



Agincourt School

BREEAM Bespoke 2008

Based on the BREEAM Bespoke 2008
Design Stage Criteria (Issue 2.0)

Design Stage Pre-Assessment

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BRE Reference Number:

TBC

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breeam

Design Stage Pre-Assessment Summary

MINIMUM BREEAM RATING REQUIRED: Very Good. This equates to a score of 55% and requires the achievement of certain mandatory credits.

It should be noted that until sufficient evidence is provided by the project team to the BREEAM Assessor to demonstrate that the full requirements have been met, none of these scores can be assumed to have been achieved, but remain as targets until the assessor confirms otherwise.

Different weighting factors will be applied once the Bespoke criteria is received. This will separate the new build from the refurbishment in some cases. The scores at this stage represent a target, and normally the final score is in the middle of the base and optimum target.

Base Target Score	This column shows the credits which are targeted as a minimum for the development. This shows a score of 59.94% which is a rating of Very Good.
Optimum Target Score	This column shows which credits could potentially be gained for the development, although the feasibility of achieving some of these credits will require further investigation by the project team. This shows a score of 68.90% which is a rating of Very Good.

Credit Title		CREDITS			Summary of Requirements (refer to the BREEAM Guidance Notes for the full credit requirements)	Actionee
		Credits Available	Base Target Score	Optimum Target Score		
MANAGEMENT						
Man 1	Commissioning	2	2	2	First Credit: Appoint an appropriate project team member to monitor commissioning which should be carried out in line with Building Regulations and BSRIA/CIBSE guidelines; AND appoint specialist commissioning manager (s) for complex systems (e.g. air conditioning, mechanical ventilation, BMS, renewable energy, microbiological & fume cupboards, cold storage/refrigeration plant). Second Credit: In addition to achieving the first credit, carry out seasonal commissioning at quarterly intervals during the first 12 months of building occupation, taking into account the results of occupant surveys. Mandatory minimum: 1 credit for Pass, Good, Very Good or Excellent. 2 credits for Outstanding.	M&E
Man 2	Considerate constructors	2	2	2	First Credit: Contractor to gain certification for the development under the Considerate Constructors Scheme (or equivalent scheme) with a score of at least 24 out of 40 and 3 in each section. Second credit: Gain a CCS score of at least 32 out of 40 and 3 in each section. An additional Innovation credit is available - see below. Mandatory minimum: 1 credit for Excellent. 2 credits for Outstanding.	QS
Man 3	Construction site impacts	4	4	4	One credit is awarded where the full requirements are met for 2 items listed below; two credits for 4 items; three credits for 6 items. a. Monitor, report and set targets for CO2 or energy arising from site activities. b. Monitor, report and set targets for CO2 or energy arising from transport to and from site. c. Monitor, report and set targets for water consumption arising from site activities. d. Implement best practice policies in respect of air (dust) pollution arising from the site. e. Implement best practice policies in respect of water (ground and surface) pollution. f. Main contractor has an environmental materials policy in place. g. Main contractor operates an Environmental Management System. One additional credit is awarded where at least 80% of site timber is responsibly sourced, and 100% is legally sourced. Please refer to the detailed requirements for each of the above items in Checklist A3 of the BREEAM guidance.	QS
Man 4	Building user guide	1	1	1	Credit awarded where a building user guide is provided, relevant to the non-technical building users. Refer to the BREEAM guidance which details the contents that must be included. Mandatory minimum: 1 credit for Excellent or Outstanding.	QS
Man 6	Consultation	2	1	1	First Credit: is awarded where consultation has been, or is being, undertaken and feedback given to the local community and building users. Please note the specific issues that should be included in the consultation. In addition local features of architectural; archaeological or natural significance that could be affected by the development should be identified, and the relevant bodies consulted as required. Second Credit: In addition to achieving the first credit, awarded where changes to the design and/or other actions have been taken as a result of the consultation process. INITIAL CONSULTATION TO BE UNDERTAKEN AT RIBA STAGE B	Arch
Man 8	Security	1	1	1	Credit awarded where a Crime Prevention Design Advisor (CPDA) or an Architectural Liaison Officer (ALO) from the local police force has been consulted at the design stage and their recommendations incorporated into the design of the development to conform with the principles and guidance of Secured by Design. TO BE UNDERTAKEN AT RIBA STAGE C	Arch

Man 9	Publication of building information	1	1	1	Credit awarded where the design team are committed to publicising a case study which includes information about the environmental performance of the new development (including all information listed in the BREEAM guidance) and have kept building users and/or other stakeholders informed during the design and construction of the project either through site visits; design team meetings; regular presentations or online updates of the project's progress. Mandatory minimum: 1 credit for Outstanding.	Arch / Client
Man 10	The development as a learning resource	1	1	1	Credit awarded where the proposed building and/or landscape design provides a learning resource that can be used to demonstrate the environmental impacts of the development for building users and visitors. Examples include a rainwater collection/ renewable energy system with live readings and a description of how the technology works; water saved/ CO2 emissions prevented, or use of innovative building materials, or a space to allow creation and management of a natural habitat. Mandatory minimum: 1 credit for Outstanding.	Arch / M&E
Man 11	Ease of Maintenance	1	0	0	Credit awarded where the specifications for the building and the building services/systems and landscaping have considered ease and efficiency of maintenance. Note a critical appraisal must be completed at the feasibility stage. TO BE UNDERTAKEN AT RIBA STAGE A/B	-
Man 12	Life cycle costing	2	0	0	First credit: A Life Cycle Cost (LCC) analysis has been undertaken at RIBA stage C/D on the building design at a strategic and system level and updated during RIBA stage D/E. Second credit: The results of the feasibility study and consideration of lowest LCC have been implemented in the specification, design and final construction of the building. TO BE UNDERTAKEN DURING RIBA STAGES C/D	-
Man 14	Inclusivity	1	0	1	Credit awarded where an access statement has been developed in line with the CABE publication <i>Design and Access Statements, How to write, read and use them</i> , based on the principles of inclusive design and the building is designed in accordance with BS8300 <i>Design of buildings and their approaches to meet the needs of disabled people</i> - Code of Practice. At least one credit must have been achieved under Man 6.	Arch/PM
Sub-Total		18	13	14	One management credit equals 0.67%	
Weighted Sub-Total		12	8.67	9.33		
HEALTH & WELLBEING						
Hea 1	Daylighting	1	0	1	Credit awarded where calculations have been carried out which demonstrate that at least 80% of floor area in occupied spaces has an average daylight factor of 2% and either achieves a uniformity ratio of at least 0.4 or a minimum point daylight factor of 0.8% OR A view of sky from desk height AND meets the room depth criterion detailed in the BREEAM guidance.	-
Hea 2	View out	1	1	1	Credit awarded where desk are located within 7m of a window with an adequate view out.	Arch
Hea 3	Glare control	1	1	1	Credit awarded where an occupant-controlled shading system (e.g. internal or external blinds) is fitted on all windows, glazed doors and rooflights in all building areas where workstations/benches or desks and/or close work is undertaken. In workshop areas subject to high levels of dust/dirt, compliance can be achieved via measures such as brise soleil, low eaves etc.	Arch
Hea 4	High frequency lighting	1	1	1	Credit awarded where all fluorescent and compact fluorescent lamps are fitted with high frequency ballasts. Mandatory minimum: 1 credit for Pass, Good, Very Good, Excellent or Outstanding.	M&E
Hea 5	Internal & external light levels	1	1	1	Credit awarded where all internal and external lighting is specified in accordance with the appropriate maintained illuminance levels (in lux) recommended by the relevant CIBSE guidance as detailed in the BREEAM guidance.	M&E
Hea 6	Lighting zones & controls	1	1	1	Credit awarded where lighting is zoned for varying occupancy and allows for occupant control (i.e. zones of no more than 4 work spaces for offices). Areas used for teaching, seminar or lecture purposes must have lighting designed in accordance with CIBSE LG 5.	M&E
Hea 7	Potential for natural ventilation	1	1	1	Credit awarded where an adequate level of fresh air is capable of being delivered to the occupied spaces of the building via a natural ventilation strategy, and there are two levels of user-control for the supply of fresh air.	M&E
Hea 8	Indoor air quality	1	0	0	Credit awarded where: Air-conditioned & mixed mode buildings: Air intakes & exhausts are over 10m apart to minimise recirculation AND intakes are over 20m from sources of external pollution. Naturally Ventilated Buildings: Openable windows/ventilators are over 10m from sources of external pollution. In addition to the above fresh air is provided at a ventilation rate of 12 litres/second/person to general offices type areas in accordance with the British Council Guide to Best Practice in the Specification of Offices.	-
Hea 9	Volatile organic compounds	1	1	1	Credit awarded where the emissions of VOCs and other substances from key internal finishes and fittings comply with relevant performance standards as detailed in Table 8 of the BREEAM guidance.	Arch

Hea 10	Thermal comfort	1	1	1	Credit awarded where thermal modelling to provide full dynamic thermal analysis in line with CIBSE AM11 has been carried out to evaluate appropriate servicing options, and to demonstrate that thermal comfort levels recommended by CIBSE Guide A will be achieved. A simpler form of analysis can be used for basic buildings.	M&E
Hea 11	Thermal zoning	1	1	1	Credit awarded where local occupant control is available for the heating/cooling systems in each occupied space, including separate zoning of the perimeter area and central zone where the distance is ≥7m.	M&E
Hea 12	Microbial contamination	1	1	1	Credit awarded where all water systems are designed in compliance the measures outlined in the HSE Approved Code of Practice "The control of legionella bacteria in water systems" (2000), and where no humidification systems (other than steam humidification) are provided. Mandatory minimum: 1 Credit for Pass, Good, Very Good, Excellent or Outstanding.	M&E
Hea 13	Acoustic performance	1	1	1	First Credit: All non-teaching spaces achieve the performance standards in BS8233:1999; teaching/lecture & laboratory areas achieve the performance standards required by BB93 for indoor ambient noise levels; in rooms used for medical purposes, airborne and impact sound insulation criteria in accordance with HTM 08-01 should be met. In addition, sound insulation between acoustically sensitive rooms and other occupied spaces comply with BS8233. Pre completion testing must be carried out by a suitably qualified acoustician is required to confirm performance standards are achieved.	Aco/QS
		1	1	1	Second Credit: Reverberation times in all teaching/lecture areas meet the criteria set in Table 1.5 of BB93. Pre completion testing must be carried out by a suitably qualified acoustician is required to confirm performance standards are achieved.	
Hea 16	Drinking Water	1	1	1	Credit awarded where mains-fed point of use water coolers are provided for building occupants use throughout the day. One builder cooler must be provided per 200 building users. Note that building users refers to staff plus the maximum number of visitors at any time in a typical day.	Arch / M&E
Sub-Total		15	13	14	One health & wellbeing credit equals 1%	
Weighted Sub-Total		15	13.00	14.00		
ENERGY						
Ene 1	Reduction of CO ₂ emissions	15	3	3	Up to 15 credits can be awarded where an improvement in the building operational related CO ₂ emissions can be demonstrated. The number of credits is based on the Energy Performance Certificate (EPC) rating. For a new building an EPC rating of 63 is required to gain one credit, and then further credits are awarded on a sliding scale up to a maximum of 15 credits if the EPC rating is 0. To achieve the 6 mandatory minimum credits required for an Excellent rating an EPC score of 40 is required. An alternative scale applies to refurbishment projects. Two additional innovation credits are available - see below. Mandatory minimum: 6 Credits for Excellent; 10 Credits for Outstanding.	M&E
Ene 2	Sub-metering of substantial energy uses	1	1	1	Credit awarded where separate, accessible and labelled sub-meters are provided to monitor the energy uses within the building, for the following systems (where present): space heating; domestic hot water; humidification; cooling; major fans; lighting and small power (lighting and small power can be combined if supplies are taken at each floor), and other major energy-consuming items. Mandatory minimum: 1 Credit for Very Good, Excellent or Outstanding.	M&E
Ene 3	Sub-metering of high energy load and tenancy areas	1	0	0	Credit awarded where sub-metering of the energy supply to all tenanted areas and relevant function areas, departments and high energy load areas is provided.	-
Ene 4	External lighting	1	1	1	Credit awarded where energy efficient external lighting is specified as detailed in the BREEAM guidance and all light fittings are controlled through a time switch or daylight sensor.	M&E
Ene 5	Low or zero carbon technologies	3	1	1	First Credit: Awarded where a feasibility study considering local (on-site and/or near site) low or zero carbon (LZC) technologies has been carried out at RIBA Stage C and the results implemented. Second credit: Awarded where in addition there is a 10% reduction in the building's CO ₂ emissions as a result of the installation of a feasible local LZC technology Third credit: Awarded where there is a 15% reduction in the building's CO ₂ emissions. An additional Innovation credit available - see below Alternatively, one credit is awarded where a minimum 3 year contract with an energy supplier is in place to provide electricity to the assessed building from a 100% accredited renewable energy source (a standard Green Tariff will not comply) Mandatory minimum: 1 credit for Excellent or Outstanding. FEASIBILITY STUDY TO BE UNDERTAKEN BEFORE/DURING RIBA STAGE C	-
Ene 6	Lifts	2	2	2	One credit is awarded where an analysis has been carried out to determine the optimum number and size of lifts and counterbalancing ratio on the basis of anticipated passenger demand, and the energy consumption for at least two types of lift strategy has been estimated and the system with the lowest energy consumption specified. A second credit is awarded if lifts incorporate energy efficient features such as stand by mode, variable speed motors, regenerative units and energy efficient lighting.	M&E

Ene 14	BMS	1	0	1	Credit awarded where a Building Management Scheme (BMS) is installed to monitor and control the boiler plant and internal environmental conditions and where specified, chiller, air handling units and pumps.	M&E
Sub-Total		24	8	9		
Weighted Sub-Total		19	6.33	7.13	One energy credit equals 0.79%	
TRANSPORT						
Tra 1	Provision of public transport	5	5	5	Up to five credits are awarded based on the 'Accessibility Index' of the assessed building either determined via the 'PTAL' rating or the frequency of the bus and/or rail services available within 650m (buses) or 1000m (rail) of the building entrance.	-
Tra 2	Proximity to amenities	1	1	1	Credit awarded where the building is located within 500m of at least two of the following amenities: grocery shop and/or food outlet, post box, cash machine.	Arch
Tra 3	Cyclist facilities	2	1	1	First credit: awarded where covered, secure and well-lit cycle storage facilities are provided for all building users. Racks should be provided for 10% of building users (staff) up to be 500, plus 7% of users in the range 501-1000, plus 5% of users over 1000, plus 10% of anticipated building visitors. Second credit: awarded where, in addition, at least two of the following as provided for building users: compliant showers, changing facilities and lockers and/or compliant drying space for wet clothes.	Arch / M&E
Tra 4	Pedestrian and cyclist safety	1	0	0	Credit awarded where the site layout has been designed in accordance with the National Cycle Network and Sustrans best practice guidelines and the relevant CIBSE/BS performance standards for lighting to ensure safe and adequate cycle access.	-
Tra 5	Travel plan	1	1	1	Credit awarded where a travel plan, based upon a site-specific travel survey and assessment has been developed to consider all types of transport relevant to the building type and users. TRAVEL PLAN TO BE DEVELOPED DURING RIBA STAGES B-D	Arch / PM
Tra 6	Maximum Car Parking Capacity	2	2	2	One credit: awarded where no more than one parking space has been provided per 3 building users. Two credits: awarded where no more than one parking space has been provided per 4 building users.	Arch
Tra 7	Travel Information Point	1	0	0	Credit awarded where a dedicated space for the provision of local public transport and taxi information is provided. This can be a lockable notice board but there must be provision for future connection to a real-time system so will need power and network points nearby.	Arch
Sub-Total		13	10	10		
Weighted Sub-Total		8	6.15	6.15	One transport credit equals 0.62%	
WATER						
Wat 1	Water consumption	3	2	2	First Credit: All WC's have an effective flush volume of 4.5 litres. Second Credit: EITHER all WC's have an effective flush volume of 3 litres or less OR all WC's have an effective flush volume of 4.5 litres and are fitted with a delayed action inlet valve. In addition all dual flush WCs should have guidance or symbols as to the appropriate use. Third Credit: Specify taps, showers and urinals to provide the greatest possible reduction in annual water consumption as per the BREEAM guidance. Mandatory minimum: 1 Credit for Good, Very Good or Excellent. 2 Credits for Outstanding.	Arch / M&E
Wat 2	Water meter	1	1	1	Credit awarded where a water meter with a pulsed output will be installed on the mains supply to each building/unit. An additional Innovation credit is available - see below Mandatory minimum: 1 Credit for Good, Very Good, Excellent or Outstanding.	M&E
Wat 3	Major leak detection	1	0	0	Credit awarded where a BREEAM compliant leak detection system capable of detecting major leaks is specified or installed to cover all mains water supply between and within the building and the site boundary.	-
Wat 4	Sanitary supply shut off	1	1	1	Credit awarded where proximity detection shut-off is provided to the cold water supply to all toilet areas (including WCs and cold water taps).	M&E
Wat 5	Water recycling	1	0	0	Credit awarded where a water recycling strategy is implemented to collect, store rainwater or greywater to meet all or part of the WC and urinal flushing demand of the development.	-
Sub-Total		7	4	4		
Weighted Sub-Total		6	3.43	3.43	One water credit equals 0.86%	
MATERIALS						
Mat 1	Materials specification - major building elements	6	5	6	Up to six credits are awarded, depending on the Green Guide ratings achieved by the following major building/finishing elements (where present): external walls, windows, roof, upper floor slabs, internal walls and floor finishing elements of the build. An additional Innovation credit is available - see below.	Arch
Mat 2	Hard landscaping and boundary protection	1	1	1	Credit awarded where at least 80% of the combined area of external hard landscaping and boundary protection specifications achieve a Green Guide rating of A or A+.	LA

Mat 3	Re-use of building façade	1	0	0	Credit awarded where at least 50% of the total final façade (by area) is reused in situ and at least 80% of the reused façade (by mass) comprises in-situ reused materials.	QS
Mat 4	Re-use of building structure	1	0	0	Credit awarded where a design reuses at least 80% of an existing primary structure and, for part refurbishment and part new build, the volume of the reused structure comprises at least 50% of the final structure's volume.	QS
Mat 5	Responsible sourcing of materials	3	1	1	Up to three credits are awarded where 80% of the applicable materials in the following building elements are demonstrated to be responsibly sourced: Structural Frame; Ground floor; Upper floors (including separating floors); Roof; External walls; Internal walls; Foundation/substructure; Staircase. Responsibly sourced materials should be from a manufacturer with an Environmental Management System such as ISO14001; EMAS or BS8555 in place covering at least the key processing stage of the product (the EMS should also cover the extraction phase if higher numbers of credits are to be achieved). Timber should be FSC certified or equivalent. An additional Innovation credit is available – see below	QS
Mat 6	Insulation	2	2	2	First credit: Awarded where thermal insulation products used in the building have a low embodied impact, determined by the Green Guide to Specification and an insulation index ≥2 as determined by the Mat 6 calculator. Second credit: Awarded where at least 80% of thermal insulation products used in the building have been responsibly sourced, at both key and supply chain process stages. N.B. Each credit can be awarded independently.	Arch / M&E
Mat 7	Designing for robustness	1	1	1	Credit awarded where vulnerable parts of the building are identified (both internal and external) and that appropriate durability and protection measures are specified. This should include areas exposed to high pedestrian traffic, vehicular and trolley movements.	Arch
Sub-Total		15	10	11	One material credit equals 0.83%	
Weighted Sub-Total		12.5	8.33	9.17		
WASTE						
Wst 1	Construction site waste management	4	4	4	Where the SWMP includes procedures for managing and reducing waste and identifies which of the target benchmarks below will be met for the amount of non-hazardous construction waste generated on site: One credit: 13.0-16.6m3 or 6.6-8.5 tonnes per 100m2 (GIFA) Two credits: 9.2-12.9m3 or 4.7-6.5 tonnes per 100m2 (GIFA) Three credits: < 9.2m3 or < 4.7 tonnes per 100m2 (GIFA) Additional credit: Where at least 75% by weight or 65% by volume of non-hazardous construction waste generated by the development will be diverted from landfill and reused or recycled. In addition, where demolition is undertaken as part of the main contract to facilitate the refurbishment of an existing building or construction of a new building then a pre-demolition/pre-refurbishment audit must be undertaken to maximise the recovery of reusable/recyclable materials. An additional Innovation credit available - see below.	QS
Wst 2	Recycled aggregates	1	0	0	Credit awarded where at least 25% of the total high grade aggregate used on site (by weight or volume) comprises recycled aggregates (sourced within 30km) or secondary aggregates. Refurbishments: This credit can be awarded automatically where no new aggregate is being used.	SE
Wst 3	Recyclable waste storage	1	1	1	Credit awarded where a dedicated storage space for the building's recyclable waste streams is provided which is clearly labelled for recycling, accessible, and in a location with good vehicular access to facilitate collections. This should be adequately sized (as per the BREEAM guidance) and separate to the storage for non-recyclable waste. A recycling policy should be in place. Mandatory Minimum: 1 credit for Excellent and Outstanding.	Arch / School
Wst 5	Composting	1	0	0	Credit awarded where a dedicated vessel is installed for composting suitable food waste from the building's daily use. Adequate space for storing segregated food waste and composted material and a water outlet for cleaning the facility must also be provided.	Arch
Sub-Total		7	5	5	One waste credit equals 1.07%	
Weighted Sub-Total		7.5	5.36	5.36		
LAND USE & ECOLOGY						
LE1	Reuse of land	1	1	1	Credit awarded where at least 75% of the proposed development's footprint falls within the boundary of land previously developed in the last 50 years for industrial, commercial or domestic purposes.	Arch
LE2	Contaminated land	1	0	0	Credit awarded where a site investigation undertaken prior to development, has defined the proposed development land as significantly contaminated and that adequate remedial steps have been undertaken to decontaminate the site prior to construction.	-

LE3	Ecological value AND protection of ecological features	1	0	0	Credit awarded where the site's construction zone is defined as land of low ecological value and all existing features of ecological value will be fully protected from damage during site preparation and construction works.	-
LE4	Mitigating ecological impact	2	1	1	First Credit: Awarded where the change is the site's existing ecological value, as a result of development, is less than zero and ≥ minus nine plant species. Second Credit: Awarded where there is no negative change to the site's existing ecological value, as a result of development (i.e. ≥ zero plant species). Mandatory minimum: 1 Credit for Very Good, Excellent or Outstanding.	LA
LE5	Enhancing site ecology	3	0	1	First Credit: Awarded where a suitably qualified ecologist has been appointed to assess the site and make recommendations for the general enhancement and protection of the ecological value of the site which are then implemented. Second Credit: Awarded where, the first credit is achieved and there is a positive increase in the ecological value of the site of up to 6 species. Third credit: Awarded where the first credit is achieved and there is a positive increase of 6 species or greater. ECOLOGICAL SURVEY TO BE UNDERTAKEN PRIOR TO ANY ENABLING OR CONSTRUCTION WORKS	PM
LE6	Long term impact on biodiversity	2	0	2	First credit: 1) Appoint a suitably qualified ecologist prior to commencement of site activities 2) The ecologist confirms all relevant UK & EU legislation has been complied with 3) Develop a 5 year landscape and habitat management plan. AND meet two of the 'additional requirements' in the BREEAM guidance relating to protection/enhancement of biodiversity. Second credit: Meet the requirements for the first credit and achieve two more of the 'additional requirements' as detailed in the BREEAM guidance.	PM / QS
Sub-Total		10	2	5	One land use and ecology credit equals 1%	
Weighted Sub-Total		10	2.00	5.00		
POLLUTION						
Pol 1	Refrigerant GWP - building services	1	0	0	Credit awarded where there are no refrigerants specified for use in the building services; or the total refrigerant charge in the building is < 5kg, or where refrigerants are used they all have a global warming potential (GWP) of less than 5.	-
Pol 2	Preventing refrigerant leaks	2	2	2	First credit: Credit awarded where there are no refrigerants specified for use in the building services or where refrigerant leaks can be detected. Second credit: Awarded where provision is made for automatic refrigerant pump down to a heat exchanger (or dedicated storage tanks) with isolation valves. Where the refrigerant charge in each unit of a split system is < 5kg the credit can also be achieved by default.	M&E
Pol 4	NO _x emissions of heating source	3	3	3	First Credit: Awarded where the dry NO _x emissions from delivered space heating energy are ≤100 mg/kWh (at 0% excess O ₂). Second Credit: Awarded where they are ≤70 mg/kWh (at 0% excess O ₂). Third Credit: Awarded where they are ≤40 mg/kWh (at 0% excess O ₂). and emissions from delivered water heating energy are 100 mg/kWh or less (at 0% excess O ₂).	M&E
Pol 5	Flood risk	3	1	2	One credit: Awarded where the assessed development is located in a zone defined as having a medium or high annual probability of flooding, and where an FRA approved by the appropriate authority demonstrates that appropriate measures for flood resilience from all sources are to be implemented AND the ground level of the building, car parking and access is 600mm above the design flood level for the site's location. Two credits: Awarded where the assessed development is located in a zone defined as having a low annual probability of flooding, and where an appropriate FRA confirms that the risk of flooding from all sources is low. One additional credit: Awarded where surface water run-off attenuation measures (SUDs) are specified to minimise the risk of localised flooding. A site specific Flood Risk Assessment (FRA) is required in both instances to confirm the flooding risk from all sources.	C&S
Pol 6	Minimising watercourse pollution	1	0	1	Credit awarded where appropriate on site treatment has been specified in areas at risk from watercourse pollution. Oil/ petrol interceptors are required for higher risk areas. SUDs, permeable surfaces or infiltration trenches are acceptable for low risk areas.	C&S
Pol 7	Reduction of night time light pollution	1	1	1	Credit awarded where the external lighting design is in compliance with the Institution of Lighting Engineers (ILE) Guidance notes for the reduction of obtrusive light, 2005.	-
Pol 8	Noise attenuation	1	1	1	Credit awarded where new sources of noise from the building plant serving the development will not affect existing noise-sensitive premises and amenity or wildlife areas that are within 800m of the site. A suitably qualified acoustician should undertake a noise assessment and any recommendations made for attenuation measures should be incorporated in the design.	Aco
Sub-Total		12	8	10	One pollution credit equals 0.83%	
Weighted Sub-Total		10	6.67	8.33		

INNOVATION CREDITS (Maximum of 10 innovation credits can be awarded)						
Man 2	Considerate constructors	1	0	1	Credit awarded where, a minimum score of at least 36 and 3 in each section is achieved in the Considerate Constructors Scheme, as demonstrated by the results of the final monitor's report.	QS
Hea 1	Daylighting	1	0	0	Credit awarded where at least 80% of the floor area (for the building spaces/room identified in the standard requirements) has an average daylight factor of 3% in multi-storey buildings and 4% in single-storey buildings.	-
Ene1	Reduction of CO ₂ emissions	2	0	0	First credit: Awarded where it can be demonstrated that the building will be a carbon neutral building as defined by the NCM (i.e. in terms of building services energy demand) as follows: a) a new building achieves a CO ₂ index < zero; b) a refurbished building achieves a CO ₂ index ≤ zero Second credit: Awarded where the building is designed to be a true zero carbon building (in terms of building services and operational energy demand).	-
Ene 5	Low or zero carbon technologies	1	0	0	Credit awarded where a local LZC energy technology has been installed in line with the recommendations of a compliant feasibility study and this method of supply results in a 20% reduction in the building's CO ₂ emissions, as demonstrated by the output from approved modelling software.	-
Wat 2	Water meter	1	0	0	Credit awarded where sub meters are fitted to allow the metering of individual water-consuming plant or building areas, where demand in such areas will be ≥10% of the total water demand of the building. Each sub meter should have a pulsed output to enable connection to a Building Management System (BMS) for the monitoring of water consumption.	-
Mat 1	Materials specification	1	0	0	Credit awarded where: a. When assessing four or more applicable building elements, the building achieves at least two points additional to the total points required to achieve maximum credits under the standard BREEAM requirements. b. When assessing fewer than four applicable building elements, the building achieves at least one point additional to the total points required to achieve maximum credits under the standard BREEAM requirements.	Arch
Mat 5	Responsible sourcing of materials	1	0	0	Credit awarded where, in addition to the standard BREEAM criteria, 95% of the applicable materials, comprised within the applicable building elements, have been responsibly sourced.	-
Wst 1	Construction site waste management	1	0	0	Credit awarded where non-hazardous construction waste generated by the building's development meets or exceeds the resource efficiency benchmark of < 9.2m ³ or < 4.7 tonnes per 100m ² (GIFA). AND where at least 90% by weight (80% by volume) of non-hazardous construction waste and 95% of demolition waste by weight (85% by volume) (if applicable) generated by the build has been diverted from landfill and either: a) reused on site (in-situ or for new applications); b) reused on other sites; c) salvaged/reclaimed for reuse; d) returned to the supplier via a 'take-back' scheme; or e) recovered from site by an approved waste management contractor and recycled. AND where all key waste groups are identified for diversion from landfill in the pre-construction stage SWMP.	-
Inn 1	BREEAM Accredited Professional	2	0	0	First credit: Awarded where BREEAM performance objectives are agreed, (and are achieved at final certification) no later than the end of RIBA Stage B or equivalent; the appointed BREEAM Accredited Professional is given the opportunity to attend key design stage meetings held from RIBA Stage B up to and including RIBA Stage E, and is included on the circulation list for all meeting minutes and a design stage assessment report is submitted to the BRE for interim certification. Second credit: Awarded where, in addition to the above, the project is reviewed against BREEAM performance objectives no later than the Pre-Construction stage (e.g. RIBA Stage H); the BREEAM Accredited Professional is given the opportunity to attend key design team meetings from RIBA Stage F up to and including RIBA Stage K or equivalent and is included on the circulation list for all meeting minutes; and a PCR stage assessment report is submitted for final certification. BREEAM AP TO BE APPOINTED BY RIBA STAGE B	-
Inn 1	Approved Innovations	10	0	0	Up to ten credits are awarded if a successful application is made to the BRE to have any particular building feature, technology, system or process that can be shown to improve the sustainability performance of a building's design, construction, operation, maintenance or demolition and which is recognised as 'innovative'. Further credits are available if more than one application is successful.	-
Sub-Total		21	0.00	1.00		

TOTALS:

Base Target Score	59.94
Optimum Target Score	68.90
Total required for 'Pass'	30
Total required for 'Good'	45
Total required for 'Very Good'	55
Total required for 'Excellent'	70
Total required for 'Outstanding'	85
Mandatory Requirements Met (Y/N)	Y

PROJECT TEAM KEY:

School = Agincourt School
PM = Project Manager
Arch = Architect
Mech = Mechanical Engineer
Elec = Electrical Engineer
SE = Structural Engineer
CE = Civil Engineer
QS = Quantity Surveyor
Ac = Acoustician
LA = Landscape Architect
BREEAM Assessor/AP (Method): Method Consulting LLP (Natasha Fox)

Completed by: NCF Date: 03.12.12
Checked by: NCF Date: 03.12.12
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