



Hawley Primary School

BREEAM Pre-Assessment

September 2013

Waterman Energy, Environment & Design Limited

Merchants House, Wapping Road, Bristol, BS1 4RW, United Kingdom
www.watermangroup.com

Hawley Primary School

BREEAM Pre-Assessment

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This document has been prepared and checked in accordance with Waterman Group's IMS (BS EN ISO 9001: 2008, BS EN ISO 14001: 2004 and BS OHSAS 18001:2007)

Issue	Date	Prepared by	Checked by	Approved by
Second Issue	September 2013	Chris Illman Principal Consultant	Richard Stockwell Regional Director	Richard Stockwell Regional Director

Our Markets



Property & Buildings



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Contents

1. Introduction	1
2. BREEAM New Construction Pre-Assessment	2
2.1 BREEAM Methodology	2
2.2 Potential BREEAM Rating	3
3. Summary	6

Tables

Table 1: BREEAM Ratings.....	2
Table 2: Mandatory Credits to Achieve an Very Good Rating	3
Table 3: Summary of targeted credits.....	3

Appendices

Appendix A Pre-Assessment Calculator Tool

1. Introduction

This Pre-Assessment Report has been prepared by Waterman Energy, Environment & Design Ltd (Waterman EED) on behalf of Stanley Siddings on behalf of Hawley Infants School (hereafter referred to as 'the Client').

The existing Hawley Infants School is a one-form entry school, located on Buck Street, near to Camden Town underground station. It is proposed that pupils and staff be relocated to a new, expanded Primary School (including refurbishment of an existing Grade-II listed Victorian house to be used as an Annexe), which will be built within Area B of the Camden Lock Village Development, off Hawley Road.

The new school shall accommodate approximately 210 pupils between 4 and 11 years of age, plus a 30-place nursery. It is envisaged that the new school will be used by the community outside of normal school hours, particularly the multi-purpose Hall.

An initial BREEAM Pre-Assessment has been undertaken based on the emerging design, and discussions with the design team.

The report summarises the results of the Pre-Assessment and sets out the commitments and assumptions made. A copy of the Pre-Assessment calculator tools are set out as an Appendix to this report.

2. BREEAM New Construction Pre-Assessment

2.1 BREEAM Methodology

The Building Research Establishment (BRE) has developed a voluntary, standard environmental assessment method (known as BREEAM), by which the environmental impact of a building is assessed against a range of issues, and credits are awarded where the building achieves a benchmark performance. BREEAM seeks to bring about reductions in the environmental impact of buildings through recognition of the business benefits which can be achieved.

The methodology addresses impacts of a building on the global, local and indoor environments across a range of issues, grouped under the headings of:

- Management;
- Health and Wellbeing;
- Energy;
- Transport;
- Water;
- Materials;
- Waste;
- Land Use & Ecology; and
- Pollution.

The credits scored are shown as a weighted percentage score, which itself corresponds to an overall rating of Pass, Good, Very Good, Excellent or Outstanding.

Table 1: BREEAM Ratings

Score (%)	BREEAM Rating
<25	Unclassified
≥25 - <40	Pass
≥40 - <55	Good
≥55 - <70	Very Good
≥70 - <85	Excellent
85+	Outstanding

A Pre-Assessment estimator provides a quick evaluation of the BREEAM rating likely to be achieved under a Design Stage assessment. The results can be used to feed into the design process in order to maximise the score achieved. Its completion is a means of monitoring the sustainability performance of the development against this established, independent benchmark. It should be noted that, as the Pre-Assessment Estimator is a simplified version of the full method, it only provides an estimate of the BREEAM rating. As a consequence, the final rating may vary following a Design Stage assessment.

The BREEAM 2011 methodology includes a selection of mandatory credits which must be obtained to achieve a certain rating. For a BREEAM 'Very Good' rating these are as follows:

Table 2: Mandatory Credits to Achieve an Very Good Rating

Credit Ref.	Credit Name
Man 1	Sustainable Procurement (1 credit)
Hea 1	Visual Comfort (Criterion 1)
Hea 4	Water Quality (Criterion 1)
Ene 2	Energy Monitoring (First sub-metering credit)
Wat 1	Water Consumption (1 credit)
Wat 2	Water Monitoring (Criterion 1)
Mat 3	Responsible Sourcing (Criterion 3)
LE 3	Mitigating Ecological Impact (1 credit)

2.2 Potential BREEAM Rating

Based on the information detailed in this report, the likely BREEAM rating of the proposed facility is currently **'Very Good'** with a weighted BREEAM score of 60.03%. The proposals will also meet all the mandatory level requirements for an 'Very Good' rating. Table 3 provides a summary of the credits targeted.

Table 3: Summary of targeted credits

Credit Ref.	Credit Name	Credits Available	Credits Assumed
Management			
Man 1	Sustainable Procurement	8	1
Man 2	Responsible Construction Practices	2	2
Man 3	Construction Site Impacts	5	5
Man 4	Stakeholder Participation	4	3
Man 5	Life Cycle Cost and Service Life Planning	3	0
Health & Wellbeing			
Hea 1	Visual Comfort	3	2
Hea 2	Indoor Air Quality	4	1
Hea 3	Thermal Comfort	2	2
Hea 4	Water Quality	1	0
Hea 5	Acoustic Performance	3	1
Hea 6	Safety and Security	2	2
Energy			
Ene 1	Reduction Of CO ₂ Emissions – Energy	15	10
Ene 2	Energy Monitoring	1	1
Ene 3	External Lighting	1	1
Ene 4	Low and Zero Carbon Technology	5	4
Ene 6	Energy Efficient Transportation Systems	2	2

Credit Ref.	Credit Name	Credits Available	Credits Assumed
Ene 8	Energy Efficient Equipment	2	0
Transport			
Tra 1	Public Transport Accessibility	3	3
Tra 2	Proximity To Amenities	1	1
Tra 3	Cyclist Facilities	2	2
Tra 5	Travel Plan	1	1
Water			
Wat 1	Water Consumption	5	3
Wat 2	Water Monitoring	1	1
Wat 3	Water Leak Detection and Prevention	2	0
Wat 4	Water Efficient Equipment	1	1
Materials			
Mat 1	Life Cycle Impacts	6	3
Mat 2	Hard Landscaping and Boundary Protection	1	1
Mat 3	Responsible Sourcing	3	1
Mat 4	Insulation	2	2
Mat 5	Designing For Robustness	1	1
Waste			
Wst 1	Construction Site Waste Management	4	3
Wst 2	Recycled Aggregates	1	0
Wst 3	Operational Waste	1	1
Land Use & Ecology			
LE1	Site Selection	2	1
LE2	Ecological Value Of Site And Protection Of Ecological Features	1	1
LE3	Mitigating Ecological Impact	2	2
LE4	Enhancing Site Ecology	3	0
LE5	Long Term Impact On Biodiversity	2	0
Pollution			
Pol 1	Impact of Refrigerants	3	0
Pol 2	NOx Emissions	3	3
Pol 3	Surface Water Run Off	5	0
Pol 4	Reduction Of Night Time Light Pollution	1	1
Pol 5	Noise Attenuation	1	1
Innovation			
Man 1	Sustainable Procurement	1	0
Man 2	Responsible Construction Practices	1	0
Hea 1	Visual Comfort	1	0

Credit Ref.	Credit Name	Credits Available	Credits Assumed
Ene 1	Reduction of CO ₂ Emissions	5	0
Ene 4	Low and Zero Carbon Technology	1	1
Ene 5	Energy Efficient Cold Storage	1	0
Wat 1	Water Consumption	1	0
Mat 1	Life Cycle Impacts	1	0
Mat 3	Responsible Sourcing Of Materials	1	0
Wst 1	Construction Site Waste Management	1	0
Wst 2	Recycled Aggregates	1	0

3. Summary

Based on the information detailed in this report, the proposals would achieve a predicted rating of 'Very Good' with a score of 60.03%. The proposals achieve all the mandatory criteria for a BREEAM Very Good' rating.

The Design Team must ensure that all the credits that have been committed to are met in order for the rating to be achieved. The Design Team must also be aware that all information must be documented in either specifications or drawings for these credits to be awarded in the Design Stage and Post Construction Review assessments. Credits cannot be awarded where information provided is incomplete. A summary of the Pre-Assessment and a brief outline of the specification clauses and Design Team actions required to meet the BREEAM rating for each scheme have been included as appendices to this report.



APPENDICES



Appendix A

Pre-Assessment Calculator Tool

BREEAM 2011 New Construction Assessment Report: Rating & Key Performance Indicators

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.

Overall Indicative Building Performance

Building name	Hawley
Indicative building score (%)	60.03%
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 Excellent level

Summary of Indicative Building Performance by Environmental Section and Assessment Issue

	Indicative no. credits available	Indicative no. credits Achieved	Indicative contribution to score	Minimum standards level achieved
Management				
Man01 Sustainable Procurement	8.0	1.0	0.55%	Pre-Assessment result indicates the minimum standards for Excellent level
Man02 Responsible Construction Practices	2.0	2.0	1.09%	Pre-Assessment result indicates the minimum standards for Outstanding level
Man03 Construction Site Impacts	5.0	5.0	2.73%	N/A
Man04 Stakeholder Participation	4.0	3.0	1.64%	Pre-Assessment result indicates the minimum standards for Outstanding level
Man05 Life cycle cost and service life planning	3.0	0.0	0.00%	N/A
Total indicative environmental section performance	22.0	11.0	6.00%	
Health & Wellbeing				
Hea01 Visual Comfort	3.0	2.0	2.00%	Pre-Assessment result indicates the minimum standards for Outstanding level
Hea02 Indoor Air Quality	4.0	1.0	1.00%	N/A
Hea03 Thermal Comfort	2.0	2.0	2.00%	N/A
Hea04 Water Quality	1.0	0.0	0.00%	Pre-Assessment result indicates the minimum standards for Outstanding level
Hea05 Acoustic Performance	3.0	1.0	1.00%	N/A
Hea06 Safety and Security	2.0	2.0	2.00%	N/A
Total indicative environmental section performance	15.0	8.0	8.00%	
Energy				
Ene01 Reduction of CO2 Emissions	15.0	10.0	7.31%	Pre-Assessment result indicates the minimum standards for Outstanding level
Ene02 Energy Monitoring	1.0	1.0	0.73%	Pre-Assessment result indicates the minimum standards for Outstanding level
Ene03 External Lighting	1.0	1.0	0.73%	N/A
Ene04 Low and Zero Carbon Technology	5.0	4.0	2.92%	Pre-Assessment result indicates the minimum standards for Outstanding level
Ene05 Energy Efficient Cold Storage	N/A	N/A	N/A	N/A
Ene06 Energy Efficient Transportation Systems	2.0	2.0	1.46%	N/A
Ene07 Energy Efficient Laboratory Systems	N/A	N/A	N/A	N/A
Ene08 Energy Efficient Equipment	2.0	0.0	0.00%	N/A
Ene09 Drying Space	N/A	N/A	N/A	N/A
Total indicative environmental section performance	26.0	18.00	13.15%	
Transport				
Tra01 Public Transport Accessibility	3.0	3.0	3.43%	N/A
Tra02 Proximity to Amenities	1.0	1.0	1.14%	N/A
Tra03 Cyclist facilities	2.0	2.0	2.29%	N/A
Tra04 Maximum Car Parking Capacity	N/A	N/A	N/A	N/A
Tra05 Travel Plan	1.0	1.0	1.14%	N/A
Total indicative environmental section performance	7.0	7.0	8.00%	
Water				
Wat01 Water Consumption	5.0	3.0	2.00%	Pre-Assessment result indicates the minimum standards for Outstanding level
Wat02 Water Monitoring	1.0	1.0	0.67%	Pre-Assessment result indicates the minimum standards for Outstanding level
Wat03 Water Leak Detection and Prevention	2.0	0.0	0.00%	N/A
Wat04 Water Efficient Equipment	1.0	1.0	0.67%	N/A
Total indicative environmental section performance	9.0	5.0	3.33%	
Materials				
Mat01 Life Cycle Impacts	6.0	3.0	2.88%	N/A
Mat02 Hard Landscaping and Boundary Protection	1.0	1.0	0.96%	N/A
Mat03 Responsible Sourcing	3.0	1.0	0.96%	Pre-Assessment result indicates the minimum standards for Outstanding level
Mat04 Insulation	2.0	2.0	1.92%	N/A
Mat05 Designing for Robustness	1.0	1.0	0.96%	N/A
Total indicative environmental section performance	13.0	8.00	7.69%	
Waste				
Wst01 Construction Waste Management	4.0	3.0	3.75%	Pre-Assessment result indicates the minimum standards for Outstanding level
Wst02 Recycled Aggregates	1.0	0.0	0.00%	N/A
Wst03 Operational Waste	1.0	1.0	1.25%	Pre-Assessment result indicates the minimum standards for Outstanding level
Wst04 Speculative Floor and Ceiling Finishes	N/A	N/A	N/A	N/A
Total indicative environmental section performance	6.0	4.00	5.00%	
Land Use and Ecology				
LE01 Site Selection	2.0	1.0	1.00%	N/A
LE02 Ecological Value of Site and Protection of Ecological Features	1.0	1.0	1.00%	N/A
LE03 Mitigating Ecological Impact	2.0	2.0	2.00%	Pre-Assessment result indicates the minimum standards for Outstanding level
LE04 Enhancing Site Ecology	3.0	0.0	0.00%	N/A
LE05 Long Term Impact on Biodiversity	2.0	0.0	0.00%	N/A
Total indicative environmental section performance	10.0	4.00	4.00%	
Pollution				
Pol01 Impact of Refrigerants	3.0	0.0	0.00%	N/A
Pol02 NOx Emissions	3.0	3.0	2.31%	N/A
Pol03 Surface Water Run off	5.0	0.0	0.00%	N/A
Pol04 Reduction of Night Time Light Pollution	1.0	1.0	0.77%	N/A
Pol05 Noise Attenuation	1.0	1.0	0.77%	N/A
Total indicative environmental section performance	13.0	5.00	3.85%	
Innovation				
Inn01 Innovation	10.0	1.0	1.00%	N/A
Total indicative environmental section performance	10.0	1.00	1.00%	

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	Hawley
Indicative building score (%)	60.03%
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 Excellent level

MANAGEMENT	Section Weighting	12.00%	Indicative Section Score	6.00%
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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?	No	1	0
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?	No	1	0
Will water/energy consumption data be recorded and aftercare support provided for 12 months?	No	1	0
Will water/energy consumption be recorded/reported for 3 years post construction?	No	1	0

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.55%
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

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:

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?	Yes	1	1
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	5
Total indicative contribution to overall building score	2.73%
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
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?		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:

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:

BREEAM 2011 New Construction Pre-Assessment Estimator

Hea02 Indoor Air Quality

No. of BREEAM credits available	4	Available contribution to overall score	4.00%
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?	Yes	1	0
Will the building be designed to minimise sources of internal air pollution?	No		
Will the relevant products be specified to meet the VOC testing and emission levels required?	Yes	1	1
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	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

Hea03 Thermal Comfort

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 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	2.00%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

Hea04 Water Quality

No. of BREEAM credits available	1	Available contribution to overall score	1.00%
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	0
Will a wholesome supply of accessible, clean and fresh drinking water be supplied for building users?	N/A		
	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 Outstanding level

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

Hea05 Acoustic Performance

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/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	3	1
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

Hea06 Safety and Security

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
Where external site areas are present, will safe access be designed for pedestrians and cyclists?	Yes	1	1
Will a suitably qualified security consultant be appointed and security considerations accounted for?	Yes	1	1

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	N/A

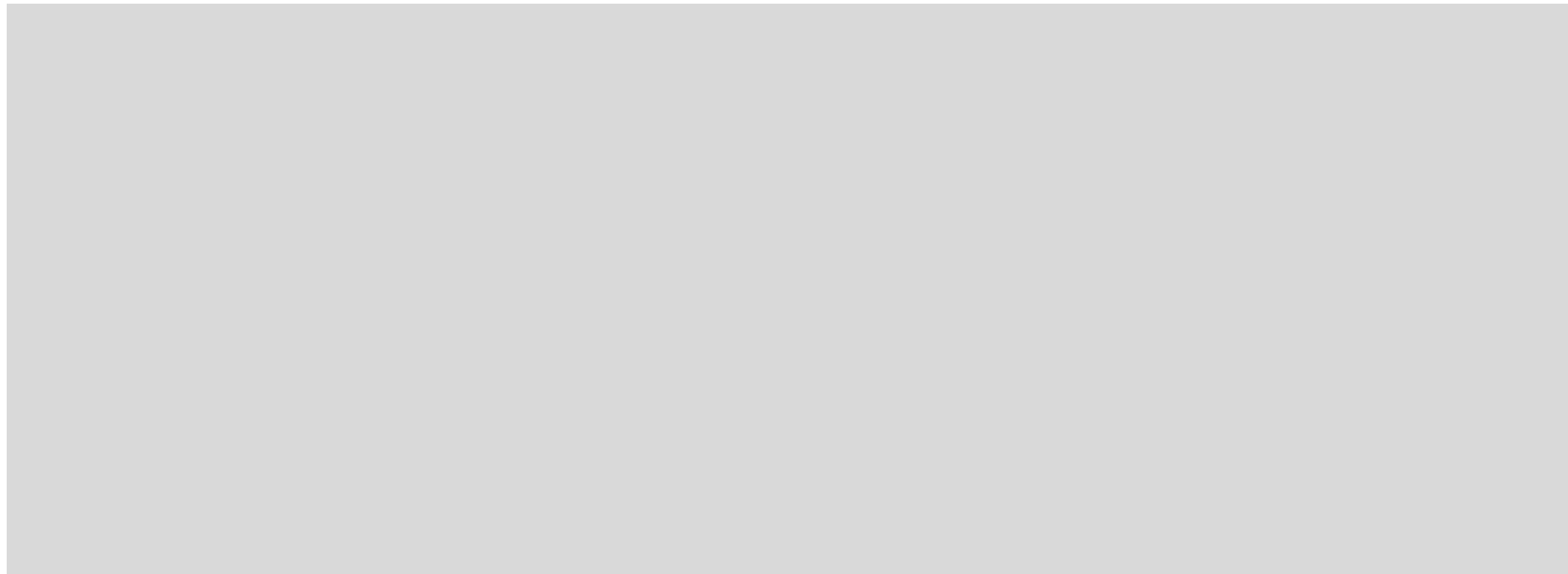
Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

ENERGY **Section Weighting 19.00%** **Indicative Section Score 13.15%**

Ene01 Reduction of CO₂ Emissions

No. of BREEAM credits available	15	Available contribution to overall score	10.96%
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	10	BREEAM Innovation credits	



BREEAM 2011 New Construction Pre-Assessment Estimator

Total indicative BREEAM credits achieved	10
Total indicative contribution to overall building score	7.31%
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

Ene02 Energy Monitoring

No. of BREEAM credits available	1	Available contribution to overall score	0.73%
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	0.73%
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	0.73%
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		0.73%	
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	3.65%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Compliant L&ZC 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	40.00%	2	2
Please confirm the intended energy source of the Low and/or zero carbon system?	Mains gas via compliant CHP plant		
Building does not require any form of cooling i.e. naturally ventilated	Yes	1	1

Total indicative BREEAM credits achieved	4
Total indicative contribution to overall building score	2.92%
Total indicative BREEAM innovation credits achieved	1
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding 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

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	1.46%
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	1.46%
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	1.46%
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?	No	
Swimming pool?	No	
Communal laundry?	No	
Data centre?	No	
IT-intensive operation areas?	No	
Residential areas?	No	
Healthcare?	No	
Kitchen and catering facilities?	No	

	Indicative compliance?	Credits available	Indicative credits achieved	
Will the significant majority contributor(s) to 'unregulated' energy use (above) meet the BREEAM criteria?	No	2	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

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

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	8.00%
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Tra01 Public Transport Accessibility

No. of BREEAM credits available	3	Available contribution to overall score	3.43%
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)?	Pre-school, School and/or Sixth form		
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	3.43%		
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	1.14%
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	1.14%
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	2.29%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

What is the building type category (for the purpose of Tra03 issue assessment)?

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will cycle storage spaces be provided?	Yes	2	2
Will cyclist facilities be provided?	Yes		

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	2.29%
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

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

Building type category (for the purpose of Tra04 issue)?	
Buildings indicative Accessibility Index (sourced from issue Tra01)	

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?			

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

Tra05 Travel Plan

No. of BREEAM credits available	1	Available contribution to overall score	1.14%
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	1.14%
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	Section Weighting	6.00%	Indicative Section Score	3.33%
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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?

Total indicative BREEAM credits achieved	3
Total indicative contribution to overall building score	2.00%
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
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	0.67%
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:

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
Will a mains water leak detection system be installed on the building's mains water supply?	No	1	0
Will flow control devices be installed in each sanitary area/facility?	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:

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
Will water efficient irrigation methods and/or vehicle wash systems (if relevant) be installed?	Yes	1	1
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	Section Weighting	12.50%	Indicative Section Score	7.69%
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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	3	BREEAM Innovation credits	

Total indicative BREEAM credits achieved	3
Total indicative contribution to overall building score	2.88%
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	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:

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:

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?	Yes	1	1

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	1.92%
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	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 2011 New Construction Pre-Assessment Estimator

WASTE	Section Weighting	7.50%	Indicative Section Score	5.00%
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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:

BREEAM 2011 New Construction Pre-Assessment Estimator

Wst02 Recycled Aggregates

No. of BREEAM credits available	1	Available contribution to overall score	1.25%
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	1.25%
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? If relevant, will a static waste compactor(s) or baler(s) be specified/installed? If relevant, will a vessel for composting suitable organic waste be specified/installed?	Yes	1	1
Will there be a school recycling policy and operational procedures provided when the building is complete?	Yes		

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	1.25%
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

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%
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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
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:

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:

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
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:

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?			
Will a partnership be set up by the design team with a local group that has wildlife expertise?			

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	3.85%
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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
Will refrigerant containing systems be installed in the assessed building?	Yes	2	0
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?	>1000	kgCO ₂ eq/kW coolth capacity	
Will a refrigerant leak detection and containment system be specified/installed?	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:

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 system	40.00	mg/kWh
Please enter the target/maximum NO _x emission level for the water heating system	40	mg/kWh

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

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?	No	1	0
Will the site meet the criteria for surface water run off volume, attenuation and/or limiting discharge?		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	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

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?	Yes	1	1
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
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:

BREEAM 2011 New Construction Pre-Assessment Estimator

INNOVATION **Section Weighting 10.00%** **Indicative Section Score 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		Indicative credits achieved
		achieved	Credits available	
	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	Yes	1	1
	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	1
Total indicative contribution to overall building score	1.00%
Indicative minimum standard(s) level	N/A

Comments/notes:

UK and Ireland Office Locations

