

# Camden Lock Village CfSH & BREEAM Pre-Assessment





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#### CfSH & BREEAM - Pre Assessment Report

8127/JTS/120821 Issue 2

#### Grontmij

1 Bath Road Maidenhead Berkshire SL6 4AQ

+44 (o)1628 623 423 building.services@grontmij.co.uk grontmij.co.uk/buildingservices

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Registered Office: Grontmij Limited, Grove House, Mansion Gate Drive, Leeds, LS7 4DN. Company Registration No 2888385

### value beyond engineering

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### O1 Executive Summary

### 1. Executive Summary

Camden Lock Village is a mixed use development consisting of four individual sites with a total GEA of 49,36om<sup>2</sup> which includes office, residential, retail/market and education accommodation.

The development aims to achieve a BREEAM rating of Excellent for the educational establishment and Very Good for the retail and office. The aim is to achieve Code for Sustainable Homes Level 4 for the residential accommodation.



#### 2. Introduction

The purpose of this report is to identify how the Camden Lock development aims to achieve the requisite credits to achieve the desired target levels under the Code for Sustainable Homes (CfSH) and Building Research Establishment Environment Assessment Method (BREEAM). The key issues related to the targeting of the desired levels will be identified.

It is Camden Councils policy and the clients aspiration that Code Level 4 for the residential, Very Good for the office and retail buildings and Excellent for the school are achieved under the CfSH and BREEAM schemes respectively

CfSH is a Communities and Local Government scheme which aims to introduce a step change in sustainable home building practice. This involves a rating system which assesses the sustainability of a site against 9 key categories, awarding credits for good performance within the category. Depending upon the number of credits the site will be awarded a Level of 1-6 with 1 being the lowest achievement and 6 being a zero carbon home and thus highest achievement.

BREEAM is an internationally recognised scheme which sets the standard for best practice in building design, construction and operation. Like CfSH it is a credit based rating system assessing 9 key categories. Depending upon the number of credits awarded the site will achieve a rating ranging from Pass to Outstanding. This scheme applies to office and retail separately; thereby resulting in 2 assessments and awards.

The four sites are outlined below;

- Area A This development consists of two linked multi-floor blocks of flexible retail units on 5 levels with additional retail units located within railway arches. The blocks and arches have a combined GEA of approximately 8,635m². An enclosed restaurant is located on the top of each of the blocks. The development space is assumed to be split between retail (83%) and food outlets (17%). Both the retail and food spaces are largely open-air markets, with only 10% of each being enclosed and conditioned/heated.
- Area B This development comprises two residential blocks comprising 42 apartments, with a total GEA of approximately 4,825 m² and a single main entrance for the primary school, nursery and arches consisting of mixed light/general industrial units and a public cycle store with a total GEA of approximately 3183 m². The school will also use No 1 Hawley Road which is a Grade II listed building over three floors approximately 229 m². (It should be noted that though the demand forecast for 1 Hawley road is included in this assessment it is not included in the energy efficiency commitments contained in this report of the commitments in terms of U-Values or BREEAM Education Rating due to its listed status) It should also be noted that the school will be in outline with all matters reserved.
- Area C This development consists of two separate residential blocks, namely Block C1 and C2. Block C1 comprises local retail at ground floor and 5 levels of residential

above, along Castlehaven Road. Block C2 comprises of three levels of commercial floor space within the central building and Part 5, Part 7 and Part 9 story levels of residential above. The proposal includes arches consisting of light industrial units and two shared lower ground / basement floors which link the Blocks which will be used for plant storage and class D2 use. The overall development space is 26,334 m 2 GEA.

 Area D - This development comprises a ground floor café, commercial space provided at ground and basement, and residential apartments above. The total floor area for Area D is approximately 5,597 m<sup>2</sup> GEA.

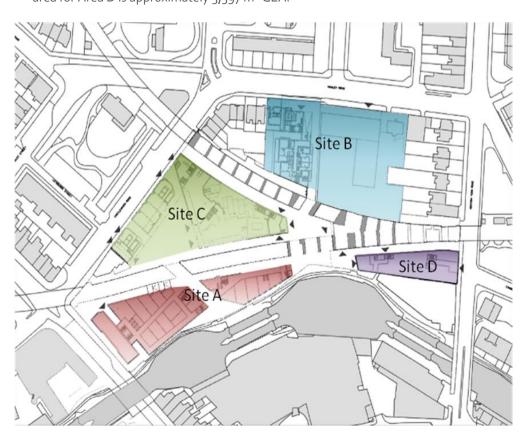


Figure 1: Camden Lock Village Plan

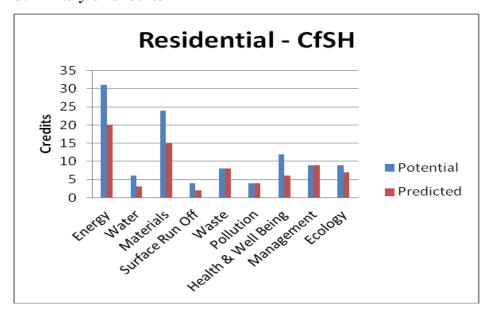
The site will be provided with an integrated Energy Strategy with communal heating systems incorporating combined heat and power plant.

### **Residential - Code for Sustainable Homes**

The residential accommodation occupies areas within Site B, C and D.

The analysis of the site determined that the Energy section of the assessment has the largest number of unclaimed credits however 3 credits are achieved in ENE 1 to meet the pre-requisites for Code Level 4.

#### 3.1 Summary of Credits



	Energy	Water	Materials	Surface Run Off	Waste	Pollution	Health & Well Being	Managem ent	Ecology
Potential	31	6	24	4	8	4	12	9	9
Predicted	20	3	15	2	8	4	6	9	7

Figure 2: Credit Breakdown for Residential CfSH.

### 3.2 Table of Credits

See proceeding page.

### Residential - Code for Sustainable Homes

(M) denotes i mandatory el							
					Current Assumptions		Responsibility
Category	Weighting Factor %	Title	Issue	Avail. Credits	Predicted Credits	Points	
			I - "		I		
Energy	36.4	Ene 1	Dwelling Emission Rate (M)	10	3		Services Consultant
Each credit is worth	(1.17)	Ene 2	Fabric Energy Efficiency (M)	9	7		Services Consultant/Architect
		Ene 3	Energy Display Devices	2	2		Services Consultant/Architect
		Ene 4	Drying Space	1	1		Architect
			Energy Labelled White				
		Ene 5	Goods	2	1		Architect
		Ene 6	External Lighting	2	2		Services Consultant
		Ene 7	Low/Zero Carbon Energy	2	2		Services Consultant
		Ene 8	Cycle Storage	2	1		Architect Services
		Ene 9	Home Office	1	1		Consultant/Architect
		Catego	ry 1 Totals	31	20	23.48	
			I		I		
Water	9	Wat 1	Internal Portable Water Use (M)	5	3		Services Consultant
Each credit is worth	(1.5)	Wat 2	External Water Use	1	0		Services Consultant/Specialist
		Catego	ry 2 Totals	6	3	4.50	
Materials	7.2	Mat 1	Environmental Impact of materials (M)	15	10		Main Contractor/Architect
Each credit		Mat 2	Responsible sourcing of	6			
is worth	(0.3)		materials: Basic Elements Responsible sourcing of		3		Architect
		Mat 3	materials: Finishing Elements	3	2		Architect
		Catego	ry 3 Totals	24	15	4.50	
Surface			Didney Code 1993				
Water Run-off	2.2	Sur 1	Reduce Surface Water Run-off (M)	2	0		Structural Engineer
Each credit is worth	(0.55)	Sur 2	Flood Risk	2	2		Structural Engineer

		Catego	ry 4 Totals	4	2	1.10	
ı							
		Was 1	Household Waste Storage & Recycling				
Waste	6.4	Was 1	Facilities (M)	4	4		Architect
Each credit			Construction Site Waste	7	7		
is worth	(0.80)	Was 2	Management	3	3		Main Contractor
		Was 3	Composting	1	1		Architect
		3	ry 5 Totals	8	8	6.40	
							Services
Pollution  Each credit	2.8	Pol 1	GWP of Insulants	1	1		Consultant/Architect
is worth	(0.70)	Pol 2	NOx Emissions	3	3		Services Consultant
	. , ,	Catego	ry 6 Totals	4	4	2.80	
			,	_			
Health &							
Wellbeing	14	Hea 1	Daylighting	3	1		Services Consultant
Each credit							Services Consultant/Architect
is worth	(1.17)	Hea 2	Sound Insulation	4	0		Specialist
		Hea 3	Private Space	1	1		Architect
		Tiea 3	·				
		Hea 4	Lifetime Homes (M)	4	4		Architect
		Catego	ry 7 Totals	12	6	7.00	
Managem							
ent	10	Man 1	Home User Guide	3	3		Architect
Each credit				,	J		
is worth	(1.11)	Man 2	Considerate Constructors	2	2	_	Main Contractor
		Man 3	Construction Site Impacts	2	2		Main Contractor
		iviaii 3	impacts	2	2	_	Walli Contractor
		Man 4	Security	2	2		Architect/Client
		Catego	ry 8 Totals	9	9	10.00	
· -							
Ecology	12	Eco 1	Ecological Value of Site	1	1		Ecological Consultant/Client
Each credit	12	2001	Leological value of Site	1	1		Ecological
is worth	(1.33)	Eco 2	Ecological Enhancement	1	1		Consultant/Client
		Eco o	Protect of Ecological	_			Main Contractor
		Eco 3	Features Change of Ecological	1	1		Main Contractor Ecological
		Eco 4	Value	4	2		Consultant/Client
		Eco 5	Building Footprint	2	2		Architect
			ry 9 Totals	9	7	9.33	
			nest Tetale			6.	
		Assessi	ment Totals		74	69.12	
					Level	4	

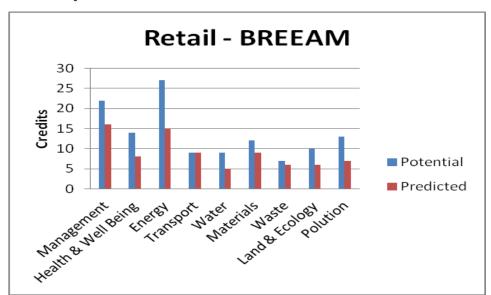
### 4. **Retail – BREEAM**

The retail accommodation occupies areas within Sites A, C and D.

The analysis of the site determined that the Energy section of the assessment has the largest number of unclaimed credits. The primary cause of this is the type of tenants that will occupy the spaces. The energy consumption within the retail has been assumed to be worst case and therefore fewer credits are achievable.

Waste from the retail areas will have local collection points with a centralised main collection point in Site C.

### 4.1 Summary of Credits



	Management	Health & Well Being	Energy	Transport	Water	Materials	Waste	Land & Ecology	Pollution	Innovation
Potential	22	14	27	9	9	12	7	10	13	10
Predicted	16	8	15	9	5	9	6	6	7	0

Figure 3: Credit Breakdown for Retail BREEAM

4.2 Table of Credits

See proceeding page.

### O4 Retail – BREEAM

(M) denotes issues with mandatory elements					Current	Assumptions	Responsibility
Category	Weighting Factor %	Title	Issue	Avail. Credits	Predicted Credits	Points after weighting	
	r						
Management	12	Man 01	Sustainable Procurement (M)	8	7		Main Contractor/Client/ Tenant
Each credit is worth	1.83	Man o2	Responsible Construction Practices	2	2		Main Contractor
		Man o3	Construction Site Impacts Stakeholder	5	4		Main Contractor
		Man o4 Man o5	Participation Life Cycle Cost and Service Planning	3	3 0		Client/Tenant Quantity Surveyor/Others
		Category	1 Totals	22	16	8.73	
		<i>,</i>					
Health and Wellbeing	15	Hea o1	Visual Comfort (M)	2	1		Services Consultant/ Tenant
Each credit is worth	(1.5)	Hea 02	Indoor Air Quality	4	0		Services Consultant/ Tenant Services
		Hea o <sub>3</sub>	Thermal Comfort	2	2	-	Consultant Services
		Hea o4	Water Quality (M)	1	1	-	Consultant Acoustic
		Hea o5	Acoustic Performance	2	2		Consultant/ Architect
		Hea o6	Safety and Security	2	2		Specialist/ Architect
		Category	2 Totals	13	8	9.23	
Energy	19	Ene o1	Reduction of CO <sub>2</sub> Emissions	15	6		Services Consultant
Each credit is worth	0.63	Ene o2	Energy Monitoring (M)	2	2		Services Consultant Services
		Ene o3	External Lighting Low and Zero Carbon	1	1		Consultant
		Ene o4	Technologies Energy Efficient	5	2		Consultant
		Ene o6	Transportation Systems Energy Efficient	2	2		Services Consultant
		Ene o8	Equipment	2	2		Client/Tenant

		Category	3 Totals	27	15	10.56	
			Public Transport				
Transport	8	Tra 01	Accessibility	5	5		Architect
Each credit is worth	0.88	Tra 02	Proximity to Amenities	1	1		Architect
WOITH	0.00	11002	Amenicles	1	1	_	Architect
		Tra o3	Cyclist Facilities	2	2		Architect
		T	Traval Diag	_	_		Clinat
		Tra o5	Travel Plan	1	1		Client
		Category	4 Totals	9	9	8.00	
	_	Wat o1	Water				Services
Water	6		Consumption (M)	5	3	_	Consultant
Each credit is worth	0.66	Wat o2	Water Monitoring (M)	1	1		Services Consultant
WOITH	0.00		Water Leak	1	1		Consoliant
		Wat o3	Detection and				Services
			Prevention	2	1		Consultant
		Wat 04	Water Efficient				Services
			Equipment	1	0		Consultant
		Category	5 Totals	9	5	3-33	
Materials	12.5	Mat 01	Life Cycle Impact	-	F		Architect
Materials	12.5	Widtor	Hard Landscaping	5	5		Architect
Each credit is			and Boundary				
worth	1.04	Mat 02	Protection	1	1		Architect
			Responsible				
			Sourcing of				Mai's Carelon aton
		Mat o <sub>3</sub>	Materials (M)	3	1	_	Main Contractor/
		Mat 04	Insulation	2	1		Architect
			Designing for				
		Mat 05	Robustness	1	1		Architect
		Category	6 Totals	12	9	9.38	
				_	_		
			Construction				
			Waste				
Waste	7.5	Wst 01	Management	4	4		Main Contractor
Each credit is worth	1.07	Wst 02	Recycled	1	0		Structural Engineer
WOILII	1.07	VV 31 UZ	Aggregates	1	0		Liigilieei
		Wst o3	Operational Waste	1	1		Architect
			Speculative Floor				
		\Material	and Ceiling				Clicat
		Wst 04	Finishes	1	1		Client
		Category	7 Totals	7	6	6.43	
			1				
Land Use and		10.55	Land Use and	_	_		Ecological
Ecology	10	Le 01	Ecology Ecological Value of	2	1		Consultant/Client
Each credit is			Site and Protection				Ecological
worth	1	Le 02	of Ecological	1	1		Consultant/Client
*******	-		1 g·	-			

### $\begin{array}{c} O4 \\ \text{Retail} - \text{BREEAM} \end{array}$

			_	_		_	
			Features				
			Mitigating Ecological Impact				Ecological
		Le o3	(M)	2	2		Consultant/Client
		Le 04	Enhancing Site Ecology	3	1		Ecological Consultant/Client
		Le 05	Long Term Impact on Biodiversity	2	1		Ecological Consultant/Client
		Categor	y 8 Totals	10	6	6.00	
Pollution	10	Pol o1	Impact of Refrigerants	3	0		Services Consultant
Each credit is	10	10101	Kenigerands	3	Ü		Services
worth	0.77	Pol 02	NOx Emissions	3	3		Consultant
		Pol o <sub>3</sub>	Surface Water Run Off	5	2		Services Consultant
		Pol o4	Reduction of Night Time Light Pollution	1	1		Services Consultant
		Pol o5	Noise Attenuation	1	1		Acoustic Consultant/ Architect
		Categor	y 9 Totals	13	7	5.38	
Innovation	10	Inn 01	Innovation	10	0		
Each credit is worth	1						
		Categor	y 10 Totals	10	0	0.00	
		Assessm	ent Totals		81	67.04	
					RATING	Very Good	

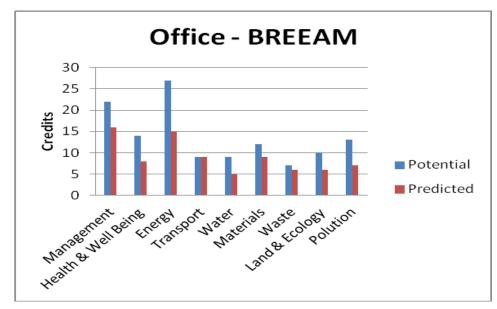
### Office – BREEAM

### 5. Office – BREEAM

The office accommodation is located within Site C and D.

The analysis of the site determined that the Energy section of the assessment has the largest number of unclaimed credits. The office areas will be occupied by small-medium enterprises. The landlord does not wish to enforce green measures on these types of tenants and therefore the achieved energy credits have not been maximised at this stage of the design.

### 5.1 Summary of Credits



	Management	Health & Well Being	Energy	Transport	Water	Materials	Waste	Land & Ecology	Pollution	Innovation
Potential	22	14	27	9	9	12	7	10	13	10
Predicted	16	8	15	9	5	9	6	6	7	0

Figure 4: Credit Breakdown for Office BREEAM

#### **Table of Credits**

See proceeding table.

### $05 \\ \text{Office} - \text{BREEAM}$

(M) denotes issu mandatory elem					Current	Assumptions	Responsibility
Category	Weighti ng Factor %	Title	Issue	Avail. Credits	Predicte d Credits	Points after weighting	
			T	I			NA-'-
Management	12	Man 01	Sustainable Procurement (M)	8	7		Main Contractor/Client/ Tenant
Each credit is		Man	Responsible Construction		,		
worth	1.83	02	Practices	2	2		Main Contractor
		Man 03	Construction Site Impacts	5	4		Main Contractor
		Man 04 Man	Stakeholder Participation Life Cycle Cost and Service	4	3		Client/Tenant
		05	Planning	3	0		Quantity Surveyor/Others
		Catego	ory 1 Totals	22	16	8.73	
			<u> </u>				
Health and		Hea					Services
Wellbeing	15	01	Visual Comfort (M)	3	1		Consultant/Tenant
Each credit is worth	(1.5)	Hea 02	Indoor Air Quality	4	0		Services Consultant/Tenant
		Hea 03 Hea	Thermal Comfort	2	2		Services Consultant
		04	Water Quality (M)	1	1		Services Consultant
		Hea 05	Acoustic Performance	2	2		Acoustic Consultant/ Architect
		Hea o6	Cafety and Cocurity	2	2		Specialist/Architect
			Safety and Security ory 2 Totals	2 14	8	8.57	Specialist/Architect
_		Ene	Reduction of CO2				
Energy Each credit is	19	01	Emissions	15	6		Services Consultant
worth	0.63	Ene 02	Energy Monitoring (M)	2	2		Services Consultant
		Ene 03	External Lighting	1	1		Services Consultant
		Ene 04	Low and Zero Carbon Technologies	5	2		Services Consultant
		Ene o6	Energy Efficient Transportation Systems	2	2		Services Consultant
		Ene o8	Energy Efficient Equipment	2	2		Client/Tenant
			ory 3 Totals	27	15	10.56	55

Í		Tra	Public Transport				
Transport	8	01	Public Transport Accessibility	2	3		Architect
Each credit is		Tra	Accessionicy	3	3		Attended
worth	o.88	02	Proximity to Amenities	1	1		Architect
		Tra	,				
		03	Cyclist Facilities	2	2		Architect
		Tra	Maximum Car Parking				
		04	Capacity	2	2		Architect
		Tra	Towns Die				Clinat
		05	Travel Plan	1	1		Client
		Categ	ory 4 Totals	9	9	8.00	
\M/a+a	_	Wat	Materia Consumentian (NA)	_			Camiliana Camarilland
Water Each credit is	6	01 Wat	Water Consumption (M)	5	3		Services Consultant
worth	0.66	02	Water Monitoring (M)	1	1		Services Consultant
WOIGH	0.00	Wat	Water Leak Detection and				Services Consoltant
		03	Prevention	2	1		Services Consultant
		Wat					
		04	Water Efficient Equipment	1	0		Services Consultant
		Categ	ory 5 Totals	9	5	3-33	
		Mat					
Materials	12.5	01	Life Cycle Impact	5	5		Architect
Each credit is		Mat	Hard Landscaping and				
worth	1.04	02	Boundary Protection	1	1		Architect
		Mat	Responsible Sourcing of				
		03	Materials (M)	3	1		Main Contractor
		Mat	la sula Cara				Main Contractor/
		04 Mat	Insulation	2	1		Architect
		05	Designing for Robustness	1	1		Architect
			3 3				7 Welliege
		Categ	ory 6 Totals	12	9	9.38	
		347	I a				
<b>NA</b> /		Wst	Construction Waste				Main Control
Waste Each credit is	7.5	01 Wst	Management	4	4		Main Contractor
worth	1.07	02	Recycled Aggregates	1	0		Structural Engineer
WOIGH	1.07	Wst	Recycled Aggregates		0		Stroctoral Engineer
		03	Operational Waste	1	1		Architect
		Wst	Speculative Floor and				
		04	Ceiling Finishes	1	1		Client
		Categ	ory 7 Totals	7	6	6.43	
		3				- 13	
Land Use and							Ecological
Ecology	10	Le 01	Land Use and Ecology	2	1		Consultant/Client
31		1	Ecological Value of Site				2.
Each credit is		Le	and Protection of				Ecological
worth	1	02	Ecological Features	1	1		Consultant/Client
			Mitigating Ecological				Ecological
		Le o <sub>3</sub>	Impact (M)	2	2		Consultant/Client
		Le	Fabruarian Cit. F. J.				Ecological
		04	Enhancing Site Ecology	3	1		Consultant/Client
		Le	Long Term Impact on	_	4		Ecological
		05	Biodiversity	2	1		Consultant/Client

### $\begin{array}{c} \textbf{O5} \\ \textbf{Office} - \texttt{BREEAM} \end{array}$

		Cate	gory 8 Totals	10	6	6.00	
		Pol					
Pollution	10	01	Impact of Refrigerants	3	0		Services Consultant
Each credit is		Pol					
worth	0.77	02	NOx Emissions	3	3		Services Consultant
		Pol	Surface Water Run Off	_	2		Services Consultant
		03 Pol	Reduction of Night Time	5	2		Services Consolitant
		04	Light Pollution	1	1		Services Consultant
		Pol					Acoustic Consultant/
		05	Noise Attenuation	1	1		Architect
					1		Architect
		Cate	gory 9 Totals	13	7	5.38	
		Inv					
Innovation	10	01	Innovation	10	0		
Each credit is worth	1						
		Cate	gory 10 Totals	10	0	0.00	
							,
		Asses	sment Totals		81	66.38	
					Rating	Very Good	

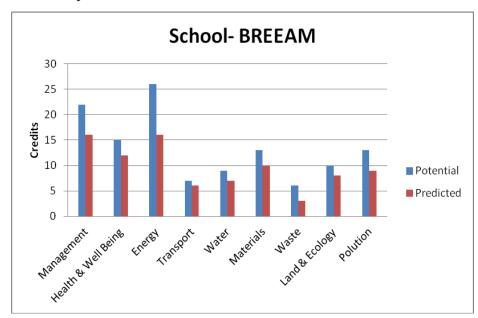
### 6. Education – BREEAM

The school is located within Site B.

The analysis of the site determined that the Energy section of the assessment has the largest number of unclaimed credits. The school requires an Excellent rating as a minimum. The design team have targeted credits within the energy section to meet the minimum requirement for Excellent at this stage of the design.

There are also a number of losses of credits from the management category which occurs as a result of the lack of a life cycle costing and service plan.

#### 6.1 Summary of Credits



	Management	Health and Well Being	Energy	Transport	Water	Materials	Waste	Land and Ecology Use	Pollution	Innovation
Potential	22	15	26	7	9	13	6	10	13	10
Predicted	16	12	16	6	7	10	3	8	9	1

Figure 5: Credit Breakdown for Education BREEAM

#### 6.2 Table of Credits

See proceeding page.

(M) denotes issue elements	es with mandat	ory			Current	Assumptions	Responsibility
Category	Weighting Factor %	Title	Issue	Avail. Credits	Predicted Credits	Points after weighting	
			T	ı			
Management	12	Man 01	Sustainable Procurement (M)	8	7		Main Contractor/ Client/Tenant
Each credit is worth	2.02	Man 02 Man	Responsible Construction Practices	2	2		Main Contractor
		03 Man	Construction Site Impacts	5	4		Main Contractor
		04 Man	Stakeholder Participation Life Cycle Cost and Service	4	3		Client/Tenant  Quantity
		05	Planning	3	0		Surveyor/Others
		Catego	ory 1 Totals	22	16	8.73	
Health and Wellbeing	15	Hea 01	Visual Comfort (M)	3	3		Services Consultant/ Tenant
Each credit is		Hea					Services Consultant/
worth	1.72	Hea 03	Indoor Air Quality Thermal Comfort	2	2		Tenant Services Consultant
		Hea 04	Water Quality (M)	1	1		Services Consultant Acoustic
		Hea 05	Acoustic Performance	3	2		Consultant/ Architect
		Hea o6	Safety and Security	2	1		Specialist/ Architect
		Catego	ory 2 Totals	15	12	12.00	
Energy Each credit is	19	Ene 01 Ene	Reduction of CO2 Emissions	15	8		Services Consultant Services
worth	3.77	o2 Ene	Energy Monitoring (M)	1	1		Consultant Services
		o <sub>3</sub> Ene	External Lighting  Low and Zero Carbon	5	1		Consultant Services
		04 Ene o6	Technologies Energy Efficient Transportation Systems	2	2		Consultant Services Consultant
		Ene o8	Energy Efficient Equipment	2	2		Client/Tenant
		Catego	ory 3 Totals	26	16	11.69	

		Tra	Public Transport				
Transport	8	01	Accessibility	3	3		Architect
Each credit is		Tra					
worth	0.43	02	Proximity to Amenities	1	1		Architect
		Tra					
		03	Cyclist Facilities	2	1		Architect
		Tra	T and Disc				Climat
		05	Travel Plan	1	1		Client
		Catego	ory 4 Totals	7	6	6.86	
					_		
		Wat					Services
Water	6	01	Water Consumption (M)	5	3		Consultant
Each credit is		Wat					Services
worth	0.41	02	Water Monitoring (M)	1	1		Consultant
		Wat	Water Leak Detection and				Services
		03	Prevention	2	2		Consultant
		Wat	=60 . = .				Services
		04	Water Efficient Equipment	1	1		Consultant
		Catego	ory 5 Totals	9	7	4.67	
				_			
		Mat					
Materials	12.5	01	Life Cycle Impact	6	4		Architect
Each credit is		Mat	Hard Landscaping and				
worth	1.24	02	Boundary Protection	1	1		Architect
		Mat	Responsible Sourcing of				
		03	Materials (M)	3	2		Main Contracto
							Main
		Mat					Contractor/
		04	Insulation	2	2		Architect
		Mat	Designing for Bobustness	4	-		Architect
		05	Designing for Robustness	1	1	_	Architect
		Catego	ory 6 Totals	13	10	9.62	
		Wst	Construction Waste				
Waste	7.5	01	Management	4	2		Main Contracto
Each credit is		Wst					Structural
worth	0.34	02	Recycled Aggregates	1	0		Engineer
		Wst					
		03	Operational Waste	1	1		Architect
		Catego	ory 7 Totals	6	3	3.75	
					_		
							Ecological
Land Use and							Consultant/
Ecology	10	Le 01	Land Use and Ecology	2	1		Client
			Ecological Value of Site				Ecological
Each credit is	_	Le	and Protection of				Consultant/
worth	.76	02	Ecological Features	1	1	-	Client
			Mitigating Factories				Ecological
		1000	Mitigating Ecological Impact (M)	_	2		Consultant/ Client
		Le o <sub>3</sub>	iiiipact (ivi)	2	2	-	
		Le					Ecological Consultant/
		04	Enhancing Site Ecology	2	2		Client
		04	Long Term Impact on	3	2		Ecological
		Le o5	Biodiversity	2	2		Consultant/
		1 -0 03	2.0017010109		_		Consolitarity

## 06 Education – BREEAM

							Client
		Categ	jory 8 Totals	10	8	8.00	
		Pol					Services
Pollution	10	01	Impact of Refrigerants	3	2		Consultant
Each credit is		Pol					Services
worth	.99	02	NOx Emissions	3	2		Consultant
		Pol					Services
		03	Surface Water Run Off	5	3		Consultant
		Pol	Reduction of Night Time				Services
		04	Light Pollution	1	1		Consultant
							Acoustic
		Pol	1				Consultant/
		05	Noise Attenuation	1	1		Architect
		Categ	jory 9 Totals	9	6.92		
		Inv			_		
Innovation	10	01	Innovation	10	1		
Each credit is							
worth	.76						
	•	Categ	jory 10 Totals	10	1	0.77	
		Asses	sment Totals		87	72.23	
			<u>.                                      </u>		Rating	Excellent	