

ElliottWood

124 Theobalds Road

BREEAM Bespoke Tracker

Project number	2240149
Project name	124 Theobalds Road
Client	Gravita Property (Orms)
Status	Issued for comment
Revision	3.2
Date	08/08/2024

Document Control

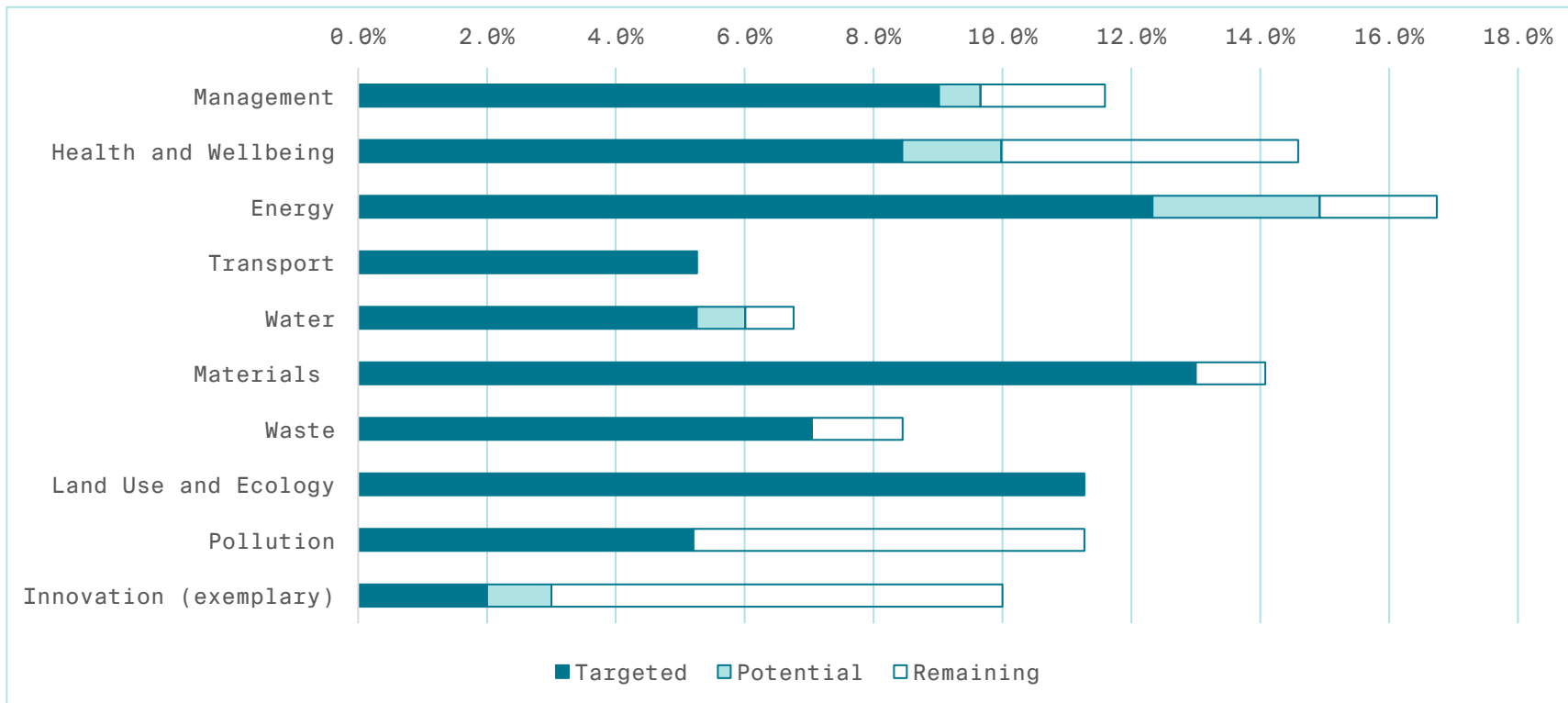
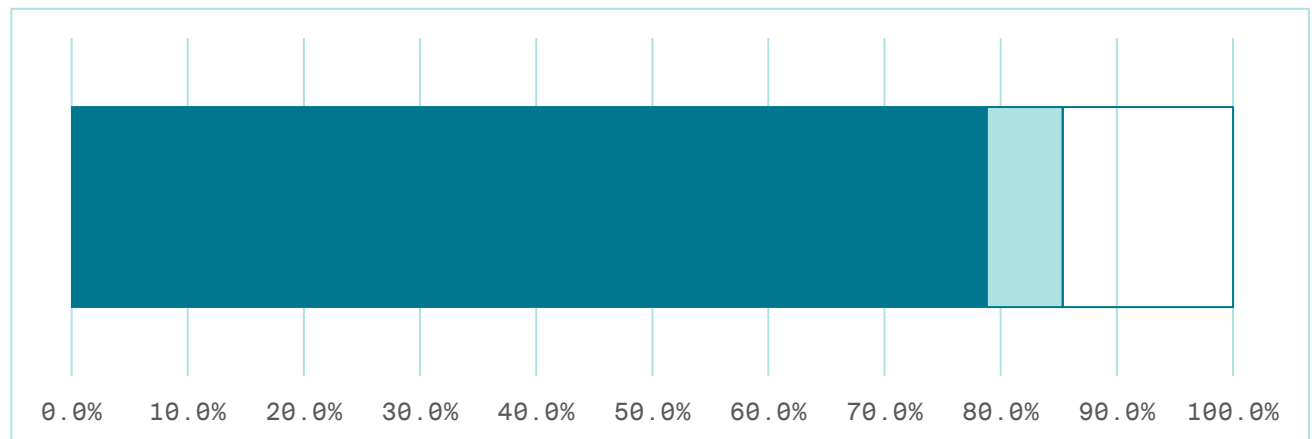
Revision	Date	Prepared by	Checked by	Approved by	Notes / remarks
1	12/07/2024	BH	LT	BH	
2.2	08/08/2024	BH	LT	BH	
3.2	09/08/2024	LT	LT	BH	Updating following comments from Orms. & Changed to speculative development

BREEAM Bespoke - summary

Target score: 79% | Potential score: 85%

Project name	124 Theobalds Road		
Project number	2240149		
Building Type	Office - general office building		
Assessment Type	Parts 1-4	Changed back to speculative development	

Category	Credits available	Credits targeted	Potential credits	Weighting	Credit value	Target score	Potential score
Management	18	14	1	11.59%	0.64%	9.01%	9.66%
Health and Wellbeing	19	11	2	14.59%	0.77%	8.45%	9.98%
Energy	26	19	4	16.74%	0.65%	12.33%	14.92%
Transport	7	7	0	5.26%	0.75%	5.26%	5.26%
Water	9	7	1	6.76%	0.75%	5.26%	6.01%
Materials	13	12	0	14.08%	1.08%	13.00%	13.00%
Waste	12	10	0	8.45%	0.70%	7.04%	7.04%
Land Use and Ecology	4	4	0	11.27%	2.82%	11.27%	11.27%
Pollution	13	6	0	11.27%	0.87%	5.20%	5.20%
Innovation (exemplary)	10	2	1	10.00%	1.00%	2.00%	3.00%
Total Score						78.8%	85.3%
BREEAM rating						EXCELLENT	OUTSTANDING

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Design Stage Progress	
Stage 2 evidence	<div><div></div></div>
Stage 3 evidence	<div><div></div></div>
Stage 4 evidence	<div><div></div></div>
Tender evidence	<div><div></div></div>

BREEAM Design Stage Evidence

Target score: 79% | Potential score: 85%

Credit title	Available	Targeted	Potential	Evidence requirements	Responsibility	Deadline	Received	Approved	Notes
Man 01: Project brief and design									
Project delivery planning - Sustainability Brief	Pre-requisite			A clear Sustainability Brief including: 1. Client requirements 2. Sustainability objectives and targets 3. Timescales and budget 4. List of consultees and professional appointments that may be required 5. Constraints for the project e.g. technical, legal, physical, environmental.	Orms	Stage 2	Yes	No	Orms Stage 2 report does not cover: timescales/budget, list of consultees and potential constraints.
Project delivery planning - roles and responsibilities	1	1	0	1. Compliance letter confirming design team roles and responsibilities. 2. Meeting minutes confirming dates of key DTMs during Stage 2. 3. Project Directory. 4. Project Brief. 5. Project Execution Plan and Communication Strategy.	TAP	Stage 2	Partial	Pending	Stage 3 update required to reflect new appointments. EWP to issue template letter.
Community / stakeholder consultation - strategy and implementation	Pre-requisite			1. Communication Plan / Strategy. 2. Website / presentation boards / leaflets / etc. confirming information presented at public (stakeholder) consultation event. 3. Written summary of the changes to the Project Brief and/or Concept Design resulting from the consultation exercise. 4. Confirmation that all interested parties will receive feedback on the consultation (e.g. via email or website).	Orms	Stage 2	Yes	Yes	
Community / stakeholder consultation - feedback	1	1	0	Evidence of feedback given to all interested parties / consultees.	Orms	Stage 4	No		Provide confirmation that prior to completion of the detailed design (RIBA Stage 4, Technical Design or equivalent), consultation feedback has been given to, and received by, all relevant parties.
BREEAM AP (Concept Design)	1	1	0	1. Confirmation of agreed strategic performance targets. 2. Confirmation of BREEAM AP appointment (during Stages 1-2) 3. BREEAM AP report / BREEAM tracker. 4. Meeting minutes confirming BREEAM AP attendance at key DTMs / team meetings.	Inhabit	Stage 2	Partial	Pending	Evidence required that BREEAM AP attended key project team meetings throughout Stage 2.
BREEAM AP (Developed Design)	1	1	0	1. Confirmation of BREEAM AP appointment (during Stages 3-4). 3. BREEAM AP report / BREEAM tracker. 4. Meeting minutes confirming BREEAM AP attendance at key DTMs / team meetings.	Elliott Wood	Stage 4	No		Letter confirming BH as new BREEAM AP for Stage 3 and 4. Meeting mins confirming BREEAM AP attendance at key project team meetings.
Man 02: Lifecycle cost and service life planning									
Elemental life cycle cost	2	0	0	Elemental life cycle cost study carried out during RIBA Stage 2 (in accordance with PD 156865:2008).	Not targeted	Not targeted			
Component level life cycle cost	1	0	0	Component level LCC options appraisal in accordance with PD 156865: 2008.	Not targeted	Not targeted			
Capital cost reporting	1	1	0	Report predicted capital cost in pounds per square metre (including construction, preparatory works, materials, equipment and labour; site management; construction financing; insurance and taxes during construction; and inspection and testing).	CHPQS	Stage 4	No		

BREEAM Design Stage Evidence

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Credit title	Available Targeted Potential			Evidence requirements	Responsibility	Deadline	Received	Approved	Notes
Man 03: Responsible construction practices									
Legally harvest and traded timber	Pre-requisite			1. All timber and timber products to meet the responsible sourcing certification stated in the Sustainable Procurement Plan. 2. FSC or PEFC certification is required.	Contractor	Tender	No		
Environmental management	1	1	0	1. Confirmation that all parties who will manage the construction site at any stage will be ISO 14001 certified. 2. Confirmation that best practice pollution prevention policies (PPG6) will be implemented.	Contractor	Tender	No		
BREEAM AP (site)	1	1	0	Confirmation that a BREEAM AP will be appointed during construction to monitor construction works.	Contractor	Tender	No		
Responsible construction management	2	2	0	Confirmation that the contractor will achieve a CCS rating of 35, with at least 11 points per section (for 2 credits).	Contractor	Tender	No		
Exemplary level	1	1		Confirmation that the contractor will achieve a CCS rating of 39 (with at least 13 points per section) AND implement all construction management items listed in the BREEAM manual relating to vehicle movement, pollution management, tidiness, health and wellbeing, security, training/awareness/feedback, monitoring/reporting.	Contractor	Tender	No		Not included within Inhabit base score - recommended targeting and including within tender.
Monitoring construction site impacts	2	2	0	Confirmation that the contractor will monitor construction energy and water use, and transportation data in accordance with BREEAM requirements.	Contractor	Tender	No		
Man 04: Commissioning and handover									
Commissioning testing schedule and responsibilities	1	1	0	1. Commissioning and testing schedule. 2. BMS commissioning procedures. 3. Confirmation of appointment of project team member to monitor and programme pre-commissioning, commissioning and testing. 4. Confirmation that the principal contractor will account for the commissioning and testing programme, responsibilities and criteria within their budget and the main programme of works, and allow the required time to complete all commissioning and testing activities prior to handover.	Contractor	Tender	No		
Commissioning building services	1	1	0	Confirmation of appointment of a Specialist Commissioning Manager.	TAP	Stage 4	No		
Testing and inspecting building fabric	1	0	1	1. Written confirmation of intent to complete post-construction testing and inspection to quality-assure the integrity of the building fabric (airtightness and thermographic survey). 2. Confirmation that the contractor will be required to rectify any defects identified by the testing.	TAP	Stage 4	No		
Handover	1	1	0	Confirmation that the contractor will be required to carry out training prior to handover and produce technical and non-technical Building User Guides.	Contractor	Tender	No		

BREEAM Design Stage Evidence

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Man 05: Aftercare									
Aftercare support	0	0	0	1. Contractor to provide ongoing support throughout the first year of building operation. 2. Client commitment to establish operational infrastructure and resources to coordinate the collection and monitoring of energy and water consumption data for a minimum of 12 months, once the building is substantially occupied.	Contractor	Tender	No		New credits applicable if non-speculative.
Commissioning - implementation	0	0	0	Commitment to undertake seasonal commissioning during the first year of building occupation (during summer, winter and spring/autumn).	TAP	Stage 4	No		Targeting through NABERS
Post-occupancy evaluation	0	0	0	Commitment to complete a post-occupancy evaluation exercise in year 2 of building operation.	TAP	Stage 4	No		
Hea 01: Visual comfort									
Control of glare	1	1	0	Drawings & specification confirming glare control strategy.	Orms	Stage 3	No		
Daylighting	3	0	0	Modelling to determine average daylight factor (ADF) or average daylight illuminance. - 2% ADF across 80% of occupied floor area or - 100% of kitchens and livings rooms achieve 100 lux (natural light) for 3450 hours (40%) per year or more and 80% of non-residential communal spaces achieve 200 lux (natural light) for 2650 hours per year or more.	Not targeted	Not targeted			
Exemplary level - Daylighting	1	0	0	Either: - 80% of all occupied spaces achieve an ADF of 3% or - 80% of all occupied spaces achieve 300 lux (natural light) for 2650 hours (30%) per year or more.	Not targeted	Not targeted			
View out	2	0	0	Drawings showing adequate view out (clear view out of windows) for all office spaces or spaces where close work may be undertaken.	Not targeted	Not targeted			
Internal and external lighting levels, zoning and control	1	1	0	1. Internal and external lighting calculations/specification confirming BREEAM compliance - appropriate lux level provided for tasks being undertaken. 2. Lighting appropriately zoned to allow for occupant control	EEP	Stage 4	No		Review lighting control strategy with Bianco Sale

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Hea 02: Indoor air quality									
Indoor Air Quality plan	1	1	0	Site-specific Indoor Air Quality Plan (IAQP).	TBC	Stage 3	No		Elliott Wood can provide if required.
Ventilation	1	1	0	MEP spec confirming: standards for fresh air supply, design of ventilation pathways, filtration (the specified filters should achieve supply air classification of at least SUP 2), CO2 sensors in occupied spaces, design to prevent summer overheating (in accordance with CIBSE AM10).	EEP	Stage 3	No		Ventilation pathways must be designed following guidance in BRE FB 30, BRE IP 9/14 and CIBSE TM21). Openable windows must be positioned at least 10m of horizontal distance from sources of external pollution. Any HVAC systems specified must incorporate suitable filtration as defined in BS EN 16798-3:2017. Occupied spaces must have carbon dioxide (CO ₂) or air quality sensors specified in accordance with Building Regulations ADF2.
Emissions from construction products	1	1	0	Products' technical datasheets (for internal finishes) showing VOC information and compliance with BREEAM criteria. All decorative paints and varnishes to comply, and 5 of the remaining 7 product categories.	Orms	Stage 4	No		
Exemplary level	2	0	0	Products' technical datasheets (for internal finishes) showing VOC information and compliance with BREEAM exemplary level criteria.	Not targeted	Not targeted	No		
Post-construction testing	1	0	1	Written commitment to appoint a specialist to undertake post-construction indoor air quality testing.	TAP	Stage 4	No		
Adaptability - potential for natural ventilation	1	0	0	The building ventilation strategy is designed to be flexible and adaptable to potential building occupant needs and climatic scenarios. Occupied spacs designed to be capable of providing fresh air entirely via a natural ventilation strategy.	Not targeted	Not targeted	No		
Hea 04: Thermal comfort									
Thermal modelling	1	1	0	Report confirming the results of the full dynamic thermal comfort modelling (in accordance with CIBSE AM11): - winter temperatures in accordance with CIBSE Guide A. - building designed to minimise the risk of overheating in accordance with CIBSE TM52.	Twin & Earth	Stage 2	No		Recommended thermal comfort modelling is carried out asap.
Design for future thermal comfort	1	1	0	Confirmation that thermal comfort criteria will be met for the climate change scenario.	Twin & Earth	Stage 2	No		As above.
Thermal zoning and control	1	1	0	Confirmation (via MEP Spec or letter) that the thermal modelling analysis (see above) has informed the temperature control strategy for the building. Drawings / MEP layouts confirming that the proposed zoning of heating/cooling systems meets the BREEAM requirements.	EEP	Stage 4	No		Clause / statement to be included within MEP Stage 4 spec.

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Hea 05: Acoustic performance									
Sound insulation	1	1	0	1. The sound insulation between acoustically sensitive rooms and other occupied areas complies with the performance criteria given in Section 7 of BS 8233:201. 2. Confirmation of testing requirements to be implemented pre-completion.	TBC	Stage 4	No		Acoustician appointment to be confirmed.
Indoor ambient noise levels	1	1	0	1. Achieve indoor ambient noise levels that comply with the design ranges given in Section 7 of BS 8233:2014. 2. Confirmation of testing requirements to be implemented pre-completion.	TBC	Stage 4	No		
Room acoustics	1	1	0	1. Achieve the requirements relating to sound absorption and reverberation times, where applicable, set out in Section 7 of BS 8233:2014. 2. Confirmation of testing requirements to be implemented pre-completion.	TBC	Stage 4	No		Where a building does not have areas relevant to the 'room acoustics' criteria, the credit available for room acoustics can be awarded by default where the building complies with the indoor ambient noise levels and the sound insulation criteria.
Hea 06: Security									
Security of site and building	1	0	1	1. Suitably qualified security consultant (SQSS) appointed during Stage 2 to complete a Security Needs Assessment (SNA). 2. Recommendations developed for security controls (based on requirements of SNA). 3. The controls and recommendations shall be incorporated into proposals and implemented in the as-built development. Any deviation from those controls and recommendations shall be justified and agreed with the SQSS.	TBC	Stage 2	No		Can be picked up at a later stage if the SQSS confirms that their late appointment has not affected their ability to make recommendations.
Ene 01: Reduction of energy use and carbon emission									
Operational energy and carbon	15	9	4	1. Refurbished elements: EPC, BRUKL, and EPC.INP files for existing and proposed buildings. 2. New build elements: EPC, BRUKL, and BRUKL.INP files	Twin & Earth	Stage 2	No		Separate models to be produced for refurbished and new build areas.
Ene 02: Energy monitoring									
Sub-metering of end-use categories	1	1	0	Extract from MEP specification confirming the metering strategy and energy monitoring and management system; layouts confirming location of sub-meters.	EEP	Stage 4	No		
Sub-metering of high energy load areas	1	1	0	Not applicable for multi-residential buildings (unless the Ene 01 post-occupancy evaluation exemplary level credit is targeted).	EEP	Stage 4	No		
Ene 03: External lighting									
Energy consumption	1	1	0	1. Extract from MEP specification confirming external lighting meets the BREEAM requirements for energy efficiency. 2. Drawings showing location of all external lighting.	EEP	Stage 4	No		
Ene 04: Low carbon design									
Passive design analysis	1	1	0	Passive design analysis and thermal comfort analysis.	Twin & Earth	Stage 2		Pending	
Free cooling	1	0	0	Free cooling analysis - identifying opportunities for implementation of free cooling solutions (night time cooling, ground coupled air cooling, displacement ventilation, etc.).	Not targeted	Not targeted			
LZC technologies	1	1	0	1. LZC feasibility study, confirming appropriate low or zero carbon technology to be installed to achieve a reduction in operational carbon emissions. 2. Extract from MEP specification confirming specified low/zero carbon technologies.	Twin & Earth	Stage 2		Pending	

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Ene 06: Energy efficient transportation systems									
Lifts: energy consumption	1	1	0	1. Analysis of transportation demand and usage patterns; justification of number and size of lifts. 2. Calculation of energy consumption for two types of lift (BS EN ISO 25745); confirmation of specified lift 3. Review of potential to utilise regenerative drive technology (and justification for use/omission of this technology).	TBC (Lift consultant)	Stage 3	No		Appointment required.
Energy efficient features	2	2	0	Confirmation that the following energy efficient features have been specified: 1. The lifts operate in a standby condition during off-peak periods. 2. The lift car lighting and display lighting provides an average lamp efficacy, (across all fittings in the car) of > 55 lamp lumens/circuit Watt. 3. The lift uses a drive controller capable of variable speed, variable-voltage, and variable-frequency (VVVF) control of the drive motor.	TBC (lift consultant)	Stage 3	No		As above.
Ene 08: Energy efficient equipment									
Unregulated energy consumption	2	2	0	1. Results of TM54 modelling (see Ene 01) confirming major predicted unregulated energy loads. 2. Confirmation of measures taken to reduce energy consumption associated with laundry facilities.	EEP	Stage 4	No		New credits applicable if non-speculative.
Tra 01: Sustainable transport solutions									
Public transport accessibility index	3	3	0	AI >8	Motion	Stage 2	Yes	Yes	
Tra 02: Proximity to amenities									
Proximity to amenities	1	1	0	Where the development is within 500 meters of at least 2 appropriate amenities (inc. food outlet, access to cash, outdoor open space, recreation/leisure facility)	Orms	Stage 2	Yes	Yes	
Tra 03: Cyclist facilities									
Cycle storage spaces	1	1	0	Compliant cycle storage spaces provided on site 1 per every 10 staff (spaces must be secure, fixed to permanent structure, covered overhead).	Orms	Stage 3	No		
Cyclist facilities	1	1	0	Compliant 2 cyclist facilities: showers, changing facilities, lockers and drying spaces.	Orms	Stage 3	No		
Tra 05: Travel plan									
Site-specific transport plan	1	1	0	Site-specific travel plan.	Motion	Stage 2	Yes	Pending	Pending full review by EWP.
Wat 01: Water consumption									
Water consumption	5	3	1	1. Sanitarywear Schedule confirming make/model/manufacture and flow rates for all water consuming equipment. 2. Technical data sheets confirming flow rates. 3. Completed Wat 01 calculator.	Orms	Stage 4	No		1 credit: 12.5% improvement on BREEAM baseline. 2 credits: 25% improvement on BREEAM baseline. 3 credits: 40% improvement on BREEAM baseline. 4 credits: 50% improvement on BREEAM baseline. 5 credits: 55% improvement on BREEAM baseline.
Exemplary level	1	0	0	As above but demonstrating a 65% improvement over the BREEAM baseline.	Not targeted	Not targeted			
Wat 02: Water monitoring									
Water monitoring	1	1	0	Extract from MEP spec confirming pulsed water meter.	EEP	Stage 4	No		

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Wat 03: Water leak detection									
Leak detection system	1	1	0	Extract from MEP spec confirming BREEAM compliant leak detection system.	EEP	Stage 4	No		Note that drip trays are not BREEAM compliant leak detection systems.
Flow control devices	1	1	0	Extract from MEP spec and schematics confirming solenoid valves on cold water supply linked to PIR sensors.	EEP	Stage 4	No		System must prevent risk of scalding in showers (i.e. thermostatic mixing valve)
Wat 04: Water efficient equipment									
Reduction in unregulated water demand	1	1	0	Confirmation of measures taken to reduce unregulated water use (associated with irrigation of landscaping).	Orms	Stage 4	No		
Mat 01: Lifecycle impacts									
Whole building LCA	6	6	0	1. LCA calculations. 2. Completed Mat 01 calculator (confirming at least 80% of Mat 01 points achieved). 3. Report demonstrating how the LCA has benefitted the building in terms of measuring and reducing its environmental impact.	Orms	Stage 2	No		
Exemplary level - LCA	1	0	1	At least 85% of Mat 01 calculator points achieved.	Orms	Stage 2	No		
Mat 03: Responsible sourcing									
Legally harvest and traded timber	Prerequisite			1. All timber and timber products to meet the responsible sourcing certification stated in the Sustainable Procurement Plan. 2. FSC or PEFC certification is required.	Contractor	Tender	No		
Sustainable procurement plan	1	1	0	A Sustainable Procurement Plan (SPP) 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).	Contractor	Tender	No		Can be provided by EWP if needed.
Measuring responsible sourcing	3	2	0	List of proposed responsible sourcing certifications for each material type. 1 credit: 18% of RSM points achieved. 2 credits: 36% of RSM points achieved. 3 credits: 54% of RSM points achieved.	Contractor	Tender	No		
Exemplary level	1	0	0	As above but achieving at least 50% of available RSM points.	Not targeted	Not targeted			
Mat 04: Insulation									
Insulation index	1	1	0	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.	Orms / EEP	Stage 4	No		
Mat 05: Designing for durability and resilience									
Protecting vulnerable parts of the building from damage	0.5	0.5	0	Architectural specification confirming durability measures.	Orms	Stage 4	No		
Protecting exposed parts of the building from material degradation	0.5	0.5	0	Report confirming identified environmental factors and measures taken to minimise material degradation.	Orms	Stage 4	No		
Mat 06: Material efficiency									
Material efficiency - stage 1&2)	0.5	0.5	0	Material Efficiency Strategy	Inhabit / Orms	Stage 2	Yes	Pending	Pending full review by EWP.
Material efficiency - stage 3&4	0.5	0.5	0	Stage 4 update to Material Efficiency Report	Orms	Stage 4	No		

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Wst 01: Construction waste management									
Pre-demolition audit	1	1	0	Pre-demolition waste audit.	Material Index	Stage 2	Yes	Yes	
Reuse and direct recycling of materials	2	2	0	Completed Wst 01 calculator and reuse report.	Orms	Stage 3	No		Not included within Inhabit base score - recommended targeting and including within tender.
Resource efficiency	3	2	0	1. Employer's Requirements confirming that the contractor will be required to implement a Site Waste Management Plan. 2. total construction waste generated no more than 1.2 tonnes per 100m2 of GIA.	Contractor	Tender	No		
Diversion of resources from landfill	1	1	0	Employer's Requirements confirming that the contractor will be required to divert at least 90% (by tonnage) of construction waste and 95% (by tonnage) of demolition waste from landfill.	Contractor	Tender	No		
Exemplary level	1	0	0	1. No more than 1.9 tonnes of waste generated per 100m2 GIA. 2. At least 95% of waste diverted from landfill.	Not targeted	Not targeted			
Wst 02: Recycled aggregates									
Sustainable aggregate points	1	0	0	1. The percentage of high grade aggregate that is recycled or secondary aggregate, specified in each application (present) must meet the following minimum % levels (by weight or volume) to contribute to the total amount of recycled or secondary aggregate. 2. The total amount of recycled or secondary aggregate specified, and meeting criterion 1, is greater than 25% (by weight or volume) of the total high grade aggregate specified for the project. Where the minimum level in criterion 1 is not met for an application, all the aggregate in that application must be considered as primary aggregate when calculating the total high grade aggregate specified	Not targeted	Not targeted			Recycled or secondary aggregates are EITHER: a) Construction, demolition and excavation waste obtained on-site or off-site. Or b) Secondary aggregates obtained from a non-construction post-consumer industrial by product source.
Exemplary level	1	0	0	As above but achieving exemplary level percentages.	Not targeted	Not targeted			
Wst 03: Operational waste									
Waste storage facilities	1	1	0	1. Confirmation that fixed signage will be installed clearly showing recycling and general waste storage areas. 2. Annotated drawings confirming the waste storage area meets the BREEAM requirements (at least 10m2 for storage of recyclable waste).	Orms	Stage 4	No		
Wst 04: Speculative floor and ceiling finishes									
Speculative finishes	1	1	0		Orms	Stage 4	No		
Wst 05: Adaptation to climate change									
Adaptation to climate change - risk assessment & recommendations	0.5	0.5	0	Climate change risk assessment.	Orm	Stage 2	Yes	Pending	Pending full review by EWP.
Implementation	0.5	0.5	0	Update during Stage 4.	Orms	Stage 4	No		
Exemplary level	1	1	0	Achieve: Hea 04 (thermal comfort for climate change scenario), Ene 01 (6 credits), Ene 04 (passive design), Wat 01 (3 credits), Mat 05 (external material degradation), Pol 03 (3 credits).	Orms	Stage 4	Partial		
Wst 06: Functional adaptability									
Recommendations	0.5	0.5	0	A building-specific functional adaptation strategy, which includes recommendations for measures to be incorporated to facilitate future adaptation.	Orms	Stage 2	Yes	Pending	Pending full review by EWP.
Implementation	0.5	0.5		Implementation update during Stage 4.	Orms	Stage 4	No		

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LE 02: Protection of ecological features									
Site survey	0.5	0.5	0	Survey to determine existing ecological baseline.	The Ecology Practice	Stage 2	Yes	Yes	
Implementation of protection	0.5	0.5	0	Features of value protected.	Contractor	Tender	No		
LE 04: Enhancing site ecology									
Suitably qualified ecologist	Pre-requisite			Ecology report with recommendations.	The Ecology Practice	Stage 2	Yes	Yes	
Report and recommendations	1	1	0	Implementation of all recommendations to enhance ecology	Contractor	Tender	No		
LE 05: Long term impact on biodiversity									
Landscape and ecology management plan	Pre-requisite			A Landscape and Ecology Management Plan, or equivalent, has been developed in accordance with BS 42020:2013 Section 11.1 covering at least the first five years after project completion.	The Ecology Practice	Stage 4	Yes	Yes	
Landscape and habitat management plan - implementation	Pre-requisite			Confirmation that the plan will be issued to the building owner/occupants for use by the grounds maintenance staff.	TAP	Stage 4	No		
Implementation of measures to improve long term biodiversity	2	2	0	Contractor to implement additional measures to improve long term biodiversity.	Contractor	Tender	No		
Pol 01: Impact of refrigerants									
Impact of refrigerants	Pre-requisite			All systems with electric compressors comply with the requirements of BS EN 378-2:20161 and BS EN 378-3:2016+A1:2020.	EEP	Stage 4	No		
	2	1	0	Calculation confirming systems using refrigerants have a DELC of ≤1000kgCO ₂ -eq/kW cooling and heating capacity.	EEP	Stage 4	No		
Leak detection	1	0	0	Details of specified refrigerant leak detection system (including pump down).		Not targeted			
Pol 02: NOx emissions									
NOx emissions levels (space heating and cooling)	3	0	0	Confirmation that all heating and hot water is supplied by non-combustion systems.	EEP	Stage 4	No		
Pol 03: Flood risk management and reducing surface water run-off									
Flood risk management	2	2	0	Flood maps confirm site is at low risk of flooding.	LSL	Stage 3	No		
Neutral impact on surface water	1	1	0	Drawings confirming no increase in impermeable area as a result of the refurbishment works.	Orms	Stage 3	No		
Reducing run-off	1	0	0	Run-off (as a result of the refurbishment) is managed on-site using source control achieving the following requirements: 1. The peak rate of run-off as a result of the refurbishment for the 1 in 100 year event has been reduced by 50% from the existing site. 2. The total volume of run-off discharged into the watercourses and sewers as a result of the refurbishment, for a 1 in 100 year event of 6 hour duration has been reduced by 50%.	LSL	Stage 3	No		An allowance for climate change must be included for all of the calculations; this should be made in accordance with current best practice planning guidance.
Minimising watercourse pollution	1	0	0	There is no discharge from the developed site for rainfall up to 5 mm.	Not targeted	Not targeted	Yes		

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Credit title	Available	Targeted	Potential	Evidence requirements	Responsibility	Deadline	Received	Approved	Notes
Pol 04: Reduction of night time light pollution									
Reduction of light pollution	1	1	0	1. The external lighting strategy has been designed in compliance with Table 2 (and its accompanying notes) of the Institution of Lighting Professionals (ILP) Guidance notes for the reduction of obtrusive light, 20111. 2. All external lighting (except for safety and security lighting) can be automatically switched off between 23:00 and 07:00. 3. If safety or security lighting is provided and will be used between 23:00 and 07:00, this part of the lighting system complies with the lower levels of lighting recommended during these hours in Table 2 of the ILP guidance notes.	EEP	Stage 4	No		
Pol 05: Noise attenuation									
Reduction of noise pollution	1	1	0	1. Noise impact assessment (compliant with BS 4142:2014). 2. Confirmation of acoustician's qualifications.	TBC (acoustician)	Stage 2	No		The noise level from the proposed site/building, as measured in the locality of the nearest or most exposed noise-sensitive development, is a difference no greater than +5dB during the day (07:00 to 23:00) and +3dB at night (23:00 to 07:00) compared to the background noise level.

ElliottWood

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