



Travelodge Covent Garden – Extension

Sustainability Statement

For Travelodge Hotels Ltd

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Issued by	Hydrock Consultants Limited Ground Floor, Riverside West, Whitehall Road, Leeds, LS1 4AW	Tel: +44 (0)113 543 1700 E: Leeds@hydrock.com
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Prepared by	Sophie Pyne	
Checked by	James Barker	
Approved by	Sam Jones	

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1. EXECUTIVE SUMMARY

1.1 General

This Sustainability Statement has been prepared for the proposed extension of the Travelodge Covent Garden, London. The statement addresses the sustainability requirements as set out within policy CC2 of the 'Camden Local Plan' (2017) and chapter 11 of the Camden 'Energy Efficiency and Adaptation' Planning Guidance (January 2021).

1.2 BREEAM

Based upon the initial pre-assessment meeting and subsequent discussions with the design team, the target BREEAM rating of Excellent as requested by policy CC2 of the 'Camden Local Plan' (2017) and chapter 11 of the Camden 'Energy Efficiency and Adaptation' Planning Guidance (January 2021) is deemed unachievable for the proposed development. This is due to the nature of the proposed extension, constraints of the existing building, site location and constraints of the applicable BREEAM scheme the target of Excellent is deemed unachievable for the proposed development.

It is requested that as it is not feasible to achieve the 'Excellent' BREEAM rating, though a Very Good rating will be sought.

2. INTRODUCTION

2.1 General

This Sustainability Statement has been prepared for the proposed extension of the Travelodge Covent Garden, London. The statement addresses the sustainability requirements as set out within policy CC2 of the 'Camden Local Plan' (2017) and chapter 11 of the Camden 'Energy Efficiency and Adaptation' Planning Guidance (January 2021).

3. POLICY REVIEW

3.1 National Planning Policy Framework

The National Planning Policy Framework (July 2021) sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other developments can be produced. It sets out the Government’s requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own local and neighbourhood plans and as a material consideration in the determination of planning applications.

Within this context National Guidance says that:

- a. The purpose of the planning system is to contribute towards achieving sustainable development, set out in chapter 2.
- b. Sustainable development comprises of economic, social and environmental dimensions. These are interdependent and need to be pursued in mutually supportive ways, set out in chapter 2:
 - Economic - contributing to building a strong, responsive and competitive economy.
 - Social - supporting strong, vibrant and healthy communities.
 - Environmental - contributing to protecting and enhancing the natural, built and historic environment.
- c. These objectives are not criteria against which every decision can or should be judged. Plans and decisions must take into account local circumstances to ensure sustainable development is responded to appropriately in different areas.
- d. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development (paragraph 11), which should be seen as a golden thread running through both plan-making and decision-taking. For decision-making this means that:
 - Approving development proposals that accord with the development plan without delay; and
 - Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

Planning policies should follow the presumption in favour of sustainable development approach so development which is sustainable can be approved without delay. All plans should set clear policies that will guide how the presumption should be applied locally.

3.2 Regional Energy Policy

3.2.1 'Camden Local Plan' (2017)

Policy CC2 'Adapting to climate change' of the Camden Local Plan details:

The Council will require development to be resilient to climate change.

All development should adopt appropriate climate change adaptation measures such as:

- a. the protection of existing green spaces and promoting new appropriate green infrastructure;*
- b. not increasing, and wherever possible reducing, surface water runoff through increasing permeable surfaces and use of Sustainable Drainage Systems;*
- c. incorporating bio-diverse roofs, combination green and blue roofs and green walls where appropriate; and*
- d. measures to reduce the impact of urban and dwelling overheating, including application of the cooling hierarchy.*

Any development involving 5 or more residential units or 500 sqm or more of any additional floorspace is required to demonstrate the above in a Sustainability Statement.

Sustainable design and construction measures

The Council will promote and measure sustainable design and construction by:

- e. ensuring development schemes demonstrate how adaptation measures and sustainable development principles have been incorporated into the design and proposed implementation;*
- f. encourage new build residential development to use the Home Quality Mark and Passivhaus design standards;*
- g. encouraging conversions and extensions of 500 sqm of residential floorspace or above or five or more dwellings to achieve "excellent" in BREEAM domestic refurbishment; and*
- h. expecting non-domestic developments of 500 sqm of floorspace or above to achieve "excellent" in BREEAM assessments and encouraging zero carbon in new development from 2019.*

3.2.2 Camden 'Energy Efficiency and Adaptation' Planning Guidance (January 2021)

The Camden Planning Guidance 'Energy Efficiency and Adaptation'

Chapter 10 details:

All developments involving 5 or more residential units or 500 sqm or more of any additional floorspace should address sustainable design and construction measures (proposed in design and implementation) in a Sustainability Statement (Local Plan policy CC2).

Chapter 11 details:

BREEAM Excellent is required for all non-residential development of 500sqm or more floorspace.

4. SUSTAINABILITY

4.1 BREEAM

Policy CC2 of the 'Camden Local Plan' (2017) and chapter 11 of the Camden 'Energy Efficiency and Adaptation' Planning Guidance (January 2021) requires a BREEAM be undertaken in conjunction with the design team and client to establish the predicted BREEAM score and rating possible for the proposed development.

The proposed extension will be assessed against the BREEAM 2018/v6 New Construction 'fully-fitted' assessment for an Other Building – Hotel assessment criteria.

A pre-assessment has been undertaken following a meeting with the design team, and subsequent discussions with the relevant consultants. A pre-assessment is included within appendix and a summary of the target score detailed below.

- Travelodge Covent Garden Extension Target = 55.71%

The proposed extension will target a score above the 55% threshold for a Very Good rating. However, it was concluded that due to the nature of the proposed extension, constraints of the existing building, site location and constraints of the applicable BREEAM scheme the target of Excellent is deemed unachievable for the proposed development.

Issues with proposed building, site location and constraints of the applicable BREEAM scheme, are discussed in the following sections.

4.2 Management

It is not expected that any credits will be compromised due to constraints of the existing building, site location and limitations of the 'Other buildings - hotel' BREEAM scheme.

4.3 Health & Wellbeing

The following credits will not be achievable due to constraints of the existing building, site location and limitations of the 'Other buildings - hotel' BREEAM scheme.

- Hea 01 Daylighting and View Out: The proposed extension would which would not be able to comply with daylighting or view out requirements due to it's the location of the existing hotel.
- Hea 02 Ventilation: The existing site location would not allow the distances between the proposed intakes and existing roads or delivery areas to be achieved.
- Hea 07 Safe Access: The credit is assessed against the existing site, which does not comply with the pedestrian and cycle segregation.

4.4 Energy

The following credits will not be achievable due to constraints of the existing building, site location and limitations of the 'Other buildings - hotel' BREEAM scheme.

- Ene 01 Energy Performance: The proposed scheme achieves the 35% on-site reduction in CO₂ emissions to meet GLA planning policy requirements, however this only achieves 2 credits out of a possible 9 based upon the new Building Regulations Part L 2021 using v6 of the BREEAM manual.

- ii) Ene 02 Energy Sub-metering of building function areas: There is no distinctive areas within the extension to separately sub-meter, therefore the credit is not achievable.
- iii) Ene 04 Free Cooling: The proposed end-use does not include the use of free cooling methodologies to completely remove the use of active cooling. This is based upon the operator expectations for a hotel of this standard.
- iv) Ene 08 Energy Efficient Equipment: The proposed extension will not include any equipment covered by this credit, therefore it is not achievable as there is nothing to comply with.

4.5 Transport

The following credits will not be achievable due to constraints of the existing building, site location and limitations of the 'Other buildings - hotel' BREEAM scheme.

- i) Tra 02 Sustainable Transport Measures: Credits for Car Sharing or Electric Vehicle Charging points (EVCP) cannot be achieved as there is no proposed car parking. No external works are proposed as part of the extension, therefore credits relating to improvement of adjacent pedestrian/ cycle routes cannot be achievable.

4.6 Water

The following credits will not be achievable due to constraints of the existing building, site location and limitations of the 'Other buildings - hotel' BREEAM scheme.

- i) Wat 01 Water Consumption: Credits for potable water consumption are based upon the Travelodge specification and all prioritise low water use. No external space on the proposed or existing roof is available to incorporate rainwater harvesting for additional credits.
- ii) Wat 03 Major Leak Detection: The credits is assessed on the incoming water to the existing building which does not comply.

4.7 Materials

It is not expected that any credits will be compromised due to constraints of the existing building, site location and limitations of the 'Other buildings - hotel' BREEAM scheme.

4.8 Waste

It is not expected that any credits will be compromised due to constraints of the existing building, site location and limitations of the 'Other buildings - hotel' BREEAM scheme.

4.9 Land Use & Ecology

The following credits will not be achievable due to constraints of the existing building, site location and limitations of the 'Other buildings - hotel' BREEAM scheme.

- i) LE 01 Contaminated Land: Credits for the remediation of the existing site are not achievable, as the site is not contaminated.
- ii) LE 02-05 Ecology: The targeted credits for ecology will be as high as possible within the constraints of the existing site.

4.10 Pollution

The following credits will not be achievable due to constraints of the existing building, site location and limitations of the 'Other buildings - hotel' BREEAM scheme.

- i) Pol 01 Refrigerants: The cooling systems will comply with the operator requirements.
- ii) Pol 02 Local Air Quality: Credits are not achievable as these will be assessed against the shared installed systems within the existing building.
- iii) Pol 03 Surface Water: Credits for surface water volume run-off rate, and minimising watercourse pollution are not achievable based upon the existing site.

4.11 Summary

Based upon the initial pre-assessment meeting and subsequent discussions with the design team, the target BREEAM rating of Excellent as requested by policy CC2 of the 'Camden Local Plan' (2017) and chapter 11 of the Camden 'Energy Efficiency and Adaptation' Planning Guidance (January 2021) is deemed unachievable for the proposed development. This is due to the nature of the proposed extension, constraints of the existing building, site location and constraints of the applicable BREEAM scheme the target of Excellent is deemed unachievable for the proposed development.

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Appendix A BREEAM PRE-ASSESSMENT

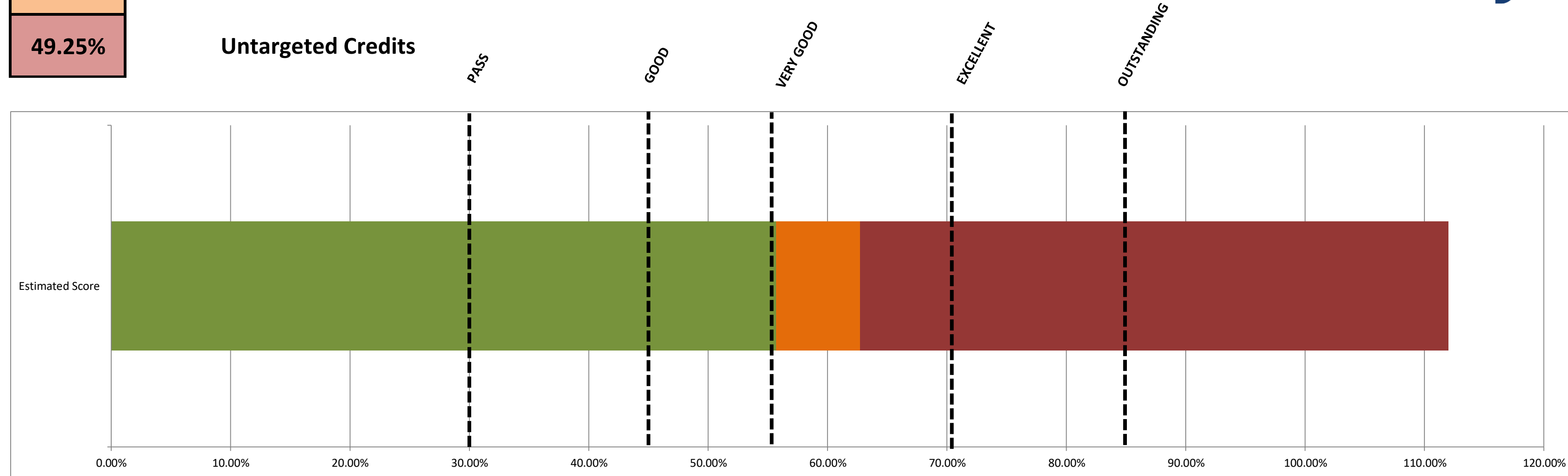
Travelodge Covent Garden Extension - BREEAM New Construction 2018 (Other Buildings - Hotel)



Manual version:
2018:3.0

55.71%
7.04%
49.25%

Target Credits
Possible Credits
Untargeted Credits



Rev	Date	Notes
Rev 01	11/01/2023	Initial desktop pre-assessment. Target credits = 56.38% Possible credits = 7.04%
Rev 02	03/03/2023	Updated pre-assessment. Target credits = 55.71% Possible credits = 7.04%

BREEAM 2018 New Construction - Other Buildings (Hotel)									
Credit	Available Credits	Target Credits	Possible Credits	Untargeted Credits	Credit Information	Comments	Time Dependent	Responsibility	
Management									
Man 01	Project Brief and Design	1	0	1	0	Project Delivery Planning • 1 credit where by RIBA Stage 2 the design team have identified their roles and responsibilities through the construction process.	Requirements issued 11/01/23	RIBA STAGE 2	PROJECT MANAGER
		1	0	0	1	Stakeholder Consultation (Interested Parties) • 1 credit where a plan is in place to consult and provide feedback on the design to the relevant stakeholders and bodies.		RIBA STAGE 2	-
		1	1	0	0	BREEAM AP (Concept Design) • 1 credit for appointment of BREEAM AP by RIBA Stage 1 to produce a BREEAM pre-assessment and help confirm the BREEAM target for the scheme.	Hydrock to be appointed to undertake the BREEAM AP role	RIBA STAGE 1/2	PROJECT MANAGER
		1	1	0	0	BREEAM AP (Developed Design) • 1 credit for appointment of a BREEAM AP to monitor and report progress against BREEAM targets by attending key Design Team meetings and producing a design stage report.	Hydrock to be appointed to undertake the BREEAM AP role		PROJECT MANAGER
Man 02	Life Cycle Cost & Service Life Planning	2	0	2	0	Elemental Life Cycle Cost (LCC) • 2 credits for undertaking a LCC analysis by RIBA Stage 2.	Possible credits, cost associated with undertaking the report - requirements issued 11/01/23	RIBA STAGE 2	SPECIALIST SUB-CONTRACTOR
		1	0	1	0	Component Level LCC Plan • 1 credit where a component level LCC plan has been produced by the end of RIBA Stage 4.	Possible credits, cost associated with undertaking the report - requirements issued 11/01/23	RIBA STAGE 4	SPECIALIST SUB-CONTRACTOR
		1	1	0	0	Capital Cost Reporting • 1 credit where the capital cost of the building in £/m2 is reported via the BREEAM monitoring tool.	Capital Cost to be reported at design stage and PC		QS

Man 03	Responsible Construction Practices	-	-	-	-	Legal & Sustainable Timber • A mandatory pre-requisite for the all the timber and timber-based products used are legally harvested and traded timber.	To be included within Main Contractor ER's		MAIN CONTRACTOR
		1	1	0	0	Environmental Management • 1 credit for the main contractor operating a EMS (ISO14001) covering their main operations and follows best practice pollution guidelines.	To be included within Main Contractor ER's		MAIN CONTRACTOR
		1	0	1	0	BREEAM AP (Site) • The BREEAM AP is appointed to monitor and report ongoing compliance of the project against relevant sustainability performance criteria during the construction, handover and close out stages.	To be included within Main Contractor ER's		MAIN CONTRACTOR
		2	2	0	0	Responsible Construction Management • 1 credit for achieving the minimum responsible construction management items outlined in the BREEAM Manual. • 2 credits for achieving the minimum responsible construction management items along with six additional items outlined in the BREEAM Manual.	To be included within Main Contractor ER's		MAIN CONTRACTOR
		1	1	0	0	Utility Consumption • 1 credit for the monitoring, recording and reporting of on-site energy/carbon and water used during construction.	To be included within Main Contractor ER's		MAIN CONTRACTOR
		1	1	0	0	Transport of Construction Material • 1 credit for the monitoring, recording and reporting of transport carbon emissions for the materials and waste.	To be included within Main Contractor ER's		MAIN CONTRACTOR
Man 04	Commissioning and Handover	1	1	0	0	Commissioning - Testing Schedule and Responsibilities • 1 credit for undertaking monitoring, programming, pre-commissioning, commissioning and re-commissioning for non-complex buildign services, control systems and testing & inspecting of building fabric.	MANDATORY: (1 credit) for Very Good. To be included within M&E Specification		M&E/ MAIN CONTRACTOR
		1	1	0	0	Commissioning - Design and Preparation • 1 credit for undertaking monitoring, programming, pre-commissioning, commissioning and re-commissioning for building services and specialist systems.	To be included within M&E Specification		M&E
		1	0	0	1	Testing & Inspecting Building Fabric • 1 credit for air tightness testing and a thermographic study post-construction to confirm continuity of insulation, avoidance of excessive thermal bridging, air leakage paths and any remediation required.	Difficult to achieve on an extension		MAIN CONTRACTOR
		1	1	0	0	Handover • 1 credit for the production of both a technical and non-technical building user guide. The guide covers all functions and uses of the building, ensuring building occupants can use the building effectively.	MANDATORY: (Criterion 11 only) Creation of a building user guide. To be included within Main Contractor ER's		MAIN CONTRACTOR
Man 05	Aftercare	1	1	0	0	Aftercare Support • 1 credit for Post Occupancy Evaluation of systems for 12 months from handover, including the collection of water and energy data and comparisons are made with what was expected. • A contract is in place to provide aftercare support to building users.	To be included within Main Contractor ER's		MAIN CONTRACTOR/ OCCUPIER
		1	1	0	0	Commissioning - Implementation • 1 credit for undertaking post-completion seasonal commissioning of complex and simple systems for up to 12 months following completion.	To be included within M&E Specification		M&E
		1	0	0	1	Post Occupancy Evaluation • 1 credit where an independent 3rd party Post Occupancy Evaluation is undertaken 12 months after occupation. This includes a review of design & construction process, feedback from building users and sustainability performance is undertaken. The client will disseminate this information to share good practice and lessons learned.	Not currently targeted		OCCUPIER
Category score		21	13	5	3				
Category Weighting		11.00%							
% Score		11.00%	6.81%	2.62%	1.57%				

Health & Wellbeing									
Hea 01	Visual Comfort	1	1	0	0	Glare Control • 1 credit where all relevant areas have the potential for disabling glare through building layout, building design, brise soleil or bioclimatic design.	The primary function attributed to hotel rooms is that of a bedroom and as such, lighting and resultant glare are not considered to be problematic for these spaces. The only exception to this is where designated additional office space is provided. In these circumstances it is the role of the assessor to determine if individual spaces should be determined as 'relevant building areas' in accordance with guidance provided. To be included within Architect's Requirements - issued 26/01/23		ARCHITECT
		1	0	0	1	Daylighting • 1 credit where 80% of the occupied spaces have a daylight factor of at least 2%. In addition uniformity, view of sky and room depth criteria must be satisfied.	Not achievable for this project		-

		1	0	0	1	View Out • 1 credit where 95% of the relevant building areas are within 8m of a suitably sized window that provides an adequate view out.	Not achievable for this project		ARCHITECT
		1	1	0	0	Internal & External Lighting • 1 credit for specification of internal and external lighting levels in line with CIBSE guidance and lighting controls are appropriately zoned.	To be included within M&E Specification		M&E
Hea 02	Indoor Air Quality	-	-	-	-	Indoor Air Quality Plan • Mandatory pre-requisite site-specific indoor air quality plan is produced.	To be included within M&E Specification		M&E
		1	0	0	1	Ventilation • 1 credit where intakes and extracts are a sufficient distance apart and any area subject to unpredictable occupancy is linked to CO ₂ sensors.	Not achievable for this project		-
		2	0	0	2	Emissions From Construction Products • 1 credit for 3 out of the 5 product specifications of internal finishes have met the testing requirements and emission levels for Volatile Organic Compounds (VOCs). • 2 credits where all product specifications of internal finishes have met the testing requirements and emission levels for Volatile Organic Compounds (VOCs).	Not achievable for this project		ARCHITECT/ MAIN CONTRACTOR
		1	0	0	1	Post-Construction Indoor Air Quality Measurement • 1 credit where the formaldehyde concentration level and other airborne VOC concentration levels are measured post-construction and the levels meet the BREEAM standards.	Not achievable for this project		MAIN CONTRACTOR
Hea 04	Thermal Comfort	1	1	0	0	Thermal Modelling • 1 credit where a dynamic thermal analysis has been undertaken to ensure CIBSE comfort levels are met and the building complies with the relevant 'Time out of Range' metric.	To be included within M&E Specification		M&E
		1	1	0	0	Design For Future Thermal Comfort • 1 credit for providing evidence through the thermal modelling how passive design features of the building have been included and how these influence thermal comfort future levels.	To be included within M&E Specification		M&E
		1	1	0	0	Thermal Zoning and Controls • 1 credit for appropriate zoning of heating controls in line with the thermal modelling analysis.	To be included within M&E Specification		M&E
Hea 05	Acoustic Performance	4	2	0	2	Sound Insulation; - One credit: airborne sound insulation values 3dB higher and impact sound insulation values 3dB lower than relevant Building Regulations standards. - Two credits: airborne sound insulation values 5dB higher and impact sound insulation values 5dB lower than relevant Building Regulations standards. Internal Indoor Ambient Noise Level; - One credit: Indoor ambient noise levels comply with the design ranges in Section 7 of BS 8233:2017. Room Acoustics - One credit: Achieve the requirements relating to sound absorption within the common spaces of the building outlined in the relevant building regulations or building standards national guidance.	Acoustician to be appointed to advise on achieving acoustic requirements. Based on previous projects likely to achieve a maximum of two credits - issued requirements to Peter 11/01/23		ACOUSTICIAN
Hea 06	Safety & Security	1	1	0	0	Security of the Site and Building • 1 credit for consultation with a 'Suitably Qualified Security Consultant' at Stage 2 on the design, confirming compliance with 'Secured by Design' principles and incorporating any recommendations. A Security Based Needs assessment must be produced.	A security consultant to be appointed to prepare a security needs assessment - requirements issued to Peter 11/01/23 - details issued 19/01/23. SNA received 08/02/2023, comments sent back 23/02/2023 asking for further information.	RIBA STAGE 2	ARCHITECT/ ALO
Hea 07	Safe & Healthy Surrounding	1	0	0	1	Safe Access • 1 credit where safe access requirements for pedestrians and cyclists have been incorporated into the external design.	Existing site, not achievable		-
Category score		17	8	0	9				
Category Weighting		14.00%							
% Score		14.00%	6.59%	0.00%	7.41%				

Energy									
Ene 01	Reduction of Energy Use & Carbon Emissions	9	2	2	5	Energy Performance • Up to 9 credits awarded based on the Part L analysis and the reduction in Energy Demand, Energy Consumption and Building Emission Rate.	To be reviewed with M&E		M&E
		4	0	0	4	Prediction of Operational Energy Consumption • Mandatory pre-requisite that the design team hold preliminary design workshop to discuss operational energy performance. • 4 credits where additional energy modelling during design and post-construction stages to generate predicted energy consumption under differing scenarios.			M&E

Ene 02	Energy Monitoring	1	1	0	0	Sub-metering of End-Use Categories • 1 credit for energy metering of major energy consuming systems through accessible energy sub-meters with a pulsed output.	MANDATORY: (1 credit) for Very Good. To be included within M&E Specification		M&E
		1	0	0	1	Sub-metering by Tenant/Building Function Areas • 1 credit for energy metering of tenant/building function areas.	Not achievable		M&E
Ene 03	Energy Efficient External Lighting	1	1	0	0	External Lighting • 1 credit where the building is designed to operate without the need for external lighting or alternatively, where the building does have external lighting, the average initial luminous efficacy of the external lighting fittings is no less than 70 luminaire lumens per circuit Watt and all external fittings are appropriately controlled.	To be included within M&E Specification		M&E
Ene 04	Low Carbon Design	1	0	0	1	Passive Design Analysis • 1 credit where passive design solutions are incorporated by RIBA Stage 2 to reduce energy consumption of building services resulting in a >5% reduction in the total energy demand.	Not achievable	RIBA STAGE 2	M&E
		1	0	0	1	Free Cooling • 1 credit where a free cooling strategy has been incorporated into the building design, or the building does not require any form of cooling.	Not achievable		-
		1	0	1	0	Low Zero Carbon Feasibility Study • 1 credit for production of a compliant LZC feasibility study by an Energy specialist.	Dependant on M&E strategy, one credit may be achievable for installation of LZC.	RIBA STAGE 2	M&E
Ene 06	Energy Efficient Transportation System	1	1	0	0	Transportation System Analysis • 1 credit where a transportation system analysis is carried out to determine and specify the optimum number, size and type of lifts that is most energy efficient.			MAIN CONTRACTOR/ LIFT MANUFACTURER
		1	1	0	0	Energy Efficient Features • 1 credit where the relevant energy-efficient features criteria are met.			MAIN CONTRACTOR/ LIFT MANUFACTURER
Ene 08	Energy Efficient Equipment	2	0	0	2	Energy Efficient Equipment • 2 credits where the majority of unregulated energy are specified in line with BREEAM standards.	Not achievable		OCCUPIER
Category score		23	6	3	14				
Category Weighting		16.00%							
% Score		16.00%	4.17%	2.09%	9.74%				

Transport									
Tra 01	Transport Assessment & Travel Plan	2	2	0	0	Travel Plan • 1 credit where a travel plan based on a site and building specific transport assessment has been produced, which influences the development design.	Travel assessment and travel plan to be prepared - requirements issued to Peter - 11/01/23	RIBA STAGE 1/2	TRANSPORT CONSULTANT/ ARCHITECT
Tra 02	Sustainable Transport Measures	10	4	0	6	Transport Options Implementation • Mandatory pre-requisite to achieve the Tra 01 credits. • Up to 10 credits dependant upon the number of transport options implemented in line with the BREEAM requirements.	Existing AI calculated achieves >8 - 1 point targeted Provide a public transport information system in public area - 1 point unlikely Electric charging stations/car sharing groups - Not feasible Improvement to local pedestrian/cycling network - not feasible Install cycle storage spaces - to be investigated Install cycle facilities - not feasible Three existing amenities - 1 point targeted AI = 88 - 2 points are worth 4 credits		ARCHITECT/ DESIGN TEAM
Category score		12	6	0	6				
Category Weighting		10.00%							
% Score		10.00%	5.00%	0.00%	5.00%				

Water									
Wat 01	Water Consumption	5	2	0	3	Sanitary Fittings and Grey/Rainwater • 1 credit for reducing potable water consumption by 12.5% over standard. • 2 credits for reducing potable water consumption by 25% over standard. • 3 credits for reducing potable water consumption by 40% over standard. • 4 credits for reducing potable water consumption by 50% over standard. • 5 credits for reducing potable water consumption by 55% over standard.	MANDATORY: (1 credit) for Very Good. To be included within Architect requirements - issued 26/01/23		ARCHITECT
Wat 02	Water Monitoring	1	1	0	0	Water Metering • 1 credit for installation of a main water meter and sub-meters in areas with over 10% of building water demand. All meters must have a pulsed output.	MANDATORY: (criterion 1 only) A water meter is specified on the mains water supply to each building. To be included within M&E Specification		M&E

Wat 03	Water Leak Detection and Prevention	1	0	0	1	Leak Detection System • 1 credit for installation of a programmable water leak detection unit within the building and between the building and utilities water meter.	Not achievable on existing site		M&E
		1	0	0	1	Flow Control Devices • 1 credit for installation of flow-control devices to each WC area/facility to ensure water is only supplied when needed and prevent minor leaks.	Not achievable for Travelodge		M&E
Category score		8	3	0	5				
Category Weighting		7.00%							
% Score		7.00%	2.63%	0.00%	4.38%				

Materials									
Mat 01	Building Life Cycle Assessment	7	7	0	0	Building Life Cycle Assessment (LCA) • Up to 6 credits where an LCA on the superstructure is carried out at both Concept Design and Technical Design. • 1 credit where an LCA on the substructure and hard landscaping is carried out at Concept Design.	Stage 2 LCA assessment to be undertaken and submitted to BRE prior to planning submission - requirements issued to Peter 11/01/23 - quote issued 25/01/23 Stage 4 LCA to be undertaken	RIBA STAGE 2 & RIBA STAGE 4	ARCHITECT/ SPECIALIST SUB-CONTRACTOR
Mat 02	Environmental Product Declarations	1	0	0	1	Specification of Products With a Recognised Environmental Product Declaration • Construction products with an EPD achieve a combined point score of at least 20 calculated in line with BREEAM requirements.			ARCHITECT/ MAIN CONTRACTOR
Mat 03	Responsible Sourcing	1	1	0	0	Enabling Sustainable Procurement • 1 credit for producing a documented sustainable procurement plan.	MANDATORY: (criterion 1 only) All timber and timber based products used on the project is 'Legal and Sustainable timber'. Requirements issued to Peter - 11/01/23	RIBA STAGE 2	CLIENT/ DESIGN TEAM
		3	1	0	2	Measuring Responsible Sourcing • Up to 3 credits for selection of materials whose manufacture and production processes have been certified through an EMS (Environmental Management System) process.	To be included within Main Contractor ER's		MAIN CONTRACTOR
Mat 05	Designing for Durability and Resilience	1	1	0	0	Internal and External Protection Measures • 1 credit for specifying suitable protection measures to areas vulnerable to high pedestrian traffic, internal vehicular/trolley movement and external vehicle collision. Also building elements are designed to limit degradation due to environmental factors.	To be included within Architect Requirements - issued 26/01/23		ARCHITECT
Mat 06	Material Efficiency	1	0	0	1	Optimise Material Efficiency • 1 credit where opportunities have been identified, investigated and implemented to optimise the materials through procurement, construction, maintenance and end-of-life.		RIBA STAGE 1	ARCHITECT
Category score		14	10	0	4				
Category Weighting		15.00%							
% Score		15.00%	10.71%	0.00%	4.29%				

Waste									
Wst 01	Construction Waste Management	1	1	0	0	Pre-Demolition Audit • 1 credit where a pre-demolition audit of any existing elements is carried out at concept design in line with BREEAM requirements.	Pre-demolition audit to be undertaken	RIBA STAGE 2	MAIN CONTRACTOR
		3	2	0	1	Construction Resource Efficiency • 1 credit for the reduction of non-hazardous waste to be ≤13.3m ³ or ≤11.1 tonnes per 100m ² gross internal floor area. • 2 credits for the reduction of non-hazardous waste to be ≤7.5m ³ or ≤6.5 tonnes per 100m ² gross internal floor area. • 3 credits for the reduction of non-hazardous waste to be ≤3.4m ³ or ≤3.2 tonnes per 100m ² gross internal floor area.	To be included within Main Contractor ER's		MAIN CONTRACTOR
		1	1	0	0	Diversion of Resources from Landfill • 1 credit where 70% (volume) or 80% (mass) of non-hazardous non-demolition construction waste & 80% (volume) or 90% (mass) of non-hazardous demolition waste are diverted from landfill.	To be included within Main Contractor ER's		MAIN CONTRACTOR
Wst 02	Recycled & Sustainably Sourced Aggregates	1	0	0	1	Project Sustainable Aggregate Points • 1 credit where details of the appropriate aggregates identified are used to calculate project sustainable aggregate points between 3.5 - 6 in line with the BREEAM requirements.			-
Wst 03	Operational Waste	1	1	0	0	Recyclable Waste Storage/ Compactor/ Composting • 1 credit where adequate storage space is provided for the expected general and recyclable waste streams operated on-site.	To be included within Architect requirements - issued 26/01/23		ARCHITECT
Wst 05	Adaptation to Climate Change	1	1	0	0	Structural and Fabric Resilience • 1 credit where, by RIBA Stage 2, a climate change adaptation strategy appraisal for structural and fabric resilience	To be included within Architect requirements - issued 26/01/23	RIBA STAGE 2	ARCHITECT/ STRUCTURAL

Wst 06	Design for Disassembly & Adaptability	2	1	0	0	Design for Disassembly & Adaptability - Recommendations • 1 credit where a building specific functional adaptation strategy is undertaken by RIBA Stage 2 which includes recommendations to facilitate future adaptation.	To be included within Architect requirements - issued 26/01/23	RIBA STAGE 2	ARCHITECT	
			1	0	0	Design for Disassembly & Adaptability - Implementation • 1 credit where updates during Technical Design on the recommendations provided have been implemented. A guide is produced outlining the functional adaptability and disassembly to future tenants.	To be included within Architect requirements - issued 26/01/23	RIBA STAGE 4	ARCHITECT	
Category score		10	8	0	2					
Category Weighting		6.00%								
% Score		6.00%	4.80%	0.00%	1.20%					

Land Use & Ecology									
LE 01	Site Selection	1	1	0	0	Previously Occupied Land • 1 credit awarded where 75% of the developments footprint is on an area of previously occupied land for industrial, commercial or domestic purposes in the last 50 years.	To be included within Architect Requirements - issued 26/01/23		ARCHITECT
		1	0	0	1	Contaminated Land • 1 credit where the site is deemed contaminated and appropriate remediation has been undertaken.	Not achievable		STRUCTURAL ENGINEER
LE 02	Ecological Risks and Opportunities	-	-	-	-	Statutory Obligations • Mandatory pre-requisite that the client/contractor confirms compliance is monitored against all relevant UK/EU/International legislation regarding the ecology of the site.			ECOLOGIST
		1	1	0	0	Survey & Evaluation • 1 credit where an appropriate individual is appointed, survey and evaluation is carried out to determine the ecological baseline of the site, this data is shared with the project team to influence site preparation, design and construction.	Ecologist to be appointed to advise on site - requirements issued to Peter - 11/01/23	RIBA STAGE 1/2	ECOLOGIST
		1	1	0	0	Determining Ecological Outcomes • 1 credit where representative stakeholders have been consulted to identify and consider the ecological outcome for the site which is then adopted.	Ecologist to be appointed to advise on site - requirements issued to Peter - 11/01/23	RIBA STAGE 1/2	ECOLOGIST
LE 03	Managing Impacts on Ecology	-	-	-	-	Ecological Risks & Opportunities for the Site • Mandatory pre-requisite LE 02 credit requirements achieved. • Mandatory pre-requisite that the client/contractor confirms compliance is monitored against all relevant UK/EU/International legislation regarding the ecology of the site.	Ecologist to be appointed to advise on site - requirements issued to Peter - 11/01/23		ECOLOGIST
		1	1	0	0	Planning and Measures on-site • 1 credit where roles and responsibilities have been clearly identified at an early project stage to adopt the ecological outcome chosen for the site. Preparation of the site has been implemented early applying appropriate recommendations provided by the representative stakeholders.	Ecologist to be appointed to advise on site - requirements issued to Peter - 11/01/23	RIBA STAGE 1/2	ECOLOGIST
		2	1	1	0	Managing Negative Impacts • Negative impacts from the site preparation and construction works have been managed in line with the BREEAM requirements. • 1 credit awarded where loss of ecological value has been limited. • 2 credits awarded where no overall loss of ecological value has occurred.	Ecologist to be appointed to advise on site - requirements issued to Peter - 11/01/23	RIBA STAGE 1/2	ECOLOGIST
LE 04	Ecological Change & Enhancement	-	-	-	-	Managing Negative Impacts • Mandatory pre-requisite LE 03 "Managing Negative Impacts" credit requirements achieved. • Mandatory pre-requisite that the client/contractor confirms compliance is monitored against all relevant UK/EU/International legislation regarding the ecology of the site.	Ecologist to be appointed to advise on site - requirements issued to Peter - 11/01/23		ECOLOGIST
		1	1	0	0	Ecological Enhancement • 1 credit where solutions and measures identified to enhance ecological value have been implemented both on site, and if applicable, within the zone of influence.	Ecologist to be appointed to advise on site - requirements issued to Peter - 11/01/23	RIBA STAGE 1/2	ECOLOGIST
		3	1	0	2	Change and Enhancement of Ecology • Up to 3 credits awarded based on a calculation of the change in ecological value occurring as a result of the project.	Ecologist to be appointed to advise on site - requirements issued to Peter - 11/01/23	RIBA STAGE 1/2	ECOLOGIST
LE 05	Long Term Ecological Management & Maintenance	-	-	-	-	Statutory Obligations, Planning and Site Implementation • Mandatory pre-requisite LE 03 "Managing Negative Impacts" credit requirements achieved. • Mandatory pre-requisite LE 04 at least one credit for "Change and Enhancement of Ecology" is achieved. • Mandatory pre-requisite that the client/contractor confirms compliance is monitored against all relevant UK/EU/International legislation regarding the ecology of the site.	Ecologist to be appointed to advise on site - requirements issued to Peter - 11/01/23		ECOLOGIST
		1	1	0	0	Management and Maintenance Throughout the Project • 1 credit where the project team liaise with representative stakeholders to develop solutions and measures to monitor, review and develop management and maintenance solutions for the ecology of the site.	Ecologist to be appointed to advise on site - requirements issued to Peter - 11/01/23	RIBA STAGE 1/2	ECOLOGIST
		1	1	0	0	Landscape and Ecology Management Plan • 1 credit where a landscape and ecology management plan is developed in accordance with BS 42020:2013 and is in line with the relevant BREEAM requirements	Ecologist to be appointed to advise on site - requirements issued to Peter - 11/01/23	RIBA STAGE 1/2	ECOLOGIST
Category score		13	9	1	3				

Category Weighting	13.00%			
% Score	13.00%	9.00%	1.00%	3.00%

Pollution									
Pol 01	Refrigerants	2	1	0	1	Refrigerants • 3 credits where no refrigerants are to be used. OR if refrigerants are to be used: • 2 credits where the direct effect life cycle CO ₂ emissions are <100kgCO ₂ /kW OR all refrigerants used have a Global Warming Potential ≤ 10. • 1 credits where the direct effect life cycle CO ₂ emissions are <1000kgCO ₂ /kW.	To be included within M&E Specification		M&E
		1	0	0	1	Leak Detection • 1 credit where compliant refrigerant detection and pump-down system is installed.			-
Pol 02	Local Air Quality	2	0	2	0	Local Air Quality • 2 credits where all heating and hot water is supplied by non-combustible systems, e.g. electric. OR • Up to 2 credits where the NO _x emissions for the applicable appliance do not exceed the levels within the BREEAM requirements.	Dependant on hot water system		M&E
Pol 03	Flood & Surface Water Management	2	2	0	0	Flood Risk • 2 credits for location of site within a low risk flood zone. • 1 credit for location of site within a medium/high risk flood zone with appropriate flood remediation measures.	Flood Risk Assessment to be prepared for site - requirements issued to Peter on 11/01/23 Email on 20/10/23 - Robin Crowther - 2 credits for low FRA. 1st credit for surface water run off can not be achieved as it would require significant alteration of the existing drainage system. Second credit surface water run off volume can be achieved. Third credit for minimising watercourse pollution can possibly be achieved TBC.		CIVILS
		1	0	0	1	Surface Water Run-off Rate • 1 credit where the peak rate of surface water run-off is no greater for the developed than pre-developed site and it includes an allowance for climate change.	Drainage consultant to advise on run off rates - requirements issued to Peter on 11/01/23 Email on 20/10/23 - Robin Crowther - 2 credits for low FRA. 1st credit for surface water run off can not be achieved as it would require significant alteration of the existing drainage system. Second credit surface water run off volume can be achieved. Third credit for minimising watercourse pollution can possibly be achieved TBC.		CIVILS
		1	1	0	0	Surface Water Run-off Volume, Attenuation and Limiting Discharge • 1 credit where flooding will not occur in the event of a local drainage system failure, and the post-development run-off volume is no greater than for the existing site.	Drainage consultant to advise on run off rates - requirements issued to Peter on 11/01/23 Email on 20/10/23 - Robin Crowther - 2 credits for low FRA. 1st credit for surface water run off can not be achieved as it would require significant alteration of the existing drainage system. Second credit surface water run off volume can be achieved. Third credit for minimising watercourse pollution can possibly be achieved TBC.		CIVILS
		1	0	0	1	Minimising Watercourse Pollution • 1 credit where suitable watercourse pollution measures (SUDS or oil separators) are specified in line with Pollution Prevention Guidance 3 and the SUDS manual. In addition there is no discharge from site for rainfall up to 5mm.	Email on 20/10/23 - Robin Crowther - 2 credits for low FRA. 1st credit for surface water run off can not be achieved as it would require significant alteration of the existing drainage system. Second credit surface water run off volume can be achieved. Third credit for minimising watercourse pollution can possibly be achieved TBC.		-
Pol 04	Reduction of Night-Time Light Pollution	1	1	0	0	Light Pollution • 1 credit for the design of the external lighting strategy to reduce light pollution from the development. All external lighting is to be able to be switched off between 2300-0700 hours.	To be included within M&E Specification		M&E
Pol 05	Reduction of Noise Pollution	1	1	0	0	External Noise Attenuation • 1 credit for appointing a 'Suitably Qualified Acoustician' to complete an external noise analysis to ensure building services plant will not disturb local noise-sensitive developments.	Acoustician to be appointed to advise on external plant noise - requirements issued to Peter 11/01/23		ACOUSTICIAN
Category score		12	6	2	4				
Category Weighting		8.00%							
% Score		8.00%	4.00%	1.33%	2.67%				

Innovation									
Man 03	Responsible Construction Practices	1	0	0	1	Responsible Construction Management • 1 credit for achieving all the responsible construction management items outlined in the BREEAM Manual.			-
Hea 01	Visual Comfort	1	0	0	1	Daylighting • 1 credit where 80% of occupied spaces have a daylight factor of 3%+.			-
		1	0	0	1	Internal & External Lighting • Lighting in each zone can be manually dimmed by occupants down to 20% of the maximum light output.			-
Hea 02	Indoor Air Quality	1	0	0	1	Emissions From Construction Products • 1 credit for 3 out of the 5 product specifications of internal finishes have met the exemplary testing requirements and emission levels for Volatile Organic Compounds (VOCs).			-

Hea 06	Security	1	0	0	1	Risk Based Security Rating • A compliant risk based security rating scheme has been used and the performance has been confirmed by independent assessment and verification.			-
Ene 01	Reduction of Energy Use & Carbon Emissions	5	0	0	3	Zero Carbon to Carbon Negative • 3 credits where the building is carbon negative. • Up to 2 credits possible where a building achieves zero net CO ₂ emissions.			-
			0	0	2	Post Occupancy • Pre-requisite of achieving all available credits in Ene 02. • 2 credits where the client/building occupier commits funds to pay for post occupancy energy modelling based on the actual energy consumption compared with the targets set in the credit criteria.			-
Wat 01	Water Consumption	1	0	0	0	Potable Water Reduction • 1 credit for reducing potable water consumption by 65% over standard.			-
Mat 01	Building Life Cycle	3	1	0	0	Core Building Services • 1 credit where an LCA is carried out for core building services design options.	Requirements issued to Peter - 11/01/23	RIBA STAGE 2	ARCHITECT/ SPECIALIST SUB-CONTRACTOR
			0	0	0	LCA and LCC • Pre-requisite of achieving Elemental LCC plan and Component Level LCC credits of Man 02. • 1 credit where the LCA and LCC are aligned and incorporated within the design decision-making process.		RIBA STAGE 2	-
			1	0	0	Third Party Verification • 1 credit where a suitably qualified third party either carries out the LCAs or produces a report verifying the LCAs produced accurately represent the designs under consideration during Concept Design and Technical Design.	Requirements issued to Peter - 11/01/23	RIBA STAGE 2	ARCHITECT/ SPECIALIST SUB-CONTRACTOR
Mat 03	Responsible Sourcing of Materials	1	0	0	0	Responsibly Sourced Materials • 1 credit based on the EMS certification of materials for their manufacture and supply chain processes such as production and abstraction, including building services.			-
Wst 01	Construction Waste Management	1	0	0	0	Site Waste Management Plan • 1 credit for the reduction of non-hazardous waste to be <1.6m ³ or 1.9 tonnes per 100m ² gross internal floor area. OR • 1 credit for 85% (volume) or 90% (mass) of non-hazardous construction waste is diverted from landfill.			-
Wst 02	Recycled Aggregates	1	0	0	0	Project Sustainable Aggregate Points • 1 credit where details of the appropriate aggregates identified are used to calculate project sustainable aggregate points greater than 6 in line with the BREEAM requirements.			-
Wst 05	Adaptation to Climate Change	1	0	0	0	Responding to Adaptation to Climate Change • 1 credit for achieving the following criteria points in addition to the standard Wst 05 requirements: - Criterion 6 of Hea 04 has been achieved, - At least 6 credits have been achieved under Ene 01, - The 'Passive Design Analysis' credit of Ene 04 has been achieved, - At least 3 credits have been achieved under Wat 01, - Criterion 2-4 of Mat 05 has been achieved, - At least 1 and 2 credits have been achieved under the 'Flood Risk' and 'Surface Water Run-off' requirements of Pol 03 respectively.			-
LE 02	Identifying & Understanding the Risks & Opportunities for the Project	1	0	0	0	Determine the Ecological Outcomes for the Site • 1 credit where the wider site sustainability-related activities are considered along with the potential for ecosystem service related benefits, in addition to; - The 2 credits of Hea 07 has been achieved, - Criteria 5-23 of Pol 03 has been achieved, - The 1 credit of Pol 05 has been achieved.			-
Category score		19	2	0	10				
Category Weighting		10.00%							
% Score		10.00%	2.00%	0.00%	10.00%				