



BREEAM "OFFICES" 2011

SIMPLE SCHEME

Pre-Assessment

Corum Foundation

August 2013

REPORT REF: BREEAM/CF/2908013-RT

Introduction

1.1

This report is based on the BREEAM 2011 Manual - Version 3.3 manual as issued by the BRE.

Furthermore, it is based on the BREEAM Simple Scheme which is a variant of the scheme introduced in 2013 for less complex buildings. The introduction from the Simple Building Guidance (Version 3.0) states:

This guidance aims to provide BREEAM users with a practical and cost-effective means of assessing, rating and certifying simpler forms of buildings using the BREEAM New Construction Scheme.

It clarifies the scope and applicability of BREEAM 2011 New Construction issues for the assessment of simple buildings (as defined within the scope section of this document) and specifies a set of simplified or revised criteria (as appropriate) for BREEAM issues for use on buildings which meet BREEAM's definition of 'simple'. Of the 49 assessment issues in the New Construction Scheme:

29 have 'No change' from existing BREEAM 2011 criteria

10 are 'Simplified' BREEAM 2011 criteria

10 are 'Not applicable' to simple buildings

BREEAM establishes a set of categories under which specific credit requirements are grouped. These are:

- Management
- Health and Wellbeing
- Energy
- Transport
- Water
- Materials
- Waste
- Land Use & Ecology
- Pollution

1.2 **Scoring and Rating Assessed Buildings:**

BREEAM ratings benchmarks.

The BREEAM rating benchmarks for new construction projects assessed using the 2011 version of BREEAM are as follows:

BREEAM Rating	% Score
Outstanding	≥85
Excellent	≥ 70
Very Good	≥ 55
Good	≥ 45
Pass	≥ 30
Unclassified	<30

Mandatory Requirements

The following outlines the minimum requirements to meet specific ratings:

BREEAM Issue		BREEAM Rating / Minimum no. of credits				
		PASS	Good	Very Good	Excellent	Outstanding
Man 01	Sustainable Procurement	1	1	1	1	2
Man 02	Responsible Construction Practices				1	2
Man 04	Stakeholder Participation				1	1
Hea 01	Visual Comfort	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only
Hea 04	Water Quality	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only
Ene 01	Reduction of CO ₂ Emissions				6	10
Ene 02	Energy Monitoring			1	1	1
Ene 04	Low or Zero Carbon Technologies				1	1
Wat 01	Water Consumption		1	1	1	2
Wat 02	Water Monitoring		Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only
Mat 03	Responsible Sourcing	Criterion 3 only	Criterion 3 only	Criterion 3 only	Criterion 3 only	Criterion 3 only
Wst 01	Construction Waste Management					1
Wst 03	Operational Waste				1	1
LE 03	Mitigating Ecological Impact			1	1	1

Innovation

Innovation credits are awarded for either complying with pre-defined BREEAM issue exemplary level requirements or via application to BRE Global to have a particular building feature, system or process approved as 'innovative'. These innovation credits do not have an environmental weighting but each one achieved will contribute an additional 1% to the final score up to a maximum of 10%.

The project currently scores 58.96 % which equates to a VERY GOOD rating.

Please note that the Full Pre-Assessment below shows the wrong score as BRE are yet to release a Pre-Assessment Tool for the Simple Buildings guidance. Therefore, the score in the summary sheet on the next page is the correct score. All other text remains valid unless otherwise noted.

Appendix 1 Summary Score Sheet

BREEAM "Simple" 2011 Assessment
Summary Score Sheet

Site: Coram Foundation - Office Building

			Score	Credits available	Score assessment			Credits Score	
					Sub-total	Credits available	% achieved		Weighting factor
Management	Man 1	Sustainable Procurement	3	5	12	15	80.00	0.12	9.60
	Man 2	Responsible Construction Practices	2	2					
	Man 3	Construction Site Impacts	4	4					
	Man 4	Stakeholder Participation	3	4					
Health & Wellbeing	Hea 1	Visual Control	1	3	6	12	50.00	0.15	7.50
	Hea 2	Indoor Air Quality	3	4					
	Hea 3	Thermal Comfort	0	2					
	Hea 4	Water Quality	1	1					
	Hea 6	Safety and Security	1	2					
Energy	Ene 1	Reduction of CO2 Emissions	4	15	11	26	42.31	0.19	8.04
	Ene 2	Energy Monitoring	1	1					
	Ene 3	External Lighting	1	1					
	Ene 4	Low or Zero Carbon Technologies	3	5					
	Ene 6	Energy Efficient Transportation Systems	2	2					
	Ene 8	Energy Efficient Equipment	0	2					
Transport	Tra 1	Public Transport Accessibility	3	3	4	5	80.00	0.08	6.40
	Tra 2	Proximity to Amenities	1	1					
	Tra 3	Cyclist Facilities	0	1					
Water	Wat 1	Water Consumption	3	5	6	8	75.00	0.06	4.50
	Wat 2	Water Monitoring	1	1					
	Wat 3	Water Leak Detection and Prevention	2	2					
Materials	Mat 1	Life Cycle Impacts	4	6	9	13	69.23	0.125	8.65
	Mat 2	Hard Landscaping & Boundary Protection	1	1					
	Mat 3	Responsible Sourcing of Materials	1	3					
	Mat 4	Insulation	2	2					
	Mat 5	Designing for Robustness	1	1					
Waste	Was 1	Construction Site Waste Management	2	4	3	7	42.86	0.075	3.21
	Was 2	Recycled Aggregates	0	1					
	Was 3	Operational Waste	0	1					
	Was 4	Floor and Ceiling Finishes	1	1					
Land Use and Ecology	Le 1	Site Selection	1	2	4	8	50.00	0.1	5.00
	Le 2	Ecological Value of Site & Protection of Ecological Features	1	1					
	Le 3	Mitigating Ecological Impacts	2	2					
	Le 4	Enhancing Site Ecology	0	3					
Pollution	Pol 2	Nox Emissions	3	3	5	9	55.56	0.1	5.56
	Pol 3	Surface Water Run Off	2	5					
	Pol 4	Reduction of Nighttime Light Pollution	0	1					
Innovation	Man 1	Sustainable Procurement	1	3	1	20	5.00	0.1	0.50
	Man 2	Considerate Constructors	0	1					
	Man 3	Construction Site Impacts	0	1					
	Hea 1	Visual Control	0	1					
	Ene 1	Reduction of CO2 Emissions	0	5					
	Ene 4	Low or Zero Carbon Technologies	0	1					
	Wat 1	Water Consumption	0	1					
	Mat 1	Life Cycle Impacts	0	3					
	Mat 3	Responsible Sourcing of Materials	0	1					
	Was 1	Construction Waste Management	0	1					
	Was 1	Recycled Aggregates	0	1					
	Pol 3	Surface Water Run Off	0	1					

TOTAL 58.96