

- Benchmarks set for CO₂ emissions to align with the new Energy Performance Certificates
- Shell only assessment
- Changes to specific credits
- New award rating of BREEAM 'Outstanding' for developments which go considerably beyond the 'Excellent' rating
- The opportunity to add as much as 10% to the score for the development through the opportunity to demonstrate exemplary level achievement for certain credits and/or the submission of innovation credits

2.5 The credits which the design team has anticipated it will achieve within a formal assessment are not necessarily credits which will be pursued into a formal assessment and the anticipation of achievement does not bind the developer to achieving particular credits in order to gain a BREEAM rating.

2.6 In the following sections, individual credits are assessed on a predictive basis. In all cases the fundamental requirements of the credits were discussed with the design team and it was explained that the formal requirements, (as issued by the BRE) would need to be adhered to during a formal assessment.

Management

Management Overview

- 2.7 Sustainable construction concerns more than just the fabric of buildings; it also includes the management issues associated before, during and after the development's construction. The management of buildings during both the construction and operation phase provides an opportunity for making effective decisions and efficient use of resources in a planned, transparent manner which can be documented. Commissioning is especially important considering the potentially large efficiency savings through adjustments which can be made to building systems when in use.

Man 1: Commissioning

Aim

- 2.8 To recognise and encourage an appropriate level of building services commissioning that is carried out in a co-ordinated and comprehensive manner, thus ensuring optimum performance under actual occupancy conditions.

Criteria

- 2.9 Two credits are available as follows:

Credits	Headline Requirement
1	Where evidence provided demonstrates that an appropriate project team member has been appointed to monitor commissioning on behalf of the client to ensure commissioning will be carried out in line with current best practice.
2	Where, in addition to the above, evidence provided demonstrates that seasonal commissioning will be carried out during the first year of occupation, post construction (or post fit out).

- 2.10 The headline requirements of this credit have been discussed with the design team and both the appointment of a commissioning monitor and seasonal commissioning will be undertaken as required by the technical requirements of the credit.
- 2.11 Both credits are awarded on a predictive basis for both the offices and multi-residential assessment.

Man 2: Considerate ConstructorsAim

- 2.12 To recognise and encourage construction sites which are managed in an environmentally and socially considerate and accountable manner.

Criteria

- 2.13 Two credits are available as follows:

Credits	Headline Requirement
1	Where evidence provided demonstrates that there is a commitment to comply with best practice site management principles.
2	Where evidence provided demonstrates that there is a commitment to go beyond best practice site management principles.

- 2.14 The first of the credits can be achieved where the main contractor achieves an award of between 24 and 31.5 points in the Considerate Constructors Scheme. The second credit can be achieved where a score of 32 or above is achieved. The Design team are confident that at least one credit can be achieved, and there is likelihood that the second credit will also be achieved.
- 2.15 One credit is awarded on a predictive basis for both the offices and multi-residential elements of the scheme. It is recommended to add the requirement into the contractor's specification.

Innovation Credit

- 2.16 An innovation achievement credit is available within this category.

Credits	Headline Requirement
1	<p>Where post construction, a Considerate Constructors Scheme certificate can be provided demonstrating that the site achieved CCS Code of Considerate Practice with a score of at least 36.</p> <p>OR</p> <p>Where post construction, the site has complied in full with the alternative, independently assessed scheme, and the alternative scheme addresses all the mandatory and optional items in Checklist A2.</p>

- 2.17 If extra credits are needed to meet the required rating then achieving a higher score in the considerate constructor's scheme could be a possible avenue to pursue.

Man 3: Construction Site Impacts

Aim

- 2.18 To recognise and encourage construction sites managed in an environmentally sound manner in terms of resource use, energy consumption and pollution.

Criteria

- 2.19 Four credits are available as follows:

Credits	Headline Requirement
1	Where evidence provided demonstrates that 2 or more of items a-g (listed below) are achieved.
2	Where evidence provided demonstrates that 4 or more of items a-g (listed below) are achieved.
3	Where evidence provided demonstrates that 6 or more of items a-g are achieved: a. Monitor, report and set targets for CO ₂ or energy arising from site activities b. Monitor, report and set targets for CO ₂ or energy arising from transport to and from site c. Monitor, report and set targets for water consumption arising from site activities d. Implement best practice policies in respect of air (dust) pollution arising from the site e. Implement best practice policies in respect of water (ground and surface) pollution occurring on the site f. Main contractor has an environmental materials policy, used for sourcing of construction materials to be utilised on site g. Main contractor operates an Environmental Management System.
1	Where evidence provided demonstrates that at least 80% of site timber is responsibly sourced and 100% is legally sourced.

- 2.20 The Design team consider that it will be possible to achieve at least 3 credits, and potentially a fourth.
- 2.21 It is recommended a contract condition be included requiring that all timber is proven to legally sourced, at least 80% of which is from sustainable sources. This requirement will be passed onto the contractor.
- 2.22 Three credits are awarded on a predictive basis for both the offices and multi-residential scheme elements.

Man 4: Building User GuideAim

- 2.23 To recognise and encourage the provision of guidance for the non technical building user so they can understand and operate the building efficiently.

Criteria

- 2.24 One credit is available as follows:

Credits	Headline Requirement
1	Where evidence provided demonstrates the provision of a simple guide that covers information relevant to the tenant/occupants and non-technical building manager on the operation and environmental performance of the building.

- 2.25 The Design team are confident this credit can be achieved. It is likely this requirement will be passed on as a specification for the contractor, and will form part of their contract. Note that separate manuals are likely to be required / necessary for the offices and multi-residential elements of the scheme.
- 2.26 One credit is awarded on a predictive basis for both the offices and multi-residential scheme elements

Man 6: ConsultationAim

- 2.27 To involve the relevant stakeholders (including building users, residents and local government) in the design process in order to provide buildings fit for purpose and to increase local 'ownership'.

Criteria

- 2.28 Two credits are available as follows:

Credits	Headline Requirement
1	Where evidence provided demonstrates that consultation has been, or is being, undertaken and feedback given to the local community and building users. In addition, advice should also have been sought from any relevant national and local history, archaeological bodies or military history groups regarding the heritage value of the building/site/surroundings.
2	Where, in addition to the above, evidence provided demonstrates that changes to the design and/or action has been taken as a result of the above consultation process. This should include the protection of any parts of the building (or site) having historic or heritage value in accordance with independent advice from the relevant body.

2.29 Note that the credit for consultation applies only to the multi-residential element of the scheme. There has been a level of consultation with relation to the proposed scheme including the following:

- Consultation with the building users – Hopscotch (offices). Note that although the credit applies only to the multi-residential element, the users of Hopscotch are the identifiable future tenants of the lower levels of the building and will therefore be directly affected. Identifiable changes have been made as a result of this consultation and are on record.
- Consultation with neighbouring Catholic School.
- Consultation with the Camden Borough Council officer for design and heritage. The roof design has been changed as a result of this consultation.

2.30 The Design Team are confident all the necessary evidence of consultation is on record and it is thought likely that the necessary parties as identified by BREEAM in the full technical documents have been consulted. It is recommended that the full technical requirements of the credit are consulted by the Design Team in order that it is checked whether the appropriate records and scope of consultation are available.

2.31 One credit is awarded on a predictive basis for the multi-residential element only.

Man 8: Security

Aim

2.32 To recognise and encourage the implementation of effective design measures that will reduce the opportunity for and fear of crime on the new development.

Criteria

2.33 One credit is available as follows:

Credits	Headline Requirement
1	Where evidence provided demonstrates that an <i>Architectural Liaison Officer (ALO)</i> or <i>Crime Prevention Design Advisor (CPDA)</i> from the local police force has been consulted at the design stage and their recommendations incorporated into the design of the building and its parking facilities (if relevant).

- 2.34 The Design team already intend to pursue the Secure by Design standard and consultations have already begun with the appropriate contact from the Metropolitan Police. A list of recommendations for the scheme has been produced and are to be integrated into the detailed design.
- 2.35 One credit is awarded on a predictive basis for both the offices and multi-residential scheme elements.

Health & Wellbeing

Health & Wellbeing Overview

- 2.36 Occupants of a building can be affected in many ways by its internal environment through lighting, availability of fresh air, control of pathogens, e.g. legionella, and thermal and acoustic performance. There are health and safety considerations associated with these parameters and buildings which do not control these effects can as a result become labelled as suffering from the term 'sick building syndrome', whilst still being legally safe. Steps taken to manage the internal environment can hold a positive influence for the building users experience and productivity within the building. This development has been designed to promote health and wellbeing in a number of areas.

Hea 1: Daylighting

Aim

- 2.37 To give building users sufficient access to daylight.

Criteria

- 2.38 One credit is available as follows:

Credits	Headline Requirement
1	Where evidence provided demonstrates that at least 80% of floor area in each <i>occupied space</i> is adequately daylight.

- 2.39 The fundamental requirements of this credit have been discussed with the Design team and the building already benefits from ample glazed areas. Achievement of the credit is therefore likely though it is recognised that further calculations at a more advanced stage of design would need to be undertaken to confirm this.
- 2.40 The credit has been awarded on a predictive basis for both the offices and multi-residential scheme elements.

Innovation Credit

2.41 An innovation achievement credit is available within this category.

Credits	Headline Requirement
1	At least 80% of the floor area (for the building spaces/room identified above in the standard requirements) has an average daylight factor of 3% in multi-storey buildings and 4% in single-storey buildings.

2.42 Should the calculations prove that the innovation credit is achievable then the score will be increased.

Hea 2: View OutAim

2.43 To allow occupants to refocus their eyes from close work and enjoy an external view, thus reducing the risk of eyestrain and breaking the monotony of the built environment.

Criteria

2.44 One credit is available as follows:

Credits	Headline Requirement
1	Where evidence provided demonstrates that all <i>relevant building areas</i> have an adequate <i>view out</i> .

2.45 Achievement of this credit is thought likely. All occupied spaces are relatively small so the 7 m rule which is a requirement of this credit should be met. It is anticipated that no one workstation / relevant area would be more than 4m from a window with an appropriate view.

2.46 One credit is awarded on a predictive basis for both the offices and multi-residential scheme elements.

Hea 3: Glare ControlAim

2.47 To reduce problems associated with glare in occupied areas through the provision of adequate controls.