

Raag St Pancras Ltd

Tune Hotel Britannia Street

BREEAM NEW CONSTRUCTION 2011 PRE-ASSESSMENT REPORT

Issued Date 19 February 2013

Project No. TBC

Revision R02

Produced by: G Kent

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BREEAM 2011 New Construction Pre-Assessment Estimator

Building details

Building name	Tune Hotel Britannia Street, London	
Building type (main description)	Other: Residential Institution	*
Building type (sub-group)	Residential Institution - Hotel	*
Project type	New Construction (fully fitted)	*
Will the building be heated and/or cooled?	Yes	*
If applicable, does this industrial building have a heated or cooled operational area?	Option not applicable to building type	
Commercial/industrial refrigeration and storage systems	No	*
Internal or external planting and/or soft landscaping	No	*
Building user transportation systems (lifts and/or escalators)	Yes	*
Laboratory function/area and size category	No laboratory	*
Laboratory containment level	No laboratory	*
Fume cupboard(s) and/or other containment devices	No	*
Vehicle Wash System	No	*
If applicable, will this healthcare building house inpatients?	Option not applicable to building type	
If applicable, does this industrial building have an office area?	Option not applicable to building type	

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Building name	Tune Hotel Britannia Street, London
Indicative building score (%)	71.02%
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	7.09%
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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
Will roles, responsibilities and a training schedule be defined in accordance with BREEAM?	Yes	1	1
Will a BREEAM AP be appointed at RIBA stage A/B and performance targets contractually agreed?	No	1	0
Will a BREEAM AP be appointed to monitor and report progress during RIBA stage B-E ?	No	1	0
Will a BREEAM AP be appointed to monitor and report progress during RIBA stage F-L?	Yes	1	1
Will a thermographic survey be conducted and any defects uncovered remedied?	No	1	0
Will compliant commissioning of building services be carried out?	Yes	1	1
Will compliant seasonal commissioning of building services be carried out?	Yes	1	1
Will water/energy consumption data be recorded and aftercare support provided for 12 months?	Yes	1	1
Will water/energy consumption be recorded/reported for 3 years post construction?	No	1	0

Total indicative BREEAM credits achieved	5
Total indicative contribution to overall building score	2.73%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

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Client & design team will meet to define roles & responsibilities of each party. Training for staff & FM on use of building will be provided. A BREEAM AP will be involved from stage F-L, and will advise and monitor the assessment progress through the construction phase, however the BREEAM AP was not appointed by stages A or B, therefore 1 AP credit is achievable. Commissioning will be undertaken by a specialist to relevant guidelines, will include seasonal commissioning & will be witnessed by member of project team. Energy & water usage data for 1st 12 months of occupation will not be collected. Contract to be put in place to provide 'aftercare support' for the client. This will include a meeting after occupation, weekly site visit by project team for the first 4 weeks, onsite FM training and a helpline for 12 months. It cannot be confirmed if performance is to be recorded for 3 years post construction.

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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

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.

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:

At present it is assumed that the tender documentation will include a requirement for the successful contractor to register with CCS and achieve a score of at least 32 (with no less than 3 scored in any section). In the new CCS scoring system this relates to a score of 37.

This requirement could be included within the prelims.

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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	Indicative credits	
		Credits available	achieved
Will site energy consumption be metered/monitored?	Yes	1	1
Will site water consumption be metered/monitored?	Yes	1	1
Will the transport of construction materials and waste to/from site be measured/monitored?	No	1	0
Will timber be sourced in accordance with the Government's Timber Procurement Policy?	Yes	1	1
Will/does the principal contractor operate a compliant Environmental Management System?	Yes	1	1
Will the principal contractor adopt best practice pollution prevention policies & procedures?	Yes		

Total indicative BREEAM credits achieved	4
Total indicative contribution to overall building score	2.18%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

This credit relates to the operation of the site during construction. All requirements to achieve these credits as detailed above can be placed upon the contractor within the prelims or other contract documents.

It is currently assumed that the contractor will be required to hold ISO14001 certification, operate appropriate monitoring of energy/water and implement procedures for minimising dust & water pollution from site activities. All temporary site timber must also be sustainably sourced. Good site management will be important due to the close proximity of other buildings in the urban landscape. It is currently assumed that the contractor will not monitor delivery and waste collection vehicles due to the difficulty of managing sub contractors.

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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	Indicative credits	
		Credits available	achieved
Will an appropriate level of consultation activities be undertaken?	No	1	0
Will an access statement be developed and appropriate building user facilities provided?	Yes	1	1
Will building user guides and relevant user information be provided?	Yes	1	1
Will a post occupancy evaluation assessment be undertaken and information disseminated?	No	1	0
Total indicative BREEAM credits achieved		2	
Total indicative contribution to overall building score		1.09%	
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:

It is currently uncertain whether consultation with relevant stakeholders in line with the BREEAM requirements has taken place, therefore the first credit is not assumed. A design and access statement will be provided, and this can be developed to meet the requirements of the relevant CABE publication. The building will not include any areas that could be used by after hours groups, therefore consultation with these parties will not be undertaken. A Building User Guide will be developed and handed over to the client so that facilities management and staff may have a full understanding of the building and it's operation.

To achieve the last credit, a post occupancy evaluation of the building's performance must be carried out by a third party one year after occupation. This includes a review of the design & construction process, a review of energy/water use and obtaining feedback from staff. It is currently uncertain whether anyone will be appointed to undertake this, and therefore it has not been included at present.

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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	Indicative credits	
		Credits available	achieved
Will a feasibility stage Life Cycle Cost (LCC) analysis be commissioned and completed?	No	1	0
Will a strategic and system level LCC be commissioned and completed?	No	1	0
Will a technical design LCC to be commissioned and completed?	No	1	0
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:

It is not envisaged that a full Life Cycle Cost analysis will be undertaken to appraise different construction options in terms of life cycle cost. This can be a costly exercise and is not likely to inform the design of the building to any great extent.

These credits have therefore been excluded at this stage.

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HEALTH & WELLBEING	Section Weighting	15.00%	Indicative Section Score	10.71%
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Hea01 Visual Comfort

No. of BREEAM credits available	3	Available contribution to overall score	3.21%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will all fluorescent lamps be fitted with high frequency ballasts?	Yes	N/A	N/A
Will all relevant building areas be designed to achieve the appropriate daylight factor(s)?	No	1	
Will the design provide adequate glare control and view out for building users?	Yes	1	1
Will internal/external lighting be specified in accordance with the relevant CIBSE Guides/British Standards?	Yes	1	1
Will all relevant building areas be designed to achieve exemplary level daylight factor(s)?	No	1	0
Total indicative BREEAM credits achieved		2	
Total indicative contribution to overall building score		2.14%	
Total indicative BREEAM innovation credits achieved		0	
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level		

Comments/notes:

All fluorescent lighting will be high frequency and lighting both internally and externally will be designed in accordance with the requirements of CIBSE Code for Lighting 2009 and CIBSE Lighting Guides 6 & 7.

The building layout includes many internal bedrooms and therefore it is expected that the daylight requirements of this issue (2% DF in 80% of occupied spaces) will not be met at present.

Blinds will be specified where required to reduce the effects of glare.

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Hea02 Indoor Air Quality

No. of BREEAM credits available	4	Available contribution to overall score	4.29%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

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

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:

The building will be close to a source of external pollution (main road) and therefore internal air quality cannot be guaranteed. An air quality plan could be provided to cover removal, dilution & control of contaminant sources, procedures for pre-occupancy flush-out and 3rd party testing. However this will not allow the first credit to be achieved due to the proximity of the main road.

The requirement to ensure that all finishes materials meet the required VOC standards is onerous as this may alter the supply chain of the contractor. Also, from experience it is difficult to confirm at post construction stage that all relevant materials meet the required standards. It is not envisaged that VOC testing will be carried out at the end of construction.

The ventilation strategy is understood to be mechanical supply and extract. As many of the core areas cannot be naturally ventilated the building is not believed to be able to provide natural ventilation.

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Hea03 Thermal Comfort

No. of BREEAM credits available	2	Available contribution to overall score	2.14%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will thermal modelling of the design be carried out?	Yes	1	1
Will the modelling inform the development of a thermal zoning and control strategy?	Yes	1	1
Total indicative BREEAM credits achieved		2	
Total indicative contribution to overall building score		2.14%	
Total indicative BREEAM innovation credits achieved		N/A	
Indicative minimum standard(s) level		N/A	

Comments/notes:

Thermal modelling of the building will be carried out to confirm that the proposed architectural form and M&E strategy do not give rise to overheating. This will be used to identify 'hot spots' and will inform the design of the M&E systems accordingly.

The results of this modelling will be used to inform the temperature control strategy for the building. As a result of this the building will be appropriately zoned with occupant control. Each guest bedroom will have separate occupant control.

Please note that a thermal model is required to achieve this credit. This will likely be the same model used to generate the Energy Performance Certificate.

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Hea04 Water Quality

No. of BREEAM credits available	1	Available contribution to overall score	1.07%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will all water systems be designed to comply with the relevant HSE Approved Code of Practice and Guidance?	Yes	1	1
Where humidification is to be provided, will a failsafe humidification system be specified?	N/A		
Will a wholesome supply of accessible, clean and fresh drinking water be supplied for building users?	Yes		
Total indicative BREEAM credits achieved	1		
Total indicative contribution to overall building score	1.07%		
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:

All water systems within the building will be designed in accordance HSE Approved Code of Practice L8 to reduce the risk of Legionella as is standard practice. It is believed that humidification will not be specified.

To meet the other requirements of the credit mains fed water coolers will need to be provided in accessible locations around the building. It is assumed at this stage that this will only be required for staff use, therefore one cooler in the staff area should satisfy the credit requirements.

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Hea05 Acoustic Performance

No. of BREEAM credits available	2	Available contribution to overall score	2.14%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
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	3
Total indicative BREEAM credits achieved		3	
Total indicative contribution to overall building score		3.21%	
Total indicative BREEAM innovation credits achieved		N/A	
Indicative minimum standard(s) level		N/A	

Comments/notes:

Noise levels between guest bedrooms will be a very important issue and therefore an Acoustician will be appointed to advise on the acoustics of the building. It is assumed that the acoustician will provide appropriate recommendations with regards to design to ensure that the background noise levels and/or reverberation times in occupied spaces and bedrooms meet the requirements of BS8233 tables 5&6.

Post completion testing will need to be carried out to ensure that the standards committed to at design stage are achieved.

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Hea06 Safety and Security

No. of BREEAM credits available	2	Available contribution to overall score	2.14%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Where external site areas are present, will safe access be designed for pedestrians and cyclists?	Yes	1	1
Will a suitably qualified security consultant be appointed and security considerations accounted for?	Yes	1	1
Total indicative BREEAM credits achieved		2	
Total indicative contribution to overall building score		2.14%	
Total indicative BREEAM innovation credits achieved		N/A	
Indicative minimum standard(s) level		N/A	

Comments/notes:

There are no significant external areas and therefore cyclist facilities will not be provided. Access for pedestrians into the building will be directly off the public highway, and therefore safe access for pedestrians will be provided.

A security consultant (Architectural Liaison Officer) will be consulted to ensure that the building is designed with all security issues considered.

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ENERGY	Section Weighting	19.00%	Indicative Section Score	12.42%
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Ene01 Reduction of CO₂ Emissions

No. of BREEAM credits available	15	Available contribution to overall score	10.96%
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?	Define a target number of BREEAM credits achieved		
Select the target number of BREEAM credits for the Ene01 issue	8	BREEAM Innovation credits	

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Total indicative BREEAM credits achieved	8
Total indicative contribution to overall building score	5.85%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Excellent level

Comments/notes:

The number of credits awarded under this issue are determined using a calculator tool provided by BRE and are based upon the BRUKL (Part L compliance) results for CO2 emissions. It is therefore difficult to predict precisely how many credits are achievable at this stage. However, it is assumed at present that the building will achieve at least 8no credits, which is a realistic target for a building with good fabric efficiency and some LZC technologies. Efficient fabric and services, as well as the use of more LZC technologies will further improve the number of credits awarded under the issue. Low u-values and low air permeability are proposed.

Additional credits may be available upon further investigation.

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Ene02 Energy Monitoring

No. of BREEAM credits available	1	Available contribution to overall score	0.73%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will a BMS or sub-meters be specified to monitor energy use from major building services systems?	Yes	1	1
Will a BMS or sub-meters be specified to monitor energy use by tenant/building function areas?		N/A	N/A
Total indicative BREEAM credits achieved		1	
Total indicative contribution to overall building score		0.73%	
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:

All items of plant that are significant users of energy will be monitored by a BEMS and therefore the consumption of each system will be identifiable.

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Ene03 External Lighting

No. of BREEAM credits available	1	Available contribution to overall score	0.73%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will external light fittings and controls be specified in accordance with the BREEAM criteria?	Yes	1	1
Total indicative BREEAM credits achieved		1	
Total indicative contribution to overall building score		0.73%	
Total indicative BREEAM innovation credits achieved		N/A	
Indicative minimum standard(s) level		N/A	

Comments/notes:

There are no significant external areas and therefore external lighting will be minimal.

However the external lighting strategy shall incorporate the use of low energy lamps. The external lighting shall also be controlled via automatic controls such as time switch or daylight sensor.

BREEAM 2011 New Construction Pre-Assessment Estimator

Ene04 Low and Zero Carbon Technology

No. of BREEAM credits available	5	Available contribution to overall score	3.65%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Indicative credits	
		Credits available	achieved
Compliant LZC feasibility study to be undertaken	Yes	2	1
What will be the intended scope of the feasibility study?	Operational stage carbon savings/emissions		
Target percentage net reduction in operational stage CO2 emissions	20.00%	2	2
Please confirm the intended energy source of the Low and/or zero carbon system?	Combination of one or more LZC energy sources		
Please select	No	1	0

Total indicative BREEAM credits achieved	3
Total indicative contribution to overall building score	2.19%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

LZC technologies will be specified to meet Part L and planning requirements.

A preliminary energy and sustainability report has been produced, but this is too high level to allow any credits to be awarded. However it is assumed that this report could be revised to meet the specific BREEAM requirements.

It is likely that any recommended LZC technologies would achieve a 20% reduction in CO2 compared to the same building with 'typical' systems. Therefore 3 credits have been assumed.

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Ene05 Energy Efficient Cold Storage

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	Indicative credits	
		Credits available	achieved

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:

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Ene06 Energy Efficient Transportation Systems

No. of BREEAM credits available	2	Available contribution to overall score	1.46%
No. of BREEAM innovation credits available	0	Minimum standards applicable	N/A

Pre-Assessment question/criteria	Response	Indicative credits	
		Credits available	achieved
Will a transportation system analysis be carried out to determine the optimum number and size of lifts?	Yes	1	1
Will three energy-efficient features offering the greatest potential energy savings be part of the system?	Yes	1	1
Total indicative BREEAM credits achieved		2	
Total indicative contribution to overall building score		1.46%	
Total indicative BREEAM innovation credits achieved		N/A	
Indicative minimum standard(s) level		N/A	

Comments/notes:

Lifts will be installed within the building and therefore there is an opportunity ensure that the appropriate energy comparison and traffic analysis studies are completed. This will allow and energy efficient and suitably sized lift solution to be installed. Therefore the first credit is assumed.

The second credit is also achievable as any proposed lift will include the required energy saving features.

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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	Indicative credits	
		Credits available	achieved

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:

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Ene08 Energy Efficient Equipment

No. of BREEAM credits available	2	Available contribution to overall score	1.46%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

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

	Indicative compliance?	Credits available	Indicative credits achieved	
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	1.46%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Small power consumed within the building is likely to be the only unregulated energy use, and this is not believed to be a significant contributor to overall energy use within the building.

Therefore, it is likely that this credit will be achieved by default.

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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	Indicative credits	
		Credits available	achieved
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:

This credit is not applicable to the building type.

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TRANSPORT	Section Weighting	8.00%	Indicative Section Score	8.00%
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Tra01 Public Transport Accessibility

No. of BREEAM credits available	5	Available contribution to overall score	3.64%
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)?	Other Building Type 2
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	5
Total indicative contribution to overall building score	3.64%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

The site is located in central London and is in close proximity to Kings Cross station and St Pancras Station. Therefore maximum credits will be achieved under this issue.

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Tra02 Proximity to Amenities

No. of BREEAM credits available	1	Available contribution to overall score	0.73%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will the building be in close proximity of and accessible to applicable amenities?	Yes	1	1
Total indicative BREEAM credits achieved		1	
Total indicative contribution to overall building score		0.73%	
Total indicative BREEAM innovation credits achieved		N/A	
Indicative minimum standard(s) level		N/A	

Comments/notes:

The site is located in a central London with numerous local amenities in close proximity. The credit has therefore been awarded.

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Tra03 Cyclist facilities

No. of BREEAM credits available	2	Available contribution to overall score	1.45%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

What is the building type category (for the purpose of Tra03 issue assessment)? Other Building - transport type 2

Pre-Assessment question/criteria	Response	Indicative credits	
		Credits available	achieved
Will cycle storage spaces be provided?	Yes	2	2
Will cyclist facilities be provided?	Yes		
Total indicative BREEAM credits achieved		2	
Total indicative contribution to overall building score		1.45%	
Total indicative BREEAM innovation credits achieved		N/A	
Indicative minimum standard(s) level		N/A	

Comments/notes:

A total of eight cycle storage spaces will be provided for hotel use, therefore one space is provided for every 20no guest rooms, with an additional space allocated for staff use. As the building will achieve maximum credits under Tra01 this number of storage spaces is sufficient to meet the BREEAM requirements.

Staff shower and changing facilities have been provided and therefore two credits will be achievable.

BREEAM 2011 New Construction Pre-Assessment Estimator

Tra04 Maximum Car Parking Capacity

No. of BREEAM credits available	2	Available contribution to overall score	1.45%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Building type category (for the purpose of Tra04 issue)?	Other Building - transport type 2
Buildings indicative Accessibility Index (sourced from issue Tra01)	18

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

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	1.45%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

No car parking spaces will be provided on site, therefore maximum credits will be achieved.

BREEAM 2011 New Construction Pre-Assessment Estimator

Tra05 Travel Plan

No. of BREEAM credits available	1	Available contribution to overall score	0.73%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will a transport plan based on site specific travel survey/assessment be developed?	Yes	1	1
Total indicative BREEAM credits achieved		1	
Total indicative contribution to overall building score		0.73%	
Total indicative BREEAM innovation credits achieved		N/A	
Indicative minimum standard(s) level		N/A	

Comments/notes:

It is believed that a travel plan for the site is to be developed based upon the findings of a site specific transport assessment. This plan will be used to influence the design of the site in relation to travel and will be adopted post occupation to manage to transport to/from the site.

BREEAM 2011 New Construction Pre-Assessment Estimator

WATER	Section Weighting	6.00%	Indicative Section Score	4.50%
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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?

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:

Sanitary fittings to each of the WC areas are to be restricted and low water. These fittings will therefore achieve at least 3 credits under the issue.

The lower the flush volume/flow rate of fittings the more credits are awarded and it is possible that the proposed sanitary fittings will allow more credits to be awarded. However a conservative score of 3 credits is assumed at present.

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
Will there be a water meter on the mains water supply to the building(s)?	Yes	1	1
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?	Yes		
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:

The mains water supply to the building will be fitted with a pulsed output water meter and this will be monitored by the BMS. There are no specific areas within the building that are believed to use significant quantities of water compared to the whole building water use.

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
Will a mains water leak detection system be installed on the building's mains water supply?	Yes	1	1
Will flow control devices be installed in each sanitary area/facility?	Yes	1	1
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:

The water consuming profile of the hotel is likely to show large variations in water use between morning and afternoon or evening, therefore the design of any water leak detection system would need to take this usage pattern into consideration. However it is believed that a leak detection system could be installed with relative ease.

The lighting to the guest rooms will be controlled using an access card, therefore this same system could be used to switch the water supply to each bathroom on and off as the guest enters and leaves the room. The second credit is also assumed.

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	Indicative credits	
		Credits available	achieved
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	8.65%
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Mat01 Life Cycle Impacts

No. of BREEAM credits available	6	Available contribution to overall score	5.77%
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	4	BREEAM Innovation credits	

Total indicative BREEAM credits achieved	4
Total indicative contribution to overall building score	3.85%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	N/A

Comments/notes:

When selecting construction materials reference should be made to the Green Guide to Specification. This document rates typical building constructions based upon life cycle environmental performance and credits are awarded where constructions with good ratings are specified.

It is expected that reference to the green guide can be made during the detailed design to ensure that selected constructions score well. Therefore there is a reasonable level of flexibility available to ensure that high green guide rated constructions are selected.

4no credits are therefore assumed at this stage.

BREEAM 2011 New Construction Pre-Assessment Estimator

Mat02 Hard Landscaping and Boundary Protection

No. of BREEAM credits available	1	Available contribution to overall score	0.96%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will ≥80% of all external hard landscaping and boundary protection achieve a Green Guide A or A+ rating?	Yes	1	1
Total indicative BREEAM credits achieved		1	
Total indicative contribution to overall building score		0.96%	
Total indicative BREEAM innovation credits achieved		N/A	
Indicative minimum standard(s) level		N/A	

Comments/notes:

To achieve this credit consideration should be given to the Green Guide to Specification to ensure that at least 80% of external surfaces and boundary protection are either A or A+ rated.

The amount of external hard surfacing to be provided is minimal and therefore it is believed that there is sufficient flexibility within the design to allow green guide A and A+ rated materials to be specified. For this reason the credit has been awarded at present.

When finalising the external surface and boundary protection design consideration to the green guide should be given to ensure that materials are A or A+ rated.

BREEAM 2011 New Construction Pre-Assessment Estimator

Mat03 Responsible Sourcing

No. of BREEAM credits available	3	Available contribution to overall score	2.88%
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	1	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	1
Total indicative contribution to overall building score	0.96%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

At present it is assumed that the tender documentation will include a requirement for the successful contractor to ensure that all materials are, where possible, responsibly sourced. At this stage it is difficult to predict how many materials will be responsibly sourced and to what degree. However it is assumed that a minimum of one credit will be achieved.

To ensure that the credit is realised the key process and supply chain of major building materials must be covered by a certification scheme such as BES6001 or ISO14001.

BREEAM 2011 New Construction Pre-Assessment Estimator

Mat04 Insulation

No. of BREEAM credits available	2	Available contribution to overall score	1.92%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Indicative credits	
		Credits available	achieved
Is the building targeting an insulating index of 2 or more?	Yes	1	1
Will the building's insulating materials be responsibly sourced?	Yes	1	1
Total indicative BREEAM credits achieved		2	
Total indicative contribution to overall building score		1.92%	
Total indicative BREEAM innovation credits achieved		N/A	
Indicative minimum standard(s) level		N/A	

Comments/notes:

To achieve this credit the successful contractor should ensure that all thermal insulation materials used are A or A+ rated in the Green Guide to Specification. This requirement could be included within the prelims.

From previous project experience the responsible sourcing of insulation materials can be difficult to achieve, however if the contractor ensures that any insulation products meet the responsible sourcing criteria then the second credit may be awarded. The contractor should therefore be able to secure this credit.

BREEAM 2011 New Construction Pre-Assessment Estimator

Mat05 Designing for Robustness

No. of BREEAM credits available	1	Available contribution to overall score	0.96%
No. of BREEAM innovation credits available	0	Minimum standards applicable	N/A

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will suitable durability/protection measures be specified and installed to vulnerable areas of the building?	Yes	1	1
Total indicative BREEAM credits achieved		1	
Total indicative contribution to overall building score		0.96%	
Total indicative BREEAM innovation credits achieved		N/A	
Indicative minimum standard(s) level		N/A	

Comments/notes:

The design team will ensure that areas that are vulnerable to damage as a result of pedestrian and trolley movement both internally and externally are identified. Any areas that are considered to be vulnerable will have suitable durability measures specified (i.e. kick plates, bollards, hard wearing floor finishes, corner protection).

Due to the current flexibility within the design this credit will be easily achievable.

BREEAM 2011 New Construction Pre-Assessment Estimator

WASTE	Section Weighting	7.50%	Indicative Section Score	6.25%
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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	4	BREEAM Innovation credits	0

Total indicative BREEAM credits achieved	4
Total indicative contribution to overall building score	5.00%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

Four credits are allocated at this stage as it assumed that the successful contractor will be required to meet the most stringent waste target of 3.4m³ per 100m² of gross floor area. 90% of waste (by weight) must also be diverted from landfill (i.e. re-used, reclaimed, recycled).

This requirement could be included within the tender documentation.

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	0	BREEAM Innovation credits	

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:

It is uncertain whether a reliable source of recycled aggregate will be found for use within the project. There are also structural implications that would need to be considered if recycled aggregate is to be used. For these reasons this credit has not been included at present.

However, further consideration should be given to this to determine whether the use of recycled aggregate is feasible.

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
Will appropriate facilities for the storage of operational recyclable waste volumes be provided? If relevant, will a static waste compactor(s) or baler(s) be specified/installed? If relevant, will a vessel for composting suitable organic waste be specified/installed?	Yes	1	1
	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:

To achieve the credit a dedicated space must be provided externally for the storage of recyclable waste. This space must be adequately sized (at least 2m² per 1000m² NFA), be labelled and be accessible for both building occupants and collection vehicles.

The preliminary drawings show a dedicated space on site to provide such a facility and therefore this credit has been included within the overall score.

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

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	8.00%
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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	Indicative credits	
		Credits available	achieved
Will at least 75% of the proposed development's footprint be located on previously been developed land?	Yes	1	1
Is the site deemed to be significantly contaminated?	No	1	0

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:

The existing site is a brownfield site / car park and it has been confirmed that the proposed development will fall entirely on this site, therefore the first credit will be achieved.

It is unknown whether the site is contaminated, therefore the second credit is not achievable. If the site is found to be contaminated the second credit could become available.

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
Can the land within the construction zone be defined as 'land of low ecological value'?	Yes	1	1
Will all features of ecological value surrounding the construction zone/site boundary be protected?	Yes		

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:

It has been confirmed by the architect that the site is a brownfield site with no ecological value. Therefore there is no ecology on site to protect and the credit will be awarded by default.

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
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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:

The current ecological value of the site is zero, therefore at worst there will be neutral change in ecological value and both credit can be awarded.

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	Indicative credits	
		Credits available	achieved
Will a suitably qualified ecologist be appointed to report on enhancing and protecting site ecology?	Yes	3	2
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:

There is no ecology on site and no space externally to provide any ecological features. However a green roof is being considered and therefore if an ecologist is appointed they may be able to provide recommendations for improving the biodiversity of this.

It is therefore assumed that a small improvement in ecological value will be achieved if an ecologist is appointed.

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
Will the building meet BREEAM's mandatory criteria for this BREEAM issue?	Yes	2	2
Will a Biodiversity Champion be appointed to monitor/minimise impacts of site activities on biodiversity?	Yes		
Will the contractor provide training for the site workforce on how to protect ecology during the project?	Yes		
Will the contractor record actions to protect biodiversity and monitor their effectiveness during construction?	Yes		
Will a new ecologically valuable habitat, appropriate to the local area, be created?	Yes		
Where flora/fauna habitats exist on site, will the contractor programme site works to minimise disturbance?	Yes		

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:

An ecologist will be appointed to provide advice regarding legislation and developing a management plan.

It is likely that the ecologist will confirm that the additional credit requirements are not applicable as there is no ecology onsite to protect. A new habitat will be created by the proposed green roof.

BREEAM 2011 New Construction Pre-Assessment Estimator

POLLUTION	Section Weighting	10.00%	Indicative Section Score	5.38%
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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	Indicative credits	
		Credits available	achieved
Will refrigerant containing systems be installed in the assessed building?	Yes	2	1
Is the Global Warming Potential of the specified refrigerant(s) likely to be 10 or less?	No		
What is the target range Direct Effect Life Cycle CO ₂ eq. emissions for the system?	101-1000	kgCO ₂ eq/kW coolth capacity	
Will a refrigerant leak detection and containment system be specified/installed?	Yes	1	1
Total indicative BREEAM credits achieved		2	
Total indicative contribution to overall building score		1.54%	
Total indicative BREEAM innovation credits achieved		N/A	
Indicative minimum standard(s) level		N/A	

Comments/notes:

Air source heat pumps containing refrigerant will be specified to provide heating/cooling, and these will likely utilise a refrigerant with a GWP greater than 10.

The system installed will be efficient, and therefore the CO₂eq emissions from the system should allow at least one credit to be achieved.

Refrigerant leak detection will be installed.

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

Pre-Assessment question/criteria	Response	
Please enter the target/maximum NO _x emission level for space heating system	400.00	mg/kWh
Please enter the target/maximum NO _x emission level for the water heating system	40	mg/kWh

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:

At present the proposed heating and hot water systems will be air source heat pumps with CHP and high efficient boilers respectively.

Although high efficiency boilers and CHP have low NO_x emissions, air source heat pump emissions are high due to mains electricity. Therefore no credits are likely to be achieved.

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	Indicative credits	
		Credits available	achieved
What is the actual/likely annual probability of flooding for the assessed site?	Low	2	2
Will a compliant Flood Risk Assessment be undertaken?	Yes		
Will the site meet the BREEAM criteria for peak rate surface water run off?	No	1	0
Will the site meet the criteria for surface water run off volume, attenuation and/or limiting discharge?	No	1	0
Will the site be designed to minimise watercourse pollution in accordance with the BREEAM criteria?	Yes	1	1

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:

It is believed that the site has a low annual probability of flooding. In order to award the first two credits a full flood risk assessment would need to be undertaken that addresses a range of sources of flooding and confirms that the site has a low risk.

Although the run off from the site will be no worse than pre development there is not likely to be any further attenuation to allow for a 20% increase due to climate change. The second and third credits are not currently thought to be achievable.

Appropriate pollution prevention measures such as oil interceptors will be specified where required to reduce the risk to the water course.

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
Will the external lighting be designed to reduce light pollution?	Yes	1	1
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:

The external lighting will be designed in accordance with ILE guidance notes for reduction of obtrusive light and be automatically controlled to meet the credit requirements.
Therefore this credit will be achieved.

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
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		

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:

An acoustic consultant will be appointed to conduct acoustic testing on the site. The acoustic consultant would need to conduct a noise impact survey to confirm the likelihood of complaint from neighbouring buildings as a result of the development. If complaint is likely then the building services must be designed to reduce the risk of complaint.

The acoustic consultant would need to conduct pre-completion testing to confirm that the constructed building does not increase the background noise level at the nearest building.

It is assumed that if an acoustic consultant is appointed they will undertake all testing in line with the issue requirements.

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	N/A	N/A	N/A
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:

At present no innovation credits have been allocated.. However, additional innovation credits mat become available upon further investigation.

BREEAM 2011 PRE-ASSESSMENT SUMMARY

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	Tune Hotel Britannia Street, London
Indicative building score (%)	71.02%
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

Management	Indicative no. credits available	Indicative no. credits Achieved	Indicative contribution to score	Minimum standards level achieved
Man01 Sustainable Procurement	8.0	5.0	2.73%	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	4.0	2.18%	N/A
Man04 Stakeholder Participation	4.0	2.0	1.09%	Pre-Assessment result indicates the minimum standards for Outstanding level
Man05 Life cycle cost and service life planning	3.0	0.0	0.00%	N/A
Total indicative environmental section performance	22.0	13.0	7.09%	
Health & Wellbeing				
Hea01 Visual Comfort	3.0	2.0	2.14%	Pre-Assessment result indicates the minimum standards for Outstanding level
Hea02 Indoor Air Quality	4.0	0.0	0.00%	N/A
Hea03 Thermal Comfort	2.0	2.0	2.14%	N/A
Hea04 Water Quality	1.0	1.0	1.07%	Pre-Assessment result indicates the minimum standards for Outstanding level
Hea05 Acoustic Performance	2.0	3.0	3.21%	N/A
Hea06 Safety and Security	2.0	2.0	2.14%	N/A
Total indicative environmental section performance	14.0	10.0	10.71%	
Energy				
Ene01 Reduction of CO2 Emissions	15.0	8.0	5.85%	Pre-Assessment result indicates the minimum standards for Excellent level
Ene02 Energy Monitoring	1.0	1.0	0.73%	Pre-Assessment result indicates the minimum standards for Outstanding level
Ene03 External Lighting	1.0	1.0	0.73%	N/A
Ene04 Low and Zero Carbon Technology	5.0	3.0	2.19%	Pre-Assessment result indicates the minimum standards for Outstanding level
Ene05 Energy Efficient Cold Storage	N/A	N/A	N/A	N/A
Ene06 Energy Efficient Transportation Systems	2.0	2.0	1.46%	N/A
Ene07 Energy Efficient Laboratory Systems	N/A	N/A	N/A	N/A
Ene08 Energy Efficient Equipment	2.0	2.0	1.46%	N/A
Ene09 Drying Space	N/A	N/A	N/A	N/A
Total indicative environmental section performance	26.0	17.00	12.42%	
Transport				
Tra01 Public Transport Accessibility	5.0	5.0	3.64%	N/A
Tra02 Proximity to Amenities	1.0	1.0	0.73%	N/A
Tra03 Cyclist facilities	2.0	2.0	1.45%	N/A
Tra04 Maximum Car Parking Capacity	2.0	2.0	1.45%	N/A
Tra05 Travel Plan	1.0	1.0	0.73%	N/A
Total indicative environmental section performance	11.0	11.0	8.00%	
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	6.0	4.0	3.85%	N/A
Mat02 Hard Landscaping and Boundary Protection	1.0	1.0	0.96%	N/A
Mat03 Responsible Sourcing	3.0	1.0	0.96%	Pre-Assessment result indicates the minimum standards for Outstanding level
Mat04 Insulation	2.0	2.0	1.92%	N/A
Mat05 Designing for Robustness	1.0	1.0	0.96%	N/A
Total indicative environmental section performance	13.0	9.00	8.65%	
Waste				
Wst01 Construction Waste Management	4.0	4.0	5.00%	Pre-Assessment result indicates the minimum standards for Outstanding level
Wst02 Recycled Aggregates	1.0	0.0	0.00%	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	2.0	2.00%	N/A
Total indicative environmental section performance	10.0	8.00	8.00%	
Pollution				
Pol01 Impact of Refrigerants	3.0	2.0	1.54%	N/A
Pol02 NOx Emissions	3.0	0.0	0.00%	N/A
Pol03 Surface Water Run off	5.0	3.0	2.31%	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	7.00	5.38%	
Innovation				
Inn01 Innovation	10.0	0.0	0.00%	N/A

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Total indicative environmental section performance	10.0	0.00	0.00%
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