



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

Client Name:	Stanley Siddings
Document Reference:	EED13807-100-R-2-1-1-CI
Project Number:	EED13807-100

Quality Assurance – Approval Status

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	September 2013		Richard Stockwell	Richard Stockwell
Issue		Principal Consultant	Regional Director	Regional Director

Our Markets









Property & Buildings

Transport & Infrastructure

Energy & Utilities

Environment



Disclaimer

This report has been prepared by Waterman Energy, Environment & Design Limited, with all reasonable skill, care and diligence within the terms of the Contract with the client, incorporation of our General Terms and Condition of Business and taking account of the resources devoted to us by agreement with the client.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at its own risk.



Contents

1.	Introdu	iction	1
2.	BREEA	AM New Construction Pre-Assessment	2
	2.1	BREEAM Methodology	2
	2.2	Potential BREEAM Rating	3
3.	Summa	ary	6

Tables

Table 1:	BREEAM Ratings	2
	Mandatory Credits to Achieve an Very Good Rating	
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 30place 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:



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)

Table 2: Mandatory Credits to Achieve an Very Good Rating

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

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.

Hawley Primary School Page 6 of 6 EED13807-100-R-2-1-1-CI



APPENDICES

Hawley Primary School Appendices EED13807-100-R-2-1-1-CI



Appendix A Pre-Assessment Calculator Tool

Hawley Primary School Appendices EED13807-100-R-2-1-1-CI



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

Water of Landia Cala and Annual Annual Annual Annual Annual Schedulen (Construction)Annual Annual Schedulen (Construction)Annual Annual Annua		Indicative no.	Indicative no. credits	Indicative contribution to	
Use 21 control of the California of 242.122.13ViaPer Account of the Mark international solution in on neuron analysis for 0.0000 of the California of the Cali		credits available	Achieved		
Owner Constraints000 <td></td> <td></td> <td></td> <td></td> <td></td>					
Matrix biolected serversite status4 - 4 - 4 - 4 - 4 - 4 - 4 - 4 - 4 - 4 -					
Relative determinant else band mark or with a set of the set					
CarbonSecond carbon	Man05 Life cycle cost and service life planning	3.0	0.0	0.00%	N/A
Peopl Stand Answer Head Standard Standard Landard Land		22.0	11.0	6.00%	
except money control Heads when year Heads when year 		0.0	• •	0.000/	
Seat3 hear density2.622.06VABelak Variet davis1.60.00.00Personance is divisional plantiment standards for Quanching hearHank Scatal Freemant1.60.01.00NATotal accitive oversential effort performant1.60.007.414Personance is divisional davis for Quanching hearPerformant1.60.007.414Personance is divisional davis for Quanching hearPerformant is divisional davis for Quanching hearPerformant1.60.000.00NANANAPerformant1.60.000.00NANANAPerformant1.60.000.00NANANAPerformant1.60.000.00NANANAPerformant1.60.000.00NANANAPerformant1.60.000.00NANANAPerformant1.60.000.00NANANAPerformant1.60.000.00NANANAPerformant1.60.000.00NANANAPerformant1.60.000.00NANANAPerformant1.60.000.00NANANAPerformant1.60.000.00NANANAPerformant1.60.000.00NANANAPerformant1.60.000.00NANANA<					5
Handback Content10.00.00Find sequence result indicates the nationari standards for 0 statisticityHandback Content Sequence15.02.0016.016.0Topic Content Sequence15.02.0016.016.0Content Sequence15.015.02.0016.0Content Sequence15.015.015.015.0Content Sequence15.015.015.015.0Content Sequence15.015.015.016.0Content Sequence15.015.016.016.0Content Sequence15.015.016.016.0Content Sequence15.016.016.016.0Content Sequence15.016.015.016.0Content Sequence15.016.015.016.0Content Sequence15.015.016.016.0Content Sequence15.015.016.016.0Content Sequence15.015.016.016.0Content Sequence15.015.015.016.0Content Sequence15.015.015.016.0Content Sequence15.015.015.016.0Content Sequence15.015.015.016.0Content Sequence15.015.015.016.0Content Sequence15.015.015.016.0Content Sequence15.015.015.016.0Content Sequence15.015.015.015.					
StatusJuneJuneJuneJuneJuneJuneStatus <td< td=""><td>Hea04 Water Quality</td><td></td><td>0.0</td><td>0.00%</td><td>Pre-Assessment result indicates the minimum standards for Outstanding level</td></td<>	Hea04 Water Quality		0.0	0.00%	Pre-Assessment result indicates the minimum standards for Outstanding level
Traje Basic Basic Program Program Program Program Program Program Program Program Program Program Program Program Program Program Program Program Program Program Program Program Program					
ProgramProduct of Diam (Program)Program (Program)Pro					N/A
Current Floak Labor Vol 2 muss must have the minimum standard (or 0 data bandle), weil vol 2 muss must have the minimum standard (or 0 data bandle), weil vol 2 muss must have the minimum standard (or 0 data bandle), weil vol 2 muss muss muss muss muss muss muss mu		15.0	8.0	8.00%	
Check 2 server set for solar set of solar		15.0	10.0	7.31%	Pre-Assessment result indicates the minimum standards for Outstanding level
Clock Low and Zee Caton TechnologySolSolSolPraceNeed Low and Zee Caton TechnologyN/AN/AN/AN/ANeed Low and Zee Caton TechnologyN/AN/AN/ANeed Low and TechnologyN/AN/A<					
Net of isrange if fact is descripted for the set of the set	Ene03 External Lighting	1.0	1.0	0.73%	N/A
Includency inferior the query from the system Field Forey Thinkin taken type system Field Forey Taken typ					
networkN/AN/AN/AN/AN/AN/A0.00NANAN/AN/A0.006NAN/A13.3813.38anpust10013.38TGD Instanty Accessing to TGD Instanty Accessing TGD Instanty					
ConeS Stery Clicans EquinationValueValueValueValueTodd Indicative and construction service means26.019.0019.15%ana pointTodd Indicative and construction service means26.026.024.0%NATodd Todd Inframedia Service performance26.020.022.0%NATodd Todd Inframedia Service performance20.022.0%NATodd Todd Inframedia Service performance20.022.0%NATodd Infrad Service Statute10.010.011.4%NATodd Infrad Service Statute10.010.010.0NATodd Infrad Service Statute10.010.00.00%NANaD Water Mexice performance10.00.00%NANaD Water Mexice Performance10.00.00%NAMattr Mattr Means Mattr Mexice Performance10.00.00%NAMattr Means Mattr Mexice Performance10.00.00%NAMattr Mexice Performance10.00.00%NAMattr Means Mattr Mexice Performance10.00.00%NAMattr Means Mattr Mexice Performance10.00.00%NAMattr Means Mattr Mexice Performance10.00.00%NAMattr Means Mattr Mexice Performance10.0					
ResidueN/AN/AN/AN/AItal indicaye entorned isotic performant131.895component3.435N/ATracl Public Transport Accessibility1.01.0.13.435N/ATracl Science Tracle Public Transport Accessibility1.01.0.11.145N/ATracl Science Tracle Public Transport Accessibility1.01.0.11.145N/ATracl Science Tracle Tracle Public Transport Accessibility1.01.0.11.145N/ATracl Machine Trave Public Transport Accessibility1.01.0.11.0.1N/ATracl Indicaive entornet Tracle Transport Accessibility1.01.0.11.0.1N/AWatt Watt Consumption2.00.000.0006N/AWatt Watt Consumption1.01.0.10.0076N/AWatt Watt Consumption1.00.0006N/AWatt Watt Consumption1.00.0006N/AWatt Watt Consumption1.00.0006N/AWatt Watt Consumption1.00.0006N/AWatt Watt Consumption1.00.0006N/AWatt Watt Consumption2.00.0006N/AWatt Watt Consumption1.00.0006N/AWatt Watt Consumption1.00.0006N/AWatt Watt Watt Management1.00.0006N/AWatt Watt Watt Management1.00.0006N/AWatt Watt Watt Management1.00.0006N/AWatt Watt Watt Watt Watt Watt Watt Watt					
compartNumber of the second secon					
Trade Public Traged Accessibility3.03.03.0.43%N/AN/ATrade Subsciences2.02.02.2%N/AN/ATrade Subsciences2.02.02.2%N/AN/ATrade Subsciences7.007.001.0%N/AN/ATrade Subsciences7.007.001.0%N/AN/ATrade Subsciences7.007.005.001.0%N/ATrade Subsciences7.007.005.001.0%Pre-Assessment result indicates the minimum standards for Outstanding levelWaller Water Marker Subsciences9.000.00%N/AN/AWaller Water Marker Subsciences9.000.00%N/AWaller Water Marker Subsciences9.000.00%N/AWaller Water Marker Subsciences9.000.00%N/AWaller Water Marker Subsciences9.000.00%N/AWaller Marker Marker Subsciences9.000.00%N/AWater Marker Marker Subsciences9.000.00%N/AWater Marker Marker Subsciences9.000.00%N/AWater Marker Marker Marker Subsciences1.00.00%N/AWater Marker	Total indicative environmental section performance	26.0	18.00	13.15%	
Track Amenetics1.01.14%N/AN/ATrack Amenetics2.02.29%N/AN/ATrack Maximum Carl Parking SapadsN/AN/AN/AN/ATrack Maximum Carl Parking SapadsN/AN/AN/AN/ATotal Indicates environmental section performance3.02.00%Pre Assessment result indicates the minimum standards for Outstanding levelWat60 Water Computing 101.00.057%Pre Assessment result indicates the minimum standards for Outstanding levelWat60 Water Computing 101.00.057%N/AWat60 Water Computing 100.00.057%N/AMat60 Computing and Boundary Protection1.00.056%N/AMat60 Construction and Protection1.0 <t< td=""><td>-</td><td></td><td></td><td></td><td></td></t<>	-				
Product of Statute2.02.20%VAVATradé Seamon CE product SeamonNANANATotal Indicating CapacityNANANATotal Indicating CapacityNANATotal Indicating Evolution Consumption7.08.00%ValueValueSamonValueSamonSamonValueValueSamonValueValueSamonValueValueSamonValueSamonSamonValue					
Tright Absenue for Parking Cange of Investing Tradb Tradb Tr					
Track Trackell1.01.01.44KN/ATotal indicative environmental section performance7.07.008.00%stateValo7.08.00%StateValo7.07.07.0%Walo 20 Valor Consumpton5.03.02.00%Pre-Assessment result indicates the minimum standards for Outstanding levelWalo 20 Valor Consumpton7.001.00.00%N/AWalo 20 Valor Consumpton9.05.03.33KTotal indicative environmental science9.03.02.8%N/AMatto 21 Area Landscinking and Boundary Protection1.00.05%N/AMatto 21 Area Landscinking and Boundary Protection0.01.00.05%N/AMatto 21 Area Landscinking and Boundary Protection0.00.00%N/AMatto 21 Area Landscinking and Boundary Protection0.00.00%N/AMatto 21 Area Landscinking and Area Boundary Protection0.00.00%N/AMatto 21 Area Landscinking and Area Boundary Protection0.00.00%N/AMatto 20 Decisio					
Arter Number of the state of					
Wate: Wate: Sol 3.0 2.00% Pre-Assessment result indicates the minimum standards for Outstanding level Wate: Val02 Water: Mol2 Wa	Total indicative environmental section performance	7.0	7.0	8.00%	
Wat02 Water Management1.00.77%Pre Assessment result indicates the minimum siandards for Outstanding levelWat04 Water Efficient Equipment1.00.00%N/ATotal indicatus environmental section performance9.05.0BaterialsMat01 Life Cycle Impacts6.03.38%Nat02 Hard Landscaping and Boundary Protection1.00.06%N/AMat02 Hard Landscaping and Boundary Protection3.02.88%N/AMat02 Hard Landscaping and Boundary Protection3.00.96%N/AMat03 Hard Landscaping and Boundary Protection3.00.96%N/AMat04 Hard Landscaping for Robustness1.00.09%N/AMat04 Legin for Robustness1.00.09%N/AMat05 Legin for Robustness1.00.09%N/AMat04 Construction Wasto Management4.03.03.75%Mat05 Legin for Robustness1.00.00%N/AMat05 Legin for Robustness1.00.00%N/AMat05 Legin for Robustness1.00.00%N/AMat05 Legin for Robustness1.01.00N/AMat05 Legin for Robustness1.01.00N/AMat05 Legin for Robustness1.01.00N/AMat05 Legin for Robustness1.0					
Wat03 Water (Eds) Detection and Provention2.00.000.00%N/AWat04 Water (Hickent Fagument)1.01.00.07%N/ATotal Indicates environmental accion performance9.05.03.33%Atterials3.33%N/AMat02 Hard Landscaping and Rundray Protection1.00.96%N/AMat03 Hard Landscaping and Rundray Protection1.00.96%N/AMat03 Hard Landscaping and Rundray Protection2.01.92%N/AMat03 Hard Landscaping for Robustness1.00.96%N/ATotal Indicative environmental accion performance1.00.96%N/AMat02 Construction Waster Mangement4.03.03.75%Vest02 Leoped Agregates1.00.00%N/AWat03 Operational Matta1.00.00%N/AWat04 Speculative Relation performance1.01.0%N/AWat03 Operational Matta1.01.01.0%N/AWat04 Speculative Relation performance1.01.0%N/AWat03 Operational Matta1.01.0%N/AULD3 Ling Selection Performance2.01.01.00%Mat04 Speculative Relation Stor Matta1.01.00%N/AULD3 Ling Selection Performance2.01.01.00%Mat03 Speculative Relation Performance1.01.00%N/AULD3 Ling Selection Performance2.00.00%N/ALEO2 Cological Value of Site and Protection of Back winsity2.00.00%N/A<					
Wato4 Water Efficient Equipment1.01.00.67%N/ATotai Indicative environmental section performance9.03.03.3%MaterialsMatto1 Ufe Cycle impacts6.03.02.88%N/AMatto2 Hard Landscaping and Boundary Protection1.00.96%N/AMatto2 Hard Landscaping and Boundary Protection1.00.96%N/AMatto2 Hard Landscaping and Boundary Protection1.00.96%N/AMatto3 Ecopora BleSourcing3.01.00.96%N/AMatto3 Ecopora BleSourcing1.00.96%N/AMatto3 Ecopora BleSourcing1.00.96%N/AMatto3 Ecopora BleSourcing1.00.96%N/AMatto3 Ecopora BleSourcing1.00.96%N/AMatto3 Ecopora BleSourcing1.00.96%N/AMatto3 Ecopora BleSourcing1.00.00%N/AMatto3 Ecopora BleSourcing1.00.00%N/AVist02 Ecopled Aggregates1.00.00%N/AWst01 Construction Wasic Management0.00.00%N/AWst02 Ecopled Aggregates1.01.01.00%Wst03 Ecopled Instruction of Ecological Protection of Ecologic					
Total indicative environmental section performance 9.0 5.0 3.33% haterials March Life Cycle Impacts 6.0 3.0 2.88% N/A Matto2 Hard Landscaping and Boundary Protection 1.0 1.0 0.96% Pre-Assessment result indicates the minimum standards for Outstanding level Matto2 Hard Landscaping and Boundary Protection 1.0 0.06% Pre-Assessment result indicates the minimum standards for Outstanding level Matto2 Hard Landscaping for Robustness 1.0 0.06 Pre-Assessment result indicates the minimum standards for Outstanding level Matto5 Designing for Robustness 1.0 0.00 N/A Yaste Vesto1 Construction Waste Management 4.0 3.0 3.75% Pre-Assessment result indicates the minimum standards for Outstanding level Wst01 Construction Waste Management 4.0 3.0 3.75% Pre-Assessment result indicates the minimum standards for Outstanding level Wst01 Construction Waste Management 4.0 3.0 3.75% Pre-Assessment result indicates the minimum standards for Outstanding level Wst01 Construction Waste Management 4.0 1.0 1.0% N/A Matto1 Speculative Enor and Ceiling Ensistes N/A N/A N/A Idea Total indicative environmental section performance 2.0 1.00% N/A <					
Mattol Life Cycle Impacts6.03.02.88%N/AMattol And Candscoping and Boundary Protection1.01.00.96%N/AMattol Engensible Sourcing3.01.00.96%N/AMattol Engensible Sourcing1.01.00.96%N/AMattol Engensible Sourcing1.01.00.96%N/AMattol Engensible Sourcing1.01.00.96%N/AMattol Engensible Sourcing1.00.96%N/AMattol Engensible Sourcing1.00.96%N/AMattol Engensible Sourcing1.00.96%N/AWattol Construction Waste Management4.03.03.75%Pre-Assessment result indicates the minimum standards for Outstanding levelWistol Construction Waste Management4.03.03.75%Pre-Assessment result indicates the minimum standards for Outstanding levelWistol Speculative Floor and Celling FinishesN/AN/AN/AN/AMattol Ecology1.01.01.0%N/AMattol Ecology2.01.01.00%N/AILEO Ecological Value of Site and Protection of Ecology Tartures1.01.00%N/ALEO Ecological Value of Site and Protection performance2.02.00%Pre-Assessment result indicates the minimum standards for Outstanding levelUse and EcologyLEO Shiftgating Ecological Impact2.00.00N/AN/ALEO Ecological Value of Site and Protection Site Selection2.00.00%N/AMattol Ecology3.0 <td< td=""><td>· · ·</td><td></td><td></td><td></td><td></td></td<>	· · ·				
Mat02 Hard Landscaping and Boundary Protection1.01.00.96%N/AMat03 Responsible Sourcing3.01.00.96%Pre-Assessment result indicates the minimum standards for Outstanding levelMat04 Insultation2.01.00.96%N/ATotal indicative environmental section performance1.00.96%N/ANat04 Insultation2.01.00.96%N/AVaste1.00.96%N/AN/AVaste1.00.96%N/AN/AVasteVast0 Lonstruction Waste Management4.03.03.75%Pre-Assessment result indicates the minimum standards for Outstanding levelVast02 Reveked Aggregates1.00.000.00%N/AN/AVast03 Operational Waste1.01.01.25%Pre-Assessment result indicates the minimum standards for Outstanding levelWst03 Speculative Environmental section performance6.04.005.00%Total indicative environmental section performance6.01.001.00%LE02 Ecological Value of Site and Protection of Ecological Features1.01.00%N/ALE02 Ecological Value of Site and Protection of Ecological Features0.00.00%N/ALE02 Ecological Value of Site and Protection performance1.01.00%N/ALE03 Inflacting Etocological Inpact2.02.00%0.00%N/ALE04 Enhanding Site Ecological Features1.001.00%N/AOlution1.000.00%N/AN/APol01 Inpact of Ref	laterials				
Mat(103 Responsible Sourcing Mat(10 Support Sourcing)3.01.00.96% 9 Pre-Assessment result indicates the minimum standards for Outstanding level N/AMat(10 Designing for Robustness 					
Matb0Matb02.02.01.92%N/AMatb3Designing for Robustness1.00.95%N/ATotal indicative environmental section performance13.08.007.69%Vast0Wst01 Construction Waste Management4.03.03.75%Pre-Assessment result indicates the minimum standards for Outstanding levelWst02 Cocycled Aggregates1.00.00%N/AN/AWst03 Operational Waste 10.00.00%N/AN/AWst04 Speculative Floor and Ceiling FinishesN/AN/AN/ATotal indicative environmental section performance6.04.005.00%Matb2 Ecological Features1.01.0%N/AN/ALE02 Ecological Value of Site and Protection of Ecological Features1.01.00%N/ALE02 Ecological Indicative environmental sectoop performance0.000.00%N/ALE02 Ecological Indicative environmental sectoop for Outstanding level1.0%1.00%N/ALE02 Ecological Indicative environmental sectoop for Outstanding level2.0%2.0%N/ALE02 Ecological Indicative environmental sectoop and the sector of Ecological Features2.0%0.00%N/ALE03 Ecological Indicative environmental sectoop and the sector of Ecological Features2.0%0.00%N/ALE03 Ecological Indicative environmental sectoop and the sector of Ecological Features3.0%0.00%N/ACle04 Ecological Indicative environmental sectoop and the sector of Ecological Features3.0%0.00%N/ACle04 Ecolog					
Mat05 Designing for Robustness1.01.00.96%N/ATotal indicative environmental section performance13.08.007.69%//aste					
Total indicative environmental section performance13.08.007.69%VasteVasteWist02 Construction Waste Management4.03.03.75%Pre-Assessment result indicates the minimum standards for Outstanding levelWist02 Recycled Aggregates1.00.00%N/AN/AWist03 Operational Waste1.01.0%N/AN/ATotal Indicative environmental section performance0.00%N/AN/Aand Use and Ecological1.01.0%N/AN/AUSD Ecological Value of Site and Protection of Ecological Finance1.01.0%N/ALE01 Site Selection2.01.0%N/AN/ALE02 Ecological Value of Site and Protection of Ecological Impact2.02.00%Pre-Assessment result indicates the minimum standards for Outstanding levelLE03 Mitigating Ecological Impact0.00.00%N/AN/ACle02 Ecological Impact on Biodiversity2.00.00%N/AOttal indicative environmental section performance0.000.00%N/AOttal indicative environmental section performance0.000.00%N/AOttal indicative environmental section performance0.00.00%N/AOttal indicative environmental section performance0.00.00%N/AOttal indicative environmental section performance0.00.00%N/AOttal indicative environmental section performance0.00.00%N/AOttal indicative environmental section performance0.00.00%N/					
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 Wst04 Speculative Floor and Celling Finishes N/A N/A N/A N/A Total indicative environmental section performance 6.0 4.00 5.00%		13.0	8.00	7.69%	
Wst02 Recycled Aggregates1.00.00.00%N/AWst03 Operational Waste1.01.01.25%Pre-Assessment result indicates the minimum standards for Outstanding levelWst04 Speculative Floor and Celling FinishesN/AN/AN/AN/ATotal Indicative environmental section performance6.04.005.00%and Use and EcologyEE01 Site Selection2.01.001.00%N/ALE02 Ecological Value of Site and Protection of Ecological Inpact1.01.00%N/ALE03 Mitigating Ecological Inpact2.00.000.00%N/ALE04 Enhancing Site Ecology3.00.000.00%N/ACle04 Enhancing Site Ecology3.00.000.00%N/AOther Diducative environmental section performance1.004.00%N/AOther Diducative environmental section performance3.00.000.00%Other Diducative environmental section performance3.00.000.00%Other Diducative environmental section performance3.00.00N/AOther Diducative environmental section performance3.00.00N/AOther Diducative environmental section performance3.00.00N/AOther Diducative environmental section performance3.00.00%N/AOther Diducative environmental section performance3.00.00%N/AOther Diducative environmental section performance1.00.00%N/AOther Diducative environmental section performance1.0	Vaste				
Wst03 Operational Waste1.01.01.25%Pre-Assessment result indicates the minimum standards for Outstanding levelWst04 Speculative Floor and Ceiling FinishesN/AN/AN/AN/ATotal Indicative environmental section performance6.04.005.00%and Use and EcologyLE01 Site Selection2.01.00%N/ALE02 Ecological Value of Site and Protection of Ecological Features1.01.00%N/ALE02 Ecological Value of Site and Protection of Ecological Impact2.02.00Pre-Assessment result indicates the minimum standards for Outstanding levelLE04 Enhancing Site Ecology3.00.00.00%N/ACological Value of Site and Protection of Ecological Impact2.02.00%Pre-Assessment result indicates the minimum standards for Outstanding levelLE04 Enhancing Site Ecology3.00.00.00%N/AOtal Indicative environmental section performance0.00.00%N/AOllution9001 Impact of Refrigerants3.00.00.00%N/APol02 NOx Emissions3.03.02.31%N/APol04 Reduction of Night Time Light Pollution1.00.07%N/APol04 Reduction of Night Time Light Pollution1.00.07%N/APol05 Noise Attenuation1.00.03.85%Provation10.01.0%1.0%N/A					
Wst04 Speculative Floor and Ceiling FinishesN/AN/AN/AN/ATotal indicative environmental section performance6.004.0005.00%and Use and Ecology1.001.00%N/ALE01 Site Selection2.01.001.00%N/ALE02 Ecological Value of Site and Protection of Ecological Ireature1.01.00%N/ALE03 Mitigating Ecological Impact2.02.0Pre-Assessment result indicates the minimum standards for Outstanding levelLE03 LE03 LE03 LE03 Site Ecology3.00.00.00%N/ATotal indicative environmental section performance4.004.00%YAOllutionPol01 Impact of Refrigerant3.00.00.00%N/APol02 NOX Emission3.03.02.31%N/APol03 Surface Water Run off5.00.00.00%N/APol04 Reduction of Night Time Light Pollution1.00.77%N/APol05 Noise Attenuation1.00.07%N/AMarcia Total indicative environmental section performance1.00.77%N/APol04 Reduction of Night Time Light Pollution1.00.77%N/AMarcia Total indicative environmental section performance1.00.77%N/AMarcia Total indicative environmental section performance1.00.77%N/AMarcia Total indicative environmental section performance1.00.77%N/AMarcia Total indicative environmental section performance1.01.00%N/AMarcia Tota					
Total indicative environmental section performance6.04.005.00%and Use and EcologyLE01 Site Selection2.01.01.00%N/ALE02 Ecological Value of Site and Protection of Ecological Features1.01.00N/ALE03 Mitigating Ecological Features1.01.00.00%Pre-Assessment result indicates the minimum standards for Outstanding levelLE04 Enhancing Site Ecology3.00.00.00%N/ALE05 Long Term Impact on Biodiversity2.00.000.00%Total indicative environmental section performance10.04.00%Ollution9002 NOx Emissions3.00.00.00%Pol02 Impact of Refrigerants3.00.00.00%N/APol02 NOx Emissions3.03.02.31%N/APol04 Reduction of Night Time Light Pollution1.01.00.77%N/APol05 Noise Attenuation1.00.07%N/ATotal indicative environmental section performance13.05.003.85%Innovation11.00%1.00%N/A					
LE01 Site Selection 2.0 1.0 1.00% N/A LE02 Ecological Value of Site and Protection of Ecological Features 1.0 1.00% N/A LE03 Mitigating Ecological Impact 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 Color Total indicative environmental section performance 10.0 4.00 4.00% Ollution Pol01 Impact of Refrigerants 3.0 0.0 0.00% N/A Pol02 NOx Emissions 3.0 0.0 0.00% N/A Pol03 Surface Water Run off 5.0 0.0 0.00% N/A Pol04 Reduction of Night Time Light Pollution 1.0 0.77% N/A Total indicative environmental section performance 1.0 0.77% N/A					
LE02 Ecological Value of Site and Protection of Ecological Impact1.01.00%N/ALE03 Mitigating Ecological Impact2.02.0Pre-Assessment result indicates the minimum standards for Outstanding levelLE04 Enhancing Site Ecology3.00.00.00%N/ALE05 Long Term Impact on Biodiversity2.00.00.00%N/ATotal indicative environmental section performance10.04.00%4.00%ollution9000 N/A0.00%N/APol01 Impact of Refrigerants3.00.00.00%N/APol02 NOX Emissions3.03.02.31%N/APol03 Surface Water Run off5.00.00.00%N/APol04 Reduction of Night Time Light Pollution1.01.00.77%N/APol05 Noise Attenuation1.00.07%N/AInno0 1 Inno timo10.01.0%3.85%3.85%	and Use and Ecology				
LE03 Mitigating Ecological Impact2.02.02.00%Pre-Assessment result indicates the minimum standards for Outstanding levelLE04 Enhancing Site Ecology3.00.00.00%N/ALE05 Long Term Impact on Biodiversity2.00.00.00%N/ATotal indicative environmental section performance10.04.00%4.00%ollution90101 Impact of Refrigerants3.00.00.00%N/APol02 NOX Emissions3.03.02.31%N/APol03 Surface Water Run off5.00.00.00%N/APol04 Reduction of Night Time Light Pollution1.01.00.77%N/ATotal indicative environmental section performance13.05.003.85%movation10.01.01.0%N/A	LE01 Site Selection	2.0	1.0	1.00%	
LE04 Enhancing Site Ecolog 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% ollution					
LE05 Long Term Impact on Biodiversity 2.0 0.0 0.00% N/A Total indicative environmental section performance 10.0 4.000 4.00%					ç
Total indicative environmental section performance10.04.004.00%ollutionPol01 Impact of Refrigerants3.00.00.00%N/APol02 NOx Emissions3.03.02.31%N/APol03 Surface Water Run off5.00.00.00%N/APol04 Reduction of Night Time Light Pollution1.01.00.77%N/APol05 Noise Attenuation1.01.00.77%N/AInnovation11.01.03.85%3.85%Innovation11.01.0%1.0%N/A					
Oblution 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 0.77% N/A Pol05 Noise Attenuation 1.0 0.77% N/A Total indicative environmental section performance 13.0 5.00 3.85% innovation 11.0 1.0 1.00% N/A					
Pol02 NOx Emissions3.03.02.31%N/APol03 Surface Water Run off5.00.00.00%N/APol04 Reduction of Night Time Light Pollution1.01.00.77%N/APol05 Noise Attenuation1.01.00.77%N/ATotal indicative environmental section performance13.05.003.85%Inovation1.01.01.0%N/A					
PolO3 Surface Water Run off5.00.0N/APolO4 Reduction of Night Time Light Pollution1.00.77%N/APolO5 Noise Attenuation1.00.77%N/ATotal indicative environmental section performance13.05.003.85%Innovation10.01.01.0%N/A	PolO1 Impact of Refrigerants	3.0	0.0	0.00%	N/A
Pol04 Reduction of Night Time Light Pollution1.01.00.77%N/APol05 Noise Attenuation1.01.00.77%N/ATotal indicative environmental section performance13.05.003.85%Innovation10.01.01.0%N/A					
Pol05 Noise Attenuation1.01.00.77%N/ATotal indicative environmental section performance13.05.003.85%inovation1.01.01.00%N/A					
Total indicative environmental section performance 13.0 5.00 3.85% annovation Inn01 Innovation 10.0 1.00% N/A					
Inn01 Innovation 10.0 1.0 N/A					
Inn01 Innovation 10.0 1.0 1.00% N/A					
		10.0	1.0	1.00%	N/A
Indicative environmental section performance10.01.001.00%	Total indicative environmental section performance	10.0	1.00	1.00%	



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%
Nan01 Sustainable Procurement						
	No. of BREEAM credits available	8		Available contributio	n to overall score	4.36%
	No. of BREEAM innovation credits available	1			ndards applicable	Yes
					Indicative credits	
Pre-Assessment question/criteria			Response	Credits available	achieved	
Will roles, responsi	pilities and a training schedule be defined in accordance	e with BREEAM?	No	1	0	
Will a BREEAM AP be appo	inted at RIBA stage A/B and performance targets contr	actually agreed?	No	1	0	
Will a BREEAM A	P be appointed to monitor and report progress during	RIBA stage B-E ?	No	1	0	
Willa BREEAM	AP be appointed to monitor and report progress during	RIBA stage F-L?	No	1	0	
Will a ther	mographic survey be conducted and any defects uncov	ered remedied?	No	1	0	
	Will compliant commissioning of building services	be carried out?	Yes	1	1	
Wil	compliant seasonal commissioning of building services	be carried out?	No	1	0	
Will water/energy consum	ption data be recorded and aftercare support provided	for 12 months?	No	1	0	
Will water/en	ergy consumption be recorded/reported for 3 years po	st construction?	No	1	0	
	Total indicative BREEAM credits achieved	1				
	and the Property of the second burgers and the Phillippine second					

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 Excelle



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 r



Man03 Construction Site Impacts

No. of BREEAM credits available 5	Available contribution to overall score		n to overall score	2.739			
No. of BREEAM innovation credits available 0	Minimum standards applicable			Minimum standards applicable		ndards applicable	No
			Indicative credits				
Assessment question/criteria	Response	Credits available	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		1				

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



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
				Indicative credits	
e-Assessment question/criteria		Response	Credits available	achieved	
Will an appropriate level of consultation activities	be undertaken?	Yes	1	1	
Will an access statement be developed and appropriate building user fac	ilities provided?	Yes	1	1	
Will building user guides and relevant user information	on be provided?	Yes	1	1	
Will a post occupancy evaluation assessment be undertaken and information	n 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 Pr	re-Assessment re	sult indicates the	minimum standards	for Outstanding lev	el



	No. of BREEAM innovation credits available	0			n to overall score	1.64%
		U		Minimum star	Minimum standards applicable	
					Indicative credits	
-Assessment question/criteria			Response	Credits available	achieved	
Will a f	easibility stage Life Cycle Cost (LCC) analysis be commissioned	and completed?	No	1	0	
	Will a strategic and system level LCC be commissioned		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				



HEALTH & WELLBEING	Section Weighting	15.00%	Indicative Section Score			8.00%
Hea01 Visual Comfort						
No.	of BREEAM credits available	3	P	vailable contributio	n to overall score	3.00%
No. of BREEAM	innovation credits available	1		Minimum star	ndards applicable	Yes
					Indicative credits	
Pre-Assessment question/criteria			Response	Credits available	achieved	
Will all fluoresce	nt lamps be fitted with high fre	quency ballasts?	Yes	N/A	N/A	
Will all relevant building areas be designe	d to achieve the appropriate d	aylight factor(s)?	No	1		
Will the design provide adequat	e glare control and view out fo	r building users?	Yes	1	1	
Will internal/external lighting be specified in accordance wit	h the relevant CIBSE Guides/B	ritish Standards?	Yes	1	1	
Will all relevant building areas be designe	d to achieve exemplary level d	aylight factor(s)?		1	0	
Total indicativ	ve BREEAM credits achieved	2				
Total indicative contribut	ion to overall building score	2.00%				
Total indicative BREEAM	innovation credits achieved	0				
Indicative	e minimum standard(s) level	re-Assessment res	sult indicates the	minimum standards	for Outstanding lev	el



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
		Indicative credits	

Pre-Assessment question/criteria	Response	Credits available	achieved
Will an air quality plan be produced?	Yes	1	0
Will the building be designed to minimise sources of internal air pollution?	No	T	0
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



Hea03 Thermal Comfort

	No. of BREEAM credits available	2		Available contributio	n to overall score	2.00%
	No. of BREEAM innovation credits available	0		Minimum sta	ndards applicable	No
					Indicative credits	
e-Assessment question/criteria			Response	Credits available	achieved	
	Will thermal modelling of the desigr	be carried out?	Yes	1	1	
	Will the modelling inform the development of a thermal zoning and o	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				



Hea04 Water Quality

No. of BREEAM credits available	1		Available contributio	n to overall score	1.00%		
No. of BREEAM innovation credits available 0			Minimum standards applicable				
				Indicative credits			
-Assessment question/criteria		Response	Credits available	achieved			
Will all water systems be designed to comply with the relevant HSE Approved Code of Practice	e and Guidance?	Yes					
Where humidification is to be provided, will a failsafe humidification system be specified?			1	0			
Will a wholesome supply of accessible, clean and fresh drinking water be supplied for	r building users?	No					
	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 Pi	ro-Accoccmont ra	sult indicates the	minimum standards	for Outstanding le	مرا		



Hea05 Acoustic Performance

3		Available contributio	on to overall score	3.00%
0		Minimum sta	ndards applicable	No
			Indicative credits	
	Response	Credits available	achieved	
te design advice?	Yes	7		
ng requirements?	Yes	3	1	
1				
1.00%				
N/A				
N/A				
	te design advice? ng requirements? 1 1.00% N/A	0 Response te design advice? Yes ng requirements? Yes 1 1.00% N/A	0 Minimum sta Response Credits available te design advice? Yes ng requirements? Yes 3 1 1.00% N/A	0 Minimum standards applicable Indicative credits Response Credits available achieved te design advice? Yes ng requirements? Yes 3 1 1 1.00% N/A



Hea06 Safety and Security

re-Assessment question/criteria Response Credits available achieved Where external site areas are present, will safe access be designed for pedestrians and cyclists? Yes 1 1 1 Will a suitably qualified security consultant be appointed and security considerations accounted for? Yes 1 1 1 Total indicative BREEAM credits achieved 2 Total indicative contribution to overall building score 2.00%	No. of BREEAM innovation credits available	0		Minimum ctar	adarde applicable	No
re-Assessment question/criteria Response Credits available achieved Where external site areas are present, will safe access be designed for pedestrians and cyclists? Yes 1 1 1 Will a suitably qualified security consultant be appointed and security considerations accounted for? Yes 1 1 1 Total indicative BREEAM credits achieved 2 Total indicative contribution to overall building score 2.00%	NO. OF BREEAKI INNOVATION CLEAR AVAILABLE	U		IVIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	idards applicable	No
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 2 1 1 1 Total indicative contribution to overall building score 2.00% 2.00% 1 1 1					Indicative credits	
Will a suitably qualified security consultant be appointed and security considerations accounted for? Yes 1 1 Total indicative BREEAM credits achieved 2<	e-Assessment question/criteria		Response	Credits available	achieved	
Total indicative BREEAM credits achieved 2 Total indicative contribution to overall building score 2.00%	Where external site areas are present, will safe access be designed for pedest	rians and cyclists?	Yes	1	1	
Total indicative contribution to overall building score2.00%	Will a suitably qualified security consultant be appointed and security consideration	ns accounted for?	Yes	1	1	
Total indicative contribution to overall building score2.00%		2				
		2				
Total indicative DDEFANA increased in an alter additional NLA	Total indicative contribution to overall building score	2.00%				
Total indicative BREEAW innovation credits achieved N/A	Total indicative BREEAM innovation credits achieved	N/A				
Indicative minimum standard(s) level N/A	Indicative minimum standard(s) level	N/A				
	mments/notes:					
mments/notes:						
omments/notes:						



ENERGY Section V	Weighting	19.00%	Indicative Section Score	13.15%
Ene01 Reduction of CO ₂ Emissions				
No. of BREEAM cred	lits available	15	Available contribution to overall score	10.96%
No. of BREEAM innovation cred	lits available	5	Minimum standards applicable	Yes
How do you wish to assess the number of BREEAM credits achieved fo	or this issue?	Define a target nu	mber of BREEAM credits achieved	
Select the target number of BREEAM credits for the	Ene01 issue	10	BREEAM Innovation credits	



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



Ene02 Energy Monitoring

No. of BREEAM credits available	1	Available contribution to overall score		0.73%	
No. of BREEAM innovation credits available	0		Minimum star	ndards applicable	Yes
				Indicative credits	
Assessment question/criteria		Response	Credits available	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/buildin	g 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 re	sult indicates the	e minimum standards	for Outstanding lev	rel



Ene03 External Lighting

No. of BREEAM credits available	1	Available contribution to overall score		0.73%	
No. of BREEAM innovation credits available	0		Minimum sta	ndards applicable	No
				Indicative credits	
Pre-Assessment question/criteria		Response	Credits available	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:					



Ene04 Low and Zero Carbon Technology

	No. of BREEAM credits available	5	A	vailable contributio	n to overall score	3.65%
	No. of BREEAM innovation credits available	1	1 Minimum standards appli		ndards applicable	Yes
					Indicative credits	
Pre-Assessment question/criteria			Response	Credits available	achieved	
	Compliant LZC feasibility study	to be undertaken	Yes	2	1	
	What will be the intended scope of the	e feasibility study?	Operational stage	e carbon savings/em	nissions	
	Target percentage net reduction in operational sta	age CO2 emissions	40.00%	2	2	
	Please confirm the intended energy source of the Low and/or zer	ro carbon system?	Mains gas via cor	npliant CHP plant		
	Building does not require any form of cooling i.e. na	aturally 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 re	sult indicates the	minimum standards	s for Outstanding le	vel



No. of BREEAM innovation credits available N/A Minimum standards applicable N/A re-Assessment question/criteria Indicative credits achieved Indicative credits achieved Indicative credits achieved Total indicative BREEAM credits achieved N/A Indicative set of the s		No. of BREEAM credits available	N/A		Available contributio	on to overall score	N/A
re-Assessment question/criteria Response Credits available achieved Achieved Achieved Achieved Achieved Achieved Achieved Achieved Achieved Achieved Achiev		No. of BREEAM innovation credits available	N/A		Minimum standards applicable		
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 credits	
Total indicative contribution to overall building scoreN/ATotal indicative BREEAM innovation credits achievedN/A	e-Assessment question/criteria			Response	Credits available	achieved	
Total indicative contribution to overall building scoreN/ATotal indicative BREEAM innovation credits achievedN/A							
Total indicative contribution to overall building scoreN/ATotal indicative BREEAM innovation credits achievedN/A					_		
Total indicative contribution to overall building scoreN/ATotal indicative BREEAM innovation credits achievedN/A							
Total indicative BREEAM innovation credits achieved N/A		Total indicative BREEAM credits achieved	N/A				
		Total indicative contribution to overall building score	N/A				
Indicative minimum standard(s) level N/A		Total indicative BREEAM innovation credits achieved	N/A				
		Indicative minimum standard(s) level	N/A				
	omments/notes:						
omments/notes:							
omments/notes:							



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 sta	Minimum standards applicable	
				Indicative credits	
-Assessment question/criteria		Response	Credits available	achieved	
Will a transportation system analysis be carried out to determine the optimum numbe	er and size of lifts?	Yes	1	1	
Will three energy-efficient features offering the greatest potential energy savings be pa	art 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				
nments/notes:					



Ene07 Energy Efficient Laboratory Systems					Assessment Issu	e 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 appli			N/A
Pre-Assessment question/criteria			Response	Credits available	Indicative credits achieved	
				-		
				-		
				_		
				-		
	Total indicative BREEAM credits achieved	N/A				
Tota	al indicative contribution to overall building score	N/A				
Tota	al indicative BREEAM innovation credits achieved	N/A				
	Indicative minimum standard(s) level	N/A				



Ene08 Energy Efficient Equipment

No. of BREEAM credits available	2	Α	vailable contribution	on to overall score	1.46%
No. of BREEAM innovation credits available	0		Minimum sta	andards applicable	No
			Significant		
e-Assessment question/criteria			majority		
hich of the following will be present and likely to be a/the major contributor to 'unregulated' energy use:		Present	contributor		
Small power/plug in equipment?		No			
Swimming pool? Communal laundry? Data centre? IT-intensive operation areas? Residential areas?				e e e e e e e e e e e e e e e e e e e	
				•	
Healthcare? Kitchen and catering facilities?		No No		-	
Ritchen and cat	ering facilities?	INU		l	
		Indicative compliance?	Credits available	Indicative credits achieved	
Will the significant majority contributor(s) to 'unregulated' energy use (above) meet the BR	EEAM 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				
omments/notes:					



No. of BREEAM credits available	N/A		Available contributio	on to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable			N/A
				Indicative credits	
e-Assessment question/criteria		Response	Credits available	achieved	
Total indicative BREEAM credits achieved	N/A				
Total indicative contribution to overall building score					
Total indicative BREEAM innovation credits achieved					
Indicative minimum standard(s) level	N/A				
mments/notes:					



FRANSPORT	Section Weighting	8.00%	Indicative Section Score	8.00%
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
			ol and/or Sixth form	
what is the degre	Building's indicative Accessibility Index	18	on of public transport, i.e. large urban/metropolitan city cen	tre
	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		



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
					Indicative credits	
re-Assessment question/criteria			Response	Credits available	achieved	
	Will the building be in close proximity of and accessible to appl	icable 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				
omments/notes:						
omments/notes.						



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)? Primary School

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



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

Pre-Assessment question/criteria Response Credits available achieved Will the building meet BREEAM's maximum parking capacity criteria for this building type/Accessibility Index? Credits available 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	Building type category (for the purpos Buildings indicative Accessibility Index (sourced			
Total indicative BREEAM credits achieved N/A Total indicative contribution to overall building score N/A Total indicative BREEAM innovation credits achieved N/A	Pre-Assessment question/criteria		Response	Indicative credits achieved
Total indicative contribution to overall building scoreN/ATotal indicative BREEAM innovation credits achievedN/A	Will the building meet BREEAM's maximum parking capacity criteria for this building type/A	Accessibility Index?		
Total indicative BREEAM innovation credits achieved N/A	Total indicative BREEAM credits achieved	N/A		
	Total indicative contribution to overall building score	N/A		
Indicative minimum standard(s) level N/A	Total indicative BREEAM innovation credits achieved	N/A		
	Indicative minimum standard(s) level	N/A		



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
					Indicative credits	
re-Assessment question/criteria			Response	Credits available	achieved	
	Will a transport plan based on site specific travel survey/assessmer	t 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				
omments/notes:						



WATER	Section Weighting	6.00%	Indicative Section Score	3.33%
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? Level 3 - Three credits

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) leve	Pre-Assessment



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		ndards applicable	Yes
				Indicative credits	
re-Assessment question/criteria		Response	Credits available	achieved	
Will there be a water meter on the mains water supply to t	he building(s)?	Yes	1	1	
Will metering/monitoring equipment be specified on the water supply to any relevant plant/	ouilding areas?	Yes			
Will all specified water meters have a		Yes			
If the site/building has an existing BMS connection, will all pulsed meters be connected	ed 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 re	sult indicates the	minimum standards	for Outstanding lev	el



Wat03	Water	Leak	Detection	and	Prevention
-------	-------	------	-----------	-----	------------

No. of BREEAM credits available	2		Available contributio	n to overall score	1.33%
No. of BREEAM innovation credits available	0	Minimum standards applicabl		ndards applicable	No
				Indicative credits	
-Assessment question/criteria		Response	Credits available	achieved	
Will a mains water leak detection system be installed on the building's ma	ains water supply?	No	1	0	
Will flow control devices be installed in each san	itary 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				
	,				
nments/notes:					



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	
				Indicative credits	
Pre-Assessment question/criteria		Response	Credits available	achieved	
Will water efficient irrigation methods and/or vehicle wash systems (if rele	vant) 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				
omments/notes:					
onments/notes.					



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 achiev	ed 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	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



No. of BREEAM credits available	1	Α	vailable contributio	on to overall score	0.96%
No. of BREEAM innovation credits available	0		Minimum sta	indards applicable	No
				Indicative credits	
ssessment question/criteria		Response	Credits available	achieved	
Will ≥80% of all external hard landscaping and boundary protection achieve a Green Guic	le A or A+ rating?	Yes	1	1	
Tatalin diastics DDEFANA and disc addisces	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				
nents/notes:					



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 nu	umber 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 DDEFANA and its achieved	1	
Total indicative BREEAM credits achieved	1	

Total multative Breland Credits achieved	T
Total indicative contribution to overall building score	0.96%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment r



Mat04 Insulation

	No. of BREEAM credits available					••
	No. of BREEAM innovation credits available	0		Minimum sta	ndards applicable	No
					Indicative credits	
			Deener	Creadite evenilatela		
e-Assessment question/criteria			Response	Credits available	achieved	
	Is the building targeting an insulating ind	ex of 2 or more?	Yes	1	1	
	Will the building's insulating materials be resp	onsibly 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				
mments/notes:						



Mat05 Designing for Robustness

No. of BREEAM credits available	1		Available contributio	on to overall score	0.96%
No. of BREEAM innovation credits available	0		Minimum sta	ndards applicable	N/A
				Indicative credits	
e-Assessment question/criteria		Response	Credits available	achieved	
Will suitable durability/protection measures be specified and installed to vulnerable are	as of the building?	Yes	1	1	
Total indicative BREEAM credits achieved					
Total indicative contribution to overall building score	0.96%				
Total indicative BREEAM innovation credits achieved	N/A				
Indicative minimum standard(s) level	N/A				
mments/notes:					



WASTE	Section Weighting	7.50%	Indicative Section Score	5.00%
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 nu	mber of BREEAM credits to be achieved
Select the number of BREEAM credits being targeted for the Wst01 issue	3	BREEAM Innovation credits

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



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



Wst03 Operational Waste

No. of BREEAM credits available	1		Available contributio	n to overall score	1.25%
No. of BREEAM innovation credits available	0		Minimum sta	ndards applicable	Yes
				Indicative credits	
Pre-Assessment question/criteria		Response	Credits available	achieved	
Will appropriate facilities for the storage of operational recyclable waste volu	mes be provided?	Yes	1	1	
If relevant, will a static waste compactor(s) or baler(s) be s	pecified/installed?	N/A			
If relevant, will a vessel for composting suitable organic waste be s	pecified/installed?	N/A			
Will there be a school recycling policy and operational procedures provided when the bui	Iding 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 re	sult indicates the	e minimum standards	for Outstanding lev	el



Vst04 Speculative Floor and Ceiling Finishes				Assessment Issue	Not Applicat
No. of BREEAM credits available	N/A		Available contributio	on to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable		ndards applicable	N/A
re-Assessment question/criteria		Response	Credits available	Indicative credits achieved	
Total indicative BREEAM credits achieved	N/A				
Total indicative contribution to overall building score Total indicative BREEAM innovation credits achieved	N/A N/A				
Indicative minimum standard(s) level	N/A				
omments/notes:					



AND USE & ECOLOGY	Section Weighting	10.00%		Indicative	Section Score	4.00%
E01 Site Selection						
	No. of BREEAM credits available	2	ļ	Available contributio	n to overall score	2.00%
	No. of BREEAM innovation credits available	0		Minimum star	ndards applicable	No
re-Assessment question/criteria			Response	Credits available	Indicative credits achieved	
Will at least 75% of the proposed deve	lopment's footprint be located on previously been		Yes	1	1	
	Is the site deemed to be significantly	contaminated?	No	1	0	
	Total indicative BREEAM credits achieved	1				
Tota	I indicative contribution to overall building score	1.00%				
Tota	al indicative BREEAM innovation credits achieved	N/A				
	Indicative minimum standard(s) level	N/A				



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

Can the land within the construction zone be defined as 'land of lo	-	Yes	1	1
Will all features of ecological value surrounding the construction zone/site boun	gical value surrounding the construction zone/site boundary be protected? Yes			
Total indicative BREEAM credits achieved	1 1			
Total indicative contribution to overall building score	1.00%			
Total indicative BREEAM innovation credits achieved	l N/A			
Indicative minimum standard(s) leve	I N/A			



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 r	nt res

comments/notes.		



LE04 Enhancing Site Ecology

No. of BREEAM credits available	3		Available contributio	n to overall score	3.009
No. of BREEAM innovation credits available	0	Minimum standards applicable		No	
re-Assessment question/criteria Will a suitably qualified ecologist be appointed to report on enhancing and prote Will the suitably qualified ecologists general recommendations		Response No	Credits available	Indicative credits achieved 0	
What is the targeted/intended improvement in ecological value as a result of enha					
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				
ommonte/notoce					
omments/notes:					



LE05 Long Term Impact on Biodiversity

No. of BREEAM credits available	2		Available contributic	n to overall score	2.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable		No	
				Indicative credits	
Pre-Assessment question/criteria		Response	Credits available	achieved	
Will the building meet BREEAM's mandatory criteria for th	is BREEAM issue?	No	2	0	
Will a Biodiversity Champion be appointed to monitor/minimise impacts of site activitie	·				
Will the contractor provide training for the site workforce on how to protect ecology du	e , ,		_		
Will the contractor record actions to protect biodiversity and monitor their effectiveness dur			_		
Will a new ecologically valuable habitat, appropriate to the local			_		
Where flora/fauna habitats exist on site, will the contractor programme site works to minir			_		
Will a partnership be set up by the design team with a local group that has v	vildlife expertise?				
Table Portan and the state of	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				



OLLUTION	Section Weighting	10.00%		Indicative	Section Score	3.85%
ol01 Impact of Refrigerants						
	No. of BREEAM credits available	3		Available contribution	n to overall score	2.31%
	No. of BREEAM innovation credits available	0		Minimum star	ndards applicable	No
re-Assessment question/criteria			Response	Credits available	Indicative credits achieved	
re-Assessment question/criteria	Will refrigerant containing systems be installed in the as	sessed building?	Yes		0	
	Is the Global Warming Potential of the specified refrigerant(s) likely				J J	
	What is the target range Direct Effect Life Cycle CO_2 eq. emissions	for the system?	>1000	kgCO2eq/kW coolt	th capacity	
	Will a refrigerant leak detection and containment system be spe	ecified/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				



Pol02 NO_x Emissions

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

Pre-Assessment question/criteria			Response	
	Please enter the target/maximum NO _x emission level for spa		40.00	mg/kWh
	Please enter the target/maximum NO_x emission level for the wat	er 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		



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	
				Indicative credits	
Pre-Assessment question/criteria		Response	Credits available	achieved	
What is the actual/likely annual probability of flooding for t	he assessed site?	Low	2	0	
Will a compliant Flood Risk Assessmen	t be undertaken?	No	2	U	
Will the site meet the BREEAM criteria for peak rate surfa	ce water run off?	No	1	0	
Will the site meet the criteria for surface water run off volume, attenuation and/or lin	miting 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				



Pol04 Reduction of Night Time Light Pollution

	No. of BREEAM credits available	1		Available contributio	n to overall score	0.77%
	No. of BREEAM innovation credits available	0	Minimum standards applicable		No	
		-				-
			5		Indicative credits	
Pre-Assessment question/criteria			Response	Credits available	achieved	
	Will the external lighting be designed to redu	ce 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:						



Pol05 Noise Attenuation

No. of BREEAM credits ava		0		Available contributio		NL
No. of BREEAM innovation credits ava	allable	0		Minimum sta	ndards applicable	No
					Indicative credits	
Assessment question/criteria			Response	Credits available	achieved	
					defileved	
Will there be, or is there noise-sensitive areas/buildings within 800m rad			Yes	1	1	
Will a noise impact assessment be completed and, if applicable, noise attenua	ation measu	res specified?	Yes			
Total indicative BREEAM credits ach	hieved	1				
Total indicative contribution to overall building	score	0.77%				
Total indicative BREEAM innovation credits ach	hieved	N/A				
Indicative minimum standard(s)	s) level	N/A				
ments/notes:						



INNOVATION	Section Weighting	10.00%		Indicative	e Section Score	1.00%
Inn01 Innovation						
	No. of BREEAM innovation credits available	10	A	vailable contributic	on to overall score	10.00%
				Minimum sta	ndards applicable	No
Pre-Assessment question/criteria			Exemplary level achieved	Credits available	Indicative credits achieved	
	Man01 Sustain	able Procurement	No	1	0	
	Man02 Responsible Cons	truction Practices	No	1	0	
		01 Visual Comfort		1	0	
		of CO2 Emissions		5	0	
	Ene04 Low and Zero C			1	1	
	Ene05 Energy Efficient Cold Storage			N/A	N/A	
	Wat01 Water Consumption			1	0	
	Mat01 Life Cycle Impacts		No	1	0	
	Mat03 Responsible Sourcing of Materials		No	1	0	
	Wst01 Construction Wa	aste Management	No	1	0	
	Wst02 Re	cycled Aggregates	No	1	0	

Total indicative BREEAM cred	its achieved	1
Total indicative contribution to overall bu	uilding score	1.00%
Indicative minimum stand	dard(s) level	N/A



UK and Ireland Office Locations

