## The Atrium Basement - Change of Use (The Viking Planet) BREEAM 2014 NON-DOMESTIC REFURBISHMENT & FIT OUT - Part 4 Only assessment

31/03/2025

## **Scotch**Partners

SUMMARY OF PERFORMANCE & RATING

				Credits Targeted	Targeted Score		
Assessment Section	Credits Available	Section Weighting	Credit Value	Baseline	Baseline	BREEAM Rating	% Score
Management	15	20%	1.33%	11	14.65%	Outstanding	85
Health & Wellbeing	13	21%	1.59%	7	11.12%	Excellent	70
Energy	0	0%	0.00%	0	0.00%	Very Good	55
Transport	2	3%	1.56%	2	3.11%	Good	45
Water	7	11%	1.55%	5	7.77%	Pass	30
Materials	12	27%	2.24%	10	22.41%	Unclassified	<30
Waste	9	13%	1.46%	6	8.74%		
Land Use & ecology	0	0%	0.00%	0	0.00%		
Pollution	3	5%	1.79%	2	3.59%	1	
Innovation	10	10%	1.00%	1	1.00%		
		·		Expected BREEAM Score	72.39%	1	
				Expected BREEAM Rating	Excellent		



## The Atrium Basement - Change of Use (The Viking Planet) BREEAM 2014 NON-DOMESTIC REFURBISHMENT & FIT OUT - Part 4 Only assessment

Credit	Available	Criteria Summary	Baseline	Responsibility
MANAGEMENT				
Man01.1	1	Stakeholder Consultation (Project Delivery) The project team must have met, to identify and define their roles, responsibilities and contribution towards the completion of key phases of project delivery, before the end of RIBA Stage 2 (Concept Design).	1	PM
Man01.2	1	Stakeholder Consultation (Third Party)   Relevant third party stakeholders must have been consulted by the project team regarding various aspects of the design. The project team must be able to demonstrate how the consultation process has influenced the design. Feedback must be given to the consultation groups before the end of RIBA Stage 4 (Technical Design).	0	Client
Man01.3	1	Sustainability Champion (Design) A suitably qualified sustainability champion (BREEAM AP) must have been appointed to advise the project team before the end of RIBA Stage 1 (Preparation & Brief). The BREEAM performance targets must be agreed, between the client and project team, before the end of RIBA Stage 2 (Concept Design).	1	BREEAM AP
Man01.4	1	Sustainability Champion (Monitoring Progress) <u>This credit is dependent of Man01.3.</u> A suitably qualified sustainability champion must be appointed to support and advise the project team throughout the design process.	1	BREEAM AP
Man02.1	2	Elemental Life Cycle Cost An elemental life cycle cost analysis, compliant with PD 156865:2008, must be undertaken before the end of RIBA Stage 2 (Concept Design).	0	QS
Man02.2	1	Component Level LCC Plan Before the end of RIBA Stage 4 (Technical Design) a component level LCC plan, compliant with PD 156865:2008, must be undertaken and address the building envelope, building services, finishes, hard landscaping and boundary protection. The component level LCC must be used to inform decision making regarding the building design/specification.	0	QS
Man02.3	1	Capital Cost Reporting Provide the capital cost of the project, expressed as £K/m <sup>2,</sup> to the BRE.	1	QS
Man03.0	Pre-requisite	<b>Responsible Sourcing of Site Timber</b> All timber used to construction of the development must be sourced in accordance with the UK Government Timber Procurement Policy (i.e. FSC or PEFC Certified).	Yes	Contractor
Man03.1	1	Environmental Management The principal contractor must either hold or be in the advanced stages of obtaining ISO14001 certification. The principal contractor must also implement best practice pollution prevention measures in accordance with Pollution Prevention Guideline 6.	1	Contractor

Man03.2	1	Sustainability Champion (Construction Monitoring) A suitably qualified sustainability champion (BREEAM AP), must be appointed for the construction, handover and close out (RIBA Stages 5&6) stages of the project. The principal contractor must be contractually required to achieve the BREEAM performance target, which must be achieved at post-construction to secure this credit.	1	Contractor
Man03.4	2	Considerate Construction The credits for this issue are awarded, based upon the performance of the principal contractor against the Considerate Constructors Scheme (CCS), as follows: - CCS score 25-34 (min. 5 in each category) = 1no. credit. - CCS score 35-39 (min. 7 in each category) = 2no. credits	2	Contractor
Man03.5	1	Monitoring of Construction Site Impacts - Energy & Water Consumption   The principal contractor must set energy and water consumption targets and monitor their actual performance against target.   Monitoring of Construction Site Impacts - Transportation   The principal contractor must set targets and record the distance travelled by materials to and waste from the site	1	Contractor
Man03.EXE	1	Considerate Construction Exemplary Practice The principal contractor must achieve a CCS score ≥40, with a minimum of 7 points in each category.	1	Contractor
Man05.1	1	Aftercare Support The project team must ensure that there are resources in place to provide compliant aftercare support to future facilities managers and/or tenants for up to twelve-months following occupation. The project team must also ensure that energy and water consumption data if gathered for a minimum of twelve-months following occupation.	1	Client
Man05.3	1	<b>Post Occupancy Evaluation</b> The client or building occupier must make a commitment to carry out a post-occupancy evaluation (POE) exercise one year after initial building occupation.	0	Client
Man05.EXE	1	Aftercare Support - Exemplary Performance There must be operational infrastructure and resources in place to co-ordinate (at quarterly intervals for the first three years of building occupation) the collection and analysis of occupant satisfaction, energy consumption and water consumption data. This is to be provided to BRE. Progression of subsequent consumption targets must also be monitored and feedback provided	0	Client
	10		11	

The Atriur	The Atrium Basement - Change of Use (The Viking Planet)						
Credit	Available	Criteria Summary	Baseline	Responsibility			
HEALTH & WE	LLBEING						
Hea01.1	1	Glare Control A glare control strategy must be implemented which maximises daylight levels under all conditions and which avoids increasing lighting energy consumption.	1	Architect			
Hea01.2	3	<b>Daylighting</b> The relevant building areas must either meet good practice daylight factors or meet good practice average and minimum point daylight illuminance criteria.	0	Architect			
Hea01.2EXE	1	<b>Daylighting - Exemplary Performance</b> The relevant building areas must either meet exemplary daylight factors or meet exemplary average and minimum point daylight illuminance criteria.	0	Architect			
Hea 01.3	2	View Out 95% of the floor area in relevant building areas must be within 7m of a wall which has a window or permanent opening which provides an adequate view out and comprises at least 20% of the surrounding wall area.	0	Architect			
Hea02.1	1	Indoor Air Quality Plan An indoor air quality plan must be produced, with the objective of facilitating a process that leads to design, specification and installation decisions and actions that minimise indoor air pollution during occupation of the building.	1	M&E			
Hea02.3	1	VOCs - Products All decorative paints and varnishes specified must comply with EU Directive 2004/42/CE ("Paints Directive"). Additionally, at least five of the seven remaining product categories listed in Table-18 of the BREEAM 2014 NC Technical Manual must meet the testing requirements and emission levels criteria for VOC emissions.	1	Architect			
Hea02.4	1	VOCs - Post Construction The formaldehyde concentration level must be measured and found to be no more than 100 micrograms averaged over 30 minutes. Additionally, TOC concentration levels must be no more than 300 micrograms over 8 hours. These measured levels must be reported via the BREEAM Assessment Scoring and Reporting Tool.	0	Contractor			
Hea02.EXE	1	VOCs - Products Exemplary Performance Requirements In addition to the above, all seven remaining product categories must meet the testing requirements and emission levels criteria for VOC emissions. Additionally, formaldehyde emission levels must be no more than 0.01 mg/m3 air for products 'B' to 'F'.	0	Contractor			
Hea04.1	1	Thermal Modelling Criterion 4 - Impact of fit out on thermal comfort	1	M&E			
Hea05.1	1	<b>Sound Insulation</b> The sound insulation between acoustically sensitive rooms and other occupied areas must comply with the example matrix relating to internal sound insulation within Section 7.5 of BS 8233:2014.	1	Acoustician			

Hea05.3	1	<b>Reverberation</b> Reverberation times must comply with the Table 8 of BS8233 1999. In addition, or alternatively, if relevant to assessed building; classrooms, seminar rooms and lecture theatres achieve reverberation times compliant with Table 1.5 of BB93. Pre-completion acoustic testing must be undertaken to demonstrate compliance with the credit requirements.	1	Acoustician
Hea06.1	1	Security of Site & Building A suitably qualified security specialist must conduct an evidence-based Security Needs Assessment during or prior to Concept Design. A subsequent set of recommendations or solutions must then be developed and implemented.	1	Security
	13	Total Credits	7	

The Atrium	Basement -	Change of Use (The Viking Planet)		
Credit	Available	EFURBISHMENT & FIT OUT - Part 4 Only assessment Criteria Summary	Baseline	Responsibility
Tra02	1	Proximity to Amenities   The development must be located within 500m, via a safe walking route, of at least two of the following core amenities:   - Appropriate food outlet   - Access to cash   - Access to recreation/leisure facility for fitness/sports   Where the development is not located within all three core amenities, it must be within the required distance of at least one of the following:   - Access to outdoor open space   - Public ally available postal facility   - Community facility   - Pharmacy counter.	1	Transport
Tra05	1	<b>Travel Plan</b> A travel plan must be developed as part of the feasibility and design stage of the project. The travel plan must be based upon a survey of existing or prospective building occupants to determine the restrictions that prevent the building occupants from using alternative sustainable means of transport. The final design should incorporate measures to minimise these restrictions. A copy of the travel plan must be passed to the future building occupants.	1	Transport
	2	Total Credits	2	

The Atrium BREEAM 2014 N	The Atrium Basement - Change of Use (The Viking Planet) BREEAM 2014 NON-DOMESTIC REFURBISHMENT & FIT OUT - Part 4 Only assessment					
Credit WATER	Available	Criteria Summary	Baseline	Responsibility		
Wat01	5	Water Efficient Sanitaryware Credits are awarded on the based upon the percentage improvement in annual water consumption compared to a baseline building. To achieve any BREEAM rating the sanitaryware specification must achieve a 12.5% reduction over the baseline building. To achieve an outstanding rating the development must achieve a 25% or greater reduction in water consumption compared to the baseline.	3	Architect		
Wat02.0	1	Main Supply Water Meter A water meter must be installed to the main water supply to each building. Compliant Water Sub-Metering Water sub-meters, with pulsed output for connection to a BMS, must be installed on the water supply to building areas or plant responsible for greater than 10% of the buildings water consumption.	1	M&E		
Wat03.2	1	Flow Control Device A compliant flow control system must be installed to each toilet area to ensure that the water supply is regulated in response to demand.	1	M&E		
	7	Total Credits	5			

Credit	Available	Criteria Summary	Baseline	Responsibility
MATERIALS			Buschine	
Mat01	6	Life cycle impacts The credits for this issue are awarded on the basis of the proportion and BRE Green Guide rating achieved by each of the different construction types used in the development. Further information regarding the BRE Green Guide to Specification can be found at http://www.bre.co.uk/greenguide.	6	Architect
Mat03.0	Required	<b>Legally Sourced Timber</b> All timber used in the construction and finishes for the development must be sourced in accordance with the UK Government Timber Procurement Policy and should therefore be FSC or PEFC Certified.	Yes	Contractor
Mat03.1	1	Sustainable Procurement Plan The main contractor must be able to demonstrate that they have a compliant Responsible Sourcing Policy, to guide the procurement of materials, either at a corporate or project level. The Sustainable Procurement Plan can be developed using BS8902:2009 Responsible sourcing sector certification schemes for construction products- Specification; provide aims, objectives and targets to guide procurement and contain a strategic assessment of the local and national availability of sustainably sourced materials.	1	Contractor
Mat03.2	3	Responsible Sourcing of Materials   As minimum all construction materials should be sourced from manufacturers holding ISO14001 Certification, where possible materials should be sourced from manufacturers holding BES6001 Certification. Credits are awarded as follows:   - 1 credit where ≥18% of the responsible sourcing points are achieved.   - 2 credits where ≥36% of the responsible sourcing points are achieved.   - 3 credits where ≥54% of the responsible sourcing points are achieved.	1	Contractor
Mat03.EXE	1	Exemplary Performance - Responsible Sourcing Greater than 70% of the available responsible sourcing points must be achieved.	0	Contractor
Mat05	1	Designing for Durability & Resilience - Protecting Vulnerable & Exposed Areas/Building Parts The internal and external building fabric must be adequately protected from vehicle movements, high levels of pedestrian traffic and, where appropriate, internal vehicular and/or trolley movement. The relevant building elements must also incorporate design and specification measures to mitigate degradation due to environmental factors.	1	Architect
Mat 06	1	Material Efficiency At the end of each RIBA stage the project team must convene to examine opportunities to implement appropriate measures to ensure that the amount of materials used in the construction of the development are optimised and therefore reduce the amount of construction waste arising from site.	1	Architect
	12	Total Credits	10	

The Atrium	Basement -	Change of Use (The Viking Planet)		
BREEAM 2014 N	ION-DOMESTIC R	EFURBISHMENT & FIT OUT - Part 4 Only assessment		
Credit	Available	Criteria Summary	Baseline	Responsibility
WASTE				
Wst01.1	1	<b>Pre-refurbishment audit</b> The client must carry out a pre-refurbishment audit of all existing buildings, structures and hard surfaces within the scope of the refurbishment or fit-out zone.	1	Contractor
Wst01.2	2	Reuse and direct recycling of material To achieve one credit, 50% of the waste materials are directly re-used on-site or off-site or are sent back to the manufacturer for closed loop recycling. Two credits are achieved where 75% of total available waste materials are directly re-used on-site or off-site or are sent back to the manufacturer for closed loop recycling.	1	Contractor
Wst01.3	3	Construction Resource Efficiency   The principal contractor must develop and implement a compliant Resource Management Plan. The credits for this issue are awarded based upon the amount of construction waste arising from site as follows:   - 1 credit where ≤11.3 m³ or ≤3.5 tonnes per 100 m² GIFA.   - 2 credits where ≤4.5 m³ or ≤1.2 tonnes per 100 m² GIFA.   - 3 credits where ≤2.1 m³ or ≤0.4 tonnes per 100 m² GIFA.	1	Contractor
Wst01.4	1	<b>Diversion from landfill</b> To achieve one credit at least 85% by volume or 90% by weight of non-demolition waste <u>AND</u> , where appropriate, 90% by volume or 95% by weight of demolition waste must be diverted from landfill.	1	Contractor
Wst01.EXE	1	Construction Resource Efficiency - Exemplary Performance Non-hazardous construction waste arising from site must be ≤1.4 m3 or ≤0.3 tonnes per 100 m2 GIFA. In addition >95% by volume (or 97% by weight) of non-demolition waste AND >95% by volume (>97% by weight) of demolition waste must be diverted from landfill.	0	Contractor
Wst03	1	Operational Waste A sufficiently sized and clearly labelled recyclable waste storage area, appropriate to the size of the building and expected waste streams, must be provided. Where the expected waste streams are likely to be sufficient additional space must be provided for a waste compactor and/or food/compostable waste storage.	1	Architect
Wst06	1	<b>Functional Adaptability</b> Before the end of RIBA Stage 2 (Concept Design) the client and design team must have developed a strategy to ensure that the building design is flexible and can be easily modified to accommodate changes in working practices, change in-use, plant replacement and refurbishment. Where practical and cost effective elements of the strategy must be incorporated into the building design by the end of RIBA Stage 4 (Technical Design).	1	Architect
	9	Total Credits	6	

The Atriur	n Basement -	Change of Use (The Viking Planet)		
BREEAM 2014	NON-DOMESTIC F	REFURBISHMENT & FIT OUT - Part 4 Only assessment		
Credit	Available	Criteria Summary	Baseline	
POLLUTION		1.79%		
Pol01.0	Required	Compliance with BS EN 378:2008	Yes	
		All systems (with electric compressors) must comply with the requirements parts 2 & 3 of BS EN 378:2008.		
		There are additional requirements for systems containing Ammonia.		
Pol01.1	2	Impact of Refrigerants	1	
		A maximum of three credits are available for Pol01 by complying with a variety of different requirements:		
		- Three credits are available where the building uses no refrigerants.		
		- Two credits are available where the building's DELC CO <sub>2</sub> is calculated to be $\leq 100 \text{ kgCO}_2\text{e/kW}$ cooling/heating		
		capacity.		
		- One credit where the building's DELC CO <sub>2</sub> is calculated to be $\leq 1000 \text{ kgCO}_2\text{e/kW}$ cooling/heating capacity.		
Pol01.2	1	Refrigerant Leak Detection	1	
		A compliant refrigerant leak detection and recovery system(s) must be installed to refrigerant containing		
		systems.		
	3		2	
EXEMPLARY P	ERFORMANCE	Credit Value =	1.79%	
	10	Exemplary Performance Credits	1	
		Approved Innovation Credits	0	
			1	
		Expected BREEAM Score	72.39%	
		Expected BREEAM Rating	Excellent	
		Minimum Standard Required to Achieve BREEAM Rating		
		Exemplary Performance Credit		

Res	ponsibility	
	M&E	
	M&E	
	M&E	