

100 chalk farm road
london NW1 8EH

100



bream 2011 new construction pre-assessment retail
conisbee
august 2013

 one housing group

BREEAM 2011 New Construction Assessment Report: Rating & Key Performance Indicators

This assessment and indicative BREEAM rating is not a formal certified BREEAM assessment or rating and must not be communicated as such. The score presented is indicative of a buildings potential performance and is based on a simplified pre-formal BREEAM assessment and unverified commitments given at an early stage in the design process.

Overall Indicative Building Performance

Building name	Restaurant & Supermarket in Mixed Use Development
Indicative building score (%)	72.28%
Indicative BREEAM rating	Pre-Assessment result indicates potential for BREEAM Excellent rating
Indicative minimum standards level achieved	Pre-Assessment result indicates the minimum standards for Excellent level

Summary of Indicative Building Performance by Environmental Section and Assessment Issue

	Indicative no. credits available	Indicative no. credits Achieved	Indicative contribution to score	Minimum standards level achieved
Management				
Man01 Sustainable Procurement	8.0	3.0	1.64%	Pre-Assessment result indicates the minimum standards for Outstanding level
Man02 Responsible Construction Practices	2.0	2.0	1.09%	Pre-Assessment result indicates the minimum standards for Outstanding level
Man03 Construction Site Impacts	5.0	5.0	2.73%	N/A
Man04 Stakeholder Participation	4.0	3.0	1.64%	Pre-Assessment result indicates the minimum standards for Outstanding level
Man05 Life cycle cost and service life planning	3.0	1.0	0.55%	N/A
Total indicative environmental section performance	22.0	14.0	7.64%	
Health & Wellbeing				
Hea01 Visual Comfort	4.0	2.0	2.00%	Pre-Assessment result indicates the minimum standards for Outstanding level
Hea02 Indoor Air Quality	4.0	2.0	2.00%	N/A
Hea03 Thermal Comfort	2.0	2.0	2.00%	N/A
Hea04 Water Quality	1.0	1.0	1.00%	Pre-Assessment result indicates the minimum standards for Outstanding level
Hea05 Acoustic Performance	2.0	2.0	2.00%	N/A
Hea06 Safety and Security	2.0	1.0	1.00%	N/A
Total indicative environmental section performance	15.0	10.0	10.00%	
Energy				
Ene01 Reduction of CO2 Emissions	15.0	8.0	5.63%	Pre-Assessment result indicates the minimum standards for Excellent level
Ene02 Energy Monitoring	2.0	2.0	1.41%	Pre-Assessment result indicates the minimum standards for Outstanding level
Ene03 External Lighting	1.0	1.0	0.70%	N/A
Ene04 Low and Zero Carbon Technology	5.0	3.0	2.11%	Pre-Assessment result indicates the minimum standards for Outstanding level
Ene05 Energy Efficient Cold Storage	2.0	0.0	0.00%	N/A
Ene06 Energy Efficient Transportation Systems	N/A	N/A	N/A	N/A
Ene07 Energy Efficient Laboratory Systems	N/A	N/A	N/A	N/A
Ene08 Energy Efficient Equipment	2.0	2.0	1.41%	N/A
Ene09 Drying Space	N/A	N/A	N/A	N/A
Total indicative environmental section performance	27.0	16.00	11.26%	
Transport				
Tra01 Public Transport Accessibility	3.0	3.0	2.67%	N/A
Tra02 Proximity to Amenities	1.0	1.0	0.89%	N/A
Tra03 Cyclist facilities	2.0	2.0	1.78%	N/A
Tra04 Maximum Car Parking Capacity	2.0	0.0	0.00%	N/A
Tra05 Travel Plan	1.0	1.0	0.89%	N/A
Total indicative environmental section performance	9.0	7.0	6.22%	
Water				
Wat01 Water Consumption	5.0	3.0	2.25%	Pre-Assessment result indicates the minimum standards for Outstanding level
Wat02 Water Monitoring	1.0	1.0	0.75%	Pre-Assessment result indicates the minimum standards for Outstanding level
Wat03 Water Leak Detection and Prevention	2.0	2.0	1.50%	N/A
Wat04 Water Efficient Equipment	N/A	N/A	N/A	N/A
Total indicative environmental section performance	8.0	6.0	4.50%	
Materials				
Mat01 Life Cycle Impacts	5.0	3.0	3.13%	N/A
Mat02 Hard Landscaping and Boundary Protection	1.0	1.0	1.04%	N/A
Mat03 Responsible Sourcing	3.0	3.0	3.13%	Pre-Assessment result indicates the minimum standards for Outstanding level
Mat04 Insulation	2.0	2.0	2.08%	N/A
Mat05 Designing for Robustness	1.0	1.0	1.04%	N/A
Total indicative environmental section performance	12.0	10.00	10.42%	
Waste				
Wst01 Construction Waste Management	4.0	3.0	3.75%	Pre-Assessment result indicates the minimum standards for Outstanding level
Wst02 Recycled Aggregates	1.0	1.0	1.25%	N/A
Wst03 Operational Waste	1.0	1.0	1.25%	Pre-Assessment result indicates the minimum standards for Outstanding level
Wst04 Speculative Floor and Ceiling Finishes	N/A	N/A	N/A	N/A
Total indicative environmental section performance	6.0	5.00	6.25%	
Land Use and Ecology				
LE01 Site Selection	2.0	1.0	1.00%	N/A
LE02 Ecological Value of Site and Protection of Ecological Features	1.0	1.0	1.00%	N/A
LE03 Mitigating Ecological Impact	2.0	2.0	2.00%	Pre-Assessment result indicates the minimum standards for Outstanding level
LE04 Enhancing Site Ecology	3.0	2.0	2.00%	N/A
LE05 Long Term Impact on Biodiversity	2.0	0.0	0.00%	N/A
Total indicative environmental section performance	10.0	6.00	6.00%	
Pollution				
Pol01 Impact of Refrigerants	3.0	3.0	2.31%	N/A
Pol02 NOx Emissions	3.0	3.0	2.31%	N/A
Pol03 Surface Water Run off	5.0	5.0	3.85%	N/A
Pol04 Reduction of Night Time Light Pollution	1.0	1.0	0.77%	N/A
Pol05 Noise Attenuation	1.0	1.0	0.77%	N/A
Total indicative environmental section performance	13.0	13.00	10.00%	
Innovation				
Inn01 Innovation	10.0	0.0	0.00%	N/A
Total indicative environmental section performance	10.0	0.00	0.00%	

BREEAM 2011 New Construction Pre-Assessment Estimator

This assessment and indicative BREEAM rating is not a formal certified BREEAM assessment or rating and must not be communicated as such. The score presented is indicative of a buildings potential performance and is based on a simplified pre-formal BREEAM assessment and unverified commitments given at an early stage in the design process.

Building name	Restaurant & Supermarket in Mixed Use Development
Indicative building score (%)	72.28%
Indicative BREEAM rating	Pre-Assessment result indicates potential for BREEAM Excellent rating
Indicative minimum standards level achieved	Pre-Assessment result indicates the minimum standards for Excellent level

MANAGEMENT	Section Weighting	12.00%	Indicative Section Score	7.64%
-------------------	--------------------------	---------------	---------------------------------	--------------

Man01 Sustainable Procurement

No. of BREEAM credits available	8	Available contribution to overall score	4.36%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will roles, responsibilities and a training schedule be defined in accordance with BREEAM?	Yes	1	1	N/A
Will a BREEAM AP be appointed at RIBA stage A/B and performance targets contractually agreed?	No	1	0	N/A
Will a BREEAM AP be appointed to monitor and report progress during RIBA stage B-E ?	No	1	0	N/A
Will a BREEAM AP be appointed to monitor and report progress during RIBA stage F-L?	No	1	0	N/A
Will a thermographic survey be conducted and any defects uncovered remedied?	No	1	0	N/A
Will compliant commissioning of building services be carried out?	No	1	0	N/A
Will compliant seasonal commissioning of building services be carried out?	Yes	1	1	N/A
Will water/energy consumption data be recorded and aftercare support provided for 12 months?	Yes	1	1	N/A
Will water/energy consumption be recorded/reported for 3 years post construction?	No	1	0	N/A

Total indicative BREEAM credits achieved	3
Total indicative contribution to overall building score	1.64%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

Responsibility : PRP, One Housing Group and BREEAM Assessor.

BREEAM 2011 New Construction Pre-Assessment Estimator

Man02 Responsible Construction Practices

No. of BREEAM credits available	2	Available contribution to overall score	1.09%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Pre-Assessment question/criteria		Shell & Core option?
Which considerate construction scheme will be used or required to be used by the principal contractor?	Considerate Constructors Scheme	
For the required scheme, what will be the target performance level set for the site/contractor?	A CCS score between 32 and 35.5.	N/A

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	1.09%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

Responsibility : PRP and One Housing Group and Contractor when appointed. Minimum target for CCS is 32.

BREEAM 2011 New Construction Pre-Assessment Estimator

Man03 Construction Site Impacts

No. of BREEAM credits available	5	Available contribution to overall score	2.73%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will site energy consumption be metered/monitored?	Yes	1	1	N/A
Will site water consumption be metered/monitored?	Yes	1	1	N/A
Will the transport of construction materials and waste to/from site be measured/monitored?	Yes	1	1	N/A
Will timber be sourced in accordance with the Government's Timber Procurement Policy?	Yes	1	1	N/A
Will/does the principal contractor operate a compliant Environmental Management System?	Yes	1	1	N/A
Will the principal contractor adopt best practice pollution prevention policies & procedures?	Yes			

Total indicative BREEAM credits achieved	5
Total indicative contribution to overall building score	2.73%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Responsibility : PRP and One Housing Group and Contractor when appointed. 1.Responsibility has been assigned to an individual(s) for monitoring, recording and reporting energy, water and transport consumption data resulting from all construction processes. To ensure the robust collection of information, this individual(s) has the appropriate authority, responsibility and access to the data required.

BREEAM 2011 New Construction Pre-Assessment Estimator

Man04 Stakeholder Participation

No. of BREEAM credits available	4	Available contribution to overall score	2.18%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will an appropriate level of consultation activities be undertaken?	No	1	0	N/A
Will an access statement be developed and appropriate building user facilities provided?	Yes	1	1	N/A
Will building user guides and relevant user information be provided?	Yes	1	1	
Will a post occupancy evaluation assessment be undertaken and information disseminated?	Yes	1	1	

Total indicative BREEAM credits achieved	3
Total indicative contribution to overall building score	1.64%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

Responsibility : PRP and One Housing Group. An extra Credit can be awarded if a Consultation Plan has been prepared. Minimum Consultation Plan content includes the following:

- 1.Functionality, Build Quality and Impact (including aesthetics)
- 2.Provision of appropriate internal and external facilities (for future building occupants and visitors/users)
- 3.Management and operational implications
- 4.Maintenance resources implications
- 5.Impacts on the local community e.g. Local traffic/transport impact
- 6.Opportunities for shared use of facilities and infrastructure with the community/appropriate stakeholders, if relevant/appropriate to building type.
- 7.Compliance with statutory (national/local) consultation requirements

BREEAM 2011 New Construction Pre-Assessment Estimator

Man05 Life cycle cost and service life planning

No. of BREEAM credits available	3	Available contribution to overall score	1.64%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will a feasibility stage Life Cycle Cost (LCC) analysis be commissioned and completed?	Yes	1	1	N/A
Will a strategic and system level LCC be commissioned and completed?	No	1	0	N/A
Will a technical design LCC to be commissioned and completed?	No	1	0	N/A

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.55%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Responsibility : One Housing Group - Criteria for One credit

1.A Life Cycle Cost (LCC) analysis has been carried out based on the proposals developed during RIBA Work Stages C/D (concept design/design development) or equivalent.

2.The Life Cycle Cost analysis is:

- a.Conducted in accordance with the process outlined in PD 156865:20081 (a supplement to BS ISO 15686-5:2008)
- b.Based on the concept design/design development proposals
- c.Completed for the following stages and uses a study period of 60 years, shown in real and discounted cash flow terms:
 - i.Construction
 - ii.Operation - includes as a minimum, utilities, cleaning, management costs
 - iii.Maintenance - includes as a minimum, planned maintenance, replacements and repairs costs

BREEAM 2011 New Construction Pre-Assessment Estimator

HEALTH & WELLBEING	Section Weighting	15.00%	Indicative Section Score	10.00%
-------------------------------	--------------------------	---------------	---------------------------------	---------------

Hea01 Visual Comfort

No. of BREEAM credits available	4	Available contribution to overall score	4.00%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will all fluorescent lamps be fitted with high frequency ballasts?	Yes	N/A	N/A	N/A
Will all relevant building areas be designed to achieve the appropriate daylight factor(s)?	No	2		N/A
Will the design provide adequate glare control and view out for building users?	Yes	1	1	N/A
Will internal/external lighting be specified in accordance with the relevant CIBSE Guides/British Standards?	Yes	1	1	N/A
Will all relevant building areas be designed to achieve exemplary level daylight factor(s)?		1	0	N/A

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	2.00%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

Responsibility - Daylighting Consultant, Thornley & Lumb and TM Architects. For an additional Credit at least 35% of the area show achieve a Daylighting Factor of 2%. EITHER (a) OR {(b) and (c)} in the table below:
 (a) - A uniformity ratio of at least 0.4 or a minimum point daylight factor of at least 0.8% (spaces with glazed roofs, such as atria, must achieve a uniformity ratio of at least 0.7 or a minimum point daylight factor of at least 1.4%). Due to particular lighting issues in teaching spaces the uniformity ratio can be reduced to 0.3 as defined in BB 87 Environmental Design Standard1(this deviation from the criteria can only be considered in circumstances where BB 87 is applicable). (b) - A view of sky from desk height (0.7m) is achieved. (c) The room depth criterion $d/w + d/HW < 2/(1-RB)$ is satisfied.
 Where:
 d = room depth, w = room width, HW = window head height from floor level & RB = average reflectance of surfaces in the rear half of the room.

BREEAM 2011 New Construction Pre-Assessment Estimator

Hea02 Indoor Air Quality

No. of BREEAM credits available	4	Available contribution to overall score	4.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will an air quality plan be produced?	Yes	1	1	N/A
Will the building be designed to minimise sources of internal air pollution?	Yes	1	1	N/A
Will the relevant products be specified to meet the VOC testing and emission levels required?	Yes	1	1	N/A
Will formaldehyde and total VOC levels be measured post construction?	No	1	0	N/A
Will the building be designed to, or have the potential to provide, natural ventilation?	No	1	0	N/A

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	2.00%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Responsibility : TM Architects and Thornley & Lumb Criteria for Additional One Credit - 1.An indoor air quality plan has been produced which considers; (a) Removal of contaminant sources, (b) Dilution and control of contaminant sources, (c) Procedures for pre-occupancy flush out & (d) 3rd party testing and analysis. 2. For air-conditioned and mixed-mode buildings: the building's air intakes and exhausts are over 10m apart to minimise recirculation and intakes are over 20m from sources of external pollution. 3.For naturally-ventilated buildings: operable windows/ventilators are over 10m from sources of external pollution. 4.The building has been designed to provide fresh air and minimise internal pollutants (and ingress of external polluted air into the building) in accordance with the criteria of the relevant standard for ventilation. 5.Areas of the building subject to large and unpredictable or variable occupancy patterns have CO2 or air quality sensors specified and: (a) In mechanically ventilated spaces, the sensor(s) are linked to the mechanical ventilation system and provide demand-controlled ventilation to the space. (b) In naturally ventilated spaces, the sensors either have the ability to alert the building owner/manager when CO2 levels exceed the recommended set point, or are linked to controls with the ability to adjust the quantity of fresh air. i.e. automatic opening windows/roof vents.

BREEAM 2011 New Construction Pre-Assessment Estimator

Hea03 Thermal Comfort

No. of BREEAM credits available	2	Available contribution to overall score	2.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will thermal modelling of the design be carried out?	Yes	1	1	N/A
Will the modelling inform the development of a thermal zoning and control strategy?	Yes	1	1	N/A

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	2.00%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Responsibility : Thornley & Lumb 1.Thermal modelling has been carried out using software in accordance with CIBSE AM11 1Building Energy and Environmental Modelling. 2.The modelling demonstrates that the building design and services strategy can deliver thermal comfort levels in occupied spaces in accordance with the criteria set out in CIBSE Guide A Environmental Design2 ; or other appropriate industry standard (where this sets a higher or more appropriate requirement/level for the building type). 3.The software used to carry out the simulation at the detailed design stage provides full dynamic thermal analysis. For smaller and more basic building designs with less complex heating / cooling systems, an alternative less complex means of analysis may be appropriate (such methodologies must still be in accordance with CIBSE AM11). 4.The building complies with any requirement, in terms of “time out of range” (TOR) metric, from the appropriate industry standard (as above) OR where there is no appropriate industry standard available or TOR recommendation made, the building services engineer confirms that the TOR is acceptable for the purpose and function of the building. 5.The TOR metric (%) is reported, via the BREEAM scoring and reporting tool, based on the modelling above (and therefore specified building servicing strategy) and includes maxi. and mini. temperatures for both summer and winter settings.

BREEAM 2011 New Construction Pre-Assessment Estimator

Hea04 Water Quality

No. of BREEAM credits available	1	Available contribution to overall score	1.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will all water systems be designed to comply with the relevant HSE Approved Code of Practice and Guidance?	Yes	1	1	N/A
Where humidification is to be provided, will a failsafe humidification system be specified?	Yes			N/A
Will a wholesome supply of accessible, clean and fresh drinking water be supplied for building users?	Yes			N/A

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	1.00%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

Responsibility : Thornley & Lumb & TM Architects 1.All water systems in the building are designed in compliance with the measures outlined in the Health and Safety Executive’s “Legionnaires’ disease - The control of legionella bacteria in water systems”. Approved Code of Practice and Guidance, 20001 and, where relevant, other industry/sector best practice guidance (see Compliance notes).

2.Where humidification is required, a failsafe humidification system is provided.

Building Occupants Criteria - b.Permanently staffed buildings/office areas:i.Chilled, mains-fed point-of-use water supply or point-of-use water coolers.

ii.Provision in each staff kitchenette, or in a suitable location on each floor level, and in a staff canteen (if provided).

BREEAM 2011 New Construction Pre-Assessment Estimator

Hea05 Acoustic Performance

No. of BREEAM credits available	2	Available contribution to overall score	2.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will/has a suitably qualified acoustician be appointed to provide appropriate design advice?	Yes			
Will the building meet the relevant acoustic performance standards and testing requirements?	Yes	2	2	N/A

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	2.00%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Responsibility : Sharps Redmore Acoustic Consultants

BREEAM 2011 New Construction Pre-Assessment Estimator

Hea06 Safety and Security

No. of BREEAM credits available	2	Available contribution to overall score	2.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Where external site areas are present, will safe access be designed for pedestrians and cyclists?	Yes	1	1	N/A
Will a suitably qualified security consultant be appointed and security considerations accounted for?	No	1	0	N/A

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	1.00%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Responsibility : PRP, TM Architects and One Housing Group

BREEAM 2011 New Construction Pre-Assessment Estimator

ENERGY Section Weighting 19.00% Indicative Section Score 11.26%

Ene01 Reduction of CO₂ Emissions

No. of BREEAM credits available	15	Available contribution to overall score	10.56%
No. of BREEAM innovation credits available	5	Minimum standards applicable	Yes

How do you wish to assess the number of BREEAM credits achieved for this issue?

Select the target number of BREEAM credits for the Ene01 issue BREEAM Innovation credits



BREEAM 2011 New Construction Pre-Assessment Estimator

Total indicative BREEAM credits achieved	8
Total indicative contribution to overall building score	5.63%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Excellent level

Comments/notes:

Responsibility : Thornley and Lumb, PRP & One Housing Group
 regulated building energy consumption.
 2. Restaurant areas target 40-55dB LAeq,T

BREEAM Outstanding requires a minimum EPRNC of 0.60 (10 credits) and a 40% reduction in CO2 emissions arising from
 1. Catering kitchens target ≤ 50 dB LAeq,T

BREEAM 2011 New Construction Pre-Assessment Estimator

Ene02 Energy Monitoring

No. of BREEAM credits available	2	Available contribution to overall score	1.41%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will a BMS or sub-meters be specified to monitor energy use from major building services systems?	Yes	1	1	N/A
Will a BMS or sub-meters be specified to monitor energy use by tenant/building function areas?	Yes	1	1	N/A

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	1.41%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

Responsibility : Thornley and Lumb, One Housing Group & PRP

BREEAM 2011 New Construction Pre-Assessment Estimator

Ene03 External Lighting

No. of BREEAM credits available	1	Available contribution to overall score	0.70%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will external light fittings and controls be specified in accordance with the BREEAM criteria?	Yes	1	1	N/A

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.70%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Responsibility : Thornley and Lumb

BREEAM 2011 New Construction Pre-Assessment Estimator

Ene04 Low and Zero Carbon Technology

No. of BREEAM credits available	5	Available contribution to overall score	3.52%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Compliant LZC feasibility study to be undertaken	Yes	2	1	N/A
What will be the intended scope of the feasibility study?	Operational stage carbon savings/emissions			
Target percentage net reduction in operational stage CO2 emissions	25.00%	2	2	N/A
Please confirm the intended energy source of the Low and/or zero carbon system?	Solar			
Please select	No	1	0	N/A

Total indicative BREEAM credits achieved	3
Total indicative contribution to overall building score	2.11%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

Responsibility : Thornley and Lumb & TM Architects

BREEAM 2011 New Construction Pre-Assessment Estimator

Ene05 Energy Efficient Cold Storage

No. of BREEAM credits available	2	Available contribution to overall score	1.41%
No. of BREEAM innovation credits available	1	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will the refrigeration system be designed, installed and commissioned in accordance with BREEAM criteria?	Yes	1	0	N/A
Will the refrigeration system demonstrate a saving in indirect greenhouse gas emissions?	Yes	1	0	N/A
Will the refrigeration system be a type described as a 'Future Technology' in the Refrigeration Road Map?	No	1	0	N/A

Total indicative BREEAM credits achieved	0
Total indicative contribution to overall building score	0.00%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	N/A

Comments/notes:

Responsibility : PRP & One Housing Group - Note the following Credits must first be achieved to obtain 6th Credit Man 01 and 1st Credit Ene 05.

BREEAM 2011 New Construction Pre-Assessment Estimator

Ene06 Energy Efficient Transportation Systems

Assessment Issue Not Applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?

Total indicative BREEAM credits achieved	N/A
Total indicative contribution to overall building score	N/A
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

Ene07 Energy Efficient Laboratory Systems

Assessment Issue Not Applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?

Total indicative BREEAM credits achieved	N/A
Total indicative contribution to overall building score	N/A
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

Ene08 Energy Efficient Equipment

No. of BREEAM credits available	2	Available contribution to overall score	1.41%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Significant majority contributor	
	Present	
Which of the following will be present and likely to be a/the major contributor to 'unregulated' energy use:		
Small power/plug in equipment?	No	
Swimming pool?	No	
Communal laundry?	No	
Data centre?	No	
IT-intensive operation areas?	No	
Residential areas?	No	
Healthcare?	No	
Kitchen and catering facilities?	Yes	Yes

	Indicative compliance?	Credits available	Indicative credits achieved	Shell & Core option?
Will the significant majority contributor(s) to 'unregulated' energy use (above) meet the BREEAM criteria?	Yes	2	2	N/A

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	1.41%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Responsibility : PRP, One Housing Group, Thornley Lumb & TM Architects - Where the project team can demonstrate that the project has incorporated at least one energy efficiency measure outlined in each of the following sections of CIBSE Guide TM508 :

- 1.Section 8 (Drainage and kitchen waste removal)
- 2.Section 9 (Energy controls - specifically controls relevant to equipment),
- 3.Section 11 (Appliance specification, fabrication specification - not utensil specification),
- 4.Section 12 (Refrigeration),
- 5.Section 13 (Warewashing: dishwashers and glasswashers),
- 6.Section 14 (Cooking appliance selection),
- 7.Section 15 (Water temperatures, taps, faucets and water saving controls)

BREEAM 2011 New Construction Pre-Assessment Estimator

Ene09 Drying Space

Assessment Issue Not Applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?

Total indicative BREEAM credits achieved	N/A
Total indicative contribution to overall building score	N/A
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

TRANSPORT	Section Weighting	8.00%	Indicative Section Score	6.22%
------------------	--------------------------	--------------	---------------------------------	--------------

Tra01 Public Transport Accessibility

No. of BREEAM credits available	3	Available contribution to overall score	2.67%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria

What is the building type category (for the purpose of Tra01 issue assessment)?	Business (office/industrial)		
What is the degree of public transport provision for the building's location?	Excellent provision of public transport, i.e. large urban/metropolitan city centre		
Building's indicative Accessibility Index	18		
Does the building have a dedicated bus service?			
Total indicative BREEAM credits achieved	3		
Total indicative contribution to overall building score	2.67%		
Total indicative BREEAM innovation credits achieved	N/A		
Indicative minimum standard(s) level	N/A		

Comments/notes:

Responsibility : Tully De'ath

BREEAM 2011 New Construction Pre-Assessment Estimator

Tra02 Proximity to Amenities

No. of BREEAM credits available	1	Available contribution to overall score	0.89%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will the building be in close proximity of and accessible to applicable amenities?	Yes	1	1	N/A

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.89%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Responsibility : Tully De'ath

BREEAM 2011 New Construction Pre-Assessment Estimator

Tra03 Cyclist facilities

No. of BREEAM credits available	2	Available contribution to overall score	1.78%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

What is the building type category (for the purpose of Tra03 issue assessment)?

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will cycle storage spaces be provided?	Yes	2	2	N/A
Will cyclist facilities be provided?	Yes			N/A

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	1.78%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Responsibility : Tully De'ath & TM Architects

BREEAM 2011 New Construction Pre-Assessment Estimator

Tra04 Maximum Car Parking Capacity

No. of BREEAM credits available	2	Available contribution to overall score	1.78%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Building type category (for the purpose of Tra04 issue)?	Business - offices, Industrial
Buildings indicative Accessibility Index (sourced from issue Tra01)	18

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will the building meet BREEAM's maximum parking capacity criteria for this building type/Accessibility Index?		2		N/A

Total indicative BREEAM credits achieved	0
Total indicative contribution to overall building score	0.00%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Responsibility : Tully De'ath & TM Architects

BREEAM 2011 New Construction Pre-Assessment Estimator

Tra05 Travel Plan

No. of BREEAM credits available	1	Available contribution to overall score	0.89%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will a transport plan based on site specific travel survey/assessment be developed?	Yes	1	1	N/A

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.89%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Responsibility : Tully De'ath

BREEAM 2011 New Construction Pre-Assessment Estimator

WATER	Section Weighting	6.00%	Indicative Section Score	4.50%
--------------	--------------------------	--------------	---------------------------------	--------------

Wat01 Water Consumption

No. of BREEAM credits available	5	Available contribution to overall score	3.75%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Select the level that corresponds closely to the target or likely water component specification?	Level 3 - Three credits	Shell & Core option?	N/A
--	-------------------------	----------------------	-----

Total indicative BREEAM credits achieved	3
Total indicative contribution to overall building score	2.25%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

Responsibility : PRP, One Housing Group, TM Architects & Thornley and Lump

BREEAM 2011 New Construction Pre-Assessment Estimator

Wat02 Water Monitoring

No. of BREEAM credits available	1	Available contribution to overall score	0.75%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will there be a water meter on the mains water supply to the building(s)?	Yes	1	1	N/A
Will metering/monitoring equipment be specified on the water supply to any relevant plant/building areas?	Yes			
Will all specified water meters have a pulsed output?	Yes			
If the site/building has an existing BMS connection, will all pulsed meters be connected to the BMS?	N/A			

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.75%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

Responsibility : PRP, One Housing Group, TM Architects & Thornley and Lumb

BREEAM 2011 New Construction Pre-Assessment Estimator

Wat03 Water Leak Detection and Prevention

No. of BREEAM credits available	2	Available contribution to overall score	1.50%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will a mains water leak detection system be installed on the building's mains water supply?	Yes	1	1	N/A
Will flow control devices be installed in each sanitary area/facility?	Yes	1	1	N/A

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	1.50%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Responsibility : TM Architects & Thornley and Lump & One Housing Group

BREEAM 2011 New Construction Pre-Assessment Estimator

Wat04 Water Efficient Equipment

Assessment Issue Not Applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?

Total indicative BREEAM credits achieved	N/A
Total indicative contribution to overall building score	N/A
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

MATERIALS	Section Weighting	12.50%	Indicative Section Score	10.42%
------------------	--------------------------	---------------	---------------------------------	---------------

Mat01 Life Cycle Impacts

No. of BREEAM credits available	5	Available contribution to overall score	5.21%
No. of BREEAM innovation credits available	1	Minimum standards applicable	No

Pre-Assessment question/criteria

How do you wish to assess the number of BREEAM credits achieved for this issue?	Define a target number of BREEAM credits to be achieved		
Select the number of BREEAM credits being targeted for the Mat01 issue	<input type="text" value="3"/>	BREEAM Innovation credits	<input type="text"/>

Total indicative BREEAM credits achieved	3
Total indicative contribution to overall building score	3.13%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	N/A

Comments/notes:

Responsibility : TM Architects & Contractor, PRP, One Housing Group
 To specify using thegreenguide.org.uk a. External Walls, b. Windows, c.Roof, d.Upper Floor Slab and d. Finished Floors using the Green Guide to achieve a rating of A or A+.

BREEAM 2011 New Construction Pre-Assessment Estimator

Mat02 Hard Landscaping and Boundary Protection

No. of BREEAM credits available	1	Available contribution to overall score	1.04%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will ≥80% of all external hard landscaping and boundary protection achieve a Green Guide A or A+ rating?	Yes	1	1	N/A

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	1.04%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Responsibility : TM Architects & The Ecology Consultant & Contractor Criteria - Where at least 80% of all external hard landscaping and boundary protection (by area) achieves an A or A+ rating, as defined in the Green Guide to Specification. Green Guide ratings for the specification(s) of each element can be found at: www.thegreenguide.org.uk

BREEAM 2011 New Construction Pre-Assessment Estimator

Mat03 Responsible Sourcing

No. of BREEAM credits available	3	Available contribution to overall score	3.13%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Pre-Assessment question/criteria

How do you wish to assess the number of BREEAM credits achieved for this issue?	Define a target number of BREEAM credits		
Select the number of BREEAM credits being targeted for the Mat03 issue	3	BREEAM Innovation credits	
Will all timber used on the project be sourced in accordance with the UK Govt's Timber Procurement Policy?	Yes		

Total indicative BREEAM credits achieved	3
Total indicative contribution to overall building score	3.13%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

Responsibility : PRP, One Housing Group, TM Architects, Thornley and Lump & Contractor 3. Confirmation that all timber used on the project is sourced in accordance with the UK Government's Timber Procurement Policy. Note:

a. It is a minimum requirement of BREEAM certification (for any rating level) that compliance with criterion 3 is confirmed (see Compliance note for further information).

b. In meeting this requirement, there is no minimum number of BREEAM credits that need to be achieved for this assessment issue (the BREEAM credit benchmarks for responsible sourcing are calibrated on the basis of assessing all major building materials and not for any single material).

BREEAM 2011 New Construction Pre-Assessment Estimator

Mat04 Insulation

No. of BREEAM credits available	2	Available contribution to overall score	2.08%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Is the building targeting an insulating index of 2 or more?	Yes	1	1	N/A
Will the building's insulating materials be responsibly sourced?	Yes	1	1	N/A

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	2.08%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Responsibility : TM Architects and Contractor Any new insulation specified for use within the following building elements must be assessed:
 a.External walls
 b.Ground floor
 c.Roof
 d.Building services
 5.At least 80% by volume of the thermal insulation used in the building elements identified in Item 1 must be responsibly sourced i.e. each insulation product must be certified in accordance with either tier levels 1, 2, 3, 4, 5 or 6 as described in BREEAM issue Mat 03. The table below shows the key processes and supply chain processes required for common insulation products.

BREEAM 2011 New Construction Pre-Assessment Estimator

Mat05 Designing for Robustness

No. of BREEAM credits available	1	Available contribution to overall score	1.04%
No. of BREEAM innovation credits available	0	Minimum standards applicable	N/A

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will suitable durability/protection measures be specified and installed to vulnerable areas of the building?	Yes	1	1	N/A

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	1.04%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Responsibility : TM Architects Suitable durability and protection measures to vulnerable parts of the building can include:

1. Bollards/barriers/raised kerbs to delivery and vehicle drop-off areas.
2. Robust external wall construction, up to 2m high
3. Corridor walls specified to Severe Duty (SD) as per BS 5234-21 and, for healthcare buildings, Health Technical Memorandum 56 – Partitions2
4. Protection rails to walls of corridors
5. Kick plates/impact protection (from trolleys etc) on doors
6. Hard-wearing and easily washable floor finishes in heavily used circulation areas (i.e. main entrance, corridors, public areas etc)
7. Designing out the risk without the need for additional materials specification to protect vulnerable areas.

BREEAM 2011 New Construction Pre-Assessment Estimator

WASTE	Section Weighting	7.50%	Indicative Section Score	6.25%
--------------	--------------------------	--------------	---------------------------------	--------------

Wst01 Construction Waste Management

No. of BREEAM credits available	4	Available contribution to overall score	5.00%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Pre-Assessment question/criteria

How do you wish to assess the number of BREEAM credits achieved for this issue?	Define a target number of BREEAM credits to be achieved		
Select the number of BREEAM credits being targeted for the Wst01 issue	3	BREEAM Innovation credits	

Total indicative BREEAM credits achieved	3
Total indicative contribution to overall building score	3.75%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

Responsibility : One Housing Group, PRP and Contractor

1.Non-hazardous construction waste (excluding demolition and excavation waste) generated by the building’s design and construction meets or exceeds the following resource efficiency benchmarks, less than or equal to 3.4m3 / 100m2. 2.There is a compliant Site Waste Management Plan (SWMP).

3.Where existing buildings on the site will be demolished a pre-demolition audit of any existing buildings, structures or hard surfaces is completed to determine if, in the case of demolition, refurbishment/reuse is feasible and, if not, to maximise the recovery of material from demolition for subsequent high-grade/value applications. The audit must be referenced in the SWMP and cover:

a.Identification of the key refurbishment/demolition materials.

b.Potential applications and any related issues for the reuse and recycling of the key refurbishment and demolition materials.

BREEAM 2011 New Construction Pre-Assessment Estimator

Wst02 Recycled Aggregates

No. of BREEAM credits available	1	Available contribution to overall score	1.25%
No. of BREEAM innovation credits available	1	Minimum standards applicable	No

Pre-Assessment question/criteria

How do you wish to assess the number of BREEAM credits achieved for this issue?	Define a target number of BREEAM credits to be achieved		
Select the number of BREEAM credits being targeted for the Wst02 issue	1	BREEAM Innovation credits	

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	1.25%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	N/A

Comments/notes:

Responsibility : One Housing Group, PRP and Contractor

BREEAM 2011 New Construction Pre-Assessment Estimator

Wst03 Operational Waste

No. of BREEAM credits available	1	Available contribution to overall score	1.25%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will appropriate facilities for the storage of operational recyclable waste volumes be provided?	Yes	1	1	N/A
If relevant, will a static waste compactor(s) or baler(s) be specified/installed?	N/A			N/A
If relevant, will a vessel for composting suitable organic waste be specified/installed?	N/A			N/A

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	1.25%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

Responsibility : One Housing Group, PRP and Contractor

BREEAM 2011 New Construction Pre-Assessment Estimator

Wst04 Speculative Floor and Ceiling Finishes

Assessment Issue Not Applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?

Total indicative BREEAM credits achieved	N/A
Total indicative contribution to overall building score	N/A
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

LAND USE & ECOLOGY	Section Weighting	10.00%	Indicative Section Score	6.00%
-------------------------------	--------------------------	---------------	---------------------------------	--------------

LE01 Site Selection

No. of BREEAM credits available	2	Available contribution to overall score	2.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will at least 75% of the proposed development's footprint be located on previously been developed land?	Yes	1	1	N/A
Is the site deemed to be significantly contaminated?	No	1	0	N/A

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	1.00%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Responsibility : The Ecology Consultancy

BREEAM 2011 New Construction Pre-Assessment Estimator

LE02 Ecological Value of Site and Protection of Ecological Features

No. of BREEAM credits available	1	Available contribution to overall score	1.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Can the land within the construction zone be defined as 'land of low ecological value'?	Yes	1	1	N/A
Will all features of ecological value surrounding the construction zone/site boundary be protected?	Yes			N/A

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	1.00%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Responsibility : The Ecology Consultancy

BREEAM 2011 New Construction Pre-Assessment Estimator

LE03 Mitigating Ecological Impact

No. of BREEAM credits available	2	Available contribution to overall score	2.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Pre-Assessment question/criteria

What is the likely change in ecological value (plant species richness) as a result of the sites development?	No negative change or improvement in plant species richness
--	---

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	2.00%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

Responsibility : The Ecology Consultancy & Contractor

BREEAM 2011 New Construction Pre-Assessment Estimator

LE04 Enhancing Site Ecology

No. of BREEAM credits available	3	Available contribution to overall score	3.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will a suitably qualified ecologist be appointed to report on enhancing and protecting site ecology?	Yes	3	2	N/A
Will the suitably qualified ecologists general recommendations be implemented?	Yes			
What is the targeted/intended improvement in ecological value as a result of enhancement actions?	Small improvement in plant species richness			

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	2.00%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Responsibility : The Ecology Consultancy

BREEAM 2011 New Construction Pre-Assessment Estimator

LE05 Long Term Impact on Biodiversity

No. of BREEAM credits available	2	Available contribution to overall score	2.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will the building meet BREEAM's mandatory criteria for this BREEAM issue?	No	2	0	N/A
Will a Biodiversity Champion be appointed to monitor/minimise impacts of site activities on biodiversity?				
Will the contractor provide training for the site workforce on how to protect ecology during the project?				
Will the contractor record actions to protect biodiversity and monitor their effectiveness during construction?				
Will a new ecologically valuable habitat, appropriate to the local area, be created?				
Where flora/fauna habitats exist on site, will the contractor programme site works to minimise disturbance?				

Total indicative BREEAM credits achieved	0
Total indicative contribution to overall building score	0.00%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Responsibility : The Ecology Consultancy & Contractor

BREEAM 2011 New Construction Pre-Assessment Estimator

POLLUTION	Section Weighting	10.00%	Indicative Section Score	10.00%
------------------	--------------------------	---------------	---------------------------------	---------------

Pol01 Impact of Refrigerants

No. of BREEAM credits available	3	Available contribution to overall score	2.31%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will refrigerant containing systems be installed in the assessed building?	Yes	2	2	N/A
Is the Global Warming Potential of the specified refrigerant(s) likely to be 10 or less?	Yes			
What is the target range Direct Effect Life Cycle CO ₂ eq. emissions for the system?		kgCO ₂ eq/kW coolth capacity		
Will a refrigerant leak detection and containment system be specified/installed?	Yes	1	1	N/A

Total indicative BREEAM credits achieved	3
Total indicative contribution to overall building score	2.31%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Responsibility - Thornley & Lumb 1.Where the building does not require the use of refrigerants within its installed plant/systems.
 OR alternatively, where the building does require the use of refrigerants, the three credits can be awarded as follows:
 Two credits
 2.Where the systems using refrigerants have Direct Effect Life Cycle CO₂ equivalent emissions (DELCO₂e) of ≤ 100 kgCO₂e/kW cooling capacity. To calculate the DELCO₂e the following information is sourced from the design team and entered into the BREEAM Pol 01 calculator (a) to (d) : i.Annual refrigerant leakage rate (% of refrigerant charge): ii.Annual purge release factor (% of refrigerant charge): iii.Annual service release factor (% of refrigerant charge): iv.Probability factor for catastrophic system failure (%) v.Recovery efficiency (% of refrigerant charge): For further detail refer to the Relevant definitions and Calculation procedures sections within Additional Information. OR 3.Where air-conditioning or refrigeration systems are installed the refrigerants used have a Global Warming Potential (GWP) < 10.

BREEAM 2011 New Construction Pre-Assessment Estimator

Pol02 NO_x Emissions

No. of BREEAM credits available	3	Available contribution to overall score	2.31%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Shell & Core option?
Please enter the target/maximum NO _x emission level for space heating system	40.00 mg/kWh	N/A

Total indicative BREEAM credits achieved	3
Total indicative contribution to overall building score	2.31%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Responsibility : Thornley and Lumb - The Target Nox emissions levels for space heating is 40mg/kWh for 3 Credits to be awarded.

BREEAM 2011 New Construction Pre-Assessment Estimator

Pol03 Surface Water Run off

No. of BREEAM credits available	5	Available contribution to overall score	3.85%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
What is the actual/likely annual probability of flooding for the assessed site?	Low	2	2	N/A
Will a compliant Flood Risk Assessment be undertaken?	Yes			N/A
Will the site meet the BREEAM criteria for peak rate surface water run off?	Yes	1	1	N/A
Will the site meet the criteria for surface water run off volume, attenuation and/or limiting discharge?	Yes	1	1	N/A
Will the site be designed to minimise watercourse pollution in accordance with the BREEAM criteria?	Yes	1	1	N/A

Total indicative BREEAM credits achieved	5
Total indicative contribution to overall building score	3.85%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Responsibility : Conisbee Civil Engineer

BREEAM 2011 New Construction Pre-Assessment Estimator

Pol04 Reduction of Night Time Light Pollution

No. of BREEAM credits available	1	Available contribution to overall score	0.77%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will the external lighting be designed to reduce light pollution?	Yes	1	1	N/A

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.77%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Responsibility : Thornley and Lumb 1.The external lighting strategy has been designed in compliance with Table 2 (and its accompanying notes) of the ILP Guidance notes for the reduction of obtrusive light, 20111 , (see Additional Information - Buildings located in Scotland must also refer to the Compliance notes below for additional criteria).

2.All external lighting (except for safety and security lighting) can be automatically switched off between 23:00 hr and 07:00 hr. This can be achieved by providing a timer for all external lighting set to the appropriate hours.

3.If safety or security lighting is provided and will be used between 23:00 hr and 07:00 hr, this part of the lighting system complies with the lower levels of lighting recommended during these hours in Table 2of the ILP’s Guidance notes, for example by using an automatic switch to reduce the lighting levels at 23:00 hr or earlier.

4.Illuminated advertisements, where specified, must be designed in compliance with ILE Technical Report 5 – The Brightness of Illuminated Advertisements

BREEAM 2011 New Construction Pre-Assessment Estimator

Pol05 Noise Attenuation

No. of BREEAM credits available	1	Available contribution to overall score	0.77%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will there be, or is there noise-sensitive areas/buildings within 800m radius of the development?	Yes	1	1	
Will a noise impact assessment be completed and, if applicable, noise attenuation measures specified?	Yes			N/A

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.77%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Responsibility : Sharps Redmore Acoustic Consultants	1.The credit can be awarded by default where there are or will be no noise-sensitive areas or buildings within 800m radius of the assessed development. 2.Where there are or will be noise-sensitive areas or buildings within 800m radius of the assessed development a noise impact assessment in compliance with BS 74451 has been carried-out. 3.The noise impact assessment must be carried out by a suitably qualified acoustic consultant holding a recognised acoustic qualification and membership of an appropriate professional body (see Relevant definitions in the Additional Information section). 4.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 hr to 23:00 hr) and +3dB at night (23:00 hr to 07:00 hr) compared to the background noise level. 5.Where the noise source(s) from the proposed site/building is greater than the levels described in criterion 4, measures have been installed to attenuate the noise at its source to a level where it will
--	--

BREEAM 2011 New Construction Pre-Assessment Estimator

INNOVATION **Section Weighting 10.00%** **Indicative Section Score 0.00%**

Inn01 Innovation

No. of BREEAM innovation credits available	10	Available contribution to overall score	10.00%
		Minimum standards applicable	No

Pre-Assessment question/criteria	Exemplary level achieved	Credits available	Indicative credits achieved
Man01 Sustainable Procurement	No	1	0
Man02 Responsible Construction Practices	No	1	0
Hea01 Visual Comfort	No	1	0
Ene01 Reduction of CO2 Emissions	No	5	0
Ene04 Low and Zero Carbon Technology	No	1	0
Ene05 Energy Efficient Cold Storage	No	1	0
Wat01 Water Consumption	No	1	0
Mat01 Life Cycle Impacts	No	1	0
Mat03 Responsible Sourcing of Materials	No	1	0
Wst01 Construction Waste Management	No	1	0
Wst02 Recycled Aggregates	No	1	0

Total indicative BREEAM credits achieved	0
Total indicative contribution to overall building score	0.00%
Indicative minimum standard(s) level	N/A

Comments/notes: