

PROPOSED HOTEL CONVERSION

**203 HIGH HOLBORN
LONDON WC1V 7BD**

BREEAM PRE-ASSESSMENT

SEPTEMBER 2011

EDISTON OPPORTUNITY FUND



CONTENTS

1.0	INTRODUCTION	3
1.1	Site Description	3
1.2	Objective	3
2.0	BREEAM	3
2.1	Rating benchmarks	4
2.2	Environmental Section Weightings	4
2.3	Minimum Standards	5
3.0	BREEAM RATING	6
4.0	SCORING SUMMARY	6
Appendix A.	SCORING SUMMARY	8

1.0 INTRODUCTION

This report has been commissioned by Ediston Opportunity Fund to carry out a BREEAM (BRE Environmental Assessment Method) pre-assessment of the proposed redevelopment of 203 High Holborn, London for a conversion into a Premier Inn Hotel using the BREEM 2011 New Construction Assessment.

1.1 Site Description

203 High Holborn is an existing six storey office building situated in close proximity to Holborn underground station. The redevelopment involves the removal of a screened plant enclosure on the third floor roof and construction of a new 4th floor above to allow the creation of 138 new bedrooms with reception, kitchen and ancillary bar and restaurant facilities together with the associated back of house areas.

1.2 Objective

The objective of this initial pre-assessment report is to identify at this early stage a route for achieving the aim of a minimum BREEAM (Building Research Establishment's Environmental Assessment Method) rating of Very Good (>55%).

The development will also aim to achieve the following as required by Camden Council:-

- Achieve 60% of the credits available under the Water section of the BREEAM assessment
- Achieve 60% of the credits available under the Energy section of the BREEAM assessment
- Achieve 40% of the credits available under the Materials section of the BREEAM assessment

2.0 BREEAM

BREEAM (BRE Environmental Assessment Method) is the most widely used method for assessing the environmental impact of buildings. It sets standards for best practice in sustainable design and has become the de facto measure used to describe a building's environmental performance whether it is new or existing. Standard assessment versions exist for common building types. Less common building types can be assessed against tailored criteria under the Bespoke BREEAM version.

2.1 Rating benchmarks

The rating benchmarks for the 2011 version of BREEAM are outlined below for new buildings and major refurbishments.

BREEAM Rating	% Score
Unclassified	<30
Pass	≥30
Good	≥45
Very Good	≥55
Excellent	≥70
Outstanding*	≥85

* Please note: - there are additional requirements for achieving a BREEAM Outstanding rating.

2.2 Environmental Section Weightings

Once each BREEAM credit has been assessed the category percentage scores achieved are calculated where an environmental weighting is applied. The weighted category scores are then totalled to give a final BREEAM score which is used to determine the BREEAM rating. The environmental weightings are as follows in the table below.

BREEAM Section	Weighting
Management	12%
Health and Wellbeing	15%
Energy	19%
Transport	8%
Water	6%
Materials	12.5%
Waste	7.5%
Land Use & Ecology	10%
Pollution	10%

2.3 Minimum Standards

In order to achieve particular ratings there are minimum standards that need to be met. These particular credits are shown in the table below.

BREEAM issue	BREEAM Rating /Minimum number of credits				
	PASS	GOOD	VERY GOOD	EXCELLENT	OUTSTANDING
Man 01 – Sustainable Procurement	1	1	1	1	2
Man 02 - Responsible construction practices				1	2
Man 04 – Stakeholder Participation				1	1
Hea 01 – Visual Comfort	Criterion 1 only				
Hea 04 – Water Quality	Criterion 1 only				
Ene 01 - Reduction of CO2 emissions				6	10
Ene 02 – Energy Monitoring			1	1	1
Ene 04 - Low or zero carbon technologies				1	1
Wat 01 - Water consumption		1	1	1	2
Wat 02 – Water Monitoring		Criterion 1 only			
Mat 03 – Responsible Sourcing	Criterion 3 only				
Wst 01 – Construction Waste Management					1
Wst 03 – Operational Waste				1	1
Le 03 - Mitigating ecological impact			1	1	1

3.0 BREEAM RATING

An initial review of the BREEAM credits against the proposed scheme has been undertaken with the design team. The table below summarises the likely credits to be awarded to achieve a Very Good rating. As the design develops, further work will be carried out with the design team to provide guidance on meeting the BREEAM criteria as well as targeting possible further credits that will enhance the sustainability of the design to ensure the target rating is achieved. It is likely that the final building will incorporate a mix of these credits as the design develops.

Category	Environmental Weighting	Achieved	Weighted Score
Management	12.00%	59.09%	7.09%
Health and Wellbeing	15.00%	56.25%	8.44%
Energy	19.00%	62.07%	11.79%
Transport	8.00%	77.78%	6.22%
Water	6.00%	62.50%	3.75%
Materials	12.50%	61.54%	7.69%
Waste	7.50%	50.00%	3.75%
Land Use & Ecology	10.00%	40.00%	4.00%
Pollution	10.00%	23.08%	2.31%
TOTAL			56.04%

Table 1 – Pre-assessment BREEAM scoring

The table above shows that at this stage, the development will achieve a score of 56.04% which is a rating of VERY GOOD.

The proposed assessment also achieves the required scores in the Energy, Water and Materials categories to meet the planning requirements.

4.0 SCORING SUMMARY

The scoring summary can be found in Appendix A

Disclaimer

This report is made on behalf of Applied Energy. By receiving the report and acting on it, the client - or any third party relying on it - accepts that no individual is personally liable in contract, tort or breach of statutory duty (including negligence).

Copyright

Copyright exists on the BREEAM logo and this may not be used or reproduced for any purpose without the prior written consent of the BRE. The BREEAM name and logo are registered trademarks of the Building Research Establishment Limited.

Appendix A. SCORING SUMMARY

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	203 High Holburn
Indicative building score (%)	56.04%
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%	7.09%
	Health & Wellbeing	15.00%	8.44%
	Energy	19.00%	11.79%
	Transport	8.00%	6.22%
	Water	6.00%	3.75%
	Materials	12.50%	7.69%
	Waste	7.50%	3.75%
	Land Use and Ecology	10.00%	4.00%
	Pollution	10.00%	2.31%
	Innovation	10.00%	1.00%

BREEAM 2011 New Construction Pre-Assessment Estimator

MANAGEMENT *Section Weighting* **12.00%** *Indicative Section Score* **7.09%**

Man01 Sustainable Procurement

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

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

Total indicative BREEAM credits achieved	4
Total indicative contribution to overall building score	2.18%
Total indicative BREEAM innovation credits achieved	1
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

A BREEAM Accredited Professional will not be employed through the design process. The requirements for commissioning the fixed building services in line with current Best Practice are mandatory to achieve a Very Good rating and will be adopted for this development as well as monitoring energy data post construction.

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

Which considerate construction scheme will be used or required to be used by the principal contractor?	Considerate Constructors Scheme
For the required scheme, what will be the target performance level set for the site/contractor?	A CCS score between 32 and 35.5.

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

Comments/notes:

It is proposed that the requirements to minimise construction site impacts and adopt best practice procedures for the management of the construction site through the Considerate Constructors scheme will be incorporated into the tender documentation. These requirements will be highlighted to the Main Contractors prior to tendering and their approach to meeting this standard should form part of the selection process.

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

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

Comments/notes:

Energy and water consumption will be measured during the construction phase and all will be sourced in accordance with GTPP. An environmental management plan will be incorporated and the best practice policies to prevent pollution will be adopted.

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
Will an appropriate level of consultation activities be undertaken?	Yes	1	1
Will an access statement be developed and appropriate building user facilities provided?	Yes	1	1
Will building user guides and relevant user information be provided?	Yes	1	1
Will a post occupancy evaluation assessment be undertaken and information disseminated?	No	1	0
Total indicative BREEAM credits achieved		3	
Total indicative contribution to overall building score		1.64%	
Total indicative BREEAM innovation credits achieved		N/A	
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level		

Comments/notes:

Consultations with the relevant stakeholders has already been undertaken as part of the planning process, these include discussions with the local planning authority as well as the client and end users. An access statement has been prepared and a building user guide will be put together for the relevant building users and guests.

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
Will a feasibility stage Life Cycle Cost (LCC) analysis be commissioned and completed?	No	1	0
Will a strategic and system level LCC be commissioned and completed?	No	1	0
Will a technical design LCC to be commissioned and completed?	No	1	0
Total indicative BREEAM credits achieved		0	
Total indicative contribution to overall building score		0.00%	
Total indicative BREEAM innovation credits achieved		N/A	
Indicative minimum standard(s) level		N/A	

Comments/notes:

No life cycle costing has been undertaken and so this credit is not being targeted.

BREEAM 2011 New Construction Pre-Assessment Estimator

HEALTH & WELLBEING	<i>Section Weighting</i>	15.00%	<i>Indicative Section Score</i>	8.44%
-------------------------------	--------------------------	---------------	---------------------------------	--------------

Hea01 Visual Comfort

No. of BREEAM credits available	3	Available contribution to overall score	2.81%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will all fluorescent lamps be fitted with high frequency ballasts?	Yes	N/A	N/A
Will all relevant building areas be designed to achieve the appropriate daylight factor(s)?	No	1	
Will the design provide adequate glare control and view out for building users?	Yes	1	1
Will internal/external lighting be specified in accordance with the relevant CIBSE Guides/British Standards?	Yes	1	1
Will all relevant building areas be designed to achieve exemplary level daylight factor(s)?	No	1	0
Total indicative BREEAM credits achieved		2	
Total indicative contribution to overall building score		1.88%	
Total indicative BREEAM innovation credits achieved		0	
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level		

Comments/notes:

High frequency ballasts and lighting levels in line with CIBSE guides will be specified and glare control in the form of blinds will be provided to the relevant occupied areas. From previous experience of other very similar hotels, the daylight factor requirements will not be met and so have not be targeted.

BREEAM 2011 New Construction Pre-Assessment Estimator

Hea02 Indoor Air Quality

No. of BREEAM credits available	4	Available contribution to overall score	3.75%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

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

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

Comments/notes:

No indoor air quality credits have been targeted.

BREEAM 2011 New Construction Pre-Assessment Estimator

Hea03 Thermal Comfort

No. of BREEAM credits available	2	Available contribution to overall score	1.88%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will thermal modelling of the design be carried out?	Yes	1	1
Will the modelling inform the development of a thermal zoning and control strategy?	Yes	1	1
Total indicative BREEAM credits achieved		2	
Total indicative contribution to overall building score		1.88%	
Total indicative BREEAM innovation credits achieved		N/A	
Indicative minimum standard(s) level		N/A	

Comments/notes:

Thermal modelling will be undertaken which will inform the designers of the thermal zoning and control strategy.

BREEAM 2011 New Construction Pre-Assessment Estimator

Hea04 Water Quality

No. of BREEAM credits available	1	Available contribution to overall score	0.94%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will all water systems be designed to comply with the relevant HSE Approved Code of Practice and Guidance? Where humidification is to be provided, will a failsafe humidification system be specified?	Yes	1	1
Will a wholesome supply of accessible, clean and fresh drinking water be supplied for building users?	N/A		
	Yes		
Total indicative BREEAM credits achieved	1		
Total indicative contribution to overall building score	0.94%		
Total indicative BREEAM innovation credits achieved	N/A		
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level		

Comments/notes:

All water systems will be designed in line with HSE approved codes of practice and a clean drinking water supply will be provided. No dehumidification plant is being provided.

BREEAM 2011 New Construction Pre-Assessment Estimator

Hea05 Acoustic Performance

No. of BREEAM credits available	4	Available contribution to overall score	3.75%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will/has a suitably qualified acoustician be appointed to provide appropriate design advice?	Yes		
Will the building meet the relevant acoustic performance standards and testing requirements?	Yes	4	3
Total indicative BREEAM credits achieved		3	
Total indicative contribution to overall building score		2.81%	
Total indicative BREEAM innovation credits achieved		N/A	
Indicative minimum standard(s) level		N/A	

Comments/notes:

An acoustician has been employed to advice on the proposed design and will perform testing prior to completion to ensure the noise within the occupied spaces meets the required criteria.

BREEAM 2011 New Construction Pre-Assessment Estimator

Hea06 Safety and Security

No. of BREEAM credits available	2	Available contribution to overall score	1.88%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Where external site areas are present, will safe access be designed for pedestrians and cyclists?	No	1	0
Will a suitably qualified security consultant be appointed and security considerations accounted for?	Yes	1	1
Total indicative BREEAM credits achieved		1	
Total indicative contribution to overall building score		0.94%	
Total indicative BREEAM innovation credits achieved		N/A	
Indicative minimum standard(s) level		N/A	

Comments/notes:

A security consultant will be employed to advise on measures to be taken to improve security.

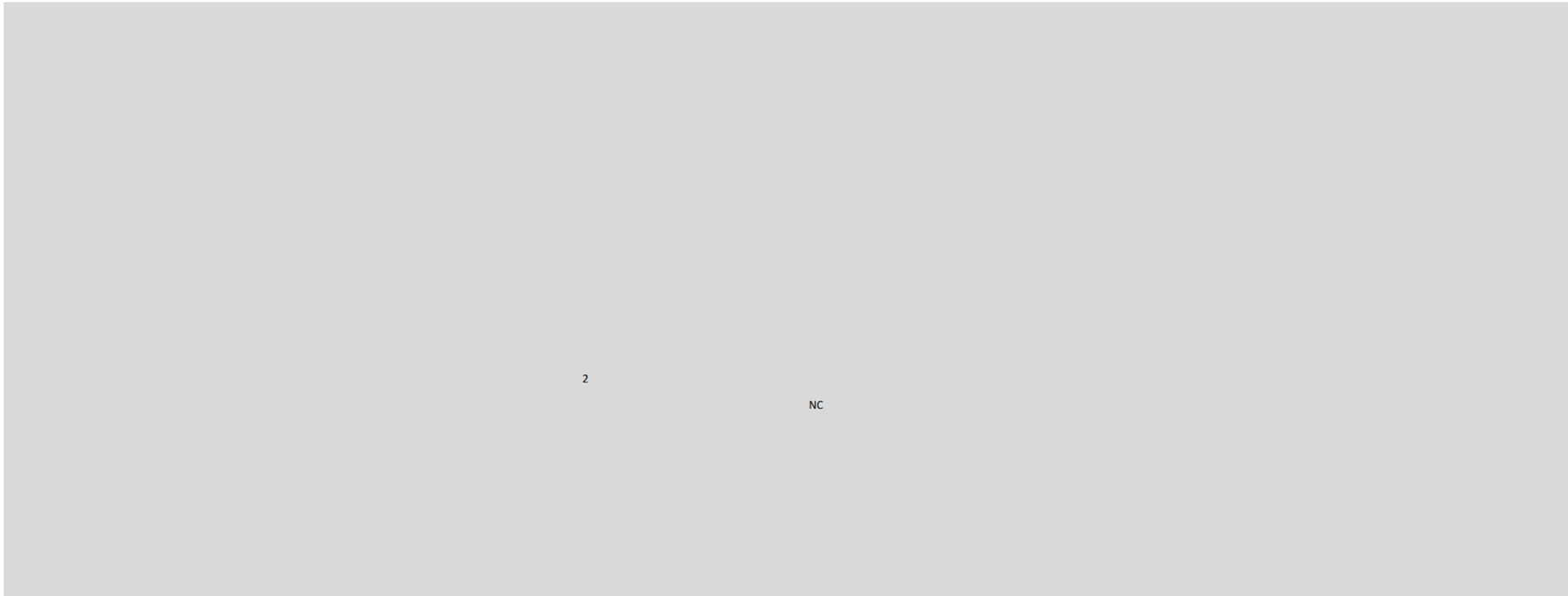
BREEAM 2011 New Construction Pre-Assessment Estimator

ENERGY	<i>Section Weighting</i>	19.00%	<i>Indicative Section Score</i>	11.79%
---------------	--------------------------	---------------	---------------------------------	---------------

Ene01 Reduction of CO₂ Emissions

No. of BREEAM credits available	15	Available contribution to overall score	9.83%
No. of BREEAM innovation credits available	5	Minimum standards applicable	Yes

How do you wish to assess the number of BREEAM credits achieved for this issue?	Define a target number of BREEAM credits achieved		
Select the target number of BREEAM credits for the Ene01 issue	<input type="text" value="8"/>	BREEAM Innovation credits	<input type="text"/>



2

NC

BREEAM 2011 New Construction Pre-Assessment Estimator

Total indicative BREEAM credits achieved	8
Total indicative contribution to overall building score	5.24%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Excellent level

Comments/notes:

It is proposed that the energy efficient measures and gas fired CHP proposed will reduce CO2 emissions enough to achieve 8 credits.

BREEAM 2011 New Construction Pre-Assessment Estimator

Ene02 Energy Monitoring

No. of BREEAM credits available	1	Available contribution to overall score	0.66%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will a BMS or sub-meters be specified to monitor energy use from major building services systems?	Yes	1	1
Will a BMS or sub-meters be specified to monitor energy use by tenant/building function areas?		N/A	N/A
Total indicative BREEAM credits achieved	1		
Total indicative contribution to overall building score	0.66%		
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:

Sub meters will be provided on the major building services systems.

BREEAM 2011 New Construction Pre-Assessment Estimator

Ene03 External Lighting

No. of BREEAM credits available	1	Available contribution to overall score	0.66%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will external light fittings and controls be specified in accordance with the BREEAM criteria?	Yes	1	1
Total indicative BREEAM credits achieved	1		
Total indicative contribution to overall building score	0.66%		
Total indicative BREEAM innovation credits achieved	N/A		
Indicative minimum standard(s) level	N/A		

Comments/notes:

External light fittings will be controlled in accordance with the BREEAM requirements by using photocells and time switches.

BREEAM 2011 New Construction Pre-Assessment Estimator

Ene04 Low and Zero Carbon Technology

No. of BREEAM credits available	5	Available contribution to overall score	3.28%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Compliant LZC feasibility study to be undertaken	Yes	2	1
What will be the intended scope of the feasibility study?	Operational stage carbon savings/emissions		
Target percentage net reduction in operational stage CO2 emissions	27.00%	2	2
Please confirm the intended energy source of the Low and/or zero carbon system?	Mains gas via compliant CHP plant		
Please select	No	1	0
Total indicative BREEAM credits achieved	3		
Total indicative contribution to overall building score	1.97%		
Total indicative BREEAM innovation credits achieved	0		
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level		

Comments/notes:

Part L modelling has been undertaken and the results have shown that the inclusion a LZC technology (gas fired CHP) will reduced CO2 emissions by 27%.

BREEAM 2011 New Construction Pre-Assessment Estimator

Ene05 Energy Efficient Cold Storage

No. of BREEAM credits available	2	Available contribution to overall score	1.31%
No. of BREEAM innovation credits available	1	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will the refrigeration system be designed, installed and commissioned in accordance with BREEAM criteria?	Yes	1	1
Will the refrigeration system demonstrate a saving in indirect greenhouse gas emissions?	No	1	0
Will the refrigeration system be a type described as a 'Future Technology' in the Refrigeration Road Map?	No	1	0
Total indicative BREEAM credits achieved		1	
Total indicative contribution to overall building score		0.66%	
Total indicative BREEAM innovation credits achieved		0	
Indicative minimum standard(s) level		N/A	

Comments/notes:

Cold storage will be installed and commissioned in accordance with BREEAM criteria however it is unclear as to whether the equipment will demonstrate a saving in direct greenhouse gas emissions nor will it be described as Future Technology so these credits have not been targeted.

BREEAM 2011 New Construction Pre-Assessment Estimator

Ene06 Energy Efficient Transportation Systems

No. of BREEAM credits available	2	Available contribution to overall score	1.31%
No. of BREEAM innovation credits available	0	Minimum standards applicable	N/A

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will a transportation system analysis be carried out to determine the optimum number and size of lifts?	Yes	1	1
Will three energy-efficient features offering the greatest potential energy savings be part of the system?	Yes	1	1
Total indicative BREEAM credits achieved	2		
Total indicative contribution to overall building score	1.31%		
Total indicative BREEAM innovation credits achieved	N/A		
Indicative minimum standard(s) level	N/A		

Comments/notes:

The lift consultant will undertake an analysis of the lifts and will specify that 3 energy efficient features are incorporated.

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
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 meet 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	1.31%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria

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

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

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	1.31%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Energy efficient equipment for the offices and kitchen will be selected in accordance with the BREEAM requirements.

BREEAM 2011 New Construction Pre-Assessment Estimator

Ene09 Drying Space

No. of BREEAM credits available	1	Available contribution to overall score	0.66%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will internal/external drying space and fixings be provided?	No	1	0
Total indicative BREEAM credits achieved	0		
Total indicative contribution to overall building score	0.00%		
Total indicative BREEAM innovation credits achieved	N/A		
Indicative minimum standard(s) level	N/A		

Comments/notes:

No drying space is to be provided.

BREEAM 2011 New Construction Pre-Assessment Estimator

TRANSPORT	<i>Section Weighting</i>	8.00%	<i>Indicative Section Score</i>	6.22%
------------------	--------------------------	--------------	---------------------------------	--------------

Tra01 Public Transport Accessibility

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

Pre-Assessment question/criteria

What is the building type category (for the purpose of Tra01 issue assessment)?	Other Building Type 1
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:

The site is located in the centre of London and is within 200 meters of Holborn tube station and only a short walk to close by bus stops and so maximum credits are expected to be achieved.

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
Will the building be in close proximity of and accessible to applicable amenities?	Yes	1	1
Total indicative BREEAM credits achieved	1		
Total indicative contribution to overall building score	0.89%		
Total indicative BREEAM innovation credits achieved	N/A		
Indicative minimum standard(s) level	N/A		

Comments/notes:

The site is located very close to a local supermarket which houses all the amenities needed to meet the credit criteria.

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)? Other Building - transport type 1

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will cycle storage spaces be provided?	No	2	0
Will cyclist facilities be provided?	No		
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:

Not enough cycling facilities are being provided for the site to meet the BREEAM criteria.

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)?	Other Building - transport type 1
Buildings indicative Accessibility Index (sourced from issue Tra01)	18

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

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

Comments/notes:

All parking for disabled guests is being provided so therefore the criteria can be achieved.

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
Will a transport plan based on site specific travel survey/assessment be developed?	Yes	1	1
Total indicative BREEAM credits achieved	1		
Total indicative contribution to overall building score	0.89%		
Total indicative BREEAM innovation credits achieved	N/A		
Indicative minimum standard(s) level	N/A		

Comments/notes:

A travel plan will be produced as part of the planning application.

BREEAM 2011 New Construction Pre-Assessment Estimator

WATER	<i>Section Weighting</i>	6.00%	<i>Indicative Section Score</i>	3.75%
--------------	--------------------------	--------------	---------------------------------	--------------

Wat01 Water Consumption

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

Select the level that corresponds closely to the target or likely water component specification?

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

Comments/notes:

Low flow basin taps and showers will be specified to help reduce water demand as well as low flush WC's and water efficient urinals.

BREEAM 2011 New Construction Pre-Assessment Estimator

Wat02 Water Monitoring

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

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

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

Comments/notes:

The mains water metered and all other main building parts consuming water will be provided with pulsed outputs.

BREEAM 2011 New Construction Pre-Assessment Estimator

Wat03 Water Leak Detection and Prevention

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

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will a mains water leak detection system be installed on the building's mains water supply?	Yes	1	1
Will flow control devices be installed in each sanitary area/facility?	No	1	0
Total indicative BREEAM credits achieved		1	
Total indicative contribution to overall building score		0.75%	
Total indicative BREEAM innovation credits achieved		N/A	
Indicative minimum standard(s) level		N/A	

Comments/notes:

A water leak detection system will be provided on the mains water supply.

BREEAM 2011 New Construction Pre-Assessment Estimator

Wat04 Water Efficient Equipment

Assessment Issue Not Applicable

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

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

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

MATERIALS	Section Weighting	12.50%	Indicative Section Score	7.69%
------------------	--------------------------	---------------	---------------------------------	--------------

Mat01 Life Cycle Impacts

No. of BREEAM credits available	6	Available contribution to overall score	5.77%
No. of BREEAM innovation credits available	1	Minimum standards applicable	No

Pre-Assessment question/criteria

How do you wish to assess the number of BREEAM credits achieved for this issue?	Define a target number of BREEAM credits to be achieved		
Select the number of BREEAM credits being targeted for the Mat01 issue	<input type="text" value="4"/>	BREEAM Innovation credits	<input type="text"/>

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

Comments/notes:

As the material selection for the extension element of the development has not been finalised, the design team have indicated that 4 credits will be targeted for this section.

BREEAM 2011 New Construction Pre-Assessment Estimator

Mat02 Hard Landscaping and Boundary Protection

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

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

Comments/notes:

All new boundary protection will be selected to achieve a Green Guide Rating of at least A.

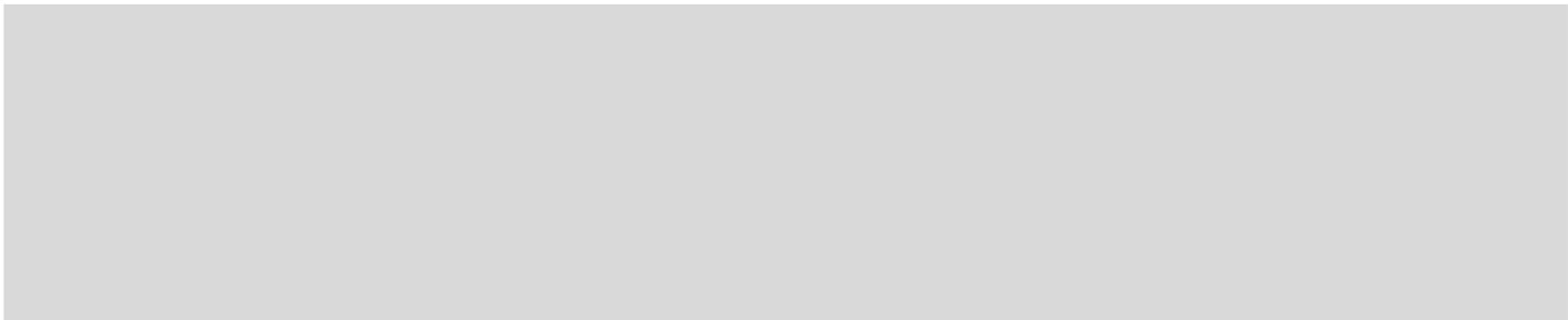
BREEAM 2011 New Construction Pre-Assessment Estimator

Mat03 Responsible Sourcing

No. of BREEAM credits available	3	Available contribution to overall score	2.88%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Pre-Assessment question/criteria

How do you wish to assess the number of BREEAM credits achieved for this issue?	Define a target number of BREEAM credits		
Select the number of BREEAM credits being targeted for the Mat03 issue	1	BREEAM Innovation credits	
Will all timber used on the project be sourced in accordance with the UK Govt's Timber Procurement Policy?	Yes		



Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.96%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

As the material selection for the extension element of the development has not been finalised, the design team have indicated that 1 credit will be targeted for this section.

BREEAM 2011 New Construction Pre-Assessment Estimator

Mat04 Insulation

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

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Is the building targeting an insulating index of 2 or more?	Yes	1	1
Will the building's insulating materials be responsibly sourced?	No	1	0
Total indicative BREEAM credits achieved		1	
Total indicative contribution to overall building score		0.96%	
Total indicative BREEAM innovation credits achieved		N/A	
Indicative minimum standard(s) level		N/A	

Comments/notes:

It is proposed that the building insulated will have a index rating of 2 of more but will not be responsibly sourced.

BREEAM 2011 New Construction Pre-Assessment Estimator

Mat05 Designing for Robustness

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

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

Comments/notes:

BREEAM encourages designs that adopt appropriate measures to improve the robustness of the design and reduce replacement frequency for the building owners which the design team have confirmed will be incorporated.

BREEAM 2011 New Construction Pre-Assessment Estimator

WASTE	Section Weighting	7.50%	Indicative Section Score	3.75%
--------------	--------------------------	--------------	---------------------------------	--------------

Wst01 Construction Waste Management

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

Pre-Assessment question/criteria

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

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

Comments/notes:

Four credits are associated with the reduction and management of site waste from the construction process. To achieve two of these credits a target of less than 6.5 tonnes of waste per 100m² of gross floor area is set. In addition, credit is achieved where at least 65% of non-hazardous construction waste is diverted from landfill and reused or recycled. As no main contractor has been appointed at this stage, the design team have been unable to confirm the likely site waste management strategy and so have based the scoring on experience of similar projects. Therefore three of the four credits have been targeted.

BREEAM 2011 New Construction Pre-Assessment Estimator

Wst02 Recycled Aggregates

No. of BREEAM credits available	1	Available contribution to overall score	0.96%
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:

No recycled aggregates are proposed to be used.

BREEAM 2011 New Construction Pre-Assessment Estimator

Wst03 Operational Waste

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

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will appropriate facilities for the storage of operational recyclable waste volumes be provided?	Yes	1	0
If relevant, will a static waste compactor(s) or baler(s) be specified/installed?	No		
If relevant, will a vessel for composting suitable organic waste be specified/installed?	No		

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	Pre-Assessment result indicates the minimum standards for Very Good level

Comments/notes:

The design team have confirmed that an appropriate area will be provided for the provision of recyclable waste in line with the BREEAM requirements.

BREEAM 2011 New Construction Pre-Assessment Estimator

Wst04 Speculative Floor and Ceiling Finishes

Assessment Issue Not Applicable

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

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved

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

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

LAND USE & ECOLOGY	Section Weighting	10.00%	Indicative Section Score	4.00%
-------------------------------	--------------------------	---------------	---------------------------------	--------------

LE01 Site Selection

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

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

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

Comments/notes:

The new development involves the re-use of the existing building and a floor extension added and so all the proposed site footprint sites within previously developed land however the land is not known to be contaminated.

BREEAM 2011 New Construction Pre-Assessment Estimator

LE02 Ecological Value of Site and Protection of Ecological Features

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

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

Comments/notes:

It is anticipated that the land can be defined as having a low ecological value given that it houses an existing building and that there are no ecological features and so the credits can be targeted.

BREEAM 2011 New Construction Pre-Assessment Estimator

LE03 Mitigating Ecological Impact

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

Pre-Assessment question/criteria

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

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

Comments/notes:

It is unlikely that the proposed development will have any negative change on the sites ecological value and so two credits have been targeted.

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
Will a suitably qualified ecologist be appointed to report on enhancing and protecting site ecology?	No	3	0
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:

No ecologist is proposed to be employed and so these credits have not been targeted.

BREEAM 2011 New Construction Pre-Assessment Estimator

LE05 Long Term Impact on Biodiversity

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

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will the building meet BREEAM's mandatory criteria for this BREEAM issue?	No	2	0
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:

No ecologist is proposed to be employed and so these credits have not been targeted.

BREEAM 2011 New Construction Pre-Assessment Estimator

POLLUTION	Section Weighting	10.00%	Indicative Section Score	2.31%
------------------	--------------------------	---------------	---------------------------------	--------------

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
Will refrigerant containing systems be installed in the assessed building?	Yes	2	1
Is the Global Warming Potential of the specified refrigerant(s) likely to be 10 or less?	No		
What is the target range Direct Effect Life Cycle CO ₂ eq. emissions for the system?	101-1000	<i>kgCO₂eq/kW coolth capacity</i>	
Will a refrigerant leak detection and containment system be specified/installed?	No	1	0
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:

Refrigeration based AC systems are proposed for the hotel but their GWP will be higher than 10 and no leak detection system is proposed so no credits have been targeted.

BREEAM 2011 New Construction Pre-Assessment Estimator

Pol02 NO_x Emissions

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

Pre-Assessment question/criteria

Pre-Assessment question/criteria	Response	
Please enter the target/maximum NO _x emission level for space heating/cooling system	1000.00	<i>mg/kWh</i>
Please enter the target/maximum NO _x emission level for the water heating system	150	<i>mg/kWh</i>

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

Comments/notes:

It is likely that the inclusion of CHP as well as providing space heating and cooling powered by electricity will provide Nox levels over and above the desired levels and so no credits have been targeted.

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

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

Comments/notes:

The site is located in an area of low flood risk but no flood risk assessment is likely to be undertaken and no attenuation measures are to be incorporated.

BREEAM 2011 New Construction Pre-Assessment Estimator

Pol04 Reduction of Night Time Light Pollution

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

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will the external lighting be designed to reduce light pollution?	No	1	0
Total indicative BREEAM credits achieved	0		
Total indicative contribution to overall building score	0.00%		
Total indicative BREEAM innovation credits achieved	N/A		
Indicative minimum standard(s) level	N/A		

Comments/notes:

This credit has not been targeted.

BREEAM 2011 New Construction Pre-Assessment Estimator

Pol05 Noise Attenuation

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

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will there be, or is there noise-sensitive areas/buildings within 800m radius of the development?	Yes	1	1
Will a noise impact assessment be completed and, if applicable, noise attenuation measures specified?	Yes		
Total indicative BREEAM credits achieved		1	
Total indicative contribution to overall building score		0.77%	
Total indicative BREEAM innovation credits achieved		N/A	
Indicative minimum standard(s) level		N/A	

Comments/notes:

A noise impact assessment will be undertaken and measures incorporated to attenuate noise from plant to the desired levels.

BREEAM 2011 New Construction Pre-Assessment Estimator

INNOVATION	<i>Section Weighting</i>	10.00%	<i>Indicative Section Score</i>	1.00%
-------------------	--------------------------	---------------	---------------------------------	--------------

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	Yes	1	1
Man02 Responsible Construction Practices	No	1	0
Hea01 Visual Comfort	No	1	0
Ene01 Reduction of CO2 Emissions	No	5	0
Ene04 Low and Zero Carbon Technology	No	1	0
Ene05 Energy Efficient Cold Storage	No	1	0
Wat01 Water Consumption	No	1	0
Mat01 Life Cycle Impacts	No	1	0
Mat03 Responsible Sourcing of Materials	No	1	0
Wst01 Construction Waste Management	No	1	0
Wst02 Recycled Aggregates	No	1	0

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

Comments/notes: