9-13 GRAPE STREET

Rev: 02 14/03/2016

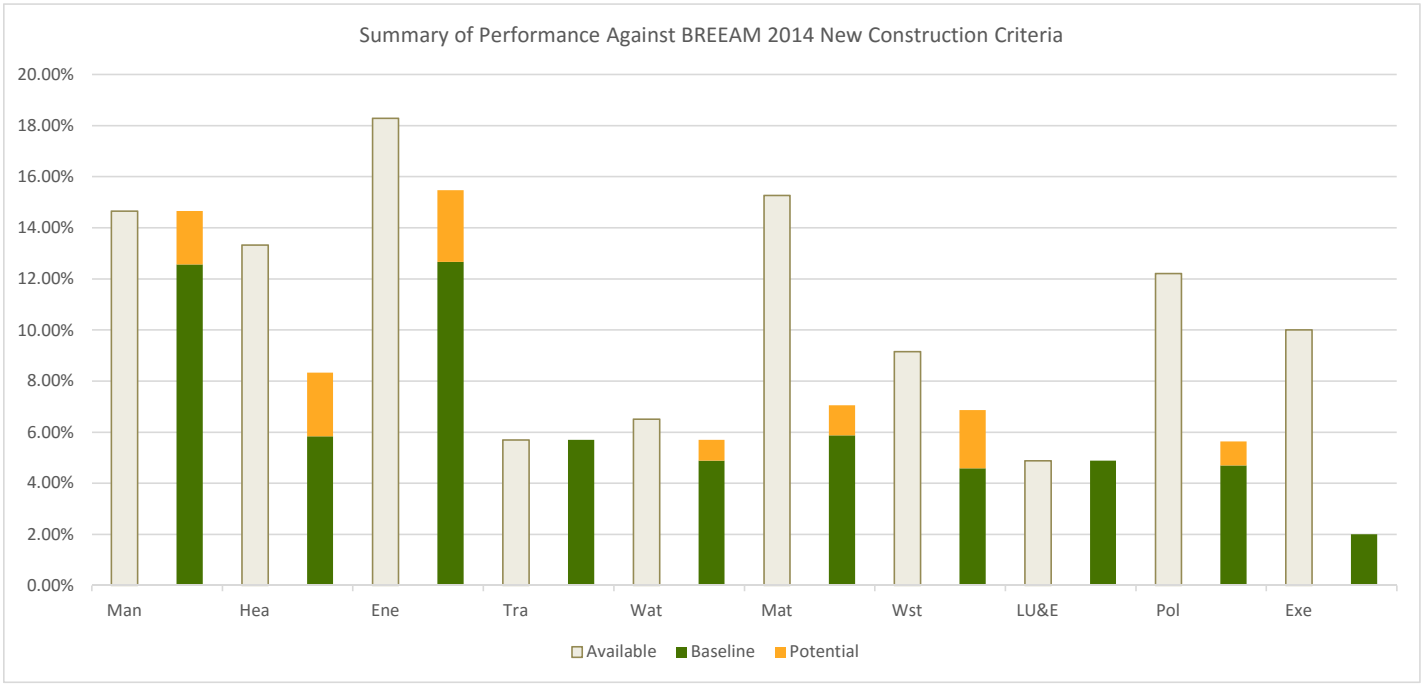
BREEAM 2014 NON-DOMESTIC REFUBISHMENT & FIT OUT - OFFICES - CAT. A FIT OUT (PARTS 1, 2 & 3)

SUMMARY OF PERFORMANCE & RATING

SCOTCH Partners

Assessment Section	Credits Available	Section Weighting	Credit Value	Credits Targeted		TargetedScore	
				Baseline	Potential	Baseline	Potential
Management	21	15%	0.70%	18	3	12.56%	2.09%
Health & Wellbeing	16	13%	0.83%	7	3	5.83%	2.50%
Energy	26	18%	0.70%	18	4	12.66%	2.81%
Transport	7	6%	0.81%	7	0	5.69%	0.00%
Water	8	7%	0.81%	6	1	4.88%	0.81%
Materials	13	15%	1.17%	5	1	5.87%	1.17%
Waste	12	9%	0.76%	6	3	4.58%	2.29%
Land Use & ecology	2	5%	2.44%	2	0	4.88%	0.00%
Pollution	13	12%	0.94%	5	1	4.70%	0.94%
Innovation	10	10%	1.00%	2	0	2.00%	0.00%
					Expected BREEAM Score	**63.63%**	**12.62%**
					Expected BREEAM Rating	**VG**	**Ex**

BREEAM Rating	% Score
Outstanding	85
Excellent	70
Very Good	55
Good	45
Pass	30
Unclassified	<30



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BREEAM 2014 NON-DOMESTIC REFUBISHMENT & FIT OUT - OFFICES - CAT. A FIT OUT (PARTS 1, 2 & 3)			63.63%	76.25%		
Credit	**Available**	**Criteria Summary**	**Baseline**	**Potential**	**Responsible**	**Actions/Comments**
MANAGEMENT		Credit Value =	0.70%			
Man01.1	1	**Stakeholder Consultation (Project Delivery)** The project team must have met, to identify and define their roles, responsibilities and contribution towards the completion of key phases of project delivery, before the end of RIBA Stage 2 (Concept Design).	1	0	Paragon	Paragon to review credit requirements and provide documentation to demonstrate that the required roles and responsibilities have been assigned to the project team.
Man01.2	1	**Stakeholder Consultation (Third Party)** Relevant third party stakeholders must have been consulted by the project team regarding various aspects of the design. The project team must be able to demonstrate how the consultation process has influenced the design. Feedback must be given to the consultation groups before the end of RIBA Stage 4 (Technical Design).	1	0	RPP	The project team have undertaken extensive consultation regarding the proposed scheme and therefore expect to be able to achieve this credit.
Man01.3	1	**Sustainability Champion (Design)** A suitably qualified sustainability champion (BREEAM AP) must have been appointed to advise the project team before the end of RIBA Stage 1 (Preparation & Brief). The BREEAM performance targets must be agreed, between the client and project team, before the end of RIBA Stage 2 (Concept Design).	1	0	Scotch Partners	Scotch Partners have been actively involved in the project to date. Both Kirsten Elder and Chris Blencowe are BREEAM Accredited Professionals and have contributed to the review and setting of BREEAM performance requirements.
Man01.4	1	**Sustainability Champion (Monitoring Progress)** This credit is dependent of Man01.3. A suitably qualified sustainability champion must be appointed to support and advise the project team throughout the design process.	1	0	Paragon QS	Please refer to Man01.3 above.
Man02.1	2	**Elemental Life Cycle Cost** An elemental life cycle cost analysis, compliant with PD 156865:2008, must be undertaken before the end of RIBA Stage 2 (Concept Design).	0	2	Paragon QS	The project team has stated that the nature of the project means that there is very limited scope to change or influence the external envelope or structural solutions. The cost associated with compling with the requirements of this credit may be invested elsewhere in the assessment to ensure a greater sustainability benefit.
Man02.2	1	**Component Level LCC Plan** Before the end of RIBA Stage 4 (Technical Design) a component level LCC plan, compliant with PD 156865:2008, must be undertaken and address the building envelope, building services, finishes, hard landscaping and boundary protection. The component level LCC must be used to inform decision making regarding the building design/specification.	0	1	Paragon QS	Please refer to Man02.1 above.
Man02.3	1	**Capital Cost Reporting** Provide the capital cost of the project, expressed as £K/$m^{2,}$ to the BRE.	1	0	Paragon QS	The capital cost will be reported to the BRE in accordance with the credit requirements.
Man03.0	Pre-requisite	**Responsible Sourcing of Site Timber** All timber used to construction of the development must be sourced in accordance with the UK Government Timber Procurement Policy (i.e. FSC or PEFC Certified).	Yes		Paragon QS	The main contractor will be required to source all temporary construction timber in accordance with the UK Government Timber Procurement Policy.

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Credit	**Available**	**Criteria Summary**	**Baseline**	**Potential**	**Responsible**	**Actions/Comments**
Man03.1	1	**Environmental Management** The principal contractor must either hold or be in the advanced stages of obtaining ISO14001 certification. The principal contractor must also implement best practice pollution prevention measures in accordance with Pollution Prevention Guideline 6.	1	0	Paragon QS	The main contractor will be required to hold ISO14001 Certification and to implement best practice pollution prevention measures on site.
Man03.2	1	**Sustainability Champion (Construction Monitoring)** A suitably qualified sustainability champion (BREEAM AP), must be appointed for the construction, handover and close out (RIBA Stages 5&6) stages of the project. The principal contractor must be contractually required to achieve the BREEAM performance target, which must be achieved at post-construction to secure this credit.	1	0	Paragon QS	The main contractor will be required to nominate a suitably qualified member of staff to act as the Site Sustainability Champion.
Man03.3	2	**Considerate Construction** The credits for this issue are awarded, based upon the performance of the principal contractor against the Considerate Constructors Scheme (CCS), as follows: - CCS score 25-34 (min. 5 in each category) = 1no. credit. - CCS score 35-39 (min. 7 in each category) = 2no. credits.	2	0	Paragon QS	The main contractor will be required to register with the Considerate Constructors Scheme (CCS) and to achieve two credits for this issue.
Man03.EXE	1	**Considerate Construction Exemplary Practice** The principal contractor must achieve a CCS score ≥40, with a minimum of 7 points in each category.	1	0	Paragon QS	Given the sensitive nature of the site, the client wishes to ensure that disturbance to neighbouring properties is minimised. The main contractor will therefore be contractually required to achieve a CCS score in excess of 40 points, with a minimum of 7 points in each category.
Man03.4	1	**Monitoring of Construction Site Impacts - Energy & Water Consumption** The principal contractor must set energy and water consumption targets and monitor their actual performance against target.	1	0	Paragon QS	The main contractor will be required to monitor the energy and water consumption associated with their site activities.
Man03.5	1	**Monitoring of Construction Site Impacts - Transportation** The principal contractor must set targets and record the distance travelled by materials to and waste from the site.	1	0	Paragon QS	The main contractor will be required to record the origin and destination of all deliveries made to and waste collections from the site.
Man04.1	1	**Commissioning , Testing Schedule & Responsibilities** A member of the project team must be responsible for ensuring that the commissioning of the building services is considered throughout the design process. The nominated project team member must also ensure that pre-commissioning, commissioning and re-commissioning is integrated into the project programme.	1	0	Pinnacle	Pinncle will develop a Commissioning & Testing Schedule and will clearly define the responsibilities of project team members regarding the commissioning process.

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Man04.2	1	**Commissioning Building Services** To achieve this credit the requirements of Man04.1 must also be fulfilled. A specialist commissioning manager must be appointed, during the design phase, to review the proposed design and to ensure that the design considers the ease with which systems can be commissioned. The specialist commissioning manager must also be appointed to oversee commissioning during the construction process and to manage the commissioning process during completion and handover.	1	0	Pinnacle	Pinnicle will ensure that the M&E specification requires that the building services systems are commissioned in accordance with best practice proceedures. The main contractor will also be required to commission the building services in accordance with the credit reqirements.
Man04.3	1	**Testing & Inspection of Building Fabric** The contractor must undertake a compliant air tightness test and thermographic survey to demonstrate the integrity of the building envelope and thermal insulation. Both the air-tightness test and thermographic survey must be undertaken by suitably qualified individuals.	1	0	Paragon QS	The main contractor will be required to undertake a compliant air tightness test and thermographic survey to ensure the integrity of the thermal envelope.
Man04.4	1	**Handover - Building User Guide and Training Schedule** A building user guide (BUG), appropriate for the general occupants and facilities management, must be developed and passed to the incoming tenants. A training programme must be developed, in accordance with the credit requirements, to ensure that the future building occupiers and facilities managers understand the building services and design.	1	0	Paragon QS	The main contractor will be required to develop a handover and training programme for the future building occupants. As part of the handover process the main contractor will also be responsible for producing a compliant Building User Guide.
Man05.1	1	**Aftercare Support** The project team must ensure that there are resources in place to provide compliant aftercare support to future facilities managers and/or tenants for up to twelve-months following occupation. The project team must also ensure that energy and water consumption data if gathered for a minimum of twelve-months following occupation.	1	0	Paragon QS	The main contractor will be required to ensure that the handover and training requirements are fulfilled. The main contractor will also be required to provide aftercare support for a minimum of twelve-months from occupation of the building.
Man05.2	1	**Seasonal Commissioning** Compliant seasonal commissioning must be undertaken for the first twelve-months, following occupation of the building.	1	0	Client	The client has agreed to undertake compliant seasonal commissioning of the building services for a minimum of twelve-months from first occupation of the building.
Man05.3	1	**Post Occupancy Evaluation** The client or building occupier must make a commitment to carry out a post-occupancy evaluation (POE) exercise one year after initial building occupation.	1	0	Client	The client has commited to undertake a compliant Post Occupancy Evaluation (POE) Exercise for a period of twelve-months from the initial occupation of the building.
Man05.EXE	1	**Aftercare Support - Exemplary Performance** There must be operational infrastructure and resources in place to co-ordinate (at quarterly intervals for the first three years of building occupation) the collection and analysis of occupant satisfaction, energy consumption and water consumption data. This is to be provided to BRE. Progression of subsequent consumption targets must also be monitored and feedback provided.	1		Client	The client has provided a commitment to continue the POE process for a minimum of three years following the initial occupation of the building.
	21		**18**	**3**	**0**	
HEALTH & WELLBEING		Credit Value =	0.83%			

Credit	Available	Criteria Summary	Baseline	Potential	Responsible	Actions/Comments
Hea01.1	1	**Glare Control** A glare control strategy must be implemented which maximises daylight levels under all conditions and which avoids increasing lighting energy consumption.	0	1	Paragon QS	Paragon need to review the project scope and budget and confirm whether compliant glare control measures will be installed to the tenanted space.
Hea01.2	3	**Daylighting** The relevant building areas must either meet good practice daylight factors or meet good practice average and minimum point daylight illuminance criteria. Up to two credits may be awarded when the refurbishment works result in an increase in amount of daylight to relevant building areas.	0	0	N/A	The daylighting requirements are normally difficult to fulfill. Given the constrained nature of the site and the lack of windows on three sides of the building the credit requirements are unlikely to be fulfilled.
Hea01.2EXE	1	**Daylighting - Exemplary Performance** The relevant building areas must either meet exemplary daylight factors or meet exemplary average and minimum point daylight illuminance criteria.	0	0	N/A	The development is not expected to fulfill the standard daylighting requirements and as such will not meet the exemplary performance requirements.
Hea 01.3	2	**View Out** 95% of the floor area in relevant building areas must be within 7m of a wall which has a window or permanent opening which provides an adequate view out and comprises at least 20% of the surrounding wall area.	0	1	RPP	RPP need to provide details of the floor plate depth and percentage glazing in the façade for each building area.
Hea 01.4	1	**Internal & External Lighting Levels, Zoning & Control** All fluorescent and compact fluorescent lamps must be fitted with high frequency ballasts. Additionally, internal lighting in all relevant areas must be designed in accordance with a lighting design strategy which demonstrates luminance levels appropriate to the tasks undertaken.	1	0	Pinnacle	Pinnacle will ensure that the specification requires that all flourescent lighting is installed with high frequency ballasts and that the internal lighting system provides illuminance levels in accordance with the credit requirements. The internal lighting system will also be zoned and controlled in accordance with the requirements. The specified external lighting will also provide appropriate lighting levels around and within the development.
Hea02.1	1	**Indoor Air Quality Plan** An indoor air quality plan must be produced, with the objective of facilitating a process that leads to design, specification and installation decisions and actions that minimise indoor air pollution during occupation of the building.	1		Pinnacle	Pinnable will develop an Indoor Air Quality Plan (IAQP) for the specified building services. Responsibility for the IAQP will be transferred to the main contractor to ensure that construction activities do not affect indoor air quality and to ensure that the required pre-occupancy flush out and testing is completed.
Hea02.2	1	**Ventilation** The building must be designed to minimise the concentration and recirculation of pollutants by providing fresh air in accordance with the relevant ventilation standards. Design ventilation pathways must also minimise the build-up of air pollutants and any HVAC systems must incorporate suitable filtration to minimise external air pollution. Areas subject to large and unpredictable or variable occupancy patterns must also have carbon dioxide or air quality sensors specified.	0	0	N/A	The constrained nature of the site prevents the ventilation system from compling with the credit requirements.

Credit	Available	Criteria Summary	Baseline	Potential	Responsible	Actions/Comments
Hea02.3	N/A	**VOCs - Products** All decorative paints and varnishes specified must comply with EU Directive 2004/42/CE ("Paints Directive"). Additionally, at least five of the seven remaining product categories listed in Table-18 of the BREEAM 2014 NC Technical Manual must meet the testing requirements and emission levels criteria for VOC emissions.	N/A	N/A	N/A	The credit requirements are not applicable to this development.
Hea02.4	N/A	**VOCs - Post Construction** The formaldehyde concentration level must be measured and found to be no more than 100 micrograms averaged over 30 minutes. Additionally, TOC concentration levels must be no more than 300 micrograms over 8 hours. These measured levels must be reported via the BREEAM Assessment Scoring and Reporting Tool.	N/A	N/A	N/A	The credit requirements are not applicable to this development.
Hea02.5	1	**Adaptability - Potential for Natural Ventilation** The building ventilation strategy must be designed to be flexible and adaptable to potential building occupant needs and climatic scenarios. Occupied spaces of the building must be designed to be capable of providing fresh air entirely via a natural ventilation strategy.	0	0	N/A	In order to maximise energy efficiency, enhance indoor air quality and to reduce traffic noise impacts the façade will be sealed. The requirements of this credit cannot therefore be fulfilled.
Hea02.EXE	N/A	**VOCs - Products Exemplary Performance Requirements** In addition to the above, all seven remaining product categories must meet the testing requirements and emission levels criteria for VOC emissions. Additionally, formaldehyde emission levels must be no more than 0.01 mg/m^3 air for products 'B' to 'F'.	N/A	N/A	N/A	The exmplary performance requirements are not applicable to the development.
Hea03.1	N/A	**Safe Containment in Laboratories**	N/A	N/A	N/A	No laboratory facilities are to be provided within the building. The credit for this issue is therefore not applicable to this development.
Hea03.2	N/A	**Buildings with containment level 2 and 3 lab facilities**	N/A	N/A	N/A	No laboratory facilities are to be provided within the building. The credit for this issue is therefore not applicable to this development.
Hea04.1	1	**Thermal Modelling** Thermal modelling must be carried out using compliant software which provides full dynamic thermal analysis at the detailed design stage.	1	0	Pinnacle	A compliant thermal comfort assessment will be undertaken to demonstrate that the development can achieve the summer and winter thermal comfort criteria described in CIBSE Guide A.
Hea04.2	1	**Adaptability - Climate Change** In addition to the above, the thermal modelling must demonstrate that the relevant requirements for the above credit are achieved for a projected climate change environment. If not, the project team must demonstrate how the building can be easily adapted in the future to meet these requirements.	0	1	Pinnacle	Following completion of the Thermal Comfort Assessment required for compliance with Hea04.1; the project team will examine the feasibility of achieving the required thermal comfort conditions under a project climate change scenario. The credit for this issue is currently defined as 'potential' because the retained historic facade and constrained site reduces the passive options for controlling thermal comfort conditions within the building.

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Hea 04.3	1	**Thermal Zoning & Controls** In addition to Hea04.1, the thermal modelling analysis must inform the temperature control strategy for the building and its users.	1	0	Pinnacle	Pinnable will ensure that the space heating and cooling systems are zoned and controlle in accordance with industry best practice and expected occupant requirements.
Hea05.1	1	**Sound Insulation** An appropriately qualified acoustician must be appointed. The sound insulation between acoustically sensitive rooms and other occupied areas must comply with the performance criteria given in Section 7 of BS 8233:2014. Pre-completion acoustic testing will be required to demonstrate compliance with the credit requirements post-construction. The post construction testing must be undetaken by a compliant test body.	1	0	Sandy Brown	The credit available for this issue can be awarded by default. The future occupier is unknown and as such this credit is assessed on the basis of a notional open plan office layout with no cellularisation.
Hea05.2	1	**Indoor Ambient Noise Levels** An appropriately qualified acoustician must be appointed. Indoor ambient noise levels must comply with the design ranges given in Section 7 of BS8233:2014. Pre-completion acoustic testing will be required to demonstrate compliance with the credit requirements post-construction. The post construction testing must be undetaken by a compliant test body.	1	0	Sandy Brown	Careful specification of the new windows to the retained façade should ensure that the external noise impacts are sufficiently reduced. The M&E engineer will also ensure that the on floor building services comply with the internal noise requirements.
Hea05.3	N/A	**Reverberation** Ensure that the reverberation time and sound absorption characteristics comply with the requirements set out in Section 7 of BS8233:2014. Pre-completion acoustic testing will be required to demonstrate compliance with the credit requirements post-construction. The post construction testing must be undetaken by a compliant test body.	N/A	0	N/A	No comment.
Hea06.1	1	**Security of Site & Building** A suitably qualified security specialist must conduct an evidence-based Security Needs Assessment during or prior to Concept Design. A subsequent set of recommendations or solutions must then be developed and implemented.	1	0	RPP	RPP have stated that consultation with the local police ALO/CRDA has commenced.
	16		**7**	**3**		
ENERGY		Credit Value =	0.70%			

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Credit	**Available**	**Criteria Summary**	**Baseline**	**Potential**	**Responsible**	**Actions/Comments**
Ene01.1	15	**Reduction Energy Use and Carbon Emissions** A qualified energy assessor must be appointed to undertake SBEM calculations to determine the EPR_{NDR} of the development. - To achieve an excellent rating the development must achieve a minimum of six credits (EPR_{NDR} ≥0.36). - To achieve an outstanding rating the development must achieve a minimum of ten credits (EPR_{NDR}≥0.60).	9	2	Scotch Partners	Scotch Partners have undertaken initial SBEM Calculations to determine the likely energy performance of the refurbished building and to refine the estimated number of credits that can be targeted for this issue. The SBEM Calculations are based on the information provided, via email, by RPP and Pinnacle on 10/03/2016. THe outputs from the SBEM Calculation were uploaded to the 9-13 Grape Street project on BREEAM Projects System, the Ene01 Calculator Tool has determined that the EPR_{NDR} for the development is 0.76. An EPR_{NDR} of 0.76, is sufficient to award 11 credits for this issue and exceeds the minimum standard required to award an excellent rating. As constraints are identified ,the Architectural and Services design is likely to undergo significant development, which may result in significantly less credits being achieved. The Assessor has therefore assumed that a minimum of nine credits will be achieved for this issue and that there is the potential to achieve a further two credits.
Ene01.2	0	**Historic Buildings** Two further credits can be awarded when a Suitably Qualified Conservation Specialist is appointed, at RIBA Stage 2, to evaluate the proposals for improving the energy efficiency of the building and confirms that the potential negative impacts on the historic character of the building have been minimised.	0	2	Paragon QS	To achieve the credits available for this issue the project team would need to appoint a Suitably Qualified Conservation Specialist to review the current design proposals and evaluate the potential risk to the historic character of the building.
Ene01.EXE	5	Exemplar Performance for Carbon Negative Buildings	0	0	N/A	The develoment is not expected to achieve the exemplary performance requirements.
Ene02.1	1	**Sub-metering of Major Energy Consuming Systems** Sufficient energy metering must be installed to ensure that at least 90% of the estimated annual energy consumption, of each fuel, can be assigned to specific systems.	1	0	Pinnacle	Pinnicle will ensure that compliant energy sub-metering is specified to record energy consumption associated with 90% of estimated annual energy consumption of each fuel used by the building.
Ene02.2	1	**Sub-metering of High Energy Load & Tenancy Areas** Sufficient energy sub-metering must be installed to monitor the majority of energy supplied to each tenancy area or in the case of a single occupancy building functional area or departments.	1	0	Pinnacle	Pinnacle will ensure that compliant energy sub-metering is specified for all energy supplies to tenanted areas. As a minimum the energy consumption associated with each energy source will be recorded on a floorplate basis.
Ene03	1	**Energy Efficient External Lighting** Any external lighting must meet minimum efficiency requirements, be automatically controlled to prevent operation during daylight hours and have presence detection in areas with intermittent pedestrian traffic.	1	0	Pinnacle	Pinnacle will ensure that energy efficient external lighting is specified along with the appropriate controls to ensure that the external lighting does not operate during daylight hours.

Credit	Available	Criteria Summary	Baseline	Potential	Responsible	Actions/Comments
Ene04.1	1	**Passive Design Analysis** Before the end of RIBA Stage 2 (Concept Design) the project team must have examined opportunities to integrate passive design measures to reduce the energy consumption of the building services. The feasible passive design measures must be implemented and the requirements of Hea04 met to demonstrate that appropriate thermal comfort conditions can be achieved.	0	0	Pinnacle	The credit available for this issue is not currently targeted. This is principally because the constrained site and historic character of the façade will prevent the installatin of passive design measures to reduce the energy consumption of the building.
Ene04.2	1	**Free Cooling** Credit Ene04.1 must be achieved. The project team must ensure that feasible free cooling strategies, identified by the passive design analysis, are integrated into the final design. To achieve this credit the development cannot use any active cooling.	0	0	Pinnacle	The large proportion of the building only has windows on one side of the floorplate. The project team currently expect that the development will not be capable of maintaining thermal comfort conditions by purely natural means and as such the credit available for this issue is not curenly targeted.
Ene04.3	1	**LZC Feasibility Study** A compliant LZC Feasibility study must be completed before the end of RIBA Stage 2 (Concept Design). A feasible LZC Energy Source must be included in the final design and result in, as a minimum a 5% reduction in regulated CO_2 emissions.	1	0		Minimum 5% reduction in regulated CO_2 emissions must be attributable to LZC Energy Sources.
Ene05.1	N/A	**Energy Efficient Cold Storage - Energy Consumption**	N/A	N/A	N/A	None.
Ene05.2	N/A	**Energy Efficient Cold Storage - Indirect Greenhouse Gas Emissions**	N/A	N/A	N/A	None.
Ene06.1	1	**Energy Efficient Transportation Systems - Demand Analysis** The project team must analyse the potential demand and usage patterns for lifts, escalators and moving walkways and use the demand analysis to optimise the number and size of transportation systems. At least two different feasible systems should be compared and the system with the lowest energy consumption integrated into the final design.	1		Pinnacle	A compliant Lift Traffic Analysis will be undertaken to demonstrate that the optimum number of lifts have been specified to ensure that the time spent by building occupants waiting for a lift is minimised.
Ene06.2	2	**Energy Efficient Transportation Systems - Energy Efficiency** The specified transportation system must be installed with the required energy saving features. For lifts this should be, energy efficient lighting (>55 lamp lumens/circuit Watt), standby mode, variable speed variable voltage and variable frequency motor control, and, where feasible, regenerative drive.	2		Pinnacle	Pinnacle will ensure that the lift specification reuquires that lifts with the ncessary energy saving features are installed. Regenerative Drive is not expected to be feasible for this development.
Ene07	N/A	**Energy Efficient Laboratory Systems - Hea03 must be achieved.**	N/A	N/A	N/A	None.
Ene07.1	N/A	**Energy Efficient Laboratory Systems - Design Specification**	N/A	N/A	N/A	None.
Ene07.2	N/A	**Energy Efficient Laboratory Systems - Energy Efficiency**	N/A	N/A	N/A	None.

Credit	Available	Criteria Summary	Baseline	Potential	Responsible	Actions/Comments
Ene08	2	**Energy Efficient Equipment** The project team must identify those significant sources of unregulated energy consumption and install energy efficient equipment to ensure that a meaningful reduction in unregulated energy consumption is achieved. For example, office equipment must be Energy Star compliant.	2	0	Pinnacle	The refurbished building is not expected to contain any of the unregulated energy consuming items identified by the BRE, in this case the issue is still applicable to the assessment but no credits can be awarded. The Technical Manual identified Over Door Heaters as significant sources of unregulated energy demand. Should these items be specified then it will need to comply with the credit requirements.
Ene09	N/A	**Compliant Internal or External Drying Space**	N/A	N/A	N/A	None.
	26		**18**	**4**		
TRANSPORT		Credit Value =	0.81%			
Tra01	3	**Proximity and frequency of public transport services.** The credits for this issue are awarded on the basis of the number, distance and service frequency of the surrounding public transport notes. Please note that all railway stations must be within 1000m and bus stops within 650m via a safe walking route.	3	0	Transport	The assessor has used the TFL WebCAT Database to determine the PTAL rating and Accessibility Index for the site. The WebCAT data suggests that the PTAL for the site is 6b and the Accessibility Index is 82.34; which is sufficient to award three credits for this issue.
Tra02	1	**Proximity to Amenities** The development must be located within 500m, via a safe walking route, of at least two of the following amenities: - Appropriate food outlet - Access to cash - Access to recreation/leisure facility for fitness/sports	1	0	RPP	The 9-13 Grape Street building is expected to be within 500m of an appropriate food outlet (Byron Burger, Shaftsbury Avenue), cash machine, and leisure/fitness centre (Oasis Sports Centre, High Holborn).
Tra03.1	1	**Cycle Storage** At least one compliant cycle storage space needs to be provided for every ten members of staff. There is a 50% reduction in the cycle storage requirement for developments located in either city centre or rural locations. Compliant cycle storage must be secure, covered, lit, adequately spaced between racks and from any obstructions.	1	0	RPP	Based on a GIA of 1142m^2, a total of 7no compliant cycle storage spaces need to be provided to fulfill the BREEAM requirements. Please note: Cycle storage provision is determined by Net Internal Area rather than Gross Internal Area.
Tra03.2	1	**Cyclist Facilities** In addition to compliant cycle storage at least two of the following must also be provided: - Showers (1 per 10 cycle storage spaces) - Changing facilities - Appropriately sized lockers (1 per cycle storage space) - Drying room.	1	0	RPP	To comply with the cyclist facility requirements; 1no compliant shower, sufficient changing space and 7no. compliant lockers need to be provided.
Tra04	N/A	**Maximum Car Parking Capacity**	N/A	N/A	N/A	None.

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Credit	**Available**	**Criteria Summary**	**Baseline**	**Potential**	**Responsible**	**Actions/Comments**
Tra05	1	**Travel Plan** A travel plan must be developed as part of the feasibility and design stage of the project. The travel plan must be based upon a survey of existing or prospective building occupants to determine the restrictions that prevent the building occupants from using alternative sustainable means of transport. The final design should incorporate measures to minimise these restrictions. A copy of the travel plan must be passed to the future building occupants.	1	0	Paragon QS	Paragon need to ensure that a suitably qualified transport consultant is appointed to develop a compliant travel plan. The travel plan must be used to determine the transport impacts of the development and identify opportunities to reduce these. A copy of the compliant travel plan must be provided to the incoming tenant for them to update and adopt for their own use.
	7		**7**	**0**		
WATER		Credit Value =	0.81%			
Wat01	5	**Water Efficient Sanitaryware** Credits are awarded on the based upon the percentage improvement in annual water consumption compared to a baseline building. To achieve any BREEAM rating the sanitaryware specification must achieve a 12.5% reduction over the baseline building. To achieve an outstanding rating the development must achieve a 25% or greater reduction in water consumption compared to the baseline.	3	1	Pinnacle	Four credits can be achieved if the following sanitaryware specification is installed: - 4/2.6L dual flush cistern - 3L/min wash hand basin tap - 9L/min shower (potential to reduce to L/min?) - 5L/min kitchen tap in kitchenette - 13 L/cycle dishwasher This will result in a minimum 50% reduction in water consumption compared to the BRE Baseline Building Water Consumption.
Wat02.0	Required (Part 2 Only)	**Main Supply Water Meter** A water meter must be installed to the main water supply to each building.	Yes		Pinnacle	Pinnacle will ensure that a compliant water meter will be specified for the main water supply to the building.
Wat02.1	1	**Compliant Water Sub-Metering** Water sub-meters, with pulsed output for connection to a BMS, must be installed on the water supply to building areas or plant responsible for greater than 10% of the buildings water consumption.	1	0	Pinnacle	The main water use in the building is that associated with the toilet and shower facilities provided for the building occupants. As this is the only major water use in the building BREEAM compliant water sub-metering should not be required and the credit for this issue can be awarded by default.
Wat03.1	1	**Leak Detection System** A compliant major leak detection system, capably of detecting a water leak between the building and site boundary, must be installed to all water supplies to the development.	1	0	Pinnacle	Pinnable have commited to providing a BREEAM compliant major leak detection system on the main water supply into the building.
Wat03.2	1	**Flow Control Device** A compliant flow control system must be installed to each toilet area to ensure that the water supply is regulated in response to demand.	1	0	Pinnacle	Pinnacle will ensure that occupancy controlled solenoid valves are installed on the water supply to each toilet area. This will ensure that the water supply to the toilet area is only turned on when the toilet is occupied and will reduce water consumption through insidious leaks.
Wat04	N/A	**Water efficient equipment** The credit can be awarded where systems are installed to minimise the use of potable water for automatic irrigation and/or vehicle washing.	N/A	N/A	N/A	Soft landscaping is not currently included in the scope of the refurbishment works. As such the credit available for this issue is not applicable to this development.
	8		**6**	**1**		
MATERIALS		Credit Value =	1.17%			

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Credit	**Available**	**Criteria Summary**	**Baseline**	**Potential**	**Responsible**	**Actions/Comments**
Mat01	6	**Life cycle impacts** The credits for this issue are awarded on the basis of the proportion and BRE Green Guide rating achieved by each of the different construction types used in the development. Further information regarding the BRE Green Guide to Specification can be found at http://www.bre.co.uk/greenguide.	2	1	RPP	The credits targeted for this issue are based on the assessors experience and assumes that the majority of the external façade will be retained in situ. The credits targeted for this issue will be refined as more detailed design information is provided.
Mat03.0	Required	**Legally Sourced Timber** All timber used in the construction and finishes for the development must be sourced in accordance with the UK Government Timber Procurement Policy and should therefore be FSC or PEFC Certified.	Yes		Paragon QS	The main contractor will be required to ensure that all permanent timber used in the construction of the development complies with the UK Government Timber Procurement Policy.
Mat03.1	1	**Sustainable Procurement Plan** The main contractor must be able to demonstrate that they have a compliant Responsible Sourcing Policy, to guide the procurement of materials, either at a corporate or project level. The Sustainable Procurement Plan can be developed using BS8902:2009 Responsible sourcing sector certification schemes for construction products- Specification; provide aims, objectives and targets to guide procurement and contain a strategic assessment of the local and national availability of sustainably sourced materials.	1	0	Paragon QS	The main contractor will be required to demonstrate that they have a policy in place for the Responsible Sourcing of Construction Materials.
Mat03.2	3	**Responsible Sourcing of Materials** As minimum all construction materials should be sourced from manufacturers holding ISO14001 Certification, where possible materials should be sourced from manufacturers holding BES6001 Certification. Credits are awarded as follows: - 1 credit where ≥18% of the responsible sourcing points are achieved. - 2 credits where ≥36% of the responsible sourcing points are achieved. - 3 credits where ≥54% of the responsible sourcing points are achieved.	0	1	Paragon QS	The BRE has significantly changed the process for assessing the Responsible Sourcing Issue and has made it substantially harder to achieve any credits for this issue. The issue assesses the responsible sourcing of new construction materials, as such a significant amount of the external facade is re-used in situ it reduces the range of materials that can be assessed and therefore contribute to the overall responsible sourcing score. At this early stage it is therefore very difficult to predict the overall number of credits that can be achieved for this issue. The assessor has therfore taken a conservative view of the number of credits that can potentially be achieved. The main contractor will be required to ensure that high scoring responsibly sourced materials are selected in preference to others.
Mat03.EXE	1	**Exemplary Performance - Responsible Sourcing** Greater than 70% of the available responsible sourcing points must be achieved.	0	0	N/A	The development is not expected to achieve the Exemplary Performance requirments for this issue.
Mat04	1	**Insulation - Embodied Energy** Materials used to insulate the external walls, ground floor, roof and building services must be A or A+ rated by the BRE Green Guide to Specification (http://www.bre.co.uk/greenguide).	1	0	RPP	RPP and Pinnacle will ensure that the amount of A or A+ rated materials, used to insulate the building fabric and services systems, is maximised.

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Credit	**Available**	**Criteria Summary**	**Baseline**	**Potential**	**Responsible**	**Actions/Comments**
Mat05	1	**Designing for Durability & Resilience - Protecting Vulnerable & Exposed Areas/Building Parts** The internal and external building fabric must be adequately protected from vehicle movements, high levels of pedestrian traffic and, where appropriate, internal vehicular and/or trolley movement. The relevant building elements must also incorporate design and specification measures to mitigate degradation due to environmental factors.	1	0	RPP	RPP will ensure that suitably robust and easily cleaned floor finishes are installed to reception and common areas. The internal corridor walls will be specified to meet 'Severe Duty' standards. The external façade will also be adequately protected from vehicle movements.
Mat 06	1	**Material Efficiency** At the end of each RIBA stage the project team must convene to examine opportunities to implement appropriate measures to ensure that the amount of materials used in the construction of the development are optimised and therefore reduce the amount of construction waste arising from site.	0	0	RPP	The credit available for this issue is not currently targeted as the amount of retained façade...
	13		**5**	**1**		
WASTE		Credit Value =	0.76%			
Wst01.1	1	**Pre-refurbishment Audit** Before the end of RIBA Stage 2 and before the commencement of stip out works an audit of all existing buildings, structures and hard surfaces must be undertaken. The aim of the audit is to identify and quantify key materials, identify local recycling contractors and set targets for overall recycling, reuse of materials and diversion from landfill.	1	0	RPP	The project team have commited to undertake a compliant Pre-refurbishment Audit of the likely materials to arise from the demolition and strip out of the current buildings.
Wst01.2	2	**Reuse and direct recycling of materials** Two credits can be awarded when 75% of the total available points for waste recycling are achieved. One credit can be awarded when 50% of the total available points for waste recycling are achieved.	0	1	RPP	Until the Pre-refurbishment audit has been completed it is difficult to estimate how many credits will be achieved for this issue. As further information becomes available the number of credits targeted for this issue will be refined.
Wst01.3	3	**Resource Efficiency** **(Combinations of Parts 1-4, Separate Benchmarks for Part 4 only)** The principal contractor must develop and implement a compliant Resource Management Plan. The credits for this issue are awarded based upon the amount of construction waste arising from site as follows: - 1 credit where ≤11.3 m^3 or ≤3.5 tonnes per 100 m^2 GIFA. - 2 credits where ≤4.5 m^3 or ≤1.2 tonnes per 100 m^2 GIFA. - 3 credits where ≤1.4 m^3 or ≤0.3 tonnes per 100 m^2 GIFA. Where the main contract requires the demolition of existing building elements the principal contractor must develop and implement a compliant Pre-Demolition Audit Document to identify opportunities for the reuse and recycling of materials.	1	1	Paragon QS	The main contractor will be required to adopt best practice waste avoidance measures to ensure that the amount of construction waste arising from site is minimised. The process of waste minimisation will ensure that the number of vehicle movements to and from, and therefore the disturbance to neighbouring properties, is significantly reduced.

Credit	Available	Criteria Summary	Baseline	Potential	Responsible	Actions/Comments
Wst01.4	1	**Diversion from landfill** To achieve one credit at least 85% by volume or 90% by weight of non-demolition waste AND, where appropriate, 90% by volume or 95% by weight of demolition waste must be diverted from landfill.	1		Paragon QS	The main contractor will be required to adopt best practice waste management processes and to ensure that their waste management contractors are capable of achieving the necessary recycling rates.
Wst01.EXE	1	**Construction Resource Efficiency - Exemplary Performance** Non-hazardous construction waste arising from site must be ≤1.4 m^3 or ≤0.3 tonnes per 100 m^2 GIFA. In addition >95% by volume (or 97% by weight) of non-demolition waste AND >95% by volume (>97% by weight) of demolition waste must be diverted from landfill.	0	0	N/A	The exemplary performance credit, available for this issue, is not currently targeted.
Wst02	1	**Use of recycled aggregates** Compliant recycled aggregates must comprise at least 25% (by volume or weight) of the total amount of aggregate used in high grade (e.g. structural frame, pipe bedding etc.) applications.	0	0	N/A	Given the scope of the refurbishment works it will be very difficult to comply with the credit requirements.
Wst02.EXE	1	**Recycled aggregates - Exemplary Performance** Compliant recycled aggregates must comprise at least 35% (by volume or weight) of the total amount of aggregate used in high grade (e.g. structural frame, pipe bedding etc.) applications.	0	0	N/A	The exemplary performance credit, available for this issue, is not currently targeted.
Wst03	1	**Operational Waste** A sufficiently sized and clearly labelled recyclable waste storage area, appropriate to the size of the building and expected waste streams, must be provided. Where the expected waste streams are likely to be sufficient additional space must be provided for a waste compactor and/or food/compostable waste storage.	1	0	RPP	A sufficiently sized and adequately labelled recyclable waste storage space will be provided within the building. Sufficient space must also be provided for the storage and collection of non-recyclable waste.
Wst04	1	**Speculative floor and ceiling finishes** **Office building types only** For tenanted areas (where the future occupant is not known), prior to full fit-out works, carpets, other floor finishes and ceiling finishes have been installed in a show area only. In a building developed for a specific occupant, that occupant has selected (or agreed to) the specified floor and ceiling finishes.	1	0	RPP	To achieve this credit no ceiling or floor finishes can be installed to the tenanted areas. The project team need to review and confirm the finishes specification for the tenanated areas.
Wst05	1	**Adaptation to Climate Change - Structural & Fabric Resilience** Before the end of RIBA Stage 2 (Concept Design) the project team need to assess the risks over the predicted lifespan of the building, to the building fabric and structure, from expected extreme weather conditions arising from climate change and, where feasible, mitigate against these risks.	0	1	RPP	The retained façade and constrained building footprint significantly reduces the design options available to the project team to help mitigate against the expected future effects of climate change on the building.

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Credit	**Available**	**Criteria Summary**	**Baseline**	**Potential**	**Responsible**	**Actions/Comments**
Wst05.EXE	1	**Responding to Adaptation to Climate Change** This exemplary performance credit can be awarded when a number of other credit related to mitigating the effects of future climate change and resource use have been fulfilled. Please refer to the current version of the BREEAM 2014 New Construction Technical Manual for further details.	0	0	N/A	The exemplary performance credit for this issue is not currently targeted.
Wst06	1	**Functional Adaptability** Before the end of RIBA Stage 2 (Concept Design) the client and design team must have developed a strategy to ensure that the building design is flexible and can be easily modified to accommodate changes in working practices, change in-use, plant replacement and refurbishment. Where practical and cost effective elements of the strategy must be incorporated into the building design by the end of RIBA Stage 4 (Technical Design).	1	0	RPP	The assessor understands that the tenanted areas will be delivered to a Cat. A open plan specification and as such it should be relatively straightforward to demonstrate that the space is suitably adaptable. The M&E designer needs to ensure that plant spaces and replacement strategy is sufficiently able to provide future flexibility.
	12		**6**	**3**		
LAND USE & ECOLOGY		Credit Value =	2.44%			
LE02	1	**Ecological Value of Site and Protection of Ecological Features** The site must be defined as low ecological value either through self assessment by the project team or by a Suitably Qualified Ecologist. All features of ecological value, as defined by a suitably qualified ecologist, within and bordering the construction zone must be adequately protected throughout the construction process in accordance with BS42020:2013.	1	0	Paragon	The site is currently wholly occupied by the building footprint, the roof is not currently expected to provide suitable nesting or roosting opportunities. Scotch Partners has asked Wardell-Armstrong to provide a fee to Paragon for undertaking the necessary ecological survies to demonstrate compliance with the credit requirements.
LE04	1	**Ecological Report & General Enhancements** A suitably qualified ecologist (SQE) must be appointed to advise the project team before the end of RIBA Stage 1 (Preparation & Brief). The SQE must provide a report and recommendations, based upon a site visit, to the project team by the end of RIBA Stage 2 (Concept Design). The recommendations made by the SQE must be implemented in the final design.	1	0	Paragon	Scotch Partners has asked Wardell-Armstrong to provide a fee to Paragon for undertaking the necessary ecological survies to demonstrate compliance with the credit requirements.

Credit	Available	Criteria Summary	Baseline	Potential	Responsible	Actions/Comments
LE05.1	N/A	**All Mandatory + 2 Additional Measures** The mandatory requirements are as follows: - An SQE has been appointed prior to the commencement of work on site and confirms that all relevant UK & EU Legislation regarding the protection and enhancement of site ecology has been complied with. - A landscape & habitat management plan, compliant with BS42020:2013 has been developed and will be implemented for a minimum of five years after practical completion. The additional requirements are: - The main contractor appoints a biodiversity champion - The main contractor provides ecological awareness training to site operatives - The main contractor records actions taken to protect biodiversity and to monitor their effectiveness during construction - New ecologically valuable habitat is created in accordance with local, regional or national Biodiversity Action Plans (BAP). - Site works are programmed to minimise disturbance to wildlife.	N/A	N/A	N/A	This issue is not applicable where there is no soft landscaping specified.
LE05.2	N/A	**Mandatory + 4 additional measures** Please refer to LE05.1 above.	N/A	N/A	N/A	This issue is not applicable where there is no soft landscaping specified.
	2		**2**	**0**		
POLLUTION		Credit Value =	0.94%			
Pol01.0	0	**Compliance with BS EN 378:2008** All systems (with electric compressors) must comply with the requirements parts 2 & 3 of BS EN 378:2008. There are additional requirements for systems containing Ammonia.	Yes		Pinnacle	Pinnacle will need to ensure that all refrigeration systems are required to comply with BS EN 378:2008.
Pol01.1	2	**Impact of Refrigerants** <u>A maximum of three credits are available for Pol01 by complying with a variety of different requirements:</u> - Three credits are available where the building uses no refrigerants. - Two credits are available where the building's DELC CO_2 is calculated to be ≤100 $kgCO_2e/kW$ cooling/heating capacity. - One credit where the building's DELC CO_2 is calculated to be ≤1000 $kgCO_2e/kW$ cooling/heating capacity.	0	1	Pinnacle	Careful specification of the refrigeration systems will ensure that the DELC CO_{2e} for the system is less than 1000 $kgCO_{2e}/kW$ cooling capacity and one credit will be achieved for this issue.
Pol01.2	1	**Refrigerant Leak Detection** A compliant refrigerant leak detection and recovery system(s) must be installed to refrigerant containing systems.	0	0	Pinnacle	From a technical point of view it is difficult and costly to install BREEAM compliant refrigerant leak detection and recovery systems on VRF type systems.

Credit	Available	Criteria Summary	Baseline	Potential	Responsible	Actions/Comments
Pol02	3	NOx emissions from space heating & hot water All Building Types: - Three credits where NOx emissions for heating & hot water are ≤40 mg/kWh dry NOx @ 0% excess O_2. - Two credits where NOx emissions for heating & hot water are ≤70 mg/kWh dry NOx @ 0% excess O_2. - One credits where NOx emissions for heating & hot water are ≤100 mg/kWh dry NOx @ 0% excess O_2.	0	0	Pinnacle	The space heating systems specified for 9-13 Grape Street are all electrically driven, and therefore the credits available for this issue cannot be achieved.
Pol03.1	2	**Flood Resilience/Flood Risk** A specialist consultant will need to be appointed to prepare a site specific flood risk assessment to determine the risk of flooding to the development. Credits are awarded as follows: - Two credits can be awarded where the site is at a low risk of flooding. - One credit can be awarded where the site is at a medium or high risk of flooding.	2	0	Flood	EA Flood Risk maps suggest that the site may be at risk from surface water flooding. A specialist consultant will need to be appointed to undertake a compliant Flood Risk Assessment and to confirm that the site is at a low risk of flooding from all potential sources.
Pol03.2	2	**Attenuation of Surface Water Run-off** A specialist consultant must be appointed to demonstrate that peak run-off rate from post-development the site is no greater than for the pre-development site for defined storm events. The run-off rate calculations and drainage system must include an allowance for climate change in accordance with current best practice.	1	0	Drainage	The development proposals should ensure that there is no net increase in surface water run-off from the site and as such this credit should be relatively straightforward to achieve.
Pol03.3	1	**Minimising Watercourse Pollution** Appropriate pollution prevention measures must be installed to the drainage system in accordance with the credit requirements and PPG3. In addition, the first 5mm of any rainfall event must not be permitted to leave the site.	0	0	N/A	The credit for this issue cannot be achieved unless infiltration techniques are used to manage all of the rainwater run-off from the site. The feology underlying the Central London area is impermeable and as such prevents the use of infiltration techniques.
Pol03.EXE	1	**Exemplary Performance for Surface Water Run Off** All surface water run-off arising from the site must be managed, on site, using compliant source control techniques.	0	**0**	N/A	The exmplary performance credit for this issue is not currently targeted.
Pol04	1	**Reduction of night time light pollution** The external lighting system must comply with the requirements of Table 2 of the 'ILP Guidance Notes for the Reduction of Obtrusive Light, 2011' for the relevant District Brightness Area. Projects in Scotland must comply with the light pollution criteria in 'Controlling Light Pollution & Reducing Lighting Energy Consumption, Scottish Executive, 2007.' All external lighting, unless for safety or security, must be switched off between 2300-0700. Safety & security lighting must be dimmed down to the lower levels specified in the relevant guidance.	1	0	Pinnacle	Pinnacle will need to ensure that the external lighting installed to the development complies with the requirements outlined in Table 2 of the ILP Guidance Note for the Reduction of Obtrusive Light 2011.

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Pol05	1	**Reduction of Noise Pollution** A suitably qualified acoustician must be appointed to advise the project team and to undertake a compliant noise impact assessment (BS7445:1 2003, BS7445:2 1991 & BS7445:3 1991). The acoustic testing must demonstrate that the noise level from the operational building does not result in a substantial increase (≤+5dB between 0700-2300 and ≤+3dB between 2300-0700) in the noise level at the nearest noise sensitive facade or area.	1	0	Sandy Brown	Sandy Brown must ensure that suitable acoustic attenuation measures are provided to ensure that there is no significant increase in the backgound noise level at the nearest noise senstive façade.
	13		**5**	**1**		
EXEMPLARY PERFORMANCE		Credit Value =	1.00%			
	10	Exemplary Performance Credits	2	0	N/A	For further details please refer to the individual exemplary performance credits above.
		Approved Innovation Credits	0	0	N/A	No approved innovation credits are currently sought by the project team.
			2	0		
		Expected BREEAM Score	63.63%	76.25%		
		Expected BREEAM Rating	VG	Ex		

This document is based on discussions held with the project design team and in consultation with the client. It has been prepared prior to the availability of detailed design information and specifications and is based on the design team's views of those credits that could be expected to be achieved for this scheme. Achieving these credits as part of a formal assessment will require the detailed design and construction to be carried out in accordance with the compliance criteria as set out in the relevant Technical Manual, and on the required information being compiled and made available to demonstrate that these criteria have been met. It will be the client, design team and lead contractor's responsibility to ensure that detailed designs and construction procedures are developed in line with these criteria and the necessary information made available. If a member of the team has doubts regarding the achievability of a targeted credit they should identify this at the earliest opportunity.

This document provides a summary of the key compliance criteria. The full Technical Manual, if not already provided, is available upon request from Scotch Partners.

Minimum Standard Required to Achieve BREEAM Rating
Exemplary Performance Credit

Date Created: 14 March 2016

Assessor: Chris Blencowe

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