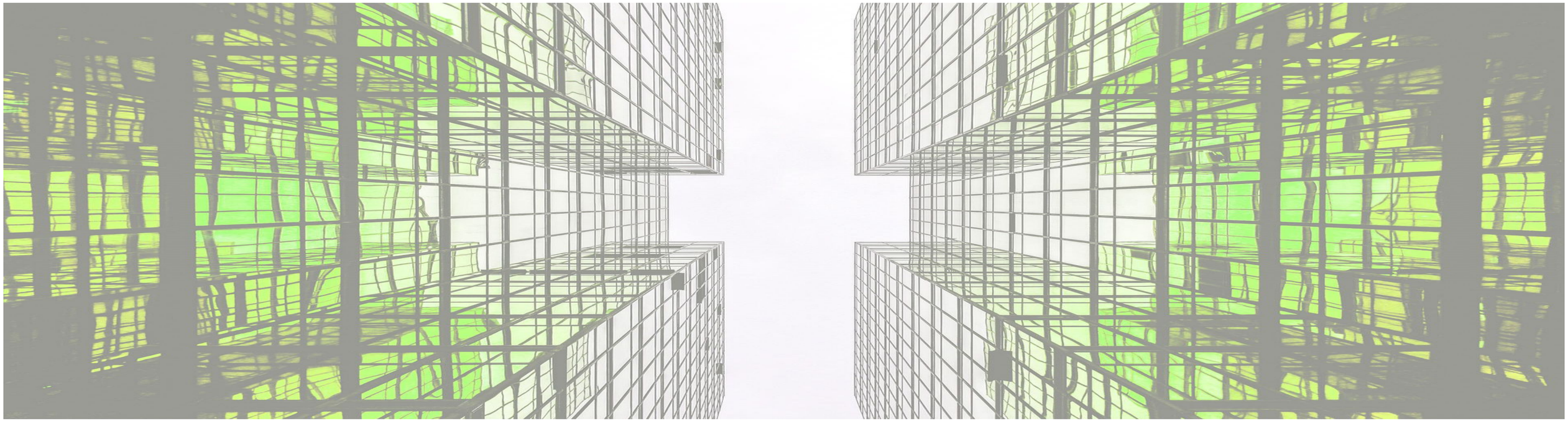
BREEAM Pre-Assessment

16-24 Whitfield Street and 55 Tottenham Court Road, Camden, London

Prepared for Mayhunt Properties Limited
01-Sep-23



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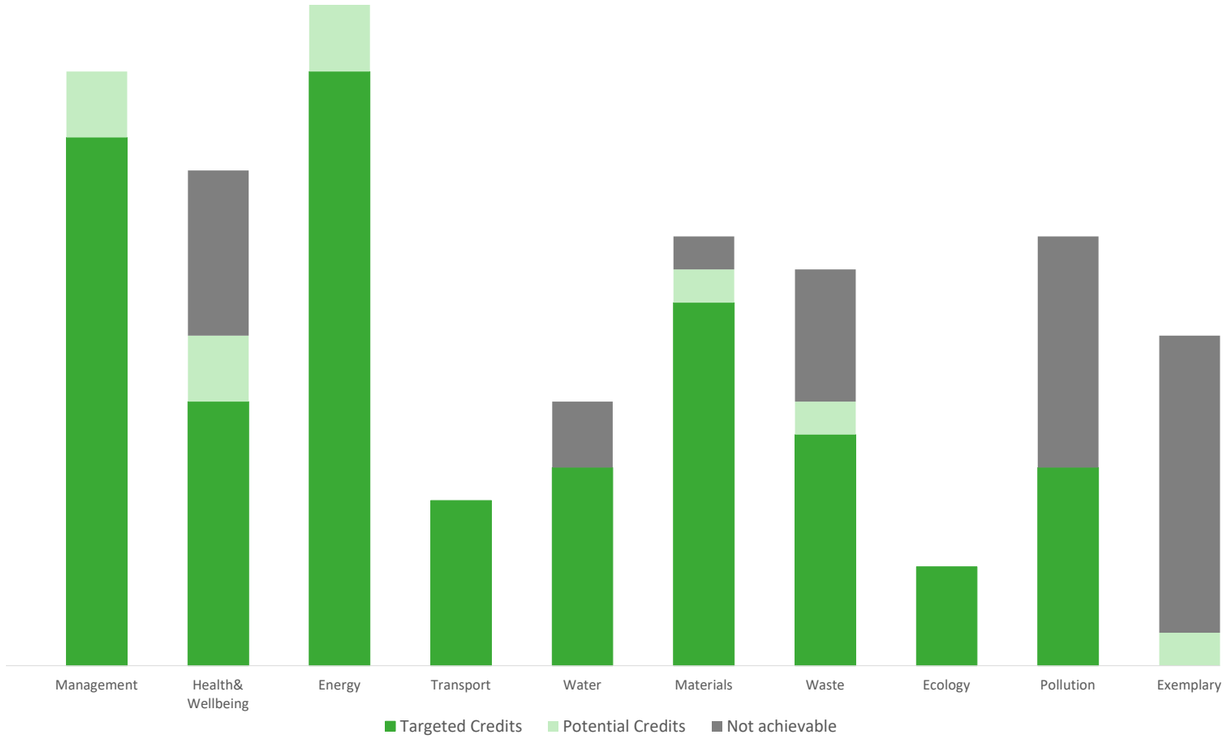
Issue	Date	Reason for Issue	Author	Approved
A	04 08 2023	Pre Assessment Strategy	SR	

04/08/2023

Project Name: 16-24 Whitfield Street and 55 Tottenham Court Road, Camden, London
Prepared for: Mayhunt Properties Limited
Building Type: Office
Building Sub-group Multi Let
Project Stage: Pre-Assessment
Scheme: BREEAM Refurbishment & Fit Out 2014
Manual Version: SD5078 Issue 3.0
Project type: Shell and Core



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Project Name:	**16-24 Whitfield Street and 55 Tottenham Court Road, Camden, London**	Targeted BREEAM score % and rating	**70%**	
Building Type:	**Office**	Potential Additional Score	**79%**	NOT TARGETED
Project Type:	**Fully Fitted (RFO Parts 1,2,3)**	Achieved scoring %	**0%**	
BREEAM Methodology:	**BREEAM UK Refurbishment and Fit Out (RFO)**			

Credit Ref.	Credit Title	Credit Name	Available	Targeted	Potential	Achieved	BREEAM Requirement	RIBA Stage
MANAGEMENT								
Man 01	**Project Brief and Design**	Stakeholder Consultation (Project Delivery)	1	1			A clear sustainability brief developed prior to concept design. Identify and define roles, responsibilities and contribution of project team for key phases of the project delivery.	2
		Stakeholder Consultation (Third Party)	1	0	1		Consult all relevant parties on minimum consultation content at RIBA Stage 2. Prior to completion of RIBA Stage 4 feedback to all relevant parties must be given and received.	2
		Sustainability Champion (Design)	1	1			Appointment of BREEAM AP prior to RIBA Stage 2. BREEAM target must be formally agreed with the design team.	2
		Sustainability Champion (Monitoring Process)	1	1			BREEAM AP monitor and report progress against agreed BREEAM performance targets throughout the project up to PC Stage.	4
Man 02	**Life Cycle Cost and Service Life Planning**	Elemental Life Cycle Cost (LCC)	2	2			An outline, entire asset elemental life cycle cost plan has to be carried out at RIBA stage 2 in line with Standardised method of life cycle costing for construction procurement PD 156865:2008.	2
		Component Level Life Cycle Cost Options Appraisal	1	1			A component level LCC plan has been developed by the end of RIBA Stage 4 in line with 'Standardised method of life cycle costing for construction procurement' PD 156865:2008.	4
		Capital Cost Reporting	1	1			Report the capital cost for the fit-out works in pounds per meter square (£/m2) via the BREEAM Assessment Scoring and Reporting tool.	4
Man 03	**Responsible Construction Practices**	**Pre-requisite: Legal and sustainable timber**					**All timber and timber-based products used during construction process of the project are legal and sustainable i.e. FSC or PEFC certified.**	4
		Environmental Management	1	1			Contractor operates EMS: certificate of ISO 14001, EMAS or have a structure that is in compliance with BS 8555:2003 and has reached stage four of the implementation stage. And implement best practice pollution prevention procedures: PPG6, Pollution Prevention Guidelines.	4
		BREEAM AP (Site)	1	1			A BREEAM AP is appointed to monitor compliance with the relevant sustainability performance/process criteria during the Construction, Handover and Close Out stages.	4
		Responsible Construction Management **Minimum Standard: 1 credit Excellent, 2 credits Outstanding**	2	2			Responsible Construction Management based on Considerate Contractors Scheme score of: >25 to <35 - 1 credit >35 - 2 credits	4
		Monitoring of Construction Site Impacts - Utility and Water Consumption	1	1			Principal contractor monitor energy and water consumption on site.	4

Credit Ref.	Credit Title	Credit Name	Available	Targeted	Potential	Achieved	BREEAM Requirement	RIBA Stage
		Monitoring of Construction Site Impacts - Transport of Construction Materials and Waste	1	1			Principal contractor to monitor fuel consumption of transport of materials and waste to/from site.	4
Man 04	**Commissioning and Handover**	Commissioning - Testing Schedule and Responsibilities	1	1			Schedule of commissioning and testing prepared, with confirmation of commissioning completed to relevant standards as defined by BRE. Where BMS specified, carry out specific commissioning and training of of system. Appoint appopriate team member to monitor and programme precommissioning, commissioning and testing. Principal contractor accounts for commissioning and testing in overall programme.	4
		Commissioning Building Services	1	1			Achieve above, plus for buildings with complex services and systems, appoint a specialist commissioning manager to undertake design reviews and provide input on programme and management of commissioning.	4
		Testing and Inspecting Building Fabric	1	0	1		Air Test and thermographic survey required. TBC.	4
		Handover **Minimum Standard: 1 credit Excellent and Outstanding**	1	1			A Building User Guide will be developed prior to handover for distribution to the building occupiers and a committed schedule of training for building occupiers.	4

MANAGEMENT	**TOTAL**	**18**	**16**	**2**	**0**	
	% of total score	**13.02%**	**8.72%**	**1.45%**	**0.00%**	
	% of each credit	**0.72%**				

Credit Ref.	Credit Title	Credit Name	Available	Targeted	Potential	Achieved	BREEAM Requirement	RIBA Stage
HEALTH & WELLBEING								
Hea 01	**Visual Comfort**	Daylighting	3	0	1		Up to 3 credits, dependent on % of staff and public occupied spaces that achieve average daylight factor of 2% and treatment areas of 3%, with uniformity ratio of at least 0.3 or room depth criterion satisfied:- 1 credit - 40% of relevant building areas 2 credits - 60% of relevant building areas 3 credits - 80% of relevant building areas	4
		View Out	2	0	1		95% of the floor area in 95% of spaces for each relevant building area is within 7 m of an external wall. The window or opening must be ≥ 20% of the surrounding wall area or compliance is sought via BS 8206. Relevant building areas include areas where workstations/desks, therefore all student bedrooms plus any amenity areas designated as study spaces.	4
		Internal and External Lighting Levels, Zoning and Controls	1	1			Internal lighting designed to provide lux levels in accordance with SLL Code for Lighting, CIBSE LG 7 and other relevant industry standards; and zoned to allow occupant control. External lighting designed in accordance with BS5489-1:2013 and BS EN 12464-2:2-14.	4
Hea 02	**Indoor Air Quality**	Indoor Air Quality (IAQ) Plan	1	1			Site specific (IAQ) plan produced and implemented, the plan must be produced and implemented. The objective is to minimise indoor air quality during the design, construction and occupation of the building.	4
		Ventilation	1	0			Designed to minimise the indoor concentration and recirculation of pollutant in the building. Provide fresh air into the building in accordance with the criteria of the relevant standard for ventilation.	4
		Adaptability - Potential for Natural Ventilation	1	0			The building ventilation strategy is designed to be flexible and adaptable to potential building occupant needs and climatic scenarios. Occupied spaces of the building are designed to be capable of providing fresh air entirely via a natural ventilation strategy. Room depths are designed in accordance with CIBSE AM10 (section 2.4) to ensure effectiveness of any natural ventilation system. The openable window area in each occupied space is equivalent to 5% of the gross internal floor area of that room/floor plate; OR The design demonstrates that the natural ventilation strategy provides adequate cross flow of air to maintain the required thermal comfort conditions and ventilation rates. This is demonstrated using ventilation design tool types that meet the requirements of CIBSE AM10	4

Credit Ref.	Credit Title	Credit Name	Available	Targeted	Potential	Achieved	BREEAM Requirement	RIBA Stage
Hea 04	**Thermal Comfort**	Thermal Modelling	1	1			Thermal modelling to be carried out in accordance with CIBSE AM 11.Air conditioned building to be designed in accordance with CIBE Guide A and the PMV & PPD to be reported; for naturally ventilated building consider overheating in line with CIBSE TM52.	4
		Adaptability for a projected climate change scenario	1	1			The thermal modelling demonstrates the building is designed for a projected climate change environment and for conditioned building report PMV & PPD.	4
		Thermal Zoning and Controls	1	1			Above thermal comfort analysis informs temperature control strategy, and strategy provides compliant zoning and controls to its users.	4
Hea 05	**Acoustic Performance**	Acoustic Performance	2	2			Meet relevant acoustic performance standards for sound insulation and indoor ambient noise levels. Suitably qualified acoustician to undertake calculation and testing requirements.	4 4
Hea 06	**Safety and Security**	Security of Site and Building	1	1	0		Security Needs Assessment (SNA) undertaken by Suitably Qualified Security Specialist (SQSS) during RIBA Stage 2 and design embodies recommendations. Any deviation from recommendations to be justified and agreed with SQSS.	2 4

HEALTH & WELLBEING	**TOTAL**	**15**	**8**	**2**	**0**
	% of total score	**12.95%**	**6.91%**	**1.73%**	**0.00%**
	% of each credit	**0.86%**			

Credit Ref.	Credit Title	Credit Name	Available	Targeted	Potential	Achieved	BREEAM Requirement	RIBA Stage
ENERGY								
Ene 01	**Reduction of Energy Use and Carbon Emissions**	Energy Performance **Minimum Standard: 6 credits Excellent; 10 credits for Outstanding**	15	10	4		A calculation of the energy score using the BREEAM Refurbishment and Fit-out energy model must be carried out. Local Services should be assessed as these are relevant to the scope of work: energy performance of local heating, cooling, ventilation, lighting and controls as relevant to inform the results. This must be assessed against a baseline EPC inp of the existing building. Energy Assessment to be circulated to the team. EPC inp	4
Ene 02	**Energy Monitoring**	Sub-Metering of Major Energy Consuming Systems **Minimum Standard: 1 credit Very Good, Excellent and Outstanding**	1	1			Separate energy metering installed for each fuel type / use for 90% of estimated annual energy consumption, with pulsed output for future connection to energy management system.	4
		Sub-Metering of High Energy Load and Tenancy Areas	1	1			This requires sub metering of different functional areas. Meter to be connected to BMS or equipped with pulsed output for future connection to energy management system.	4
Ene 04	**Low Carbon Design**	Passive Design Analysis	1	1			**Hea 04 to be achieved.** Analysis is carried out at RIBA Stage 2 and identifies passive design measures to reduce the total heating, cooling, mechanical ventilation, lighting loads and energy consumption.	2
		Free Cooling	1	0			Passive design is achieved and any of the free cooling strategies are implemented: night time cooling; ground coupled air cooling; displacement ventilation; ground water cooling; surface water cooling; evaporative cooling; desiccant dehumidification and evaporative cooling, using waste heat; absorption cooling, using waste heat; building does not require any significant form of active cooling or mech. ventilation i.e. naturally ventilated.	4
		Low Zero Carbon Feasibility Study	1	1			LZC Study carried out at RIBA Stage 2 by an energy specialist to establish most appropriate low or zero carbon energy source(s). Technology(ies) to be specified and resulted in a meaningful reduction in regulated CO2 emissions.	2
Ene 06	**Energy Efficient Transportation Systems**	Energy Consumption	1	1			Where newly specified lifts within refurbishment scope, an analysis of the transportation demand and usage patterns is carried out and energy consumption has been estimated in accordance with BS EN ISO 25745 Part 2 and 3.	4
		Energy Efficient Features - Lifts	2	2			Where newly specified lifts within refurbishment scope, energy efficient features offering the greatest potential energy savings are to be specified: standby condition during off-peak periods; lift care lighting and display across is >70lamp lumens/circuit Watt; drive controller capable of variable speed, variable-voltage and variable-frequency. Where use of regenerative drive saves energy it needs to by specified.	4

ENERGY	**TOTAL**	**24**	**18**	**4**	**0**
	% of total score	**17.49%**	**13.12%**	**2.92%**	**0.00%**
	% of each credit	**0.73%**			

Credit Ref.	Credit Title	Credit Name	Available	Targeted	Potential	Achieved	BREEAM Requirement	RIBA Stage
TRANSPORT								
Tra 01	**Sustainable Transport Solutions**	Accessibility Index / Dedicated Bus Service	3	3			The public transport Accessibility Index (AI) for the assessed building is calculated and BREEAM credits awarded according to the building type.	4
Tra 02	**Proximity to Amenities**	Proximity to Local Amenities	1	1			Where the development is within 500 meters of at least 2 appropriate amenities and within 1km of a further 2 amenities inc. food outlet, access to cash, outdoor open space, recreation/leisure facility) .	4
Tra 05	**Travel Plan**	Travel Plan	1	1			A Travel Plan has been developed as part of the feasibility and design stages. Plan must include measures to encourage the use of sustainable modes of transport and movements of people and goods during the building's operation.	2

TRANSPORT	**TOTAL**	**5**	**5**		**0**
	% of total score	**4.22%**	**4.22%**	**0.00%**	**0.00%**
	% of each credit	**0.84%**			

WATER								
Wat 01	**Water Consumption**	Water Consumption **Minimum Standard: 1 credit Good, Very Good, Excellent and 2 credits Outstanding**	5	3			Specification of water efficient domestic water-consuming components, grey/rain water collection to reduce the water consumption. Use the BREEAM Wat 01 calculator to assess the efficiency of sanitaryware.	4
Wat 02	**Water Monitoring**	Water Monitoring **Minimum Standard: Criterion 1 - water meter on mains Good, Very Good, Excellent and Outstanding**	1	1			Specification of water meter with pulsed output and BMS connected on mains water supply to building.	4
Wat 03	**Water Leak Detection**	Leak Detection System	1	1			Water leak detection system with audible alarm capable of detecting a major leak on the mains water supply within the building and between the building and the utilities water meter.	4
		Flow Control Devices	1	1			Flow control devices that regulate the supply of water to WC area/facility must be provided.	4

WATER	**TOTAL**	**8**	**6**	**0**	**0**
	% of total score	**6.75%**	**5.06%**	**0.00%**	**0.00%**
	% of each credit	**0.84%**			

Credit Ref.	Credit Title	Credit Name	Available	Targeted	Potential	Achieved	BREEAM Requirement	RIBA Stage
MATERIALS								
Mat 01	**Life Cycle Impacts**	Project lifecycle assessment study	6	6	1		LCA completed for proposed refurbishment works, and design team demonstrates how LCA reduced environmental impact.	2
Mat 03	**Responsible Sourcing of Construction Products**	**Pre-requisite: Legal and sustainable timber. Minimum Standard:all Ratings**					**100% of timber and timber-based products used n the project are 'Legal' and 'Sustainable' as per UK Government's Timber Procurement Policy (TPP).**	4
		Sustainable Procurement Plan	1	1			A Sustainable Procurement Plan should be put in place to guide procurement towards sustainable construction and identify risk and opportunities against range of social, environmental and economic issues (i.e. BS 8902:2009).	4
		Measuring Responsible Sourcing	3	2			To specify materials from manufacturers who can provide EMS Certification, FSC, PEFC, SFI, CARES, Eco-reinforcement, BES 6001, Supply chain.	4
Mat 04	**Insulation**	Embodied Impact	1	1			All new insulation (for building fabric and building services) must be low impact having low GWP, ODP and be A to A+ rated in the 'Green Guide to Specification' and sourced from EMS Certified Suppliers.	4
Mat 05	**Designing for Durability and Resilience**	Protecting Vulnerable Parts of the Building from Damage and Protecting Exposed Parts of the Building from Material Degradation	1	1			The building incorporates suitable durability and protection measures and specification to limit materials degradation between environmental factors.	4
Mat 06	**Material Efficiency**	Preparation and Brief	1	0			Set targets and report opportunities and methods for optimise the use of materials for each of the RIBA Stage. Consideration should be given to pre-fabrication and WRAP compliance.	1
		Concept Design						2
		Developed Design						3
		Technical Design						4
		Construction						5

MATERIALS	**TOTAL**	**13**	**11**	**1**	**0**
	% of total score	**15.82%**	**13.39%**	**1.22%**	**0.00%**
	% of each credit	**1.22%**			

Credit Ref.	Credit Title	Credit Name	Available	Targeted	Potential	Achieved	BREEAM Requirement	RIBA Stage
WASTE								
Wst 01	**Project Waste Management**	Pre-refurbishment audit	1	0	1		Completion of Pre-Refurbishment Audit during RIBA Stage 2 to guide design, consideration of materials to be reused and targets for waste management.	2
		Reuse and direct recycling of materials	2	0			Where specific waste material types are either directly re-used on-site or off-site or are sent back to the manufacturer for closed loop recycling.	4
		Construction Resource Efficiency **Minimum Standard: 1 credit Outstanding**	3	2			Prepare a compliant Resource Management Plan (RMP) and main contractor to achieve a construction waste resource efficiency benchmark of 4.5m^3 (or 1.2 tonnes) of construction waste generated per 100m^2 GIA.	4
		Diversion of Resources from Landfill	1	1			Prepare a compliant Resource Management Plan (RMP) and divert at least 85% by volume or 90% of waste from landfill.	4
Wst 02	**Recycled Aggregates**	Recycled Aggregates	1	0			% of high grade aggegrate use that is recycled or secondary aggregate meets minimum levels.	4
Wst 03	**Operational Waste**	Operational Waste **Minimum Standard: 1 credit Excellent and Outstanding**	1	1			A dedicated central space for storage of recyclable waste, clearly labelled and accessible to building occupants/facilities operators. A minimum of 2m^2 per 1000m2	4
Wst 04	**Speculative Finishes (Offices only)**	Speculative Floor and Ceiling Finishes	1	1			To install floor and ceiling finishes selected by the known occupant or if occupant not known in show area only.	4
Wst 05	**Adaptation to climate change**	Structural and fabric resilience	1	1			Conduct a climate change adaptation strategy appraisal for structural and fabric resislience by end of RIBA Stage 2, with risk assessment to identify and evaluate potential impacts over projected life cycle from expected extreme weather events.	2
Wst 06	**Functional Adaptability**	Functional Adaptability	1	1			Carry out and implement a functional adaptation appraisal at RIBA Stage 2 and adopt the measures in RIBA Stage 4.	2

WASTE	**TOTAL**	**12**	**7**	**1**	**0**
	% of total score	**9.49%**	**5.54%**	**0.79%**	**0.00%**
	% of each credit	**0.79%**			

Credit Ref.	Credit Title	Credit Name	Available	Targeted	Potential	Achieved	BREEAM Requirement	RIBA Stage
LAND USE & ECOLOGY								
Ecology Route Selection							Route 1: Project team member Route 2: Suitably Qualified Ecologist (SQE)	1
LE 04	**Enhancing Site Ecology**	Ecologist's Report & Recommendations	2	2			A suitably qualified ecologist (SQE) has been appointed by the client by the end of the RIBA Stage 1 to advise on enhancing the ecology of the site. SQE must visit the site and provide an Ecology Report with appropriate recommendations for the enhancement of the site's ecology at RIBA Stage 2. Recommendations needs to be implemented.	
LE 05	**Long Term Impact on Biodiversity**	Long Term Impact on Biodiversity	1	1			SQE is appointed prior to commencement of activities on site and they confirm EU and UK legislation relating to the protection and enhancement of ecology has been complied with. Landscape and habitat management plan to be produced covering first 5 years after project completion in accordance with BS 42020:2013 Section 11.1 and handed over to the building owner/occupants. Plus additional measures for the improvement of long term biodiversity to be complied with.	4

LAND USE & ECOLOGY	**TOTAL**	**3**	**3**	**0**	**0**
	% of total score	**7.60%**	**7.60%**	**0.00%**	**0.00%**
	% of each credit	**2.53%**			

Credit Ref.	Credit Title	Credit Name	Available	Targeted	Potential	Achieved	BREEAM Requirement	RIBA Stage
POLLUTION								
Pol 01	**Impact of Refrigerants**	**Pre-Requisite: Systems with Electric Compressors**					**All systems with electric compressors comply with the requirements of BS EN 378:2016 (parts 2 and 3). Refrigeration systems containing ammonia comply with the Institute of Refrigeration Ammonia Refrigeration Systems code of practice.**	4
		Impact of Refrigerants	2	1			1 credit where Refrigerant's Direct Effect Life Cycle CO_2 equivalent emissions (DELC CO_2e) of ≤ 1000 $kgCO_2e/kW$ cooling/heating capacity; 2 credits where DELC is ≤ 100 $kgCO_2e/kW$	4
		Leak Detection	1	0			All systems are hermetically sealed or only use environmentally benign refrigerants or a permanent automated refrigerant leak detection system is required.	4
Pol 02	**NOx Emissions**	NOx Emissions	3	0			All heating and hot water supplied by non-combustion systems OR emissions from combustion plant that provide heating and hot water do not exceed defined air emissions standards; 3 credits <40mg/kWh, 2 credits <70mg/kWh, 1 credit <100mg/kWh.	4
Pol 03	**Flood and Surface Water Management**	Flood Resilience	2	2			Site specific Flood Risk Assessment prepared by specialist to confirm that the site is a low probability of flooding from all sources of flooding.	4
		Surface Water Run Off	2	1			No increase of impermeable surfacing. Review calculations.	4
		Minimising Watercourse Pollution	1	0			Specialist to confirm there is no discharge from the developed site for rainfall up to 5 mm and the pollution prevention systems are in line with the SUDs requirements.	4
Pol 04	**Reduction of Night Time Light Pollution**	Reduction of Night Time Light Pollution	1	1			External lighting design is in line with ILP guidance of obtrusive light and can be automatically switched off. Illuminated advertisements are designed in compliance with ILP PLG05 The Brightness of Illuminated Advertisements. Advertsiment consent to align with BREEAM.	4
Pol 05	**Reduction of Noise Pollution**	Reduction of Noise Pollution	1	1			A BS 4142:2014 compliant noise impact assessment to be carried out by Acoustician, and recommendations for mitigation incorporated in design.	4

POLLUTION	**TOTAL**	**13**	**6**	**0**	**0**
	% of total score	**12.66%**	**5.84%**	**0.00%**	**0.00%**
	% of each credit	**0.97%**			

Credit Ref.	Credit Title	Credit Name	Available	Targeted	Potential	Achieved	BREEAM Requirement	RIBA Stage
EXEMPLARY								
Man 03	**Responsible Construction Practices**	Considerate Construction	1	0	1	0	Responsible Construction Management based on Considerate Contractors Scheme score of >40 (plus BRE specific requirements that are good site management practices).	4
Man 05	**Aftercare**	Aftercare	1	0		0	The client or building occupier makes a commitment to carry occupant satisfaction interviews, and analysis of energy/water consumption, quarterly for the first 3 years of occupation, with feedback on lessons learnt to developer	
Hea 01	**Visual Comfort**	Daylighting	1	0		0	When relevant building areas exceed good practice daylight factor OR the relevant building areas exceed good practice average and minimum point daylight illuminance criteria.	4
Hea 02	**Indoor Air Quality**	Indoor Air Quality	1	0		0	All decorative paints and varnishes specified must meet performance standard EU Directive 2004/42/CE and testing standard BS EN ISO 1189-2:2013, Pat2. In addition, all 7 remaining product categories meet testing requirements and emissions levels criteria for Volatile Organic Compound (VOC) Emissions.	4
Ene 01	**Reduction of Emissions**	Reduction of Energy Use and Carbon Emissions	1	0		0	Carbon neutral or carbon negative building is achieved. A calculation of the energy score using the BREEAM Refurbishment and Fit-out energy model must be carried out. This must be assessed against a baseline BRUKL.	4
Wat 01	**Water Consumption**	Water Consumption	1	0		0	Specification of water efficient domestic water-consuming components to reduce the water consumption 65% beyond the baseline. Use the BREEAM Wat 01 calculator to assess the efficiency of sanitary wear including rainwater and greywater harvesting.	4
Mat 01	**Life Cycle Impacts**	Life Cycle Impacts	1	0	0	0	LCA completed for proposed refurbishment works, and design team demonstrates how LCA reduced environmental impact, achieving maximum points .	2
Mat 03	**Responsible Sourcing of Materials**	Responsible Sourcing of Construction Products	1	0		0	Achieve 50% of the points available in the Mat 03 calculation through sourcing of main building materials from responsible suppliers.	4
Wst 01	**Construction Waste Management**	Construction Resource Efficiency and Diversion of Resources from Landfill	1	0		0	To achieve a construction waste resource efficiency benchmark of 1.6m3 (or 1.9 tonnes) of construction waste generated per 100m2 GIA and divert at least 85% by volume or 90% tonnage of non-demolition waste from landfill and 85%y volume or 95% in tonnage of demolition waste from landfill.	4
Wst 02	**Recycled Aggregates**	Project Sustainable Aggregate Points	0	0		0	Identify all aggregate types, quantities and calculate the distance travelled by transport type. Points are awarded using BREEAM Wst 02 calculator.	4
Wst 05	**Adaptation to Climate Change**	Responding to Climate Change	1	0		0	Achieved when credits Hea 04 Thermal comfort, 8 credits in Ene 01, Ene 04 Passive analysis, 3 credits in Wat 01, Mat 05 Material degradation and Pol 03 Flood risk and 2 credits for Surface water run-off credits are achieved.	4

EXEMPLARY	**TOTAL**	**10**	**0**	**1**	**0**
	% of total score	**10.00%**	**0.00%**	**1.00%**	**0.00%**

Targeted BREEAM Score	**Overall Credits**	**122**	**80**	**11**	**0**
	Final BREEAM score:	**110.00%**	**70.39%**	**9.10%**	**0.00%**