



BREEAM PRE ASSESSMENT

Mixed use development

30a Highgate Road

London

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Report prepared for:

CHASSAY STUDIO LTD

Executive Summary

A BREEAM Preliminary Assessment has been completed for the proposed mixed use development at 30a Highgate Road.

The new BREEAM 2011 New Construction pre assessment tool and 2011 Methodology have been used in the assessment.

The results of the Pre- Assessment indicate the development will achieve a BREEAM score of **60.33%** and thereby achieve a rating of **'Very Good'**. The pre assessment also indicates that all the minimum requirements under the various categories to achieve a 'Very Good' rating will be achieved

In addition, the pre assessment indicates that the specific minimum BREEAM criteria for particular categories specified in Camden Council's policy document CSPG3 which are;

- Minimum of 60% unweighted credits in the Energy Category
- Minimum of 60% unweighted credits in the Water Category
- Minimum of 40% unweighted credits in the Materials Category

will also be achieved or exceeded. The proposed development therefore satisfies Camden Council's planning requirement for non-domestic developments >500m² to achieve a minimum BREEAM rating of Very Good.

Whilst it is feasible the entire development could exceed its current rating of 'Very Good' significant additional investment over that currently proposed would be required.

Introduction

This report concerns the preliminary BREEAM assessment of the proposed mixed use development at 30a Highgate Road, Greater London.

This assessment follows preliminary design team meetings and subsequent design development for planning submission and the completion of predicted credit awards in the BREEAM Assessment tool.

It is stressed that at this stage many of the credits are subject to detailed confirmation. Therefore the credits awarded and the associated rating is predicted and not guaranteed.

The BREEAM 2011 New Construction Pre Assessment tool has been used for this pre assessment as registration of the site with BRE now would require that a full assessment was conducted using the new BREEAM 2011 New Construction method.

BREEAM (Building Research Establishment Environmental Assessment Method) is a tool that allows designers to review and improve the environmental performance of a building. It is a widely accepted and respected scheme that sets a benchmark for environmental performance and provides a wide range of benefits. It is independent and authoritative, being based on many years of construction and environmental research carried out at BRE together with the input and experience of the construction and property industries, Government and building regulators.

In accordance with the London Borough of Camden's Planning Guidance Policy document SPG3, non-domestic developments with a floor area >500m² should achieve the following BREEAM criteria

Time Period	Minimum Rating	Minimum standard for categories (% of un-weighted credits)
2010 – 2012	'Very Good'	Energy 60% Water 60% Materials 40%

BREEAM awards an environmental label after assessing buildings against a range of environmental issues covering impacts on the environment at global, local and indoor levels. For each issue, there are a number of 'credits' available. Where buildings have attained or exceeded various benchmarks of performance, an appropriate number of credits are awarded.

The relative importance of the credits awarded under each issue is taken into account in the final score, which is interpreted in the form of an overall rating of:

Outstanding	(>85%)
Excellent	(70% to 85%)
Very Good	(55% to 70%)
Good	(40% to 55%)
Pass	(25% to 40%)

Development Background

BREEAM 2011 New Construction brings together previously separate BREEAM ‘Schemes’ (e.g. Offices, Schools, Hospitals etc) and enables them to be assessed under a common methodology. However the process still requires the type of development to be selected which then determines the actual set of credits used to determine the overall score. In addition the inclusion of certain credits in the assessment is dependent on presence of various items within the design.

The exact usage of the non-domestic space being proposed in this development has not been determined however planning requires the non-domestic space to be Type B1 Offices and Workshop businesses. For the purpose of the pre – assessment the non-domestic space being assessed under BREEAM has been classified as ‘Office’. It is further classified as a ‘Shell Only’ with the final fit out being determined by the future tenants of the building.

The following table details which design elements have been included/excluded from the assessment.

Facility	Inclusion/Exclusion
Lifts	Yes
Fume cupboards/cabinets	No
Commercial/industrial refrigeration and storage systems	No
Laboratory Function & containment areas	No
Vehicle wash systems	No
Internal or external soft landscaping/planting	No

BREEAM Rating

The table below summarises the target score for the development and the un weighted credit scores achieved in the energy, water and materials categories. The results are based upon design development to date and review of the development-specific information available. It can be seen that a score of 60.33% has been predicted. The development would achieve a 'Very Good' rating given this information, on the condition that the required supporting evidence is submitted by the project team demonstrating compliance upon formal assessment. The score of 60.33 is 5.33% over the minimum requirement of 55% required to achieve a 'Very Good' rating and hence gives a degree of flexibility during the further design, construction and completion stages where some credits may be lost or traded in other areas as the development process proceeds.

Category	Total Credits	Credits Achieved	% of Total
Energy	27	19	70
Water	9	7.5	83
Materials	12	9.5	79
Total Score	60.33%	Rating	Very Good

The following section provides the complete output from the BREEAM 2011 New Construction Pre assessment tool.

BREEAM 2011 New Construction Pre-Assessment Estimator

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

Building name	30a highgate road
Indicative building score (%)	60.33%
Indicative BREEAM rating	Pre-Assessment result indicates potential for BREEAM Very Good rating
Indicative minimum standards level achieved	Pre-Assessment result indicates the minimum standards for Very Good level

Environmental Section		Indicative % Score	Indicative % Score
		Available	Achieved
	Management	12.00%	3.55%
	Health & Wellbeing	15.00%	9.11%
	Energy	19.00%	13.37%
	Transport	8.00%	7.11%
	Water	6.00%	5.00%
	Materials	12.50%	9.90%
	Waste	7.50%	2.14%
	Land Use and Ecology	10.00%	4.00%
	Pollution	10.00%	6.15%
	Innovation	10.00%	0.00%

BREEAM 2011 New Construction Pre-Assessment Estimator

MANAGEMENT *Section Weighting* **12.00%** *Indicative Section Score* **3.55%**

Man01 Sustainable Procurement

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

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

Total indicative BREEAM credits achieved	4
Total indicative contribution to overall building score	2.18%
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

Man02 Responsible Construction Practices

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

Pre-Assessment question/criteria	Shell & Core option?
Which considerate construction scheme will be used or required to be used by the principal contractor?	No scheme used on project
For the required scheme, what will be the target performance level set for the site/contractor?	N/A

Total indicative BREEAM credits achieved	0
Total indicative contribution to overall building score	0.00%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Very Good level

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

Man03 Construction Site Impacts

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

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

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

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

Man04 Stakeholder Participation

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

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will an appropriate level of consultation activities be undertaken?	No	1	0	N/A
Will an access statement be developed and appropriate building user facilities provided?	Yes	1	1	N/A
Will building user guides and relevant user information be provided?	Yes	1	0.5	Option 2
Will a post occupancy evaluation assessment be undertaken and information disseminated?	No	1	0	

Total indicative BREEAM credits achieved	1.5
Total indicative contribution to overall building score	0.82%
Total indicative BREEAM innovation credits achieved	N/A

Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level
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Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

Man05 Life cycle cost and service life planning

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

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

Total indicative BREEAM credits achieved	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:

BREEAM 2011 New Construction Pre-Assessment Estimator

HEALTH & WELLBEING *Section Weighting* **15.00%** *Indicative Section Score* **9.11%**

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	Shell & Core option?
Will all fluorescent lamps be fitted with high frequency ballasts?	Yes	N/A	N/A	Option 3
Will all relevant building areas be designed to achieve the appropriate daylight factor(s)?	Yes	1	1	N/A
Will the design provide adequate glare control and view out for building users?	Yes	1	1	Option 3
Will internal/external lighting be specified in accordance with the relevant CIBSE Guides/British Standards?	Yes	1	1	N/A
Will all relevant building areas be designed to achieve exemplary level daylight factor(s)?	No	1	0	N/A
Total indicative BREEAM credits achieved	3			
Total indicative contribution to overall building score	3.21%			
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

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	Credits available	Indicative credits achieved	Shell & Core option?
Will an air quality plan be produced and building designed to minimise air pollution?	Yes	1	1	N/A
Will the relevant products be specified to meet the VOC testing and emission levels required?	Yes	1	0.5	Option 2
Will formaldehyde and total VOC levels be measured post construction?	Yes	1	0.5	Option 2
Will the building be designed to, or have the potential to provide, natural ventilation?	Yes	1	1	N/A

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:

BREEAM 2011 New Construction Pre-Assessment Estimator

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	Shell & Core option?
Will thermal modelling of the design be carried out?	Yes	1	0.5	Option 2
Will the modelling inform the development of a thermal zoning and control strategy?	Yes	1	0.5	Option 2
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		N/A		

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

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	Shell & Core option?
Will all water systems be designed to comply with the relevant HSE Approved Code of Practice and Guidance?	Yes	1	0.5	Option 2
Where humidification is to be provided, will a failsafe humidification system be specified?	N/A			Option 2
Will a wholesome supply of accessible, clean and fresh drinking water be supplied for building users?	Yes			Option 2

Total indicative BREEAM credits achieved	0.5
Total indicative contribution to overall building score	0.54%
Total indicative BREEAM innovation credits achieved	N/A

Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level
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Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

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	Shell & Core option?
Will/has a suitably qualified acoustician be appointed to provide appropriate design advice?	No			
Will the building meet the relevant acoustic performance standards and testing requirements?		2		N/A
Total indicative BREEAM credits achieved		0		
Total indicative contribution to overall building score		0.00%		
Total indicative BREEAM innovation credits achieved		N/A		
Indicative minimum standard(s) level		N/A		

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

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	Shell & Core option?
Where external site areas are present, will safe access be designed for pedestrians and cyclists?	Yes	1	1	N/A
Will a suitably qualified security consultant be appointed and security considerations accounted for?	No	1	0	N/A
Total indicative BREEAM credits achieved		1		
Total indicative contribution to overall building score		1.07%		
Total indicative BREEAM innovation credits achieved		N/A		
Indicative minimum standard(s) level		N/A		

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

ENERGY *Section Weighting* **19.00%** *Indicative Section Score* **13.37%**

Ene01 Reduction of CO₂ Emissions

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

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

Ene01 Calculator

Ene01 Calculator and Key Performance Indicators

Building floor area	580	m ²
Notional building energy demand	241.04	MJ/m ² /annum
Actual building energy demand	152.69	MJ/m ² /annum
Notional building energy consumption	40.46	kWh/m ² /annum
Actual building energy consumption	26.11	kWh/m ² /annum
Target Emission Rate (TER)	13.52	kgCO ₂ /m ² /annum
Building Emission Rate (BER)	8.87	kgCO ₂ /m ² /annum
Building improvement over TER	34.00%	
Demand Energy Performance Ratio (EPR)	0.258	
Consumption Energy Performance Ratio (EPR)	0.304	
CO ₂ Energy Performance Ratio (EPR)	0.269	
Overall Building Energy Performance Ratio (EPR _{NC})	0.831	

Shell & Core option?

What is the equivalent % of the building's 'regulated' energy consumption that will be generated by carbon neutral sources and used to meet energy demand from 'unregulated' building systems or processes?

Is the building designed to be 'carbon negative' ?

BREEAM 2011 New Construction Pre-Assessment Estimator

Total indicative BREEAM credits achieved	13
Total indicative contribution to overall building score	9.15%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Excellent level

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

Ene02 Energy Monitoring

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

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will a BMS or sub-meters be specified to monitor energy use from major building services systems?	Yes	1	1	N/A
Will a BMS or sub-meters be specified to monitor energy use by tenant/building function areas?	Yes	1	1	N/A
Total indicative BREEAM credits achieved		2		
Total indicative contribution to overall building score		1.41%		
Total indicative BREEAM innovation credits achieved		N/A		
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level			

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

Ene03 External Lighting

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

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will external light fittings and controls be specified in accordance with the BREEAM criteria?	Yes	1	1	N/A
Total indicative BREEAM credits achieved	1			
Total indicative contribution to overall building score	0.70%			
Total indicative BREEAM innovation credits achieved	N/A			
Indicative minimum standard(s) level	N/A			

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

Ene04 Low and Zero Carbon Technology

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

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
No compliant feasibility study or renewable energy supply contract	No	2	0	N/A
Additional BREEAM credits not achievable for above option selection		2	0	N/A
Free cooling - credit not achievable (see note)	No	1	0	N/A
Total indicative BREEAM credits achieved	0			
Total indicative contribution to overall building score	0.00%			
Total indicative BREEAM innovation credits achieved	0			
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Very Good level			

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

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	Credits available	Indicative credits achieved	Shell & Core option?

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

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

Ene06 Energy Efficient Transportation Systems

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

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will a transportation system analysis be carried out to determine the optimum number and size of lifts?	Yes	1	1	N/A
Will three energy-efficient features offering the greatest potential energy savings be part of the system?	Yes	1	1	N/A
Total indicative BREEAM credits achieved		2		
Total indicative contribution to overall building score		1.41%		
Total indicative BREEAM innovation credits achieved		N/A		
Indicative minimum standard(s) level		N/A		

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

Ene07 Energy Efficient Laboratory Systems

Assessment Issue Not Applicable

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

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will fume cupboards and/or other containment devices be specified				
Will the laboratory meet BREEAM's Best Practice Energy Practices in Laboratories criteria (table 6-2)?				
Will the laboratory meet criteria item b) of table 6-2: Fan power?				
Will the laboratory criteria item c) of table 6-2: Fume cupboard volume flow rates?				
Will the lab meet criteria item d) of table 6-2: Grouping / isolation of high filtration/ventilation activities?				
Will the laboratory meet criteria item e) of table 6-2: Energy recovery - heat?				
Will the laboratory meet criteria item f) of table 6-2: Energy recovery - cooling?				
Will the laboratory meet criteria item g) of table 6-2: Grouping of cooling loads?				
Will the laboratory meet criteria item h) of table 6-2: Free cooling?				
Will the laboratory meet criteria item i) of table 6-2: Load responsiveness?				
Will the laboratory meet criteria item j) of table 6-2: Cleanrooms?				
Will the laboratory meet criteria item k) of table 6-2: Diversity?				
Will the laboratory meet criteria item l) of table 6-2: Room air-change rates?				
Total indicative BREEAM credits achieved		N/A		
Total indicative contribution to overall building score		N/A		
Total indicative BREEAM innovation credits achieved		N/A		
Indicative minimum standard(s) level		N/A		

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

Ene08 Energy Efficient Equipment

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

Pre-Assessment question/criteria

Which of the following will be present and likely to be a/the major contributor to 'unregulated' energy use:

	Present	Significant majority contributor
Small power/plug in equipment?	Yes	Yes
Swimming pool?	No	
Communal laundry?	No	
Data centre?	No	
IT-intensive operation areas?	Yes	Yes
Residential areas?	No	
Healthcare?	No	
Kitchen and catering facilities?	Yes	No

	Indicative compliance?	Credits available	Indicative credits achieved	Shell & Core option?
Will the significant majority contributor(s) to 'unregulated' energy use (above) meet the BREEAM criteria?	Yes	2	1	Option 2

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

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

Ene09 Drying Space

Assessment Issue Not Applicable

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

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Total indicative BREEAM credits achieved		N/A		
Total indicative contribution to overall building score		N/A		
Total indicative BREEAM innovation credits achieved		N/A		
Indicative minimum standard(s) level		N/A		

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

TRANSPORT	Section Weighting	8.00%	Indicative Section Score	7.11%
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Tra01 Public Transport Accessibility

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

Pre-Assessment question/criteria

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

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

Tra02 Proximity to Amenities

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

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will the building be in close proximity of and accessible to applicable amenities?	Yes	1	1	N/A
Total indicative BREEAM credits achieved		1		
Total indicative contribution to overall building score		0.89%		
Total indicative BREEAM innovation credits achieved		N/A		
Indicative minimum standard(s) level		N/A		

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

Tra03 Cyclist facilities

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

What is the building type category (for the purpose of Tra03 issue assessment)? Business - offices, Industrial

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will cycle storage spaces be provided?	Yes	2	1	N/A
Will cyclist facilities be provided?	No			N/A
Total indicative BREEAM credits achieved	1			
Total indicative contribution to overall building score	0.89%			
Total indicative BREEAM innovation credits achieved	N/A			
Indicative minimum standard(s) level	N/A			

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

Tra04 Maximum Car Parking Capacity

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

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

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

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

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

Tra05 Travel Plan

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

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will a transport plan based on site specific travel survey/assessment be developed?	Yes	1	1	N/A
Total indicative BREEAM credits achieved		1		
Total indicative contribution to overall building score		0.89%		
Total indicative BREEAM innovation credits achieved		N/A		
Indicative minimum standard(s) level		N/A		

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

WATER	<i>Section Weighting</i>	6.00%	<i>Indicative Section Score</i>	5.00%
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Wat01 Water Consumption

No. of BREEAM credits available	5	Available contribution to overall score	3.33%
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?	Shell & Core option?	
	Level 4 - Four credits	N/A

Total indicative BREEAM credits achieved	4
Total indicative contribution to overall building score	2.67%
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

Wat02 Water Monitoring

No. of BREEAM credits available	1	Available contribution to overall score	0.67%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

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

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.67%
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:

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BREEAM 2011 New Construction Pre-Assessment Estimator

Wat03 Water Leak Detection and Prevention

No. of BREEAM credits available	2	Available contribution to overall score	1.33%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will a mains water leak detection system be installed on the building's mains water supply?	Yes	1	1	N/A
Will flow control devices be installed in each sanitary area/facility?	Yes	1	0.5	Option 2
Total indicative BREEAM credits achieved		1.5		
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:

BREEAM 2011 New Construction Pre-Assessment Estimator

Wat04 Water Efficient Equipment

No. of BREEAM credits available	1	Available contribution to overall score	0.67%
No. of BREEAM innovation credits available	No	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will water efficient irrigation methods and/or vehicle wash systems (if relevant) be installed?	Yes	1	1	N/A
Total indicative BREEAM credits achieved	1			
Total indicative contribution to overall building score	0.67%			
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	<i>Section Weighting</i>	12.50%	<i>Indicative Section Score</i>	9.90%
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Mat01 Life Cycle Impacts

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

Pre-Assessment question/criteria

How do you wish to assess the number of BREEAM credits achieved for this issue?	Define a target number of BREEAM credits to be achieved		
Select the number of BREEAM credits being targeted for the Mat01 issue	3	BREEAM Innovation credits	

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

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

Mat02 Hard Landscaping and Boundary Protection

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

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will ≥80% of all external hard landscaping and boundary protection achieve a Green Guide A or A+ rating?	Yes	1	1	N/A
Total indicative BREEAM credits achieved	1			
Total indicative contribution to overall building score	1.04%			
Total indicative BREEAM innovation credits achieved	N/A			
Indicative minimum standard(s) level	N/A			

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

Mat03 Responsible Sourcing

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

Pre-Assessment question/criteria

How do you wish to assess the number of BREEAM credits achieved for this issue?	Define a target number of BREEAM credits		
Select the number of BREEAM credits being targeted for the Mat03 issue	3	BREEAM Innovation credits	
Will all timber used on the project be sourced in accordance with the UK Gov't's Timber Procurement Policy?	Yes		

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

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

Mat04 Insulation

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

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Is the building targeting an insulating index of 2 or more?	Yes	1	1	N/A
Will the building's insulating materials be responsibly sourced?	Yes	1	1	N/A
Total indicative BREEAM credits achieved		2		
Total indicative contribution to overall building score		2.08%		
Total indicative BREEAM innovation credits achieved		N/A		
Indicative minimum standard(s) level		N/A		

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

Mat05 Designing for Robustness

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

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will suitable durability/protection measures be specified and installed to vulnerable areas of the building?	Yes	1	0.5	Option 2
Total indicative BREEAM credits achieved		0.5		
Total indicative contribution to overall building score		0.52%		
Total indicative BREEAM innovation credits achieved		N/A		
Indicative minimum standard(s) level		N/A		

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

WASTE	Section Weighting	7.50%	Indicative Section Score	2.14%
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Wst01 Construction Waste Management

No. of BREEAM credits available	4	Available contribution to overall score	4.29%
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	<input type="text" value="0"/>	BREEAM Innovation credits	<input type="text"/>

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	Pre-Assessment result indicates the minimum standards for Excellent level

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

Wst02 Recycled Aggregates

No. of BREEAM credits available	1	Available contribution to overall score	1.04%
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:

BREEAM 2011 New Construction Pre-Assessment Estimator

Wst03 Operational Waste

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

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

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	1.04%
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:

BREEAM 2011 New Construction Pre-Assessment Estimator

Wst04 Speculative Floor and Ceiling Finishes

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

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
No speculative floor or ceiling finishes are specified in the building	Yes	1	1	N/A

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	N/A

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

LAND USE & ECOLOGY	<i>Section Weighting</i>	10.00%	<i>Indicative Section Score</i>	4.00%
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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	Credits available	Indicative credits achieved	Shell & Core option?
Will at least 75% of the proposed development's footprint be located on previously been developed land?	Yes	1	1	N/A
Is the site deemed to be significantly contaminated?	No	1	0	N/A

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

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

LE02 Ecological Value of Site and Protection of Ecological Features

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

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Can the land within the construction zone be defined as 'land of low ecological value'?	Yes	1	1	N/A
Will all features of ecological value surrounding the construction zone/site boundary be protected?	Yes			N/A
Total indicative BREEAM credits achieved	1			
Total indicative contribution to overall building score	1.00%			
Total indicative BREEAM innovation credits achieved	N/A			
Indicative minimum standard(s) level	N/A			

Comments/notes:

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:

BREEAM 2011 New Construction Pre-Assessment Estimator

LE04 Enhancing Site Ecology

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

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will a suitably qualified ecologist be appointed to report on enhancing and protecting site ecology?	No	3	0	N/A
Will the suitably qualified ecologists general recommendations be implemented?				
What is the targeted/intended improvement in ecological value as a result of enhancement actions?				

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:

BREEAM 2011 New Construction Pre-Assessment Estimator

LE05 Long Term Impact on Biodiversity

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

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

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

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

POLLUTION	Section Weighting	10.00%	Indicative Section Score	6.15%
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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	Credits available	Indicative credits achieved	Shell & Core option?
Will refrigerant containing systems be installed in the assessed building?	Yes	2	2	N/A
Is the Global Warming Potential of the specified refrigerant(s) likely to be 10 or less?	Yes			
What is the target range Direct Effect Life Cycle CO ₂ eq. emissions for the system?		<i>kgCO₂eq/kW coolth capacity</i>		
Will a refrigerant leak detection and containment system be specified/installed?	Yes	1	1	N/A
Total indicative BREEAM credits achieved		3		
Total indicative contribution to overall building score		2.31%		
Total indicative BREEAM innovation credits achieved		N/A		
Indicative minimum standard(s) level		N/A		

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

Pol02 NO_x Emissions

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

Pre-Assessment question/criteria	Response	Shell & Core option?
Please enter the target/maximum NO _x emission level for space heating/cooling system	44.00 mg/kWh	N/A

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:

BREEAM 2011 New Construction Pre-Assessment Estimator

Pol03 Surface Water Run off

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

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

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:

BREEAM 2011 New Construction Pre-Assessment Estimator

Pol04 Reduction of Night Time Light Pollution

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

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will the external lighting be designed to reduce light pollution?	Yes	1	1	N/A
Total indicative BREEAM credits achieved		1		
Total indicative contribution to overall building score		0.77%		
Total indicative BREEAM innovation credits achieved		N/A		
Indicative minimum standard(s) level		N/A		

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

Pol05 Noise Attenuation

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

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will there be, or is there noise-sensitive areas/buildings within 800m radius of the development?	Yes	1	0	
Will a noise impact assessment be completed and, if applicable, noise attenuation measures specified?	No			N/A
Total indicative BREEAM credits achieved		0		
Total indicative contribution to overall building score		0.00%		
Total indicative BREEAM innovation credits achieved		N/A		
Indicative minimum standard(s) level		N/A		

Comments/notes:

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: