration Systems Code of Practice?)				
Global Warming Potential of the specified refrigerant(s) 10 or less?				
What is the target range Direct Effect Life Cycle CO2eq. emissions for the system? Cooling/Heating capacity of the system			kgCO2eq/kW coolth capacity kW	
Will a refrigerant leak detection and containment system be specified/installed?				

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

<b>Pol 02 NO<sub>x</sub> Emissions</b>			
No. of BREEAM credits available	3	Available contribution to overall score	0.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	
NO <sub>x</sub> emission level - space heating	mg/kWh
NO <sub>x</sub> emission level - water heating	mg/kWh

Does this building meet BREEAM's definition of a highly insulated building?  
 Energy consumption: heating and hot water

N/A
30457.00

kWh/m2/yr

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Pol 03 Surface Water Run off**

No. of BREEAM credits available	5	Available contribution to overall score	4.23%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
What is the actual/likely annual probability of flooding for the assessed site? Will a Flood Risk Assessment be undertaken?	Low	2	2
Will the site meet the BREEAM criteria for peak rate surface water run off?	Yes	1	1
Will the site meet the criteria for surface water run off volume, attenuation and/or limiting discharge?	Yes	1	1
Will the site be designed to minimise watercourse pollution in accordance with the BREEAM criteria?	Yes	1	1

Total BREEAM credits achieved	5
Total contribution to overall building score	4.23%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**Pol 04 Reduction of Night Time Light Pollution**

No. of BREEAM credits available	1	Available contribution to overall score	0.85%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will the external lighting specification be designed to reduce light pollution?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.85%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Pol 05 Noise Attenuation**

No. of BREEAM credits available	1	Available contribution to overall score	0.85%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant	Credits available	Credits achieved
Will there be noise-sensitive areas/buildings within 800m radius of the development?	Yes	1	1
Will a noise impact assessment be carried out and, if applicable, noise attenuation measures specified?	Yes		

Total BREEAM credits achieved	1
Total contribution to overall building score	0.85%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**INNOVATION**

**Inn 01 Innovation**

No. of BREEAM innovation credits available	10	Available contribution to overall score	10.00%
		Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Man 03 Responsible construction practices	Yes	1	1
Man 05 Aftercare	N/A	1	N/A
Hea 01 Visual Comfort	No	1	0
Hea 02 Indoor Air Quality	N/A	N/A	N/A
Ene 01 Reduction of energy use and carbon emissions	No	5	0
Wat 01 Water Consumption	No	1	0
Mat01 Life Cycle Impacts	No	3	0
Mat03 Responsible Sourcing of Materials	No	1	0
Wst01 Construction Waste Management	Yes	1	1

Wst02 Recycled Aggregates	No	1	0
Wst.05 Adaption to climate change	N/A	N/A	N/A

Number of 'approved' innovation credits achieved?	0
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Total BREEAM innovation credits achieved	2
Total contribution to overall building score	2.00%
Minimum standard(s) level	N/A

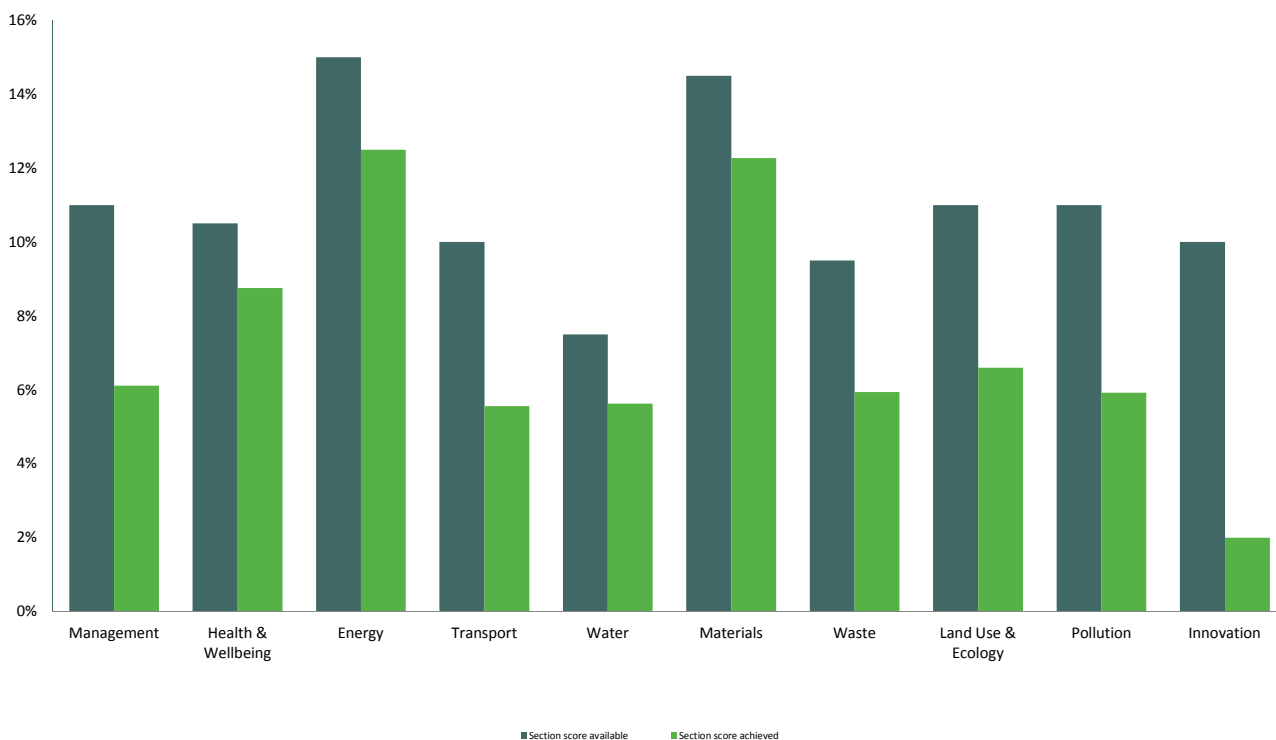
Comments/notes:



## Overall Building Performance

Building name	General Retail
Indicative BREEAM rating	Excellent
Indicative Total Score	71.3%
Min. standards level achieved	Outstanding level

## Building Performance by Environment Section



Environmental Section	No. credits available	Indicative no. credits Achieved	% credits achieved	Section Weighting	Indicative Section Score
Management	18	10	55.6%	11.0%	6.1%
Health & Wellbeing	12	10	83.3%	10.5%	8.8%
Energy	18	15	83.3%	15.0%	12.5%
Transport	9	5	55.6%	10.0%	5.6%
Water	8	6	75.0%	7.5%	5.6%
Materials	13	11	84.6%	14.5%	12.3%
Waste	8	5	62.5%	9.5%	5.9%
Land Use & Ecology	10	6	60.0%	11.0%	6.6%
Pollution	13	7	53.8%	11.0%	5.9%
Innovation	10	2	20.0%	10.0%	2.0%



## General information

BRE Assessment reference no.	to be confirmed
Client name	A2Dominion
Building end user/occupier	
Assessor name	Toby Morris
Assessor organisation	Hyder Consulting

## Building details

Building name	Convenience Store
Country	England
Building type (main description)	Retail
Building type (sub-group)	Retail - Shop
Building floor area (GIA) m <sup>2</sup>	418
Building floor area (NIFA) m <sup>2</sup>	410
BREEAM scheme	New Construction
BREEAM version	2014 (SD5076)
BREEAM UK 2014 technical manual issue number	SD5076 Issue 1.0
Project type	New Construction (shell and core)
Assessment stage	Pre-Assessment
Location type	
If applicable, does this industrial building have a heated or cooled operational area?	
Commercial/industrial refrigeration and storage systems	No
Building user transportation systems (lifts and/or escalators)	No
Laboratory function/area and size category	No laboratory
Laboratory containment level	No laboratory
Fume cupboard(s) and/or other containment devices	No
Unregulated water uses present? (e.g. vehicle wash system, irrigation)	No
If applicable, will this healthcare building house inpatients?	Option not applicable to building type
If applicable, does this industrial building have an office area?	Option not applicable to building type
If applicable, does this building contain areas requiring SAP assessment?	Option not applicable to building type
If SAP used, what proportion of the building's total floor area (GIA) does it apply to?	

## Disclaimer

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Building name	Convenience Store
Building score (%)	71.27%
Building rating	Excellent
Minimum standards level achieved	Outstanding level

**MANAGEMENT**

**Man 01 Project brief and design**

No. of BREEAM credits available	4	Available contribution to overall score	2.44%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will stakeholder consultation (project delivery) take place?	Yes	1	1
Will stakeholder consultation (third party) take place?	Yes	1	1
Will a sustainability champion (design) be assigned?	No	1	0
Will a sustainability champion (monitoring progress) be assigned?	No	1	0

Total BREEAM credits achieved	2
Total contribution to overall building score	1.22%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

Comments/notes:

**Man 02 Life cycle cost and service life planning**

No. of BREEAM credits available	4	Available contribution to overall score	2.44%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will an elemental life cycle cost (LCC) analyses be carried out?	No	2	0
Will a component level LCC plan be developed?	No	1	0
Will the predicted capital cost be reported?	No	1	0
Expected capital cost of the project (if available)		£/m <sup>2</sup>	
Total BREEAM credits achieved			0
Total contribution to overall building score			0.00%
Total BREEAM innovation credits achieved			N/A
Minimum standard(s) level			N/A

Comments/notes:

**Man 03 Responsible construction practices**

No. of BREEAM credits available	6	Available contribution to overall score	3.67%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Assessment Criteria	Compliant?	Credits available	Credits achieved
Is all site timber used in the project 'legally harvested and traded timber'?	Yes		
Will/does the principal contractor operate a compliant Environmental Management System?	Yes	1	1
Will a construction stage sustainability champion be assigned?	No	1	0
Will a considerate construction scheme be used by the principal contractor? (One credit where 'compliance' has been achieved. Two credits where 'compliance' is significantly exceeded.)	2	2	2
Will construction site impacts be metered/monitored?	Yes		
Will site utility consumption be metered/monitored?	Yes	1	1
Will transport of construction materials and waste be metered/monitored?	Yes	1	1
Will exemplary level criteria be met?	Yes	1	1
<b>Total BREEAM credits achieved</b>		<b>5</b>	
<b>Total contribution to overall building score</b>		<b>3.06%</b>	
<b>Total BREEAM innovation credits achieved</b>		<b>1</b>	
<b>Minimum standard(s) level</b>		<b>Outstanding level</b>	

Comments/notes:

**Man 04 Commissioning and handover**

No. of BREEAM credits available	4	Available contribution to overall score	2.44%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will commissioning schedule and responsibilities be developed & accounted for?	Yes	1	1
Will a commissioning manager be appointed?	Yes	1	1
Will the building fabric be commissioned?	No	1	0
Will a training schedule for building occupiers/managers at Handover?	Yes	1	1
Will a building user guide be developed prior to handover?	Yes		

Total BREEAM credits achieved	3
Total contribution to overall building score	1.83%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

**Comments/notes:**

**Man 05 Aftercare**

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	1	Minimum standards applicable	N/A

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will aftercare support be provided to building occupiers?			
Will seasonal commissioning occur over 12 months once substantially occupied?			
Will a post occupancy evaluation be carried out 1 year after occupation?			
Will exemplary level criteria be met?			

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A

Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:



**HEALTH & WELLBEING**

**Hea 01 Visual Comfort**

No. of BREEAM credits available	5	Available contribution to overall score	4.38%
No. of BREEAM innovation credits available	1	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will the design provide adequate glare control for building users?	Yes	1	1
Will relevant building areas be designed to achieve appropriate daylight factor(s)?	1	2	1
Will the design provide adequate view out for building users?	Yes	1	1
Will internal/external lighting levels, zoning and controls be specified in accordance with the relevant CIBSE Guides/British Standards?	Yes	1	1
Will exemplary level criteria be met?	No	1	0

Total BREEAM credits achieved	4
Total contribution to overall building score	3.50%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

Comments/notes:

**Hea 02 Indoor Air Quality**

No. of BREEAM credits available	2	Available contribution to overall score	1.75%
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will an air quality plan be produced and building designed to minimise air pollution?			
Will building be designed to minimise the concentration and recirculation of pollutants in the building?	Yes	1	1

Will the relevant products be specified to meet the VOC testing and emission levels required?			
Will formaldehyde and total VOC levels be measured post construction?			
Will the building be designed to, or have the potential to provide, natural ventilation?	Yes	1	1
Will exemplary level VOCs (products) criteria be met?			

Total BREEAM credits achieved	2
Total contribution to overall building score	1.75%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Hea 03 Safe containment in laboratories** Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will an objective risk assessment of proposed laboratory facilities' design be completed?			
Will the manufacture & installation of fume cupboards and containment devices meet best practice standards?			
Will containment level 2 & 3 labs meet best practice safety & performance criteria?			

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Hea 04 Thermal comfort**

No. of BREEAM credits available	2	Available contribution to overall score	1.75%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will thermal modelling of the design be carried out?	Yes	1	1
Will the building design be adapted for a projected climate change scenario?	No	1	0

Total BREEAM credits achieved	1
Total contribution to overall building score	0.88%

Building Performance by Assessment Issue

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Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

### Hea 05 Acoustic Performance

No. of BREEAM credits available	1	Available contribution to overall score	0.88%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

#### Assessment Criteria

Will the building meet the appropriate acoustic performance standards and testing requirements for:  
a. Sound insulation  
b. Indoor ambient noise level  
c. Reverberation times?

Credits	Credits available	Credits achieved
1	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.88%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

#### Comments/notes:

### Hea 06 Safety and Security

No. of BREEAM credits available	2	Available contribution to overall score	1.75%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

#### Assessment Criteria

Where external site areas are present, will safe access be designed for pedestrians and cyclists?  
Will a suitably qualified security consultant be appointed and security considerations accounted for?

Compliant?	Credits available	Credits achieved
Yes	1	1
Yes	1	1

Total BREEAM credits achieved	2
Total contribution to overall building score	1.75%
Total BREEAM innovation credits achieved	N/A

Minimum standard(s) level

N/A

Comments/notes:

**ENERGY**

**Ene 01 Reduction of energy use and carbon emissions**

No. of BREEAM credits available	12	Available contribution to overall score	10.00%
No. of BREEAM innovation credits available	5	Minimum standards applicable	Yes

How do you wish to assess the number of BREEAM credits achieved for this issue?

Select the target number of BREEAM credits for the Ene01 issue:

Define a target number of BREEAM credits achieved

11

Ene 01 Calculator

Country of the UK where the building is located		Confirm building regulation and version to be used:	
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New Construction (shell and core)

Notional building heating and cooling energy demand	m2
Actual building heating and cooling energy demand	MJ/m2yr
Notional building primary energy consumption	MJ/m2yr
Actual building primary energy consumption	kWh/m2yr
Target emission rate (TER)	kWh/m2yr
Building emission rate (BER)	kgCO2/m2yr
Building emission rate improvement over TER	kgCO2/m2yr
Heating & cooling demand energy performance ratio (EPR <sub>ED</sub> )	
Primary consumption energy performance ratio (EPR <sub>PC</sub> )	
CO <sub>2</sub> Energy performance ratio (EPR <sub>CO2</sub> )	
Overall building energy performance ratio (EPR <sub>NC</sub> )	

Equivalent % of the building's 'regulated' energy consumption generated by carbon neutral sources and used to meet energy demand from 'unregulated' building systems or processes?

If the building is defined as 'carbon negative' what is the total (modelled) renewable/carbon neutral energy generated and exported?


Total BREEAM credits achieved	11
Total contribution to overall building score	9.17%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Outstanding level

Comments/notes:



### Ene 02 Energy monitoring

No. of BREEAM credits available	2	Available contribution to overall score	1.67%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

#### Assessment criteria

Assessment criteria	Compliant?	Credits available	Credits achieved
Will a BMS or sub-meters be specified to monitor energy use from major building services systems?	Yes	1	1
Will a BMS or sub-meters be specified to monitor energy use by tenant/building function areas?	Yes	1	1

Total BREEAM credits achieved	2
Total contribution to overall building score	1.67%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

#### Comments/notes:

### Ene 03 External lighting

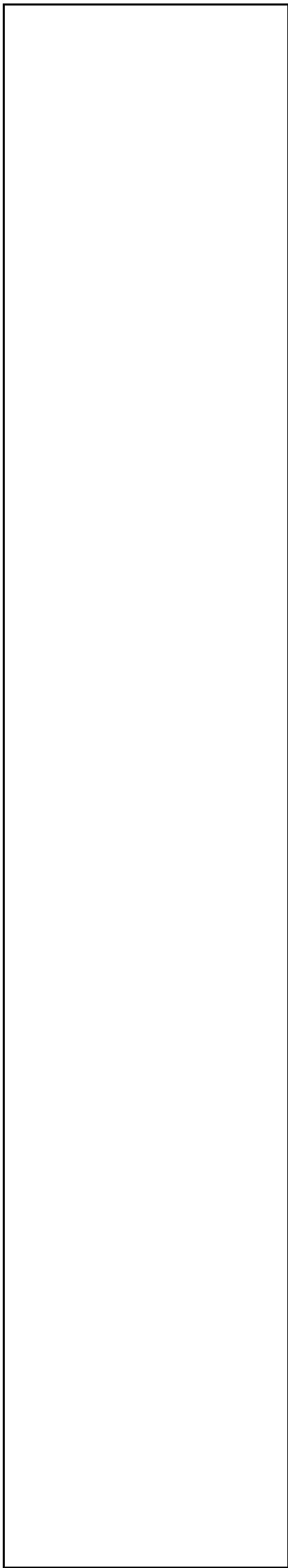
No. of BREEAM credits available	1	Available contribution to overall score	0.83%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

#### Assessment criteria

Assessment criteria	Compliant?	Credits available	Credits achieved
Will external light fittings and controls be specified in accordance with the BREEAM criteria?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.83%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

#### Comments/notes:



**Ene 04 Low carbon design**

No. of BREEAM credits available	3	Available contribution to overall score	2.50%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment criteria**

Assessment criteria	Compliant?	Credits available	Credits achieved
Will passive design measures be used in line with an analysis be carried out during concept design stage (RIBA stage 2 or equivalent)?	No	1	0
Will free cooling measures be implemented in the whole building in line with the passive design analysis?	No	1	0
Will a LZC technology be specified in line with a feasibility study carried out by the completion of the Concept Design stage (RIBA Stage 2 or equivalent)?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.83%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**Ene 05 Energy efficient cold storage**

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

**Assessment criteria**

Assessment criteria	Compliant?	Credits available	Credits achieved
Will the refrigeration system be designed, installed & commissioned in accordance with BREEAM criteria?	No	N/A	N/A
Will the refrigeration system demonstrate a saving in indirect greenhouse gas emissions?	No	N/A	N/A

Total BREEAM credits achieved	N/A
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Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Ene 06 Energy efficient transportation systems** Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment criteria	Compliant?	Credits available	Credits achieved
Will a transportation system analysis be carried out to determine and specify the optimum number, size and type of lifts that is most energy efficient? Will the relevant energy-efficient features criteria be met?			
Total BREEAM credits achieved			N/A
Total contribution to overall building score			N/A
Total BREEAM innovation credits achieved			N/A
Minimum standard(s) level			N/A

Comments/notes:

**Ene 07 Energy efficient laboratory systems** Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment criteria	Compliant?	Credits available	Credits achieved
Pre-requisite: Criterion 1 of Hea 03 - risk assessment of laboratory facilities Have the occupants' laboratory requirements & performance criteria been confirmed during the preparation of the initial project brief to minimise energy demand?			
Best Practice Energy Practices in Laboratories (table 27) Will the laboratory meet criteria item b) Fan power? Will the laboratory criteria item c) Fume cupboard volume flow rates? Will the lab meet item d) Grouping / isolation of high filtration/ventilation activities? Will the laboratory meet criteria item e) Energy recovery - heat? Will the laboratory meet criteria item f) Energy recovery - cooling?			

Will the laboratory meet criteria item g) Grouping of cooling loads?	
Will the laboratory meet criteria item h) Free cooling?	
Will the laboratory meet criteria item i) Load responsiveness?	
Will the laboratory meet criteria item j) Cleanrooms?	
Will the laboratory meet criteria item k) Diversity?	
Will the laboratory meet criteria item l) Room air-change rates?	

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Ene 08 Energy efficient equipment**

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment criteria

Which of the following will be present and likely to be a/the major contributor to 'unregulated' energy use?  
 Ref A Small power and plug in equipment?  
 Ref B Swimming pool?  
 Ref C Communal laundry?  
 Ref D Data centre?  
 Ref E IT-intensive operation areas?  
 Ref F Residential areas?  
 Ref G Healthcare?  
 Ref H Kitchen and catering facilities?

Present	Major impact

Will the significant majority contributor(s) to 'unregulated' energy use above meet the BREEAM criteria?	Compliant	Credits available	Credits achieved

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Ene 09 Drying space**

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment criteria  
 Building Performance by Assessment Issue

Compliant? 24/04/2015  
 Credits available Credits achieved

Will internal/external drying space and fixings be provided?

N/A

Total BREEAM credits achieved

N/A

Total contribution to overall building score

N/A

Total BREEAM innovation credits achieved

N/A

Minimum standard(s) level

N/A

Comments/notes:



**TRANSPORT**

**Tra 01 Public Transport Accessibility**

No. of BREEAM credits available	5	Available contribution to overall score	5.56%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Building type category (for purpose of Tra01 issue assessment)

Retail

Assessment Criteria

Compliant	6.00	Credits available	5	Credits achieved	2
					N/A

Indicative public transport accessibility index (AI):  
Will the building have a dedicated bus service?

AI	Indicative Accessibility Index for pre-assessment
0	Poor or no public transport provision
1	A single BREEAM compliant public transport node available
2	Some BREEAM compliant public transport nodes/services available
4	A selection of BREEAM compliant public transport nodes/services available
8	Good provision of public transport i.e. small urban centre / suburban area
10	Very Good provision of public transport i.e. small/medium urban centre
12	Excellent provision of public transport, i.e. medium urban centre
18	Excellent provision of public transport, i.e. large urban/metropolitan city centre

Total BREEAM credits achieved	2
Total contribution to overall building score	2.22%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Tra 02 Proximity to Amenities**

No. of BREEAM credits available	1	Available contribution to overall score	1.11%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will the building be in close proximity of and accessible to applicable amenities?	Yes	1	1
Total BREEAM credits achieved	1		
Total contribution to overall building score	1.11%		
Total BREEAM innovation credits achieved	N/A		
Minimum standard(s) level	N/A		

Comments/notes:

**Tra 03 Cyclist facilities**

No. of BREEAM credits available	2	Available contribution to overall score	2.22%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No
Building type category (for purpose of Tra03 issue assessment)			
Retail – Individual retail unit			
How many compliant cycle storage spaces will be provided?			
2			
What cyclist facilities will be provided?			
No compliant facilities			

**Assessment Criteria**

Cycle storage spaces	Compliant?	Credits available	Credits achieved
Cyclist facilities	Yes	2	1
	No		
Total BREEAM credits achieved			1
Total contribution to overall building score			1.11%
Total BREEAM innovation credits achieved			N/A
Minimum standard(s) level			N/A

**Comments/notes:**

**Tra 04 Maximum Car Parking Capacity**

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A
Building type category (for purpose of Tra04 issue)			
Building's indicative Accessibility Index (sourced from issue Tra01)			

**Assessment Criteria**

Will BREEAM's maximum parking capacity criteria for the building type/Accessibility Index be met?	Compliant?	Credits available	Credits achieved

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Tra 05 Travel Plan**

No. of BREEAM credits available	1	Available contribution to overall score	1.11%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Will a transport plan based on site specific travel survey/assessment be developed?	Compliant?	Credits available	Credits achieved
	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	1.11%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**WATER**

**Wat 01 Water Consumption**

No. of BREEAM credits available	5	Available contribution to overall score	4.69%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

How do you wish to assess the number of BREEAM credits to be achieved for this issue?

Define a target % improvement over baseline sanitary fittings

What is the target for % reduction in potable water consumption for sanitary use in the building?

40% - three credits

Please select the calculation procedure used

**Standard approach data**

Water Consumption from building micro-components	
Water demand met via greywater/rainwater sources	
Total net water consumption	
Improvement on baseline performance	

Key Performance Indicator - use of freshwater resource

Total net Water Consumption	
Default building occupancy	

Alternative approach data

Overall microcomponent performance level achieved	

Total BREEAM credits achieved	3
Total contribution to overall building score	2.81%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Outstanding level

Comments/notes:

**Wat 02 Water Monitoring**

No. of BREEAM credits available	1	Available contribution to overall score	0.94%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will there be a water meter on the mains water supply to the building(s)?	Yes	1	1
Will metering/monitoring equipment be specified on the water supply to any relevant	Yes		
Will all specified water meters have a pulsed output?	Yes		
If the site/building has an existing BMS connection, will all pulsed meters be connected to the BMS?	Yes		

Total BREEAM credits achieved	1
Total contribution to overall building score	0.94%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

**Comments/notes:**

**Wat 03 Water Leak Detection and Prevention**

No. of BREEAM credits available	2	Available contribution to overall score	1.88%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will a mains water leak detection system be installed on the building's mains water supply?	Yes	1	1
Will flow control devices be installed in each sanitary area/facility?	Yes	1	1

Total BREEAM credits achieved	2
Total contribution to overall building score	1.88%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:



**Wat 04 Water Efficient Equipment** Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved
Has a meaningful reduction in unregulated water demand been achieved?			

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**MATERIALS**

**Mat 01 Life Cycle Impacts**

No. of BREEAM credits available	5	Available contribution to overall score	5.58%
No. of BREEAM innovation credits available	3	Minimum standards applicable	No

How do you wish to assess the number of BREEAM credits to be achieved for this issue?

Assessment Criteria	Define the number of Mat 01 credits achieved
Predicted total Mat01 credits achieved	4
Predicted total Mat01 points achieved	
Number of building elements assessed	
Green Guide exemplary level compliant?	No
Has IMPACT compliant software been used?	No

Total BREEAM credits achieved	4
Total contribution to overall building score	4.46%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

Comments/notes:

**Mat 02 Hard Landscaping and Boundary Protection**

No. of BREEAM credits available	1	Available contribution to overall score	1.12%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Will ≥80% of all external hard landscaping and boundary protection achieve a Green Guide A or A+ rating?	Yes	Credits available	1	Credits achieved	1
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Total BREEAM credits achieved	1
Total contribution to overall building score	1.12%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**Mat 03 Responsible Sourcing**

No. of BREEAM credits available	4	Available contribution to overall score	4.46%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

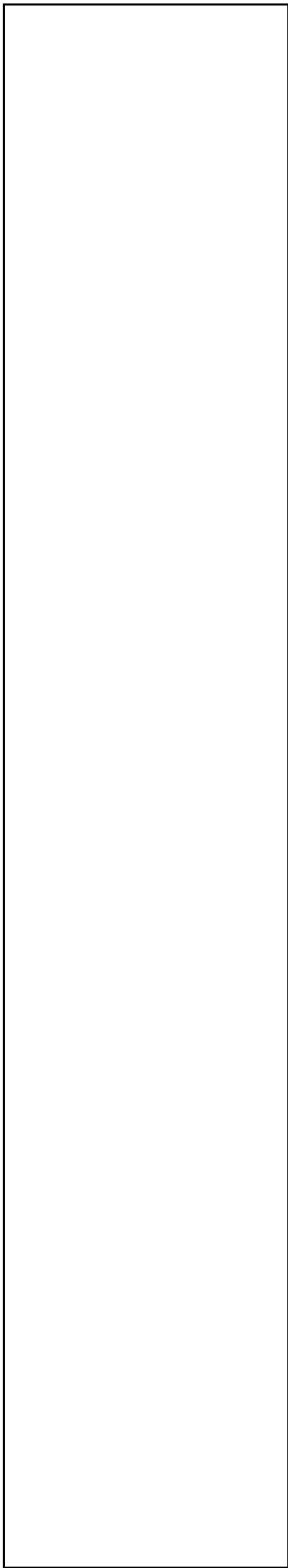
**Assessment Criteria**

All timber and timber based products are 'Legally harvested and trader timber' Is there a documented sustainable procurement plan? Percentage of available responsible sourcing of materials points achieved	Yes	Credits available	Credits achieved	
	Yes	1	1	1
	60.00%	3	3	3

Route 2: Proportion of materials responsibly sourced

Total BREEAM credits achieved	4
Total contribution to overall building score	4.46%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Outstanding level

**Comments/notes:**  
Building Performance by Assessment Issue



**Mat 04 Insulation**

No. of BREEAM credits available	1	Available contribution to overall score	1.12%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	2.50	Credits available	1	Credits achieved	1	Note: An insulatio
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What is the building's targeted insulating index?	1
Total BREEAM credits achieved	1
Total contribution to overall building score	1.12%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Mat 05 Designing for durability and resilience**

No. of BREEAM credits available	1	Available contribution to overall score	1.12%
No. of BREEAM innovation credits available	0	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will suitable durability/protection measures be specified and installed to vulnerable areas of the building?	Yes	1	1
Will suitable durability/protection measures be specified and installed to exposed parts of the building?	Yes		

Total BREEAM credits achieved	1
Total contribution to overall building score	1.12%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Mat 06 Material efficiency**

No. of BREEAM credits available	1	Available contribution to overall score	1.12%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Will material efficiency measures be identified & implemented during all RIBA stages?	Compliant?	Credits available	Credits achieved
	No	1	0

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**WASTE**

**Wst 01 Construction Waste Management**

No. of BREEAM credits available	4	Available contribution to overall score	4.75%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

How do you wish to assess the number of BREEAM credits to be achieved for this issue? Define a target number of BREEAM credits

Select the number of BREEAM credits being targeted for issue Wst 01:	4	BREEAM Wst01 Innovation credits:	1
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Assessment Criteria	Compliant?
Construction resource management plan Compliant Pre-demolition audit	
Does the excavation waste meet the exemplary level requirements?	

Key Performance Indicators - Construction Waste	Compliant?
Measure/units for the data being reported	
Non-hazardous construction waste (excluding demolition/excavation)	
Total non-hazardous construction waste generated	
Non-hazardous non-demolition const. waste diverted from landfill	
Total non-hazardous non-demolition const. waste diverted from landfill	
Total non-hazardous demolition waste generated	
Non-hazardous demolition waste diverted from landfill	
Total non-hazardous demolition waste to disposal	
Material for reuse	
Material for recycling	
Material for energy recovery	
Hazardous waste to disposal	

Note: At the pre-assessment stage this is 1  
 Note: At this stage this will be a target k  
 Note: At the pre-assessment stage this is 1  
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 Note: At this stage this will be a target k  
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 Note: At this stage this will be a target k  
 Note: At the pre-assessment stage this is 1  
 Note: At this stage this will be a target k

Total BREEAM credits achieved	4
Total contribution to overall building score	4.75%
Total BREEAM innovation credits achieved	1
Minimum standard(s) level	Outstanding level

Comments/notes:

**Wst 02 Recycled Aggregates**

No. of BREEAM credits available	1	Available contribution to overall score	1.19%
No. of BREEAM innovation credits available	1	Minimum standards applicable	No

Assessment Criteria

What is the target total % of high-grade aggregate that will be recycled/secondary aggregate?	Total 0%
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% of high-grade aggregate that is recycled/secondary aggregate - by application

Bitumen/hydraulically bound base, binder and surface courses	
Building foundations	
Concrete road surfaces	
Pipe bedding	
Granular fill and capping	
Structural frame	

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

Comments/notes:

**Wst 03 Operational Waste**

No. of BREEAM credits available	1	Available contribution to overall score	1.19%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Assessment Criteria

Will operational recyclable waste volumes be segregated and stored?	Compliant?	Credits available	Credits achieved
Will static waste compactor(s) or baler(s) be specified where appropriate?	Yes	1	1
Will vessel(s) for composting suitable organic waste where appropriate?	Yes		
	Yes		

Building Performance by Assessment Issue

24/04/2015



Total BREEAM credits achieved	1
Total contribution to overall building score	1.19%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

Comments/notes:

**Wst 04 Speculative Floor and Ceiling Finishes**

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

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**Wst 05 Adaption to climate change**

No. of BREEAM credits available	1	Available contribution to overall score	1.19%
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will a climate change adaptation strategy appraisal for structural and fabric resilience be conducted by the end of Concept Design (RIBA Stage 2 or equivalent)?	No	1	0
Will emexplanary level criteria – Responding to adaptation to climate change be met?			

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

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**Wst 06 Functional adaptability**

No. of BREEAM credits available	1	Available contribution to overall score	1.19%
No. of BREEAM innovation credits available	0	Minimum standards applicable	N/A

**Assessment Criteria**

Will a building specific functional adaptation strategy appraisal be conducted by Concept Design (RIBA Stage 2 or equivalent) and will functional adaptation measures be implemented?

Compliant?	No	Credits available	1	Credits achieved	0
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Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

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**LAND USE & ECOLOGY**

**LE 01 Site Selection**

No. of BREEAM credits available	2	Available contribution to overall score	2.20%
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No. of BREEAM innovation credits available	0	Minimum standards applicable	No
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**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will at least 75% of the proposed development's footprint be located on previously occupied land?	No	1	0
Is the site deemed to be significantly contaminated?	No	1	0

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**LE 02 Ecological Value of Site and Protection of Ecological Features**

No. of BREEAM credits available	2	Available contribution to overall score	2.20%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Can the land within the construction zone be defined as 'land of low ecological value'?	Yes	1	1
Will all features of ecological value surrounding the construction zone/site boundary be protected?	Yes	1	1

Total BREEAM credits achieved	2
Total contribution to overall building score	2.20%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**LE 03 Mitigating Ecological Impact**

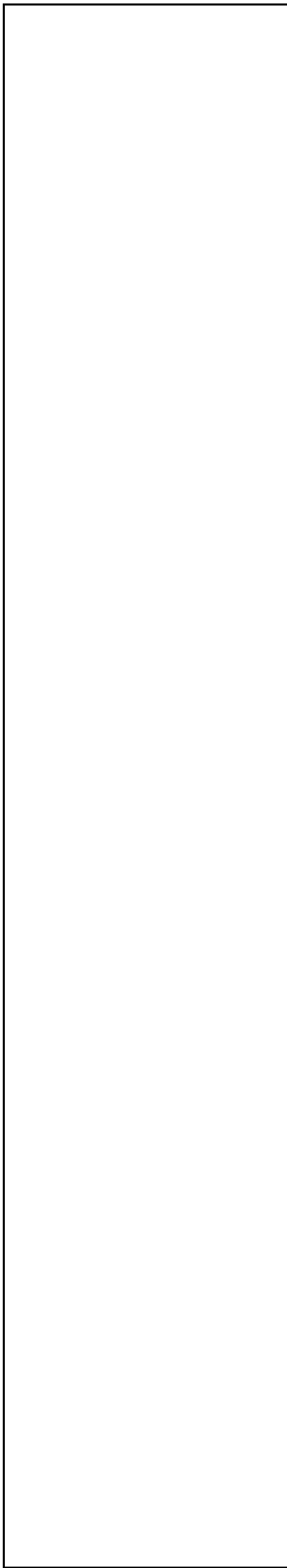
No. of BREEAM credits available	2	Available contribution to overall score	2.20%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

**Assessment Criteria**

What is the likely change in ecological value as a result of the sites development?	<0>-9 species (i.e. minimal negative change)	Plant species richn
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Total BREEAM credits achieved	1
Total contribution to overall building score	1.10%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

**Comments/notes:**



**LE 04 Enhancing Site Ecology**

No. of BREEAM credits available	2	Available contribution to overall score	2.20%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Will a suitably qualified ecologist be appointed to report on enhancing and protecting site ecology?	Yes	Credits available	2	Credits achieved	1
Will the suitably qualified ecologist's general recommendations be implemented?	Yes				
What is the targeted/intended improvement in ecological value as a result of enhancement actions?	<6 species (small positive change) <span style="float: right;">Plant species rich</span>				

Total BREEAM credits achieved	1
Total contribution to overall building score	1.10%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**LE 05 Long Term Impact on Biodiversity**

No. of BREEAM credits available	2	Available contribution to overall score	2.20%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Will a Suitably Qualified Ecologist be appointed to monitor/minimise impacts of site activities on biodiversity?	Yes	Credits available	2	Credits achieved	2
Will a landscape and habitat management plan be produced covering at least the first five years after project completion in accordance with British Standards?	Yes				
Number of applicable measures to improve biodiversity confirmed by SQE: Number of applicable measures implemented:	4				
	4				

Total BREEAM credits achieved	2
Total contribution to overall building score	2.20%

**Building Performance by Assessment Issue**

24/04/2015

Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:



**POLLUTION**

**Pol 01 Impact of Refrigerants**

No. of BREEAM credits available	3	Available contribution to overall score	2.54%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

Refrigerant containing systems installed in the assessed building? Do all systems (with electric compressors) comply with the requirements of BS EN 378:2008 (parts 2 & 3) & where refrigeration systems containing ammonia are installed, the IOR (Ammonia Refrigeration Systems Code of Practice?)	Yes	Credits available	Credits achieved
Global Warming Potential of the specified refrigerant(s) 10 or less?	No		
What is the target range Direct Effect Life Cycle CO2eq. emissions for the system?			kgCO2eq/kW coolth capacity
Will a refrigerant leak detection and containment system be specified/installed?			kW

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Pol 02 NO<sub>x</sub> Emissions**

No. of BREEAM credits available	3	Available contribution to overall score	0.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

NO <sub>x</sub> emission level - space heating		mg/kWh
NO <sub>x</sub> emission level - water heating		mg/kWh

Does this building meet BREEAM's definition of a highly insulated building?  
 Energy consumption: heating and hot water

N/A
30457.00

kWh/m2/yr

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Pol 03 Surface Water Run off**

No. of BREEAM credits available	5	Available contribution to overall score	4.23%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
What is the actual/likely annual probability of flooding for the assessed site? Will a Flood Risk Assessment be undertaken?	Low	2	2
Will the site meet the BREEAM criteria for peak rate surface water run off?	Yes	1	1
Will the site meet the criteria for surface water run off volume, attenuation and/or limiting discharge?	Yes	1	1
Will the site be designed to minimise watercourse pollution in accordance with the BREEAM criteria?	Yes	1	1

Total BREEAM credits achieved	5
Total contribution to overall building score	4.23%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**Pol 04 Reduction of Night Time Light Pollution**

No. of BREEAM credits available	1	Available contribution to overall score	0.85%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will the external lighting specification be designed to reduce light pollution?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.85%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Pol 05 Noise Attenuation**

No. of BREEAM credits available	1	Available contribution to overall score	0.85%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant	Credits available	Credits achieved
Will there be noise-sensitive areas/buildings within 800m radius of the development?	Yes	1	1
Will a noise impact assessment be carried out and, if applicable, noise attenuation measures specified?	Yes		

Total BREEAM credits achieved	1
Total contribution to overall building score	0.85%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**INNOVATION**

**Inn 01 Innovation**

No. of BREEAM innovation credits available	10	Available contribution to overall score	10.00%
		Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Man 03 Responsible construction practices	Yes	1	1
Man 05 Aftercare	N/A	1	N/A
Hea 01 Visual Comfort	No	1	0
Hea 02 Indoor Air Quality	N/A	N/A	N/A
Ene 01 Reduction of energy use and carbon emissions	No	5	0
Wat 01 Water Consumption	No	1	0
Mat01 Life Cycle Impacts	No	3	0
Mat03 Responsible Sourcing of Materials	No	1	0
Wst01 Construction Waste Management	Yes	1	1

Wst02 Recycled Aggregates	No	1	0
Wst.05 Adaption to climate change	N/A	N/A	N/A

Number of 'approved' innovation credits achieved?	0
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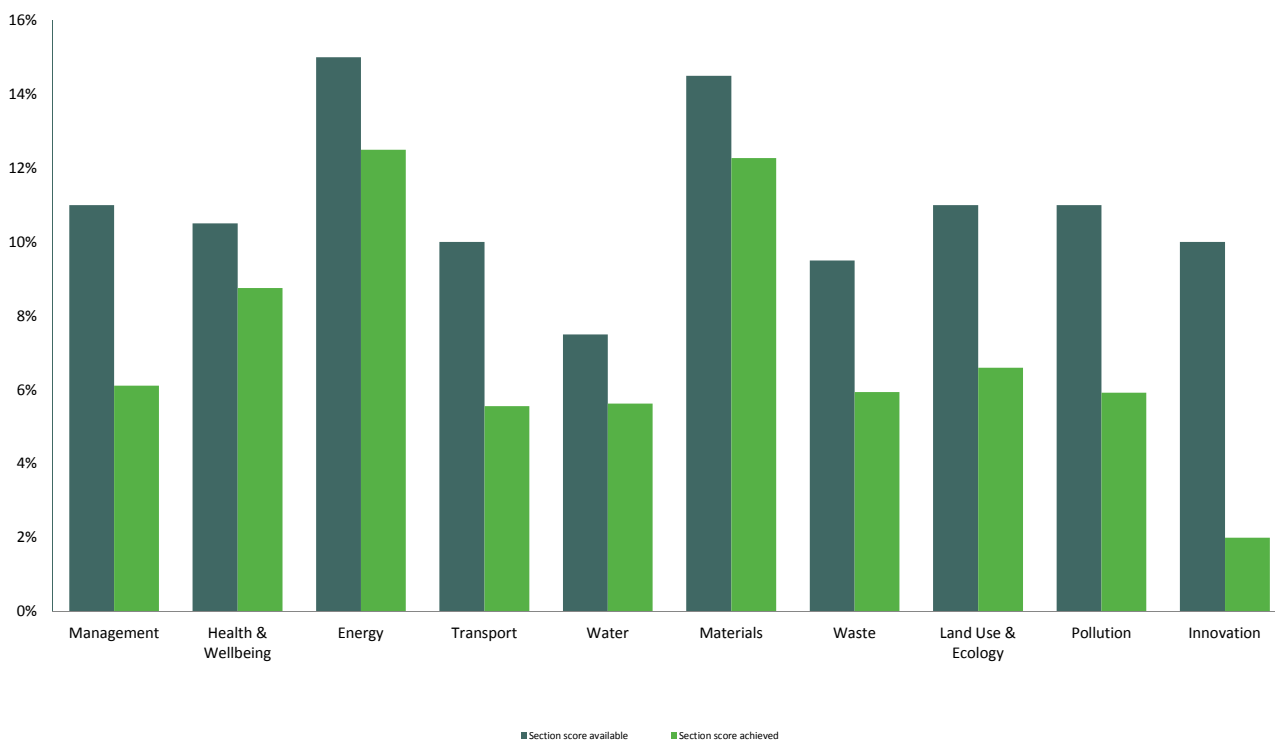
Total BREEAM innovation credits achieved	2
Total contribution to overall building score	2.00%
Minimum standard(s) level	N/A

Comments/notes:

## Overall Building Performance

Building name	Convenience Store
Indicative BREEAM rating	Excellent
Indicative Total Score	71.3%
Min. standards level achieved	Outstanding level

## Building Performance by Environment Section



Environmental Section	No. credits available	Indicative no. credits Achieved	% credits achieved	Section Weighting	Indicative Section Score
Management	18	10	55.6%	11.0%	6.1%
Health & Wellbeing	12	10	83.3%	10.5%	8.8%
Energy	18	15	83.3%	15.0%	12.5%
Transport	9	5	55.6%	10.0%	5.6%
Water	8	6	75.0%	7.5%	5.6%
Materials	13	11	84.6%	14.5%	12.3%
Waste	8	5	62.5%	9.5%	5.9%
Land Use & Ecology	10	6	60.0%	11.0%	6.6%
Pollution	13	7	53.8%	11.0%	5.9%
Innovation	10	2	20.0%	10.0%	2.0%





## General information

BRE Assessment reference no.	to be confirmed
Client name	A2Dominion
Building end user/occupier	
Assessor name	Toby Morris
Assessor organisation	Hyder Consulting

## Building details

Building name	Office B1
Country	England
Building type (main description)	Office
Building type (sub-group)	Office - General office building
Building floor area (GIA) m <sup>2</sup>	408
Building floor area (NIFA) m <sup>2</sup>	388
BREEAM scheme	New Construction
BREEAM version	2014 (SD5076)
BREEAM UK 2014 technical manual issue number	SD5076 Issue 1.0
Project type	New Construction (shell and core)
Assessment stage	Pre-Assessment
Location type	
If applicable, does this industrial building have a heated or cooled operational area?	
Commercial/industrial refrigeration and storage systems	No
Building user transportation systems (lifts and/or escalators)	Yes
Laboratory function/area and size category	No laboratory
Laboratory containment level	No laboratory
Fume cupboard(s) and/or other containment devices	No
Unregulated water uses present? (e.g. vehicle wash system, irrigation)	No
If applicable, will this healthcare building house inpatients?	Option not applicable to building type
If applicable, does this industrial building have an office area?	Option not applicable to building type
If applicable, does this building contain areas requiring SAP assessment?	Option not applicable to building type
If SAP used, what proportion of the building's total floor area (GIA) does it apply to?	

## Disclaimer

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**BREEAM UK New Construction 2014 Pre-Assessment Estimator: Assessment Issue Scoring**

Building name	Office B1
Building score (%)	73.93%
Building rating	Excellent
Minimum standards level achieved	Outstanding level

**MANAGEMENT**

**Man 01 Project brief and design**

No. of BREEAM credits available	4	Available contribution to overall score	2.44%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will stakeholder consultation (project delivery) take place?	Yes	1	1
Will stakeholder consultation (third party) take place?	Yes	1	1
Will a sustainability champion (design) be assigned?	No	1	0
Will a sustainability champion (monitoring progress) be assigned?	No	1	0

Total BREEAM credits achieved	2
Total contribution to overall building score	1.22%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

Comments/notes:

**Man 02 Life cycle cost and service life planning**

No. of BREEAM credits available	4	Available contribution to overall score	2.44%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will an elemental life cycle cost (LCC) analyses be carried out?	No	2	0
Will a component level LCC plan be developed?	No	1	0
Will the predicted capital cost be reported?	No	1	0
Expected capital cost of the project (if available)		£/m <sup>2</sup>	
Total BREEAM credits achieved			0
Total contribution to overall building score			0.00%
Total BREEAM innovation credits achieved			N/A
Minimum standard(s) level			N/A

Comments/notes:

**Man 03 Responsible construction practices**

No. of BREEAM credits available	6	Available contribution to overall score	3.67%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Assessment Criteria	Compliant?	Credits available	Credits achieved
Is all site timber used in the project 'legally harvested and traded timber'?	Yes		
Will/does the principal contractor operate a compliant Environmental Management System?	Yes	1	1
Will a construction stage sustainability champion be assigned?	No	1	0
Will a considerate construction scheme be used by the principal contractor? (One credit where 'compliance' has been achieved. Two credits where 'compliance' is significantly exceeded.)	2	2	2
Will construction site impacts be metered/monitored?	Yes		
Will site utility consumption be metered/monitored?	Yes	1	1
Will transport of construction materials and waste be metered/monitored?	Yes	1	1
Will exemplary level criteria be met?	Yes	1	1
<b>Total BREEAM credits achieved</b>		<b>5</b>	
<b>Total contribution to overall building score</b>		<b>3.06%</b>	
<b>Total BREEAM innovation credits achieved</b>		<b>1</b>	
<b>Minimum standard(s) level</b>		<b>Outstanding level</b>	

Comments/notes:

**Man 04 Commissioning and handover**

No. of BREEAM credits available	4	Available contribution to overall score	2.44%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will commissioning schedule and responsibilities be developed & accounted for?	Yes	1	1
Will a commissioning manager be appointed?	Yes	1	1
Will the building fabric be commissioned?	No	1	0
Will a training schedule for building occupiers/managers at Handover?	Yes	1	1
Will a building user guide be developed prior to handover?	Yes		

Total BREEAM credits achieved	3
Total contribution to overall building score	1.83%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

**Comments/notes:**

**Man 05 Aftercare**

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	1	Minimum standards applicable	N/A

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will aftercare support be provided to building occupiers?			
Will seasonal commissioning occur over 12 months once substantially occupied?			
Will a post occupancy evaluation be carried out 1 year after occupation?			
Will exemplary level criteria be met?			

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A

Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**HEALTH & WELLBEING**

**Hea 01 Visual Comfort**

No. of BREEAM credits available	4	Available contribution to overall score	3.82%
No. of BREEAM innovation credits available	1	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will the design provide adequate glare control for building users?	Yes	1	1
Will relevant building areas be designed to achieve appropriate daylight factor(s)?	1	1	1
Will the design provide adequate view out for building users?	Yes	1	1
Will internal/external lighting levels, zoning and controls be specified in accordance with the relevant CIBSE Guides/British Standards?	Yes	1	1
Will exemplary level criteria be met?	No	1	0

Total BREEAM credits achieved	4
Total contribution to overall building score	3.82%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

**Comments/notes:**

**Hea 02 Indoor Air Quality**

No. of BREEAM credits available	2	Available contribution to overall score	1.91%
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will an air quality plan be produced and building designed to minimise air pollution?			
Will building be designed to minimise the concentration and recirculation of pollutants in the building?	Yes	1	1

Will the relevant products be specified to meet the VOC testing and emission levels required?			
Will formaldehyde and total VOC levels be measured post construction?			
Will the building be designed to, or have the potential to provide, natural ventilation?	Yes	1	1
Will exemplary level VOCs (products) criteria be met?			

Total BREEAM credits achieved	2
Total contribution to overall building score	1.91%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:



**Hea 03 Safe containment in laboratories**

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will an objective risk assessment of proposed laboratory facilities' design be completed?			
Will the manufacture & installation of fume cupboards and containment devices meet best practice standards?			
Will containment level 2 & 3 labs meet best practice safety & performance criteria?			

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

[Redacted area]

**Hea 04 Thermal comfort**

No. of BREEAM credits available	2	Available contribution to overall score	1.91%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will thermal modelling of the design be carried out?	Yes	1	1
Will the building design be adapted for a projected climate change scenario?	No	1	0

Total BREEAM credits achieved	1
Total contribution to overall building score	0.95%

**Building Performance by Assessment Issue**

24/04/2015

Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

### Hea 05 Acoustic Performance

No. of BREEAM credits available	1	Available contribution to overall score	0.95%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

#### Assessment Criteria

Will the building meet the appropriate acoustic performance standards and testing requirements for:  
 a. Sound insulation  
 b. Indoor ambient noise level  
 c. Reverberation times?

Credits	Credits available	Credits achieved
1	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.95%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

#### Comments/notes:

### Hea 06 Safety and Security

No. of BREEAM credits available	2	Available contribution to overall score	1.91%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

#### Assessment Criteria

Where external site areas are present, will safe access be designed for pedestrians and cyclists?  
 Will a suitably qualified security consultant be appointed and security considerations accounted for?

Compliant?	Credits available	Credits achieved
Yes	1	1
Yes	1	1

Total BREEAM credits achieved	2
Total contribution to overall building score	1.91%
Total BREEAM innovation credits achieved	N/A

Minimum standard(s) level

N/A

Comments/notes:

**ENERGY**

**Ene 01 Reduction of energy use and carbon emissions**

No. of BREEAM credits available	12	Available contribution to overall score	8.57%
No. of BREEAM innovation credits available	5	Minimum standards applicable	Yes

How do you wish to assess the number of BREEAM credits achieved for this issue?

Select the target number of BREEAM credits for the Ene01 issue:

Define a target number of BREEAM credits achieved

**Ene 01 Calculator**

Country of the UK where the building is located		Confirm building regulation and version to be used:	
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**New Construction (shell and core)**

Notional building heating and cooling energy demand	m2
Actual building heating and cooling energy demand	MJ/m2yr
Notional building primary energy consumption	MJ/m2yr
Actual building primary energy consumption	kWh/m2yr
Target emission rate (TER)	kWh/m2yr
Building emission rate (BER)	kgCO2/m2yr
Building emission rate improvement over TER	kgCO2/m2yr
Heating & cooling demand energy performance ratio (EPR <sub>ED</sub> )	
Primary consumption energy performance ratio (EPR <sub>PC</sub> )	
CO <sub>2</sub> Energy performance ratio (EPR <sub>CO2</sub> )	
Overall building energy performance ratio (EPR <sub>NC</sub> )	

Equivalent % of the building's 'regulated' energy consumption generated by carbon neutral sources and used to meet energy demand from 'unregulated' building systems or processes?

Where specified, please confirm the energy production from onsite or near site energy generation technologies used to meet energy demand from 'unregulated' building systems or processes?  
Is the building designed to be 'carbon negative' ?

Total BREEAM credits achieved	11
Total contribution to overall building score	7.86%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Outstanding level

Comments/notes:

**Ene 02 Energy monitoring**

No. of BREEAM credits available	2	Available contribution to overall score	1.43%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

**Assessment criteria**

Assessment criteria	Compliant?	Credits available	Credits achieved
Will a BMS or sub-meters be specified to monitor energy use from major building services systems?	Yes	1	1
Will a BMS or sub-meters be specified to monitor energy use by tenant/building function areas?	Yes	1	1

Total BREEAM credits achieved	2
Total contribution to overall building score	1.43%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

**Comments/notes:**

**Ene 03 External lighting**

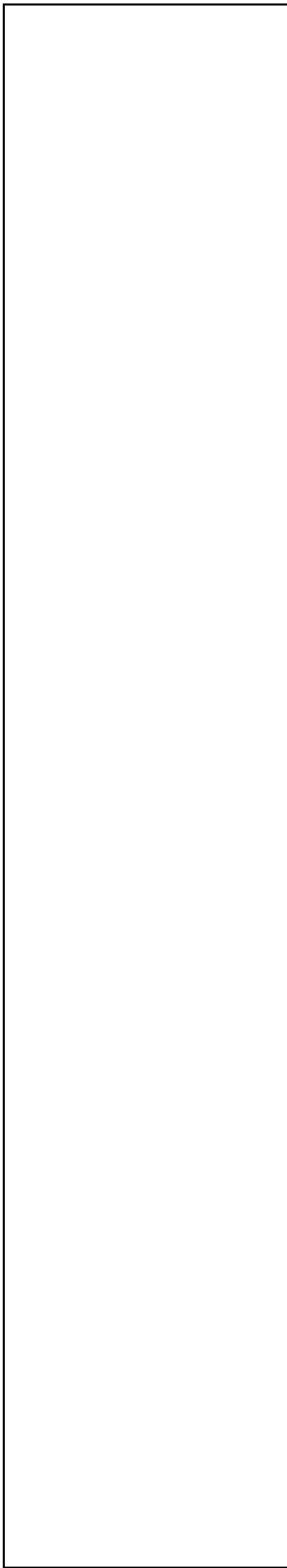
No. of BREEAM credits available	1	Available contribution to overall score	0.71%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment criteria**

Assessment criteria	Compliant?	Credits available	Credits achieved
Will external light fittings and controls be specified in accordance with the BREEAM criteria?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.71%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**





**Ene 04 Low carbon design**

No. of BREEAM credits available	3	Available contribution to overall score	2.14%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment criteria**

Assessment criteria	Compliant?	Credits available	Credits achieved
Will passive design measures be used in line with an analysis be carried out during concept design stage (RIBA stage 2 or equivalent)?	No	1	0
Will free cooling measures be implemented in the whole building in line with the passive design analysis?	No	1	0
Will a LZC technology be specified in line with a feasibility study carried out by the completion of the Concept Design stage (RIBA Stage 2 or equivalent)?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.71%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**Ene 05 Energy efficient cold storage**

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

**Assessment criteria**

Assessment criteria	Compliant?	Credits available	Credits achieved
Will the refrigeration system be designed, installed & commissioned in accordance with BREEAM criteria?	No	N/A	N/A
Will the refrigeration system demonstrate a saving in indirect greenhouse gas emissions?	No	N/A	N/A

Total BREEAM credits achieved	N/A
-------------------------------	-----

Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Ene 06 Energy efficient transportation systems**

No. of BREEAM credits available	3	Available contribution to overall score	2.14%
No. of BREEAM innovation credits available	0	Minimum standards applicable	N/A

**Assessment criteria**

Assessment criteria	Compliant?	Credits available	Credits achieved
Will a transportation system analysis be carried out to determine and specify the optimum number, size and type of lifts that is most energy efficient? Will the relevant energy-efficient features criteria be met?	Yes	1	1
	Yes	2	2

Total BREEAM credits achieved	3
Total contribution to overall building score	2.14%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**Ene 07 Energy efficient laboratory systems**

**Assessment issue not applicable**

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

**Assessment criteria**

Assessment criteria	Compliant?	Credits available	Credits achieved
Pre-requisite: Criterion 1 of Hea 03 - risk assessment of laboratory facilities Have the occupants' laboratory requirements & performance criteria been confirmed during the preparation of the initial project brief to minimise energy demand?			

Best Practice Energy Practices in Laboratories (table 27) Will the laboratory meet criteria item b) Fan power?			
Will the lab meet item d) Grouping / isolation of high filtration/ventilation activities?			
Will the laboratory meet criteria item e) Energy recovery - heat?			
Will the laboratory meet criteria item f) Energy recovery - cooling?			

Will the laboratory meet criteria item g) Grouping of cooling loads?	
Will the laboratory meet criteria item h) Free cooling?	
Will the laboratory meet criteria item i) Load responsiveness?	
Will the laboratory meet criteria item j) Cleanrooms?	
Will the laboratory meet criteria item k) Diversity?	
Will the laboratory meet criteria item l) Room air-change rates?	

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Ene 08 Energy efficient equipment** Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment criteria

Which of the following will be present and likely to be a/the major contributor to 'unregulated' energy use?  
 Ref A Small power and plug in equipment?  
 Ref B Swimming pool?  
 Ref C Communal laundry?  
 Ref D Data centre?  
 Ref E IT-intensive operation areas?  
 Ref F Residential areas?  
 Ref G Healthcare?  
 Ref H Kitchen and catering facilities?

Present	Major impact

Will the significant majority contributor(s) to 'unregulated' energy use above meet the BREEAM criteria?	Compliant	Credits available	Credits achieved

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Ene 09 Drying space** Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment criteria

Building Performance by Assessment Issue

Compliant? Credits available Credits achieved  
 24/04/2015

Will internal/external drying space and fixings be provided?


Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**TRANSPORT**

**Tra 01 Public Transport Accessibility**

No. of BREEAM credits available	3	Available contribution to overall score	3.33%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Building type category (for purpose of Tra01 issue assessment)	Business (office/industrial)
--	------------------------------

Assessment Criteria	Compliant	Credits available	Credits achieved
Indicative public transport accessibility index (AI): Will the building have a dedicated bus service?	6.00	3	2 N/A

AI	Indicative Accessibility Index for pre-assessment
0	Poor or no public transport provision
1	A single BREEAM compliant public transport node available
2	Some BREEAM compliant public transport nodes/services available
4	A selection of BREEAM compliant public transport nodes/services available
8	Good provision of public transport i.e. small urban centre / suburban area
10	Very Good provision of public transport i.e. small/medium urban centre
12	Excellent provision of public transport, i.e. medium urban centre
18	Excellent provision of public transport, i.e. large urban/metropolitan city centre

Total BREEAM credits achieved	2
Total contribution to overall building score	2.22%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Tra 02 Proximity to Amenities**

No. of BREEAM credits available	1	Available contribution to overall score	1.11%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will the building be in close proximity of and accessible to applicable amenities?	Yes	1	1
Total BREEAM credits achieved	1		
Total contribution to overall building score	1.11%		
Total BREEAM innovation credits achieved	N/A		
Minimum standard(s) level	N/A		

Comments/notes:



**Tra 03 Cyclist facilities**

No. of BREEAM credits available	2	Available contribution to overall score	2.22%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No
Building type category (for purpose of Tra03 issue assessment)			
Business - (office/Industrial)			
How many compliant cycle storage spaces will be provided?			
2			
What cyclist facilities will be provided?			
No compliant facilities			

**Assessment Criteria**

Cycle storage spaces	Compliant?	Credits available	Credits achieved
Cyclist facilities	Yes	2	1
	No		
Total BREEAM credits achieved			1
Total contribution to overall building score			1.11%
Total BREEAM innovation credits achieved			N/A
Minimum standard(s) level			N/A

**Comments/notes:**

**Tra 04 Maximum Car Parking Capacity**

No. of BREEAM credits available	2	Available contribution to overall score	2.22%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No
Building type category (for purpose of Tra04 issue)			
Business - (office/Industrial)			
Building's indicative Accessibility Index (sourced from issue Tra01)			
6			

**Assessment Criteria**

Will BREEAM's maximum parking capacity criteria for the building type/Accessibility Index be met?	Compliant?	Credits available	Credits achieved
	Yes	2	1

Total BREEAM credits achieved	1
Total contribution to overall building score	1.11%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Tra 05 Travel Plan**

No. of BREEAM credits available	1	Available contribution to overall score	1.11%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Will a transport plan based on site specific travel survey/assessment be developed?	Compliant?	Credits available	Credits achieved
	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	1.11%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**WATER**

**Wat 01 Water Consumption**

No. of BREEAM credits available	5	Available contribution to overall score	4.69%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

How do you wish to assess the number of BREEAM credits to be achieved for this issue?

Define a target % improvement over baseline sanitary fittings

What is the target for % reduction in potable water consumption for sanitary use in the building?

40% - three credits

Please select the calculation procedure used

**Standard approach data**

Water Consumption from building micro-components	
Water demand met via greywater/rainwater sources	
Total net water consumption	
Improvement on baseline performance	

Key Performance Indicator - use of freshwater resource

Total net Water Consumption	
Default building occupancy	

Alternative approach data

Overall microcomponent performance level achieved	

Total BREEAM credits achieved	3
Total contribution to overall building score	2.81%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Outstanding level

Comments/notes:

**Wat 02 Water Monitoring**

No. of BREEAM credits available	1	Available contribution to overall score	0.94%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will there be a water meter on the mains water supply to the building(s)?	Yes	1	1
Will metering/monitoring equipment be specified on the water supply to any relevant	Yes		
Will all specified water meters have a pulsed output?	Yes		
If the site/building has an existing BMS connection, will all pulsed meters be connected to the BMS?	Yes		

Total BREEAM credits achieved	1
Total contribution to overall building score	0.94%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

**Comments/notes:**

**Wat 03 Water Leak Detection and Prevention**

No. of BREEAM credits available	2	Available contribution to overall score	1.88%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will a mains water leak detection system be installed on the building's mains water supply?	Yes	1	1
Will flow control devices be installed in each sanitary area/facility?	Yes	1	1

Total BREEAM credits achieved	2
Total contribution to overall building score	1.88%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Wat 04 Water Efficient Equipment** Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved
Has a meaningful reduction in unregulated water demand been achieved?			

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**MATERIALS**

**Mat 01 Life Cycle Impacts**

No. of BREEAM credits available	5	Available contribution to overall score	5.58%
No. of BREEAM innovation credits available	3	Minimum standards applicable	No

How do you wish to assess the number of BREEAM credits to be achieved for this issue?

Assessment Criteria	Define the number of Mat 01 credits achieved
Predicted total Mat01 credits achieved	4
Predicted total Mat01 points achieved	
Number of building elements assessed	
Green Guide exemplary level compliant?	No
Has IMPACT compliant software been used?	No

Total BREEAM credits achieved	4
Total contribution to overall building score	4.46%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

Comments/notes:



**Mat 02 Hard Landscaping and Boundary Protection**

No. of BREEAM credits available	1	Available contribution to overall score	1.12%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Will ≥80% of all external hard landscaping and boundary protection achieve a Green Guide A or A+ rating?	Yes	Credits available	1	Credits achieved	1
--	-----	-------------------	---	------------------	---

Total BREEAM credits achieved	1
Total contribution to overall building score	1.12%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**Mat 03 Responsible Sourcing**

No. of BREEAM credits available	4	Available contribution to overall score	4.46%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

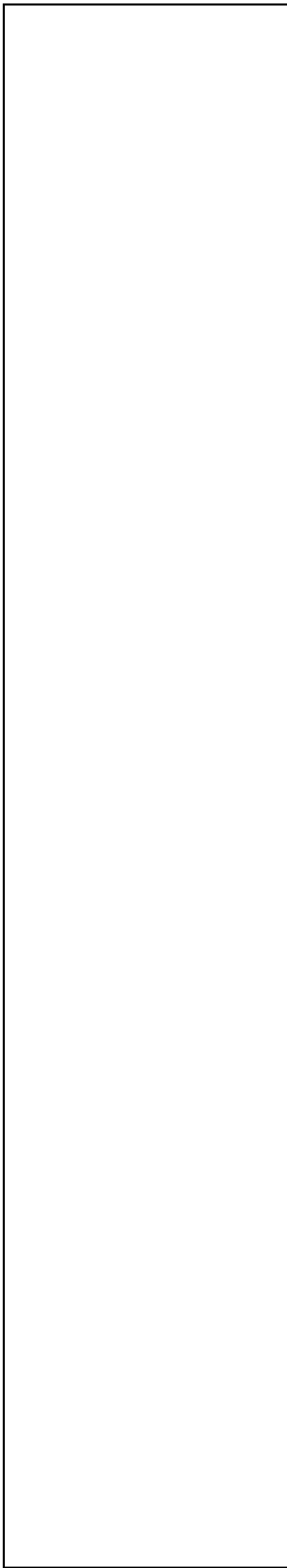
**Assessment Criteria**

All timber and timber based products are 'Legally harvested and trader timber' Is there a documented sustainable procurement plan? Percentage of available responsible sourcing of materials points achieved	Yes	Credits available	Credits achieved	
	Yes	1	1	1
	60.00%	3	3	3

Route 2: Proportion of materials responsibly sourced

Total BREEAM credits achieved	4
Total contribution to overall building score	4.46%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Outstanding level

**Comments/notes:**  
Building Performance by Assessment Issue



**Mat 04 Insulation**

No. of BREEAM credits available	1	Available contribution to overall score	1.12%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	2.50	Credits available	1	Credits achieved	1	Note: An insulatio
---------------------	------	-------------------	---	------------------	---	--------------------

What is the building's targeted insulating index?	1
Total BREEAM credits achieved	1
Total contribution to overall building score	1.12%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Mat 05 Designing for durability and resilience**

No. of BREEAM credits available	1	Available contribution to overall score	1.12%
No. of BREEAM innovation credits available	0	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will suitable durability/protection measures be specified and installed to vulnerable areas of the building?	Yes	1	1
Will suitable durability/protection measures be specified and installed to exposed parts of the building?	Yes		

Total BREEAM credits achieved	1
Total contribution to overall building score	1.12%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Mat 06 Material efficiency**

No. of BREEAM credits available	1	Available contribution to overall score	1.12%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Will material efficiency measures be identified & implemented during all RIBA stages?	Compliant?	Credits available	Credits achieved
	No	1	0

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**WASTE**

**Wst 01 Construction Waste Management**

No. of BREEAM credits available	4	Available contribution to overall score	4.22%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

How do you wish to assess the number of BREEAM credits to be achieved for this issue? **Define a target number of BREEAM credits**

Select the number of BREEAM credits being targeted for issue Wst 01:	4	BREEAM Wst01 Innovation credits:	1
--	---	----------------------------------	---

Assessment Criteria	Compliant?
Construction resource management plan Compliant Pre-demolition audit	
Does the excavation waste meet the exemplary level requirements?	

Key Performance Indicators - Construction Waste	Compliant?
Measure/units for the data being reported	
Non-hazardous construction waste (excluding demolition/excavation)	
Total non-hazardous construction waste generated	
Non-hazardous non-demolition const. waste diverted from landfill	
Total non-hazardous non-demolition const. waste diverted from landfill	
Total non-hazardous demolition waste generated	
Non-hazardous demolition waste diverted from landfill	
Total non-hazardous demolition waste to disposal	
Material for reuse	
Material for recycling	
Material for energy recovery	
Hazardous waste to disposal	

Note: At the pre-assessment stage this is 1  
 Note: At this stage this will be a target k  
 Note: At the pre-assessment stage this is 1  
 Note: At this stage this will be a target k  
 Note: At this stage this will be a target k  
 Note: At the pre-assessment stage this is 1  
 Note: At this stage this will be a target k  
 Note: At this stage this will be a target k  
 Note: At this stage this will be a target k  
 Note: At the pre-assessment stage this is 1  
 Note: At this stage this will be a target k

Total BREEAM credits achieved	4
Total contribution to overall building score	4.22%
Total BREEAM innovation credits achieved	1
Minimum standard(s) level	Outstanding level

Comments/notes:

**Wst 02 Recycled Aggregates**

No. of BREEAM credits available	1	Available contribution to overall score	1.06%
No. of BREEAM innovation credits available	1	Minimum standards applicable	No

**Assessment Criteria**

What is the target total % of high-grade aggregate that will be recycled/secondary aggregate?	Total 0%
---	-------------

% of high-grade aggregate that is recycled/secondary aggregate - by application

Bitumen/hydraulically bound base, binder and surface courses	
Building foundations	
Concrete road surfaces	
Pipe bedding	
Granular fill and capping	
Structural frame	

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

Comments/notes:

**Wst 03 Operational Waste**

No. of BREEAM credits available	1	Available contribution to overall score	1.06%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

**Assessment Criteria**

Will operational recyclable waste volumes be segregated and stored?	Compliant?	Credits available	Credits achieved
Will static waste compactor(s) or baler(s) be specified where appropriate?	Yes	1	1
Will vessel(s) for composting suitable organic waste where appropriate?	Yes		
	Yes		

Building Performance by Assessment Issue

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Total BREEAM credits achieved	1
Total contribution to overall building score	1.06%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

Comments/notes:

**Wst 04 Speculative Floor and Ceiling Finishes**

No. of BREEAM credits available	1	Available contribution to overall score	1.06%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

The building's occupant(s)/tenant(s) will specify floor/ceiling finishes	Compliant?	Credits available	Credits achieved
	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	1.06%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Wst 05 Adaption to climate change**

No. of BREEAM credits available	1	Available contribution to overall score	1.06%
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment Criteria

Will a climate change adaptation strategy appraisal for structural and fabric resilience be conducted by the end of Concept Design (RIBA Stage 2 or equivalent)?	Compliant?	Credits available	Credits achieved
Will emexplanry level criteria – Responding to adaptation to climate change be met?	No	1	0

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:



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**Wst 06 Functional adaptability**

No. of BREEAM credits available	1	Available contribution to overall score	1.06%
No. of BREEAM innovation credits available	0	Minimum standards applicable	N/A

**Assessment Criteria**

Will a building specific functional adaptation strategy appraisal be conducted by Concept Design (RIBA Stage 2 or equivalent) and will functional adaptation measures be implemented?

Compliant?	No	Credits available	1	Credits achieved	0
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Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

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**LAND USE & ECOLOGY**

**LE 01 Site Selection**

No. of BREEAM credits available	2	Available contribution to overall score	2.20%
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No. of BREEAM innovation credits available	0	Minimum standards applicable	No
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Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will at least 75% of the proposed development's footprint be located on previously occupied land?	No	1	0
Is the site deemed to be significantly contaminated?	No	1	0

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

### LE 02 Ecological Value of Site and Protection of Ecological Features

No. of BREEAM credits available	2	Available contribution to overall score	2.20%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

#### Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Can the land within the construction zone be defined as 'land of low ecological value'?	Yes	1	1
Will all features of ecological value surrounding the construction zone/site boundary be protected?	Yes	1	1

Total BREEAM credits achieved	2
Total contribution to overall building score	2.20%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

### LE 03 Mitigating Ecological Impact

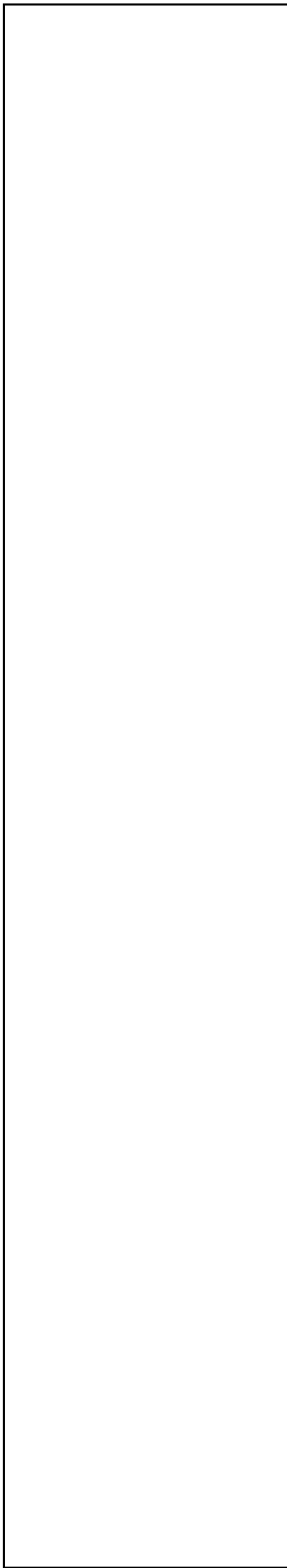
No. of BREEAM credits available	2	Available contribution to overall score	2.20%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

#### Assessment Criteria

What is the likely change in ecological value as a result of the sites development?	<0>-9 species (i.e. minimal negative change)	Plant species richn
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Total BREEAM credits achieved	1
Total contribution to overall building score	1.10%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

Comments/notes:



**LE 04 Enhancing Site Ecology**

No. of BREEAM credits available	2	Available contribution to overall score	2.20%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Will a suitably qualified ecologist be appointed to report on enhancing and protecting site ecology?	Yes	Credits available	2	Credits achieved	1
Will the suitably qualified ecologist's general recommendations be implemented?	Yes				
What is the targeted/intended improvement in ecological value as a result of enhancement actions?	<6 species (small positive change)				
	Plant species rich				

Total BREEAM credits achieved	1
Total contribution to overall building score	1.10%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**LE 05 Long Term Impact on Biodiversity**

No. of BREEAM credits available	2	Available contribution to overall score	2.20%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Will a Suitably Qualified Ecologist be appointed to monitor/minimise impacts of site activities on biodiversity?	Yes	Credits available	2	Credits achieved	2
Will a landscape and habitat management plan be produced covering at least the first five years after project completion in accordance with British Standards?	Yes				
Number of applicable measures to improve biodiversity confirmed by SQE: Number of applicable measures implemented:	4				
	4				

Total BREEAM credits achieved	2
Total contribution to overall building score	2.20%

**Building Performance by Assessment Issue**

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Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**POLLUTION**

**Pol 01 Impact of Refrigerants**

No. of BREEAM credits available	3	Available contribution to overall score	2.54%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

Refrigerant containing systems installed in the assessed building? (parts 2 & 3) & where refrigeration systems containing ammonia are installed, the IOR Ammonia Refrigeration Systems Code of Practice?	Yes	Credits available	Credits achieved
Global Warming Potential of the specified refrigerant(s) 10 or less?	No		
What is the target range Direct Effect Life Cycle CO2eq. emissions for the system? Cooling/Heating capacity of the system			kgCO2eq/kW coolth capacity kW
Will a refrigerant leak detection and containment system be specified/installed?			

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Pol 02 NO<sub>x</sub> Emissions**

No. of BREEAM credits available	3	Available contribution to overall score	0.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

NO <sub>x</sub> emission level - space heating		mg/kWh
NO <sub>x</sub> emission level - water heating		mg/kWh

Does this building meet BREEAM's definition of a highly insulated building?  
 Energy consumption: heating and hot water

N/A
28403.00

kWh/m2/yr

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:



**Pol 03 Surface Water Run off**

No. of BREEAM credits available	5	Available contribution to overall score	4.23%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
What is the actual/likely annual probability of flooding for the assessed site? Will a Flood Risk Assessment be undertaken?	Low	2	2
Will the site meet the BREEAM criteria for peak rate surface water run off?	Yes	1	1
Will the site meet the criteria for surface water run off volume, attenuation and/or limiting discharge?	Yes	1	1
Will the site be designed to minimise watercourse pollution in accordance with the BREEAM criteria?	Yes	1	1

Total BREEAM credits achieved	5
Total contribution to overall building score	4.23%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**Pol 04 Reduction of Night Time Light Pollution**

No. of BREEAM credits available	1	Available contribution to overall score	0.85%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will the external lighting specification be designed to reduce light pollution?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.85%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Pol 05 Noise Attenuation**

No. of BREEAM credits available	1	Available contribution to overall score	0.85%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant	Credits available	Credits achieved
Will there be noise-sensitive areas/buildings within 800m radius of the development?	Yes	1	1
Will a noise impact assessment be carried out and, if applicable, noise attenuation measures specified?	Yes		

Total BREEAM credits achieved	1
Total contribution to overall building score	0.85%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**INNOVATION**

**Inn 01 Innovation**

No. of BREEAM innovation credits available	10	Available contribution to overall score	10.00%
		Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Man 03 Responsible construction practices	Yes	1	1
Man 05 Aftercare	N/A	1	N/A
Hea 01 Visual Comfort	No	1	0
Hea 02 Indoor Air Quality	N/A	N/A	N/A
Ene 01 Reduction of energy use and carbon emissions	No	5	0
Wat 01 Water Consumption	No	1	0
Mat01 Life Cycle Impacts	No	3	0
Mat03 Responsible Sourcing of Materials	No	1	0
Wst01 Construction Waste Management	Yes	1	1

Wst02 Recycled Aggregates	No	1	0
Wst.05 Adaption to climate change	N/A	N/A	N/A

Number of 'approved' innovation credits achieved?	0
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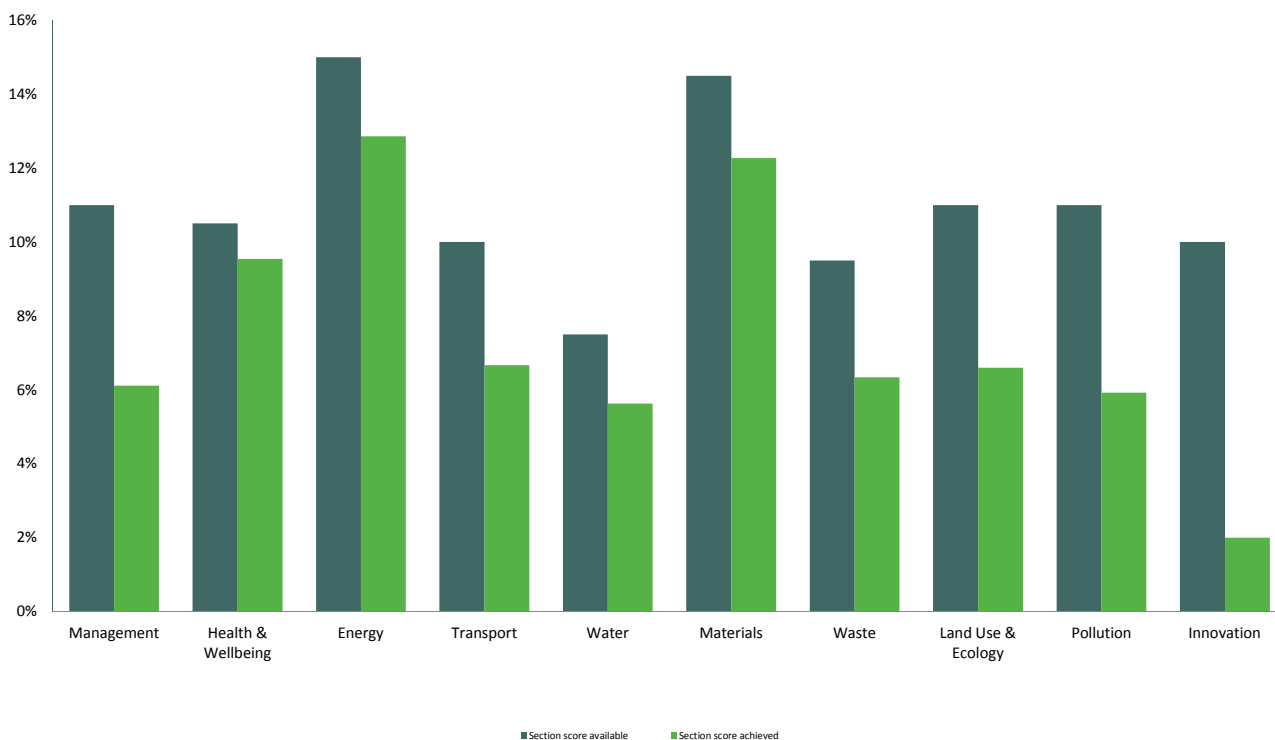
Total BREEAM innovation credits achieved	2
Total contribution to overall building score	2.00%
Minimum standard(s) level	N/A

Comments/notes:

## Overall Building Performance

Building name	Office B1
Indicative BREEAM rating	Excellent
Indicative Total Score	73.9%
Min. standards level achieved	Outstanding level

## Building Performance by Environment Section



Environmental Section	No. credits available	Indicative no. credits Achieved	% credits achieved	Section Weighting	Indicative Section Score
Management	18	10	55.6%	11.0%	6.1%
Health & Wellbeing	11	10	90.9%	10.5%	9.5%
Energy	21	18	85.7%	15.0%	12.9%
Transport	9	6	66.7%	10.0%	6.7%
Water	8	6	75.0%	7.5%	5.6%
Materials	13	11	84.6%	14.5%	12.3%
Waste	9	6	66.7%	9.5%	6.3%
Land Use & Ecology	10	6	60.0%	11.0%	6.6%
Pollution	13	7	53.8%	11.0%	5.9%
Innovation	10	2	20.0%	10.0%	2.0%



## General information

BRE Assessment reference no.	to be confirmed
Client name	A2Dominion
Building end user/occupier	
Assessor name	Toby Morris
Assessor organisation	Hyder Consulting

## Building details

Building name	Community
Country	England
Building type (main description)	Other: Non-residential Institution
Building type (sub-group)	Non-Residential - Community centre
Building floor area (GIA) m <sup>2</sup>	350
Building floor area (NIFA) m <sup>2</sup>	350
BREEAM scheme	New Construction
BREEAM version	2014 (SD5076)
BREEAM UK 2014 technical manual issue number	SD5076 Issue 1.0
Project type	New Construction (shell and core)
Assessment stage	Pre-Assessment
Location type	
If applicable, does this industrial building have a heated or cooled operational area?	
Commercial/industrial refrigeration and storage systems	No
Building user transportation systems (lifts and/or escalators)	Yes
Laboratory function/area and size category	No laboratory
Laboratory containment level	No laboratory
Fume cupboard(s) and/or other containment devices	No
Unregulated water uses present? (e.g. vehicle wash system, irrigation)	No
If applicable, will this healthcare building house inpatients?	Option not applicable to building type
If applicable, does this industrial building have an office area?	Option not applicable to building type
If applicable, does this building contain areas requiring SAP assessment?	Option not applicable to building type
If SAP used, what proportion of the building's total floor area (GIA) does it apply to?	

## Disclaimer

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Building name	Community
Building score (%)	71.45%
Building rating	Excellent
Minimum standards level achieved	Outstanding level

**MANAGEMENT**

**Man 01 Project brief and design**

No. of BREEAM credits available	4	Available contribution to overall score	2.44%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will stakeholder consultation (project delivery) take place?	Yes	1	1
Will stakeholder consultation (third party) take place?	Yes	1	1
Will a sustainability champion (design) be assigned?	No	1	0
Will a sustainability champion (monitoring progress) be assigned?	No	1	0

Total BREEAM credits achieved	2
Total contribution to overall building score	1.22%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

Comments/notes:

**Man 02 Life cycle cost and service life planning**

No. of BREEAM credits available	4	Available contribution to overall score	2.44%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No



Assessment Criteria	Compliant?	Credits available	Credits achieved
Will an elemental life cycle cost (LCC) analyses be carried out?	No	2	0
Will a component level LCC plan be developed?	No	1	0
Will the predicted capital cost be reported?	No	1	0
Expected capital cost of the project (if available)		£/m <sup>2</sup>	
Total BREEAM credits achieved			0
Total contribution to overall building score			0.00%
Total BREEAM innovation credits achieved			N/A
Minimum standard(s) level			N/A

Comments/notes:

**Man 03 Responsible construction practices**

No. of BREEAM credits available	6	Available contribution to overall score	3.67%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Assessment Criteria	Compliant?	Credits available	Credits achieved
Is all site timber used in the project 'legally harvested and traded timber'?	Yes		
Will/does the principal contractor operate a compliant Environmental Management System?	Yes	1	1
Will a construction stage sustainability champion be assigned?	No	1	0
Will a considerate construction scheme be used by the principal contractor? (One credit where 'compliance' has been achieved. Two credits where 'compliance' is significantly exceeded.)	2	2	2
Will construction site impacts be metered/monitored?	Yes		
Will site utility consumption be metered/monitored?	Yes	1	1
Will transport of construction materials and waste be metered/monitored?	Yes	1	1
Will exemplary level criteria be met?	Yes	1	1
<b>Total BREEAM credits achieved</b>		<b>5</b>	
<b>Total contribution to overall building score</b>		<b>3.06%</b>	
<b>Total BREEAM innovation credits achieved</b>		<b>1</b>	
<b>Minimum standard(s) level</b>		<b>Outstanding level</b>	

Comments/notes:

**Man 04 Commissioning and handover**

No. of BREEAM credits available	4	Available contribution to overall score	2.44%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will commissioning schedule and responsibilities be developed & accounted for?	Yes	1	1
Will a commissioning manager be appointed?	Yes	1	1
Will the building fabric be commissioned?	No	1	0
Will a training schedule for building occupiers/managers at Handover?	Yes	1	1
Will a building user guide be developed prior to handover?	Yes		

Total BREEAM credits achieved	3
Total contribution to overall building score	1.83%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

**Comments/notes:**

**Man 05 Aftercare**

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	1	Minimum standards applicable	N/A

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will aftercare support be provided to building occupiers?			
Will seasonal commissioning occur over 12 months once substantially occupied?			
Will a post occupancy evaluation be carried out 1 year after occupation?			
Will exemplary level criteria be met?			

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A

Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**HEALTH & WELLBEING**

**Hea 01 Visual Comfort**

No. of BREEAM credits available	4	Available contribution to overall score	3.82%
No. of BREEAM innovation credits available	1	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will the design provide adequate glare control for building users?	Yes	1	1
Will relevant building areas be designed to achieve appropriate daylight factor(s)?	1	1	1
Will the design provide adequate view out for building users?	Yes	1	1
Will internal/external lighting levels, zoning and controls be specified in accordance with the relevant CIBSE Guides/British Standards?	Yes	1	1
Will exemplary level criteria be met?	No	1	0

Total BREEAM credits achieved	4
Total contribution to overall building score	3.82%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

**Comments/notes:**

**Hea 02 Indoor Air Quality**

No. of BREEAM credits available	2	Available contribution to overall score	1.91%
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will an air quality plan be produced and building designed to minimise air pollution?			
Will building be designed to minimise the concentration and recirculation of pollutants in the building?	Yes	1	1

Yes	1		1

Will the relevant products be specified to meet the VOC testing and emission levels required?  
 Will formaldehyde and total VOC levels be measured post construction?  
 Will the building be designed to, or have the potential to provide, natural ventilation?  
 Will exemplary level VOCs (products) criteria be met?

Total BREEAM credits achieved	2
Total contribution to overall building score	1.91%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Hea 03 Safe containment in laboratories**

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will an objective risk assessment of proposed laboratory facilities' design be completed?			
Will the manufacture & installation of fume cupboards and containment devices meet best practice standards?			
Will containment level 2 & 3 labs meet best practice safety & performance criteria?			

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

[Redacted area]

**Hea 04 Thermal comfort**

No. of BREEAM credits available	2	Available contribution to overall score	1.91%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will thermal modelling of the design be carried out?	Yes	1	1
Will the building design be adapted for a projected climate change scenario?	No	1	0

Total BREEAM credits achieved	1
Total contribution to overall building score	0.95%

**Building Performance by Assessment Issue**

24/04/2015

Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:



### Hea 05 Acoustic Performance

No. of BREEAM credits available	1	Available contribution to overall score	0.95%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

#### Assessment Criteria

Will the building meet the appropriate acoustic performance standards and testing requirements for:  
 a. Sound insulation  
 b. Indoor ambient noise level  
 c. Reverberation times?

Credits	Credits available	Credits achieved
1	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.95%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

#### Comments/notes:

### Hea 06 Safety and Security

No. of BREEAM credits available	2	Available contribution to overall score	1.91%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

#### Assessment Criteria

Where external site areas are present, will safe access be designed for pedestrians and cyclists?  
 Will a suitably qualified security consultant be appointed and security considerations accounted for?

Compliant?	Credits available	Credits achieved
Yes	1	1
Yes	1	1

Total BREEAM credits achieved	2
Total contribution to overall building score	1.91%
Total BREEAM innovation credits achieved	N/A

Minimum standard(s) level

N/A

Comments/notes:

**ENERGY**

**Ene 01 Reduction of energy use and carbon emissions**

No. of BREEAM credits available	12	Available contribution to overall score	8.57%
No. of BREEAM innovation credits available	5	Minimum standards applicable	Yes

How do you wish to assess the number of BREEAM credits achieved for this issue?

Select the target number of BREEAM credits for the Ene01 issue:

Define a target number of BREEAM credits achieved

**Ene 01 Calculator**

Country of the UK where the building is located		Confirm building regulation and version to be used:	
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**New Construction (shell and core)**

Notional building heating and cooling energy demand	m2
Actual building heating and cooling energy demand	MJ/m2yr
Notional building primary energy consumption	MJ/m2yr
Actual building primary energy consumption	kWh/m2yr
Target emission rate (TER)	kWh/m2yr
Building emission rate (BER)	kgCO2/m2yr
Building emission rate improvement over TER	kgCO2/m2yr
Heating & cooling demand energy performance ratio (EPR <sub>ED</sub> )	
Primary consumption energy performance ratio (EPR <sub>PC</sub> )	
CO <sub>2</sub> Energy performance ratio (EPR <sub>CO2</sub> )	
Overall building energy performance ratio (EPR <sub>NC</sub> )	

Equivalent % of the building's 'regulated' energy consumption generated by carbon neutral sources and used to meet energy demand from 'unregulated' building systems or processes?

Where specified, please confirm the energy production from onsite or near site energy generation technologies used to meet energy demand from 'unregulated' building systems or processes?  
Is the building designed to be 'carbon negative' ?

Total BREEAM credits achieved	11
Total contribution to overall building score	7.86%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Outstanding level

Comments/notes:

### Ene 02 Energy monitoring

No. of BREEAM credits available	2	Available contribution to overall score	1.43%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

#### Assessment criteria

Assessment criteria	Compliant?	Credits available	Credits achieved
Will a BMS or sub-meters be specified to monitor energy use from major building services systems?	Yes	1	1
Will a BMS or sub-meters be specified to monitor energy use by tenant/building function areas?	Yes	1	1

Total BREEAM credits achieved	2
Total contribution to overall building score	1.43%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

#### Comments/notes:

### Ene 03 External lighting

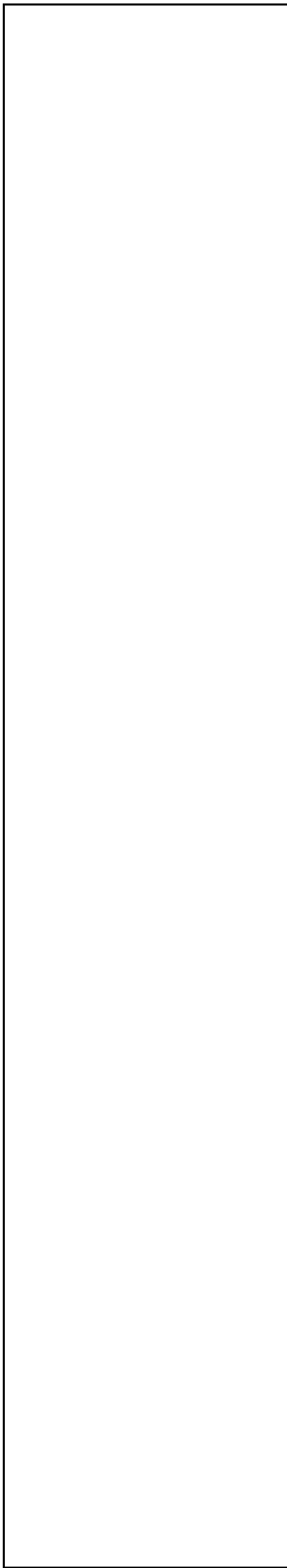
No. of BREEAM credits available	1	Available contribution to overall score	0.71%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

#### Assessment criteria

Assessment criteria	Compliant?	Credits available	Credits achieved
Will external light fittings and controls be specified in accordance with the BREEAM criteria?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.71%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

#### Comments/notes:



**Ene 04 Low carbon design**

No. of BREEAM credits available	3	Available contribution to overall score	2.14%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment criteria**

Assessment criteria	Compliant?	Credits available	Credits achieved
Will passive design measures be used in line with an analysis be carried out during concept design stage (RIBA stage 2 or equivalent)?	No	1	0
Will free cooling measures be implemented in the whole building in line with the passive design analysis?	No	1	0
Will a LZC technology be specified in line with a feasibility study carried out by the completion of the Concept Design stage (RIBA Stage 2 or equivalent)?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.71%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**Ene 05 Energy efficient cold storage**

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

**Assessment criteria**

Assessment criteria	Compliant?	Credits available	Credits achieved
Will the refrigeration system be designed, installed & commissioned in accordance with BREEAM criteria?	No	N/A	N/A
Will the refrigeration system demonstrate a saving in indirect greenhouse gas emissions?	No	N/A	N/A

Total BREEAM credits achieved	N/A
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Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:



**Ene 06 Energy efficient transportation systems**

No. of BREEAM credits available	3	Available contribution to overall score	2.14%
No. of BREEAM innovation credits available	0	Minimum standards applicable	N/A

**Assessment criteria**

Assessment criteria	Compliant?	Credits available	Credits achieved
Will a transportation system analysis be carried out to determine and specify the optimum number, size and type of lifts that is most energy efficient? Will the relevant energy-efficient features criteria be met?	Yes	1	1
	Yes	2	2
<b>Total BREEAM credits achieved</b>			<b>3</b>
<b>Total contribution to overall building score</b>			<b>2.14%</b>
<b>Total BREEAM innovation credits achieved</b>			<b>N/A</b>
<b>Minimum standard(s) level</b>			<b>N/A</b>

**Comments/notes:**

**Ene 07 Energy efficient laboratory systems**

**Assessment issue not applicable**

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

**Assessment criteria**

Assessment criteria	Compliant?	Credits available	Credits achieved
Pre-requisite: Criterion 1 of Hea 03 - risk assessment of laboratory facilities Have the occupants' laboratory requirements & performance criteria been confirmed during the preparation of the initial project brief to minimise energy demand?			
Best Practice Energy Practices in Laboratories (table 27) Will the laboratory meet criteria item b) Fan power?			
Will the lab meet item d) Grouping / isolation of high filtration/ventilation activities?			
Will the laboratory meet criteria item e) Energy recovery - heat?			
Will the laboratory meet criteria item f) Energy recovery - cooling?			

Will the laboratory meet criteria item g) Grouping of cooling loads?	
Will the laboratory meet criteria item h) Free cooling?	
Will the laboratory meet criteria item i) Load responsiveness?	
Will the laboratory meet criteria item j) Cleanrooms?	
Will the laboratory meet criteria item k) Diversity?	
Will the laboratory meet criteria item l) Room air-change rates?	

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Ene 08 Energy efficient equipment**

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment criteria

Which of the following will be present and likely to be a/the major contributor to 'unregulated' energy use?  
 Ref A Small power and plug in equipment?  
 Ref B Swimming pool?  
 Ref C Communal laundry?  
 Ref D Data centre?  
 Ref E IT-intensive operation areas?  
 Ref F Residential areas?  
 Ref G Healthcare?  
 Ref H Kitchen and catering facilities?

Present	Major impact

Will the significant majority contributor(s) to 'unregulated' energy use above meet the BREEAM criteria?	Compliant	Credits available	Credits achieved
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Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

[Redacted area]

**Ene 09 Drying space**

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment criteria  
 Building Performance by Assessment Issue

Compliant? 24/04/2015 Credits available Credits achieved

Will internal/external drying space and fixings be provided?

N/A

Total BREEAM credits achieved

N/A

Total contribution to overall building score

N/A

Total BREEAM innovation credits achieved

N/A

Minimum standard(s) level

N/A

Comments/notes:

**TRANSPORT**

**Tra 01 Public Transport Accessibility**

No. of BREEAM credits available	5	Available contribution to overall score	4.55%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Building type category (for purpose of Tra01 issue assessment)

Other Building Type 2

Assessment Criteria

Compliant	6.00	Credits available	5	Credits achieved	2
					N/A

Indicative public transport accessibility index (AI):  
Will the building have a dedicated bus service?

AI	Indicative Accessibility Index for pre-assessment
0	Poor or no public transport provision
1	A single BREEAM compliant public transport node available
2	Some BREEAM compliant public transport nodes/services available
4	A selection of BREEAM compliant public transport nodes/services available
8	Good provision of public transport i.e. small urban centre / suburban area
10	Very Good provision of public transport i.e. small/medium urban centre
12	Excellent provision of public transport, i.e. medium urban centre
18	Excellent provision of public transport, i.e. large urban/metropolitan city centre

Total BREEAM credits achieved	2
Total contribution to overall building score	1.82%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Tra 02 Proximity to Amenities**

No. of BREEAM credits available	1	Available contribution to overall score	0.91%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will the building be in close proximity of and accessible to applicable amenities?	Yes	1	1
Total BREEAM credits achieved			1
Total contribution to overall building score			0.91%
Total BREEAM innovation credits achieved			N/A
Minimum standard(s) level			N/A

Comments/notes:

**Tra 03 Cyclist facilities**

No. of BREEAM credits available	2	Available contribution to overall score	1.82%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Building type category (for purpose of Tra03 issue assessment)	Other Building - transport type 2
How many compliant cycle storage spaces will be provided?	2
What cyclist facilities will be provided?	No compliant facilities

Assessment Criteria	Compliant?	Credits available	Credits achieved
Cycle storage spaces	Yes	2	1
Cyclist facilities	No		

Total BREEAM credits achieved	1
Total contribution to overall building score	0.91%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Tra 04 Maximum Car Parking Capacity**

No. of BREEAM credits available	2	Available contribution to overall score	1.82%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Building type category (for purpose of Tra04 issue)	Other Building - transport type 2
Building's indicative Accessibility Index (sourced from issue Tra01)	6

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will BREEAM's maximum parking capacity criteria for the building type/Accessibility Index be met?	Yes	2	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.91%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:



**Tra 05 Travel Plan**

No. of BREEAM credits available	1	Available contribution to overall score	0.91%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Will a transport plan based on site specific travel survey/assessment be developed?	Compliant?	Credits available	Credits achieved
	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.91%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**WATER**

**Wat 01 Water Consumption**

No. of BREEAM credits available	5	Available contribution to overall score	4.69%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

How do you wish to assess the number of BREEAM credits to be achieved for this issue?

Define a target % improvement over baseline sanitary fittings

What is the target for % reduction in potable water consumption for sanitary use in the building?

40% - three credits

Please select the calculation procedure used

**Standard approach data**

Water Consumption from building micro-components	
Water demand met via greywater/rainwater sources	
Total net water consumption	
Improvement on baseline performance	

Key Performance Indicator - use of freshwater resource

Total net Water Consumption	
Default building occupancy	

Alternative approach data

Overall microcomponent performance level achieved	

Total BREEAM credits achieved	3
Total contribution to overall building score	2.81%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Outstanding level

Comments/notes:

### Wat 02 Water Monitoring

No. of BREEAM credits available	1	Available contribution to overall score	0.94%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

#### Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will there be a water meter on the mains water supply to the building(s)?	Yes	1	1
Will metering/monitoring equipment be specified on the water supply to any relevant	Yes		
Will all specified water meters have a pulsed output?	Yes		
If the site/building has an existing BMS connection, will all pulsed meters be connected to the BMS?	Yes		
Total BREEAM credits achieved		1	
Total contribution to overall building score		0.94%	
Total BREEAM innovation credits achieved		N/A	
Minimum standard(s) level		Outstanding level	

#### Comments/notes:

### Wat 03 Water Leak Detection and Prevention

No. of BREEAM credits available	2	Available contribution to overall score	1.88%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

#### Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will a mains water leak detection system be installed on the building's mains water supply?	Yes	1	1
Will flow control devices be installed in each sanitary area/facility?	Yes	1	1
Total BREEAM credits achieved		2	
Total contribution to overall building score		1.88%	
Total BREEAM innovation credits achieved		N/A	
Minimum standard(s) level		N/A	

Comments/notes:

**Wat 04 Water Efficient Equipment** Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved
Has a meaningful reduction in unregulated water demand been achieved?			

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**MATERIALS**

<b>Mat 01 Life Cycle Impacts</b>	
No. of BREEAM credits available	6
No. of BREEAM innovation credits available	3
Available contribution to overall score	6.21%
Minimum standards applicable	No

How do you wish to assess the number of BREEAM credits to be achieved for this issue? Define the number of Mat 01 credits achieved

Assessment Criteria	
Predicted total Mat01 credits achieved	4
Predicted total Mat01 points achieved	
Number of building elements assessed	
Green Guide exemplary level compliant?	No
Has IMPACT compliant software been used?	No

Total BREEAM credits achieved	4
Total contribution to overall building score	4.14%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

Comments/notes:

### Mat 02 Hard Landscaping and Boundary Protection

No. of BREEAM credits available	1	Available contribution to overall score	1.04%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

#### Assessment Criteria

Will ≥80% of all external hard landscaping and boundary protection achieve a Green Guide A or A+ rating?	Yes	Credits available	1	Credits achieved	1
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Total BREEAM credits achieved	1
Total contribution to overall building score	1.04%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

#### Comments/notes:

### Mat 03 Responsible Sourcing

No. of BREEAM credits available	4	Available contribution to overall score	4.14%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

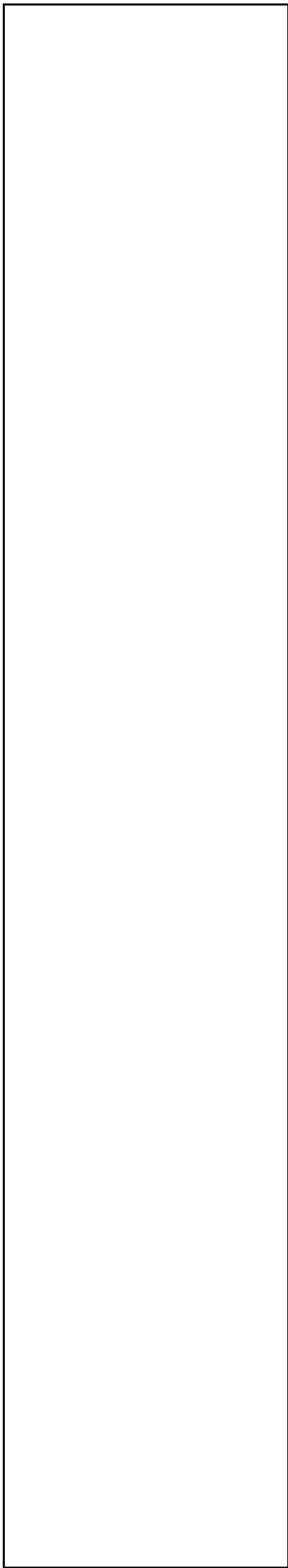
#### Assessment Criteria

All timber and timber based products are 'Legally harvested and trader timber' Is there a documented sustainable procurement plan? Percentage of available responsible sourcing of materials points achieved	Yes	Credits available	1	Credits achieved	1
	Yes		3		3
	60.00%				

Please confirm the route used to assess Mat03  
Route 2: Proportion of materials responsibly sourced

Total BREEAM credits achieved	4
Total contribution to overall building score	4.14%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Outstanding level

#### Comments/notes: Building Performance by Assessment Issue





**Mat 04 Insulation**

No. of BREEAM credits available	1	Available contribution to overall score	1.04%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	2.50	Credits available	1	Credits achieved	1	Note: An insulatio
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What is the building's targeted insulating index?	1
Total BREEAM credits achieved	1
Total contribution to overall building score	1.04%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Mat 05 Designing for durability and resilience**

No. of BREEAM credits available	1	Available contribution to overall score	1.04%
No. of BREEAM innovation credits available	0	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will suitable durability/protection measures be specified and installed to vulnerable areas of the building?	Yes	1	1
Will suitable durability/protection measures be specified and installed to exposed parts of the building?	Yes		

Total BREEAM credits achieved	1
Total contribution to overall building score	1.04%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Mat 06 Material efficiency**

No. of BREEAM credits available	1	Available contribution to overall score	1.04%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Will material efficiency measures be identified & implemented during all RIBA stages?	Compliant?	Credits available	Credits achieved
	No	1	0

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**WASTE**

**Wst 01 Construction Waste Management**

No. of BREEAM credits available	4	Available contribution to overall score	4.75%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

How do you wish to assess the number of BREEAM credits to be achieved for this issue? **Define a target number of BREEAM credits**

Select the number of BREEAM credits being targeted for issue Wst 01:	4	BREEAM Wst01 Innovation credits:	1
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Assessment Criteria	Compliant?
Construction resource management plan Compliant Pre-demolition audit	
Does the excavation waste meet the exemplary level requirements?	

Key Performance Indicators - Construction Waste	Compliant?
Measure/units for the data being reported	
Non-hazardous construction waste (excluding demolition/excavation)	
Total non-hazardous construction waste generated	
Non-hazardous non-demolition const. waste diverted from landfill	
Total non-hazardous non-demolition const. waste diverted from landfill	
Total non-hazardous demolition waste generated	
Non-hazardous demolition waste diverted from landfill	
Total non-hazardous demolition waste to disposal	
Material for reuse	
Material for recycling	
Material for energy recovery	
Hazardous waste to disposal	

Note: At the pre-assessment stage this is 1  
 Note: At this stage this will be a target k  
 Note: At the pre-assessment stage this is 1  
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Total BREEAM credits achieved	4
Total contribution to overall building score	4.75%
Total BREEAM innovation credits achieved	1
Minimum standard(s) level	Outstanding level

Comments/notes:

**Wst 02 Recycled Aggregates**

No. of BREEAM credits available	1	Available contribution to overall score	1.19%
No. of BREEAM innovation credits available	1	Minimum standards applicable	No

**Assessment Criteria**

What is the target total % of high-grade aggregate that will be recycled/secondary aggregate?	Total 0%
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% of high-grade aggregate that is recycled/secondary aggregate - by application

Bitumen/hydraulically bound base, binder and surface courses	
Building foundations	
Concrete road surfaces	
Pipe bedding	
Granular fill and capping	
Structural frame	

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

Comments/notes:

**Wst 03 Operational Waste**

No. of BREEAM credits available	1	Available contribution to overall score	1.19%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

**Assessment Criteria**

Will operational recyclable waste volumes be segregated and stored?	Compliant?	Credits available	Credits achieved
Will static waste compactor(s) or baler(s) be specified where appropriate?	Yes	1	1
Will vessel(s) for composting suitable organic waste where appropriate?	Yes		
	Yes		

Building Performance by Assessment Issue

24/04/2015

Total BREEAM credits achieved	1
Total contribution to overall building score	1.19%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

Comments/notes:

**Wst 04 Speculative Floor and Ceiling Finishes**

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

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**Wst 05 Adaption to climate change**

No. of BREEAM credits available	1	Available contribution to overall score	1.19%
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will a climate change adaptation strategy appraisal for structural and fabric resilience be conducted by the end of Concept Design (RIBA Stage 2 or equivalent)?	No	1	0
Will emexplanry level criteria – Responding to adaptation to climate change be met?			

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

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**Wst 06 Functional adaptability**

No. of BREEAM credits available	1	Available contribution to overall score	1.19%
No. of BREEAM innovation credits available	0	Minimum standards applicable	N/A

**Assessment Criteria**

Will a building specific functional adaptation strategy appraisal be conducted by Concept Design (RIBA Stage 2 or equivalent) and will functional adaptation measures be implemented?

Compliant?	No	Credits available	1	Credits achieved	0
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Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

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**LAND USE & ECOLOGY**

**LE 01 Site Selection**

No. of BREEAM credits available	2	Available contribution to overall score	2.20%
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No. of BREEAM innovation credits available	0	Minimum standards applicable	No
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**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will at least 75% of the proposed development's footprint be located on previously occupied land?	No	1	0
Is the site deemed to be significantly contaminated?	No	1	0

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:



**LE 02 Ecological Value of Site and Protection of Ecological Features**

No. of BREEAM credits available	2	Available contribution to overall score	2.20%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Can the land within the construction zone be defined as 'land of low ecological value'?	Yes	1	1
Will all features of ecological value surrounding the construction zone/site boundary be protected?	Yes	1	1

Total BREEAM credits achieved	2
Total contribution to overall building score	2.20%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**LE 03 Mitigating Ecological Impact**

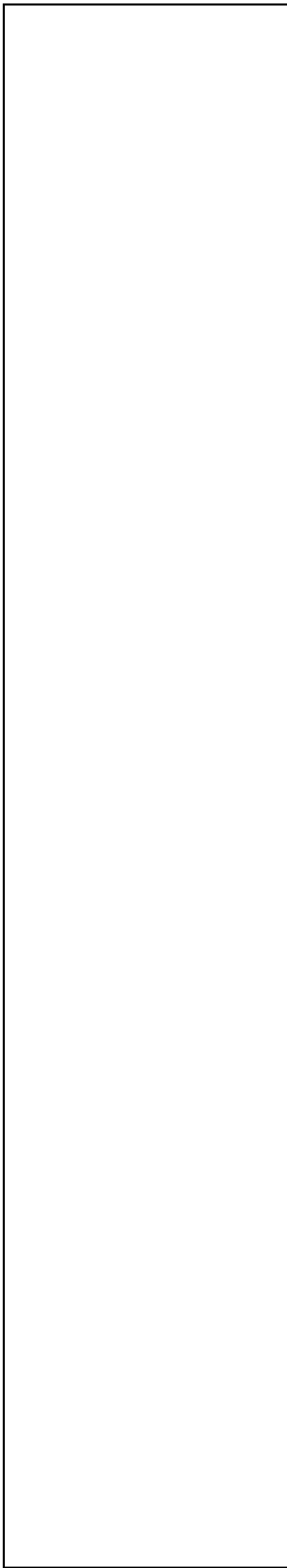
No. of BREEAM credits available	2	Available contribution to overall score	2.20%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

**Assessment Criteria**

What is the likely change in ecological value as a result of the sites development?	<0>-9 species (i.e. minimal negative change)	Plant species richn
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Total BREEAM credits achieved	1
Total contribution to overall building score	1.10%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

Comments/notes:



**LE 04 Enhancing Site Ecology**

No. of BREEAM credits available	2	Available contribution to overall score	2.20%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Will a suitably qualified ecologist be appointed to report on enhancing and protecting site ecology?	Yes	Credits available	2	Credits achieved	1
Will the suitably qualified ecologist's general recommendations be implemented?	Yes				
What is the targeted/intended improvement in ecological value as a result of enhancement actions?	<6 species (small positive change)				
	Plant species rich				

Total BREEAM credits achieved	1
Total contribution to overall building score	1.10%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**LE 05 Long Term Impact on Biodiversity**

No. of BREEAM credits available	2	Available contribution to overall score	2.20%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Will a Suitably Qualified Ecologist be appointed to monitor/minimise impacts of site activities on biodiversity?	Yes	Credits available	2	Credits achieved	2
Will a landscape and habitat management plan be produced covering at least the first five years after project completion in accordance with British Standards?	Yes				
Number of applicable measures to improve biodiversity confirmed by SQE: Number of applicable measures implemented:	4				
	4				

Total BREEAM credits achieved	2
Total contribution to overall building score	2.20%

**Building Performance by Assessment Issue**

24/04/2015

Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**POLLUTION**

**Pol 01 Impact of Refrigerants**

No. of BREEAM credits available	3	Available contribution to overall score	2.54%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

Refrigerant containing systems installed in the assessed building? (Do all systems (with electric compressors) comply with the requirements of BS EN 378:2008 (parts 2 & 3) & where refrigeration systems containing ammonia are installed, the IOR Ammonia Refrigeration Systems Code of Practice?)	Yes	Credits available	Credits achieved
Global Warming Potential of the specified refrigerant(s) 10 or less?	No		
What is the target range Direct Effect Life Cycle CO2eq. emissions for the system? Cooling/Heating capacity of the system			kgCO2eq/kW cooling capacity kW
Will a refrigerant leak detection and containment system be specified/installed?			

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Pol 02 NO<sub>x</sub> Emissions**

No. of BREEAM credits available	3	Available contribution to overall score	0.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

NO <sub>x</sub> emission level - space heating		mg/kWh
NO <sub>x</sub> emission level - water heating		mg/kWh

Does this building meet BREEAM's definition of a highly insulated building?  
 Energy consumption: heating and hot water

N/A
30457.00

kWh/m2/yr

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

**Pol 03 Surface Water Run off**

No. of BREEAM credits available	5	Available contribution to overall score	4.23%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
What is the actual/likely annual probability of flooding for the assessed site? Will a Flood Risk Assessment be undertaken?	Low	2	2
Will the site meet the BREEAM criteria for peak rate surface water run off?	Yes	1	1
Will the site meet the criteria for surface water run off volume, attenuation and/or limiting discharge?	Yes	1	1
Will the site be designed to minimise watercourse pollution in accordance with the BREEAM criteria?	Yes	1	1

Total BREEAM credits achieved	5
Total contribution to overall building score	4.23%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**Pol 04 Reduction of Night Time Light Pollution**

No. of BREEAM credits available	1	Available contribution to overall score	0.85%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will the external lighting specification be designed to reduce light pollution?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.85%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:



**Pol 05 Noise Attenuation**

No. of BREEAM credits available	1	Available contribution to overall score	0.85%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant	Credits available	Credits achieved
Will there be noise-sensitive areas/buildings within 800m radius of the development?	Yes	1	1
Will a noise impact assessment be carried out and, if applicable, noise attenuation measures specified?	Yes		

Total BREEAM credits achieved	1
Total contribution to overall building score	0.85%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Comments/notes:**

**INNOVATION**

**Inn 01 Innovation**

No. of BREEAM innovation credits available	10	Available contribution to overall score	10.00%
		Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Man 03 Responsible construction practices	Yes	1	1
Man 05 Aftercare	N/A	1	N/A
Hea 01 Visual Comfort	No	1	0
Hea 02 Indoor Air Quality	N/A	N/A	N/A
Ene 01 Reduction of energy use and carbon emissions	No	5	0
Wat 01 Water Consumption	No	1	0
Mat01 Life Cycle Impacts	No	3	0
Mat03 Responsible Sourcing of Materials	No	1	0
Wst01 Construction Waste Management	Yes	1	1

Wst02 Recycled Aggregates	No	1	0
Wst.05 Adaption to climate change	N/A	N/A	N/A

Number of 'approved' innovation credits achieved?	0
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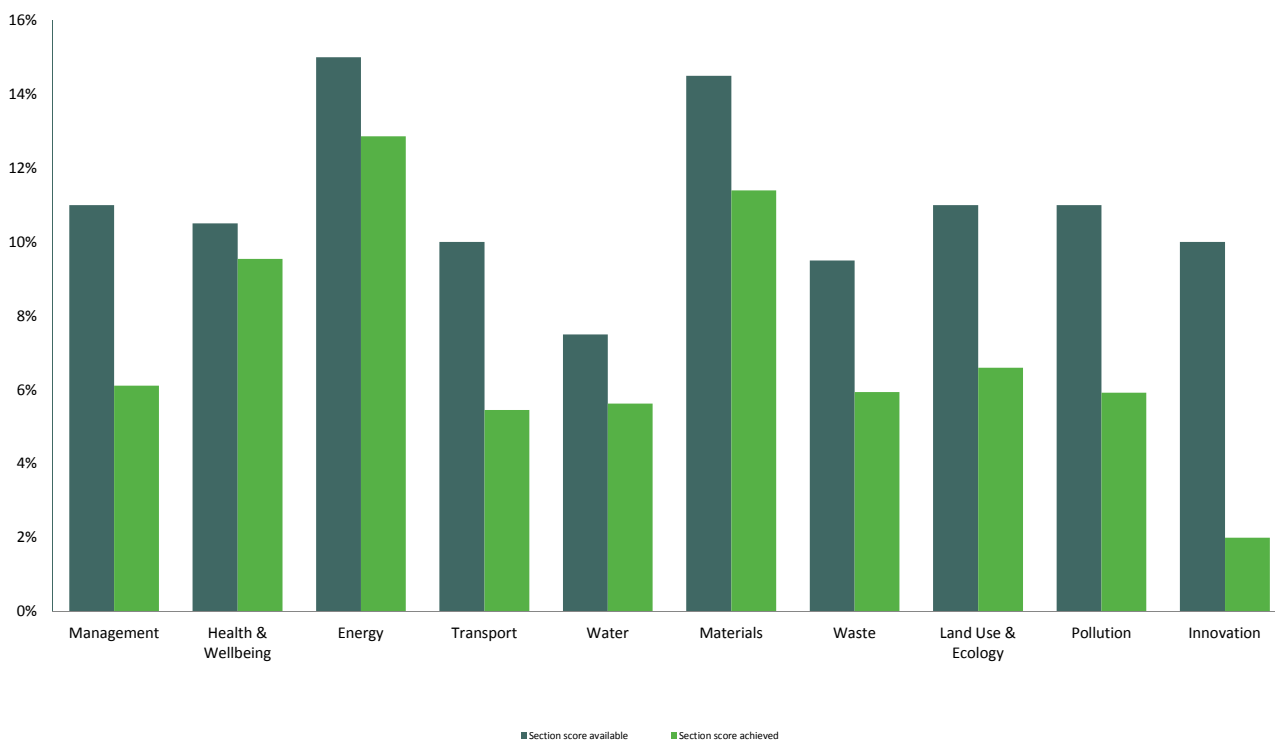
Total BREEAM innovation credits achieved	2
Total contribution to overall building score	2.00%
Minimum standard(s) level	N/A

Comments/notes:

Overall Building Performance

Building name	Community
Indicative BREEAM rating	Excellent
Indicative Total Score	71.4%
Min. standards level achieved	Outstanding level

Building Performance by Environment Section



Environmental Section	No. credits available	Indicative no. credits Achieved	% credits achieved	Section Weighting	Indicative Section Score
Management	18	10	55.6%	11.0%	6.1%
Health & Wellbeing	11	10	90.9%	10.5%	9.5%
Energy	21	18	85.7%	15.0%	12.9%
Transport	11	6	54.5%	10.0%	5.5%
Water	8	6	75.0%	7.5%	5.6%
Materials	14	11	78.6%	14.5%	11.4%
Waste	8	5	62.5%	9.5%	5.9%
Land Use & Ecology	10	6	60.0%	11.0%	6.6%
Pollution	13	7	53.8%	11.0%	5.9%
Innovation	10	2	20.0%	10.0%	2.0%

