

### 3 Conclusion

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- 3.1 The results of the BREEAM predictive assessment demonstrate that the proposed development has the potential to achieve a score within the following range:
- **Offices Assessment: 70.95 - 'Excellent'**
  - **Multi Residential Assessment: 64.58 - 'Very Good'**
- 3.2 Performance in the various categories is demonstrated in Figure 1. The proposals performed best in both the Offices and Multi-Residential predictive assessments in the Transport category. The offices assessment then scored best in the Waste category, with the multi-residential assessment scoring best in the Health & Wellbeing category.
- 3.3 Noting the predictive nature of this assessment, these scores are representative of the likely score the development may achieve during a formal assessment and scores are subject to update and change in a formal assessment and when full detailed design information becomes available.
- 3.4 The achievement of scores in a formal assessment is subject to satisfactory evidence being received in line with the full formal credit and evidence requirements.
- 3.5 The area where the predictive assessment has identified a relatively low score is Land Use & Ecology. This is a reflection of the characteristics of this development in which there is no outdoor space, or planted area to develop.
- 3.6 Some specific areas where queries would need to be raised with the BRE at a formal stage have been identified. These include the following:
- Hea 4: High frequency lighting
  - Hea 20: Home office
  - Hea 21: Sound insulation
  - Tra 3: Cyclist facilities
  - Wst 3: Recyclable waste storage
  - Pol 5: Flood Risk
- 3.7 It should be noted that there is a requirement under the 2008 scheme that a post-construction review must be carried out. Therefore, it should be kept in mind that commitments made at the future formal stage assessment will need to be implemented and evidenced in the completed building.

- 3.8 It is self-evident that making changes to the design to improve sustainability may have cost implications for the project.
- 3.9 Please note the following with regard to the formal assessment stage:
- BREEAM is an auditable paper trail: no credits can be awarded without the supporting documentation.
  - The information needs to be supplied as requested within the evidence requirements.
  - The assessor is an agent of the BRE. The role of the assessor is to check the information submitted meets the requirements in full. The assessor does not prepare the evidence documentation, only the report which summarises the scoring.
  - The burden of proof rests with the Design Team:
    - It is the responsibility of the design team, not the assessor, to demonstrate in the information supplied that a credit has been achieved. It is essential to follow the full technical requirements contained within the BREEAM Technical manuals available from the BRE website / assessor.
    - If a credit is not being sought, and the information does not demonstrate that the criteria have been met, there is no need to submit information to support this.

## References

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1. Bioregional, 2005, Potential for Reducing the Environmental Impact of Construction Materials [online, accessed 08-02-08]
2. BRE, BREEAM Process Notes regarding scheme changes (Jan 2008-present)
3. BRE, BREEAM Offices 2008 Technical Manual, issue 3
4. BRE, BREEAM Multi-Residential Technical Manual, issue 1. .
5. Defra, 2008, Defra E-Digest Statistics Climate Change [online, accessed 08-02-08]
6. Environment Agency (2006) Do We Need Large Scale Water Transfers for South East England [online, accessed 12-08-08]
7. Environment Agency, (2008) Reducing the Environmental Impacts of Road and Air Transport: Position Statement [online, accessed 08-02-08]
8. Environment Agency, (2008b) Waste [online, accessed 13-11-08]

# Appendix A

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## BRE Scoping Opinion



