



BREEAM NEW CONSTRUCTION 2014
16 Rochester Mews
 Target : Excellent (target - 70%)

SIMPLE BUILDINGS

Score : 71.88

Evidence at design stage can generally be of the form of drawings, specifications, instructions etc. At design stage the information can be in the form of a commitment where applicable. Post construction requires photographs, certificates, reports etc.								
Ref	Description	Definite	Possible	Not Available	Max Credits Available	Action/Notes	Action/Responsible person	Evidence Tracker
Management								
Man 1 - Project brief and Design	Stakeholder consultation - project team - 1 credit Third party consultation - 1 credit	2	0	2	2	The design team have undertaken the appropriate third party consultation including all relevant stakeholders - and the project design has been guided accordingly		
Man 2 - Life cycle cost and service life Planning	Capital cost reporting - 1 credits	1	0	0	1	Report the capital cost for the building in pounds per square metre (£/m ²), via the BREEAM Assessment Scoring and Reporting tool, Assessment Issue Scoring tab, Management section.		
Man 3 - Responsible Construction Practices	Environmental management (1 credit) - EMS System Considerate construction (up to 2 credits) Monitoring of construction-site impacts (1 credits)	3	1	0	4	All Timber to be legally sourced in line with FCS/PEFC including Site Timber The principle contractor will be required to join CCS and achieve a score of >35 The contractor will monitor and report upon the use of energy and water during the construction phase	CLIENT TO ADVISE	
Man 4 - Commissioning and Handover	Commissioning building services (1 credit) Handover (1 credit).	2	0	0	2	Assume schedule of commissioning and commissioning undertaken in line with BISRIA/CIBSE Building User Guide provided and suitable staff training undertaken to ensure all building users are familiar with the efficiency operation of the building.		
Man 5 - Aftercare	Aftercare support (1 credit) Seasonal commissioning (1 credit) Post occupancy evaluation (1 credit)	2	1	0	3	The developer will provide aftercare support for 12 months via a contract put in place with management company In addition, seasonal commissioning g will be carried by the principle M&E contractor at 3, 6 & 9 month intervals		
SECTION CREDIT SCORE		10	2	2	12			
Health & Wellbeing								
Hea 1 - Visual Comfort	Glare control (1 credit) Daylighting (up to 2 credits - building type dependent) View out (1 credit except for a Healthcare building with inpatient areas, which has 2 credits available) Internal and external lighting (1 credit) MINIMUM STANDARDS	2	1	1	5	All Fluorescent lamps must be high frequency ballast Blinds to be installed for glare control in all occupied areas (transmittance value < 0.1) ALL internal and external lighting design to be to CIBSE Compliant design including appropriate control gear		
Hea 2 - Indoor Air Quality	Minimising sources of air pollution (4 credits) Adaptability - potential for natural ventilation (1 credit)	1	1	2	3	All decorative paints and varnishes are to have a low VoC content		
Hea 3 - Safe containment in Laboratories	Containment Laboratory containment devices and containment areas - 1 credits Buildings with containment level 2 and 3 laboratory facilities - 1 credit	0	0	0	0	N/A		
Hea 4 - Thermal Comfort	Thermal Modelling - 1 credit Adaptability for a projected climate change scenario - 1 credit Thermal zoning and controls - 1 credit	2	1	0	3	M&E design to be guided by steady state heat loss calculations internal heating design to be guided accordingly. Wit local occupant control		
Hea 5 - Acoustic Performance	Appointment of qualified acoustician Acoustic performance standards a. Sound insulation b. Indoor ambient noise level c. Reverberation times.	0	0	0	0	N/A		
Hea 6 - Safety & security (2 credits)	Effective design measures to promote low risk, safe and secure use of building	2	0	0	2	Pedestrian and vehicle movement are separated to ensure BREEAM standards of site safety The developer is to achieve SBD for the new build commercial unit		
SECTION CREDIT SCORE		8.0769231	3.4615385	3.46153846	13			
Energy								
Ene 1 - Reduction of CO2 Emissions	Encourage low energy building design and reduction of CO2 emissions MINIMUM STANDARDS	9	0	3	12	Design stage BRUKL outputs confirm that 9 credits are achieved under this section		
Ene 2 - Energy Monitoring	To encourage the use of energy sub-metering MINIMUM STANDARDS	2	0	0	2	Mandatory - energy meters for Heating, hot water, lighting and small power are to be installed all meters to be labelled and accessible Additional credit for sub-metering high energy load/function areas -will also be targeted		

Ene 3 - External Lighting	To encourage the use of energy efficient external lighting	1	0	0	1	External lighting to be low energy design with PIR/daylight controls		
Ene 4 - Low Carbon Design	Passive design (2 credits) Low or zero carbon technologies (1 credit)	0	0	3	3	Not Targeted		
Ene 5 - Energy Efficient Cold Storage	To encourage the use of energy efficient cold storage	0	0	0	0	Not Applicable		
Ene 6 - Energy Efficient Transportation Systems	To encourage the use of energy efficient transport systems Energy consumption - 1 credit Energy efficient feature - 2 credits	0	0	0	0	Not Applicable		
Ene 7 - Energy Efficient Laboratory Systems (various)	To encourage the use of laboratory that are designed to minimise CO2 emissions	0	0	0	0	Not Applicable		
Ene 8 - Energy Efficient Equipment (2 credits)	To encourage the procurement of energy efficient equipment	2	0	0	2	All small power and plug-in equipment will be selected in line with Government buying standards		
Ene 9 - Drying Space (1 credit)	To provide a reduced energy means of drying clothes	0	0	0	0	N/A		
SECTION CREDIT SCORE		10.5	0	4.5	20			
Transport								
Tra 1 - Public Transport Accessibility	To encourage development in proximity to of good public transport link	3	0	0	3	The project has a PTAL rating of 6a		
Tra 2 - Proximity to Amenities	To encourage developments close to local amenities	2	0	0	2	The project is within easy access to local facilities	EB7	
Tra 3 - Cyclist Facilities	to encourage cycling to work through provision of adequate facilities	1	0	0	1	Secure cycle storage is provided for the development		
Tra 4 - Maximum Car Parking Capacity	To discourage the user of the private car for work related journeys	0	0	0	0	N/A		
Tra 5 - Travel Plan	To encourage use of sustainable transport by building users	0	0	0	0	N/A		
SECTION CREDIT SCORE		9	0	0	6			
Water								
Wat 1 - Water Consumption (5 credits)	To reduce the use of potable water use in new buildings MINIMUM STANDARDS	3	0	2	5	Suggest target of 2-3 credits - use of flow restrictors dual flush toilets etc	Specification?	
Wat 2 - Water Monitoring (1 credit)	To ensure water consumption is metered and managed MINIMUM STANDARDS	1	0	0	1	Pulsed water meter to be installed on main supply to building	M&E Specification	
Wat 3 - Water Leak Detection & Prevention (2 credits)	To reduce the impact of water leaks	1	1	0	2	Solenoid control of water supply to toilet area to be installed	M&E Specification	

Wat 4 - Water Efficient Equipment (1 credit)	To reduce un-regulated water use via specification of efficient equipment	0	0	0	0	N/A		
SECTION CREDIT SCORE		4.375	0.875	1.75	8			
Materials								
Mat 1 - Life Cycle Impacts	To encourage the use of material with a low environmental impact	4	2	0	6	The architects are proposing build elements with a high Green Guide rating		
Mat 2 - Hard Landscaping & Boundary Protection	To encourage the use of landscaping materials with a low environmental impact	1	0	0	1	80% of hard landscaping and boundary protection to achieve A or A+ in Green Guide		
Mat 3 - Responsible Sourcing of Materials	To encourage the practice of responsible sourcing Sustainable procurement plan - 1 credit Responsible sourcing of materials (RSM) - 3 credits MINIMUM STANDARDS	3	0	1	4	The developer is expected to achieve at least 2 of the 3 credits available for responsible sourcing of materials ** Mandatory - ALL Site timber to be procured in line with Governments Timber Procurement Policy ** INCLUDES SCAFFOLDING AND FORMWORK		
Mat 4 - Insulation	Assessing insulation for embodied impact - 1 credit	1	0	0	1	The developer will use insulations materials with a high embodied impact		
Mat 5 - Designing for durability & resilience	Protecting vulnerable parts of the building from damage Protecting exposed parts of the building from material degradation	1	0	0	1	The designers will supply drawings to show areas of vulnerability and protection measures - high pedestrian use, vehicle movement areas etc		
Mat 6 - Material Efficiency	To recognise and encourage measures to optimise material efficiency in order to minimise environmental impact of material	0	0	1	1	The credits will not be sought		
SECTION CREDIT SCORE		9.6428571	1.9285714	1.92857143	14			
Waste								
Wst 1 - Construction Waste Management	Construction waste resource efficiency - 3 credits Diversion of resources from landfill - 1 credit MINIMUM STANDARDS	3	0	1	4	a compliant SWMP is required and will target a resource efficiency at < 3.2t waste per 100sqm of floor area generated. 90% of construction and demolition waste will be diverted from landfill A pre-demolition audit of the existing building on site will be undertaken by the design team		
Wst 2 - Recycled Aggregates	to recognise use of recycled and secondary aggregates	0	1	0	1	It is unlikely that the credits can be achieved under this section		
Wst 3 - Operational Waste	To encourage provision of dedicated storage and recycling facilities for building MINIMUM STANDARDS	1	0	0	1	External waste/recycling storage to be available and clearly labelled - at least 2sqm per 1000sqm of NIA to be marked on plans		
Wst 4 - Speculative Floor & Ceiling Finishes (1 credit)	To encourage specification and fitting of finished to end-user requirements	0	0	0	0	Not Applicable		
Wst 5 - Adaptation to Climate Change	Adaptation to climate change – structural and fabric resilience	0	1	0	1	The credits will not be sought under this section		
Wst 6 - Functional Adaptability	To recognise and encourage measures taken to accommodate future changes of use of the building over its lifespan	0	1	0	1	The credits will not be sought under this section		
SECTION CREDIT SCORE		4.25	3.1875	1.0625	8			
Land Use & Ecology								
LE 1 - Site Selection	To encourage use of previously developed or contaminated land	2	0	0	2	The new development will be built upon land >70% previously developed		
LE 2 - Ecological Value of Site & Protection of Ecological Value Features	to encourage development on site with low ecological value, and to protect site ecology during construction	1	0	0	1	The existing site has low ecological value		

LE 3 - Minimising impact on existing site ecology	To minimise development impact on existing ecology MINIMUM STANDARDS	2	0	0	2	Given nature of site prior to development - a minimum of a neutral impact on site ecology can be predicted		
LE 4 - Enhancing Site Ecology	Ecologist's report and recommendations (1 credit) Increase in ecological value (1 credit) Simple buildings specific (1 credit)	0	0	2	2	Credits will not be sought under this section		
LE 5 - Long Term Impact on Biodiversity	Ecologist's report and recommendations (1 credit) Increase in ecological value (1 credit) Simple buildings specific (1 credit)	0	0	0	0	N/A		
SECTION CREDIT SCORE		7.1428571	0	2.85714286	7			
Pollution								
Pol 1 - Impact of Refrigerants	To reduce the level of greenhouse gas emissions from refrigerant leakage	0	0	0	0	Not Applicable		
Pol 2 - NOx Emissions	To encourage the supply of heating/cooling from low NOx emission sources	3	0	0	3	The gas fired radiant heaters will emit low NOx emissions		
Pol 3 - Surface Water Run-off	Flood risk - 2 credits Surface water run-off - 2 credits Minimising water course pollution - 1 credit	4	0	1	5	site specific FRA required to demonstrate site in Flood Zone 1 Assume run-off no greater than pre-development Will require hydrologists report to confirm		
Pol 4 - Reduction of Night Time Light Pollution	To ensuring external lighting is used in appropriate areas, reduces unnecessary uplighting and a nuisance to neighbours	1	0	0	1	External lighting to be designed to ILE guidance to avoid night time pollution auto switch off required 2300 - 0700	M&E Specification	
Pol 5 - Reduction of Noise Pollution	To reduce the likelihood of noise from the new development having an impact on neighbours	0	0	0	0	Not Applicable		
SECTION CREDIT SCORE		8.888889	0	1.11111111	9			
Innovation								
SEE CRITERIA REQUIREMENTS ABOVE								
Man 1		0	0	1	1			
Man 3		0	0	1	1			
Man 5		0	0	1	1			
Hea 1		0	0	1	1			
Hea 2		0	0	1	1			
Ene 1		0	0	1	1			
Wat 1		0	0	1	1			
Mat 1		0	0	1	1			
Mat 3		0	0	1	1			
Wst 1		0	0	1	1			
Wst 2		0	0	1	1			
Wst 5		0	0	1	1			
Pol 3	Simple Buildings Only	0	0	1	1			
SECTION CREDIT SCORE (MAX 10)		0	0	13	10			

Summary

	Definite	Possible	Not Available	Max Credits Available
Management	10.00	2.00	2.00	22.00
Health & Wellbeing	8.08	3.46	3.46	13.00
Energy	10.50	0.00	4.50	20.00
Transport	9.00	0.00	0.00	6.00
Water	4.38	0.88	1.75	8.00
Materials	9.64	1.93	1.93	14.00
Waste	4.25	3.19	1.06	8.00
Land Use & Ecology	7.14	0.00	2.86	7.00
Pollution	8.89	0.00	1.11	9.00
Innovation	0.00	0.00	13.00	10.00
Totals	71.88	11.45	31.67	117

	Credit information required
	Partial credit information received
	Credit not targeted
	Credit completed
	Potential additional credits