150 HOLBORN
BREEAM PRE-ASSESSMENT

DAH REAL ESTATES SARL

APRIL 2016

DARPLUS

dar al-handasah
shair and partners

150 Holborn – BREEAM Pre-Assessment Sustainability Report

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Executive Summary

Dar Al-Handasah (DAH) has undertaken a pre-assessment for the redevelopment of 150 Holborn and has a predicted Building Research Establishment Environmental Assessment Methodology (BREEAM) rating of BREEAM Excellent for the development

The existing development consists of seven storeys (above ground), primarily office spaces with retail units at street level and one flat. The proposed design will include offices predominantly, and some residential areas. New floors will be added to provide additional residential and office spaces.

Under Camden Council Planning guidance, the previous design (by MAKE) for the development had a requirement to achieve a certain level of certification, which the design is currently abiding by until advised differently:

- BREEAM rating of 'Very Good' (for non-residential elements (office/retail)); and
- Code for Sustainable Home (CSH) rating of 'Level 4' (for new-built residential element).

The results of this assessment have been based on credits assigned with the objective of ascertaining a BREEAM 'Excellent' rating for the development. Currently the development is on track to achieve a BREEAM 'Excellent' rating with a score of 86.8%, providing a margin of contingency of 16.8%.

The credits that are not being achieved are highlighted in red within the BREEAM assessment table provided in section 4.0 of this report. There are a number of credits that are unachievable given financial constraints and the design restrictions, though all early stage credits (e.g. consultation with a Security Professional at RIBA stage 2) have been undertaken to allow those credits to be achieved. Further credits may be achieved however are considered onerous with significant cost implications, that are not financially beneficial for this development.

The relevant design team members should assess each of the credits that have been awarded to confirm and provide comments upon their validity.

This is a live document and the BREEAM score is subject to change throughout the duration of the project should the relevant criteria not be met or further credits become achievable.

1 BREEAM Certification Information

1.1 Introduction

This Building Research Establishment Environmental Assessment Methodology (BREEAM) Pre-Assessment report has been prepared by Dar Al-Handasah (DAH) on behalf of the client (Dar Luxembourg (SARL)) in support of a planning application for the redevelopment of 150 Holborn, which is bound by Holborn to the south, Gray's Inn Road to the west and Brooke Street to the east.

Ben Pratt of DAH has been appointed by the client as a licensed BREEAM Assessor (DAHA-BP12) for the project (BREEAM UK 2014 New Construction reference number: BREEAM-0061-3935). The Design Team also has a BREEAM Accredited Professional (Scott Smith) for sustainable design input.

1.2 Background

1.2.1 Project Location

The Project site is predominantly an eight-storey building (basement, retail units at ground floor and six floors (but only two floors along Brooke Street, including residential) of offices above; with 9,500m^2 of office and 2,800 m^2 retail space on a 0.29 hectare site.

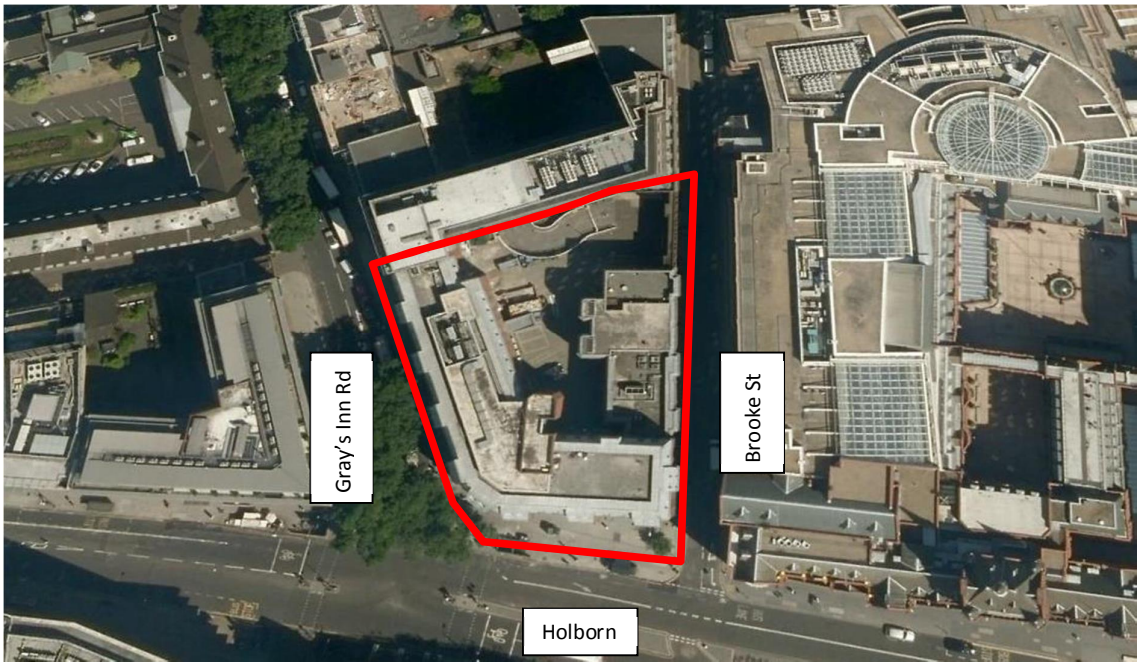


Figure 1 – Project Location

1.3 Project Overview

The redevelopment will provide a mix of office accommodation (Class B1), retail floorspace (Class A1-A3), residential units (Class C3) and public realm improvements. The description of development is: “Demolition of existing building and redevelopment for a mixed use development up to 9 storeys in height comprising 14,604 m^2 GEA office floorspace (Use Class B1), 1,450 m^2 GEA retail floorspace (Use Class A1-A3), 13 residential units (Use Class C3), improvements to the public realm and all other necessary enabling works” (see Figure 2).

Although refurbishment had been considered, the cost calculations demonstrated that it was not a financially viable in order to achieve the quality of development that the Client required, so the feasibility of demolishing the building and constructing a new one was assessed and was selected as the preferred option.

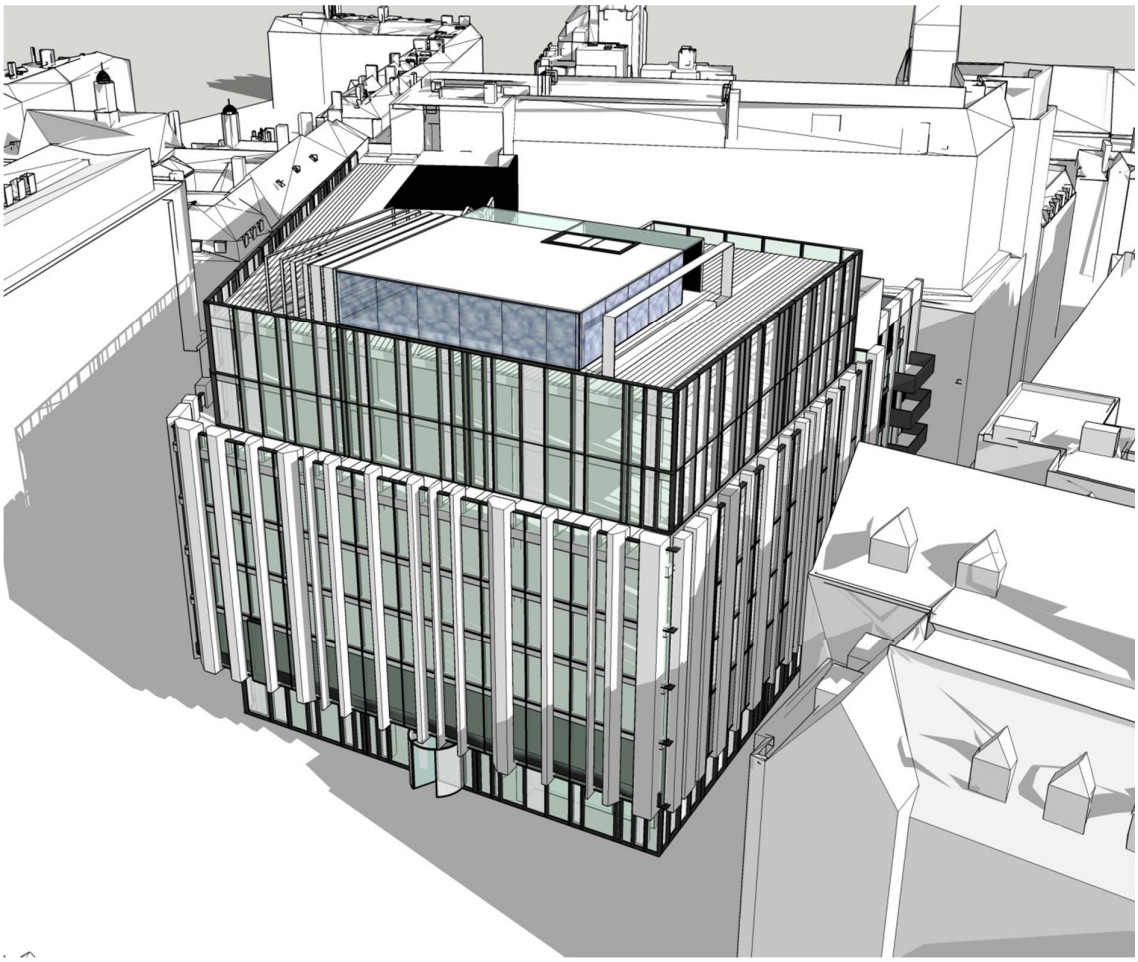


Figure 2 – Project Massing

1.4 Planning Requirements

BREEAM sustainability certification for the project is required in line with the Camden Planning Policies. Camden Borough planning approval for the previous (MAKE scheme) version of the Project necessitated that it achieves:

- BREEAM rating of 'Very Good' (for non-residential elements (office/retail)); and
- Code for Sustainable Home (CSH) rating of 'Level 4' (for new-built residential element).

Additionally, the Project needs to achieve at least:

- 60% of the available credits in the BREEAM Energy category;
- 60% of the available credits in the BREEAM Water category; and
- 40% of the available credits in the BREEAM Materials category.

The sustainability criteria for the current design is yet to be confirmed by Camden Borough Council, so the criteria listed above (in line with Camden Planning Guidance CPG 3 'Sustainability' and the Development Policy DP22 'Promoting sustainable design and construction') is being followed.

2 BREEAM Overview

2.1 The BREEAM Standard

2.1.1 Overview

BREEAM (Building Research Establishment's Environmental Assessment Method) is the world's leading and most widely used environmental assessment method for buildings. It sets the standard for best practice in sustainable design and has become the de facto measure used to describe a building's environmental performance.

BREEAM has the following aims:

- To mitigate the impacts of buildings on the environment;
- To enable buildings to be recognised according to their environmental benefits;
- To provide a credible, environmental label for buildings; and
- To stimulate demand for sustainable buildings.

BREEAM has the following objectives:

- To provide market recognition to low environmental impact buildings;
- To ensure best environmental practice is incorporated in buildings;
- To set criteria and standards surpassing those required by regulations and challenge the market to provide innovative solutions that minimise the environmental impact of buildings;
- To raise the awareness of owners, occupants, designers and operators of the benefits of buildings with a reduced impact on the environment; and
- To allow organisations to demonstrate progress towards corporate environmental objectives

2.2 BREEAM Rating Scheme

2.2.1 General

Over the last 20 years BREEAM has undergone a significant evolution, going from schemes developed for individual sectors (e.g. BREEAM Offices in 1990), to a single scheme for non-domestic new construction (BREEAM New Construction) and the introduction of new schemes across other lifecycle stages of a building (including BREEAM In-Use in 2009 and BREEAM Communities in 2012).

2.2.2 Scheme Selection

BREEAM UK New Construction 2014 (BREEAM-NC) was chosen for this project.

2.3 BREEAM Categories

A BREEAM assessment uses recognised measures of performance, which are set against established benchmarks, to evaluate a building's specification, design, construction and use. The measures used represent a broad range of issues and includes ten categories (Management; Health & Wellbeing; Energy; Transport; Water; Materials; Waste; Land Use & Ecology; Pollution; and Innovation).

The categories are then broken down into specific criteria, each with a direct impact on environmental stress mitigation. These criteria measure and define these individual issues and range from a thorough review of water consumption to an assessment of light quality.

2.4 BREEAM Targeted Scoring & Rating

2.4.1 BREEAM Scoring

Each environmental issue has a set number of 'credits' available and these credits are awarded where the building demonstrates that it complies with the requirements of that issue. Each credit specifies a process for measuring individual aspects of the credit environmental impact and supporting it with the required documentation.

2.4.2 Minimum BREEAM standards

Although BREEAM was designed to be a flexible scoring system in which different credits could be 'traded', since 2008 BREEAM has included minimum standards of performance in some key areas.

To achieve a particular BREEAM rating, the minimum overall percentage score must be achieved and compliance must be shown with the minimum standards for that particular scheme.

Table 1 – Minimum BREEAM Standards per Rating Level

BREEAM issue	Minimum standards – by BREEAM rating level				
	Pass	Good	Very Good	Excellent	Outstanding
Man 03: Responsible construction processes	None	None	None	One credit (Considerate construction)	Two credits (considerate construction
Man 04: Commissioning and handover	None	None	None	Criterion 9 (Building user guide)	One credit (Building user guide)
Man 05: Aftercare	None	None	None	One credit (Seasonal commissioning)	One credit (Seasonal commissioning
Ene 01: Reduction of energy use and CO_2 emissions	None	None	None	Five credits (of 12)	Eight credits (of 12)
Ene 02: Energy monitoring	None	None	One credit (1st submetering credit)	One credit (1st submetering credit)	One credit (1st submetering credit)
Wat 01: Water consumption	None	One credit (of 5)	One credit (of 5)	One credit (of 5)	Two credits (of 5)
Wat 02: Water monitoring	None	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only
Mat 03: Responsible Sourcing	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only
Wst 01: Construction waste management	None	None	None	None	One credit (of 4)
Wst 03: Operational waste	None	None	None	One credit (of 1)	One credit (of 1)
LE 03: Minimising impact on existing ecology	None	None	One credit (of 2)	One credit (of 2)	One credit (of 2)

2.4.3 Environmental weightings

Once each BREEAM issues has been assessed the category percentage scores are determined (based on the number of credits achieved over those available within a category), and an environmental weighting applied (as shown below). The weighting factors have been derived from consensus based research with various groups such as government, material suppliers and lobbyists. This research was carried out by BRE to establish the relative importance of each environmental issue.

The weighted category scores are then totalled to give an overall score, and any additional score for innovation is added to give the final BREEAM score which is used to determine the BREEAM rating.

Table 2 – BREEAM Scoring and Weighting (BREEAM-NC)

Category	Weighting	Credits Available	Value of credit
Management	12%	21	0.57%
Health and Wellbeing	15%	21	0.71%
Energy	15%	31	0.48%
Transport	9%	12	0.75%
Water	7%	9	0.78%
Materials	13.5%	14	0.96%
Waste	8.5%	9	0.94%
Land Use and Ecology	10%	10	1.00%
Pollution	10%	13	0.77%
Total	**100%**	**140**	**0.71%**
Innovation (additional)	10%	10	1.00%

2.4.4 Credits for Innovation

Innovation credits provide additional recognition for a building that innovates in the field of sustainable performance, above and beyond the level that is currently recognised and rewarded by standard BREEAM issues. Innovation credits are awarded for either complying with pre-defined BREEAM issue exemplary level requirements, through the appointment of a BREEAM Accredited Professional or Suitably Qualified Assessor or via application to BRE Global to have a particular building feature, system or process approved as 'innovative'.

2.4.5 Rating Benchmarks

The BREEAM certification levels enable a client and all other stakeholders to compare the performance of a project with other BREEAM rated buildings in the UK. BREEAM consists of five certification levels to measure the project's impact - for example, a building that obtains a cumulative final score of 0.73 (73%) would achieve an 'excellent' rating:

- BREEAM Outstanding (≥ 85%);
- BREEAM Excellent (≥70%);
- BREEAM Very Good (≥ 55%);
- BREEAM Good (≥ 45%); and
- BREEAM Pass (≥ 30%)

The certification will indicate the parts that have or have not been assessed along with the number of relevant credits assessed. This ensures that the scheme does not penalise projects for what may

be outside of their control, yet also provides comparable performance across the property market and between competitors. BREEAM certification broadly represents performance equivalent to:

- Outstanding: Less than top 1% of UK refurbishment or fit-out projects (innovator);
- Excellent: Top 10% of UK refurbishment or fit-out projects (best practice);
- Very Good: Top 25% of UK refurbishment or fit-out projects (advanced good practice);
- Good: Top 50% of UK refurbishment or fit-out projects (intermediate good practice); and
- Pass: Top 75% of UK refurbishment or fit-out projects (standard good practice).

2.5 BREEAM Certification Process

Building projects are assessed at the design and post-construction stages using a system of environmental issues grouped within the ten BREEAM categories

The BREEAM certification process is shown in Figure 3 can be broken down as:

- Firstly the BREEAM scheme parts assessed need to be selected according to the project type and scope of works. The appropriate BREEAM assessment tool or calculator then adjusts the scoring and weightings to reflect the categories and individual credits assessed.
- The BREEAM assessor will then determine for each of BREEAM's nine environmental sections (as applicable) the number of 'credits' awarded. This must be determined by the BREEAM Assessor in accordance with the criteria of each assessment issue (as detailed in the technical sections of this document).
- The percentage of credits achieved is then calculated for each section.
- The percentage of credits achieved in each section is then multiplied by the corresponding section weighting. This gives the overall environmental section score.
- The section scores are then added together to give the overall BREEAM score.
- The overall score is then compared to the BREEAM rating benchmark levels and, provided all minimum standards have been met, the relevant BREEAM rating is achieved.
- An additional 1% can be added to the final BREEAM score for each innovation credit achieved (up to a maximum of 10%).

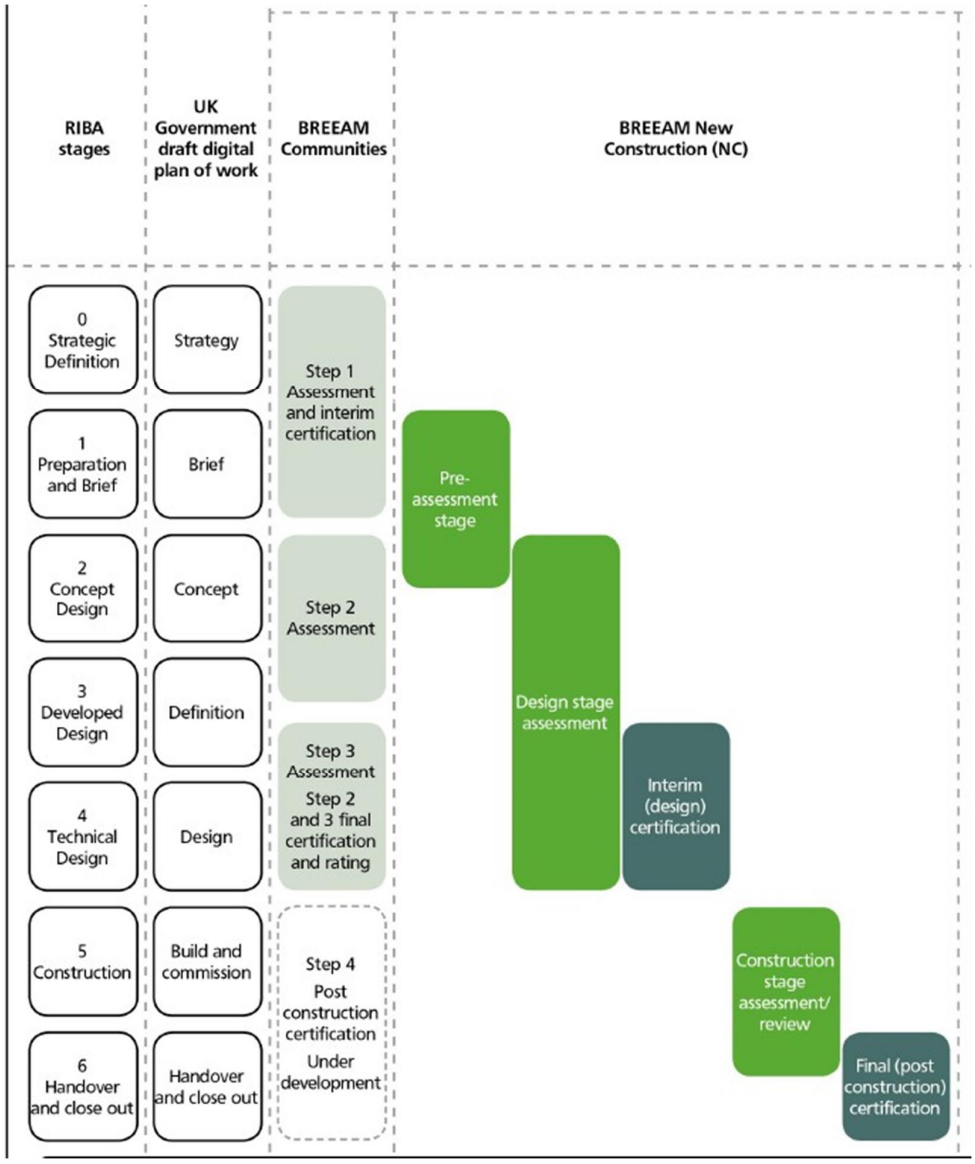


Figure 3 – BREEAM Certification Process

This BREEAM scheme can be used to assess the environmental impacts arising as a result of an individual building development (including external site areas) at the following stages:

- Design Stage (DS) - leading to an Interim BREEAM Certificate;
- Post-Construction Stage (PCS) – leading to a Final BREEAM Certificate.

Building projects are assessed by registered BREEAM Assessors and reviewed by a third party (BRE Global) before being awarded a certificate. Since 2008 it has been compulsory to undertake a 'Post Construction Review' to confirm that the 'as built' information correlates with design information.

2.5.1 Design Stage

The DS Assessment and subsequent interim BREEAM Certification represent the performance of the building at the Design Stage of the Assessment, typically prior to the beginning of operations on site. Certification at this stage does not, therefore, represent the building's final 'as built' BREEAM performance.

To complete an assessment at this stage the design must be advanced to the point where the relevant information is available to enable the BREEAM Assessor to demonstrate, in a robust manner, the building's performance against the reporting and evidential criteria of the technical guidance. The interim DS Assessment will therefore be completed and certified at the scheme design or detailed design stages.

2.5.2 Post-Construction Stage

The PCS Assessment and subsequent BREEAM Certification represents the final 'as built' performance and BREEAM Rating. A final PCS Assessment is completed and certified after practical completion of the building works.

The Final BREEAM certificate provides formal verification that the BREEAM Assessor has completed an assessment of a building in accordance with the requirements of the scheme and its quality standards and procedures.

3 Summary of Building's Assessment Performance

3.1 Score Summary

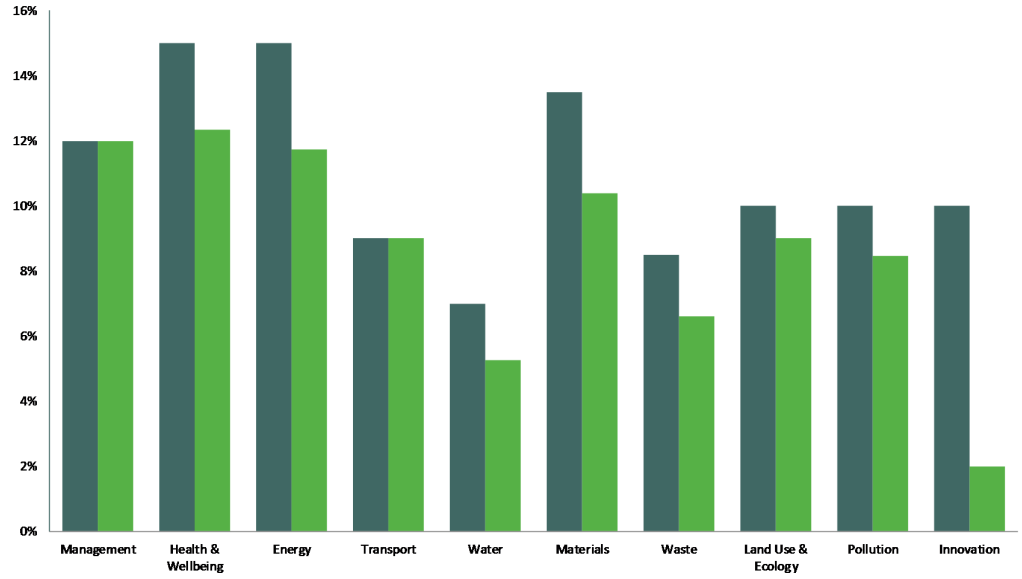
The BREEAM 2014 Assessment Tool indicates that 150 Holborn has the potential to achieve a score of 86.8% - an 'Outstanding' rating. All mandatory credits for an 'Excellent' rating are being targeted.

BREEAM UK New Construction 2014 Pre-Assessment Estimator: Indicative Rating & Building Performance

Overall Building Performance

Building name	to be confirmed
Indicative BREEAM rating	Outstanding
Indicative Total Score	86.8%
Min. standards level achieved	Outstanding level

Building Performance by Environment Section



Environmental Section	No. credits available	Indicative no. credits Achieved	% credits achieved	Section Weighting	Indicative Section Score
Management	21	21	100.0%	12.0%	12.0%
Health & Wellbeing	17	14	82.4%	15.0%	12.4%
Energy	23	18	78.3%	15.0%	11.7%
Transport	9	9	100.0%	9.0%	9.0%
Water	8	6	75.0%	7.0%	5.3%
Materials	13	10	76.9%	13.5%	10.4%
Waste	9	7	77.8%	8.5%	6.6%
Land Use & Ecology	10	9	90.0%	10.0%	9.0%
Pollution	13	11	84.6%	10.0%	8.5%
Innovation	10	2	20.0%	10.0%	2.0%

3.2 Score Analysis

The Project is on track for a score in excess of 85% (the BREEAM 'Outstanding' threshold), and to achieve the BREEAM minimum standard requirements (see Table 1, Section 2.4.2). However, the score is on the boundary of Excellent/Outstanding and the former is more likely to be achieved

Additional innovation credits (outside of exemplary performance, and primarily based on LEED innovation credits) are being investigated by the Design Team for suitability and feasibility

3.2.1 Score Threshold

The target score exceeds the 70% threshold for a BREEAM 'Excellent' rating and includes a buffer against the potential loss of credits during design. It is expected that the final score at post-construction would exceed the threshold for Excellent, but would probably be below the Pre-Assessment score.

3.2.2 Camden Planning Requirements

With regards the Camden Planning requirements, the Project is shown to achieve:

- 78.3% of the available credits in the BREEAM Energy category (60% required);
- 75.0% of the available credits in the BREEAM Water category (60% required); and
- 76.9% of the available credits in the BREEAM Materials category (40% required)

3.3 Assessment of Building Performance

Section 4 summarises each of the issue requirements for this BREEAM assessment by environmental section, and the justification that has been provided as evidence of the buildings performance against those requirements. On the basis of the justification / design choices provided, the relevant number of BREEAM credits have either been awarded or withheld.

Each issue assessed includes the BREEAM Assessor's justification statement. This statement summarises their assessment of the buildings performance against the BREEAM issue requirements, validating the number of BREEAM credits awarded.

This report should be read in conjunction with the BREEAM UK New Construction 2014 Document (Manual: SD5076; Issue: 3.0; Published 26 January 2015) developed by BRE (Building Research Establishment) as it provides a detailed list of compliance, requirement and evidence for each credit.

Table 3 – BREEAM Score Summary

Credit	Description	Points		Responsibility
		Available	Targeted	
Management		**21**	**21**	**12.0%**
Man 01	Project brief and design	4	4	Architect / BREEAM Assessor / Client / Project Manager
Man 02	Life cycle cost & service life planning	4	4	Cost Consultant
Man 03	Responsible construction practices	6	6	Contractor
Man 04	Commissioning and handover	4	4	MEP Engineer / Contractor
Man 05	Aftercare	3	3	MEP Engineer / Client
Health and Well-Being		**17**	**14**	**12.4%**
Hea 01	Visual comfort	4	3	MEP Engineer / Architect
Hea 02	Indoor air quality	5	4	MEP Engineer
Hea 04	Thermal comfort	3	3	MEP Engineer
Hea 05	Acoustic performance	3	2	Acoustic Consultant / Architect
Hea 06	Safety and security	2	2	Architect / Transport Consultant
Energy		**23**	**18**	**11.7%**
Ene 01	Reduction of energy use and carbon emissions	12	8	MEP Engineer
Ene 02	Energy monitoring	2	2	MEP Engineer
Ene 03	External lighting	1	1	MEP Engineer
Ene 04	Low carbon design	3	2	MEP Engineer
Ene 06	Energy efficient transport systems	3	3	MEP Engineer / Lift Consultant
Ene 08	Energy efficient equipment	2	2	MEP Engineer / Architect
Transport		**9**	**9**	**9.0%**
Tra 01	Public transport accessibility	3	3	BREEAM Assessor
Tra 02	Proximity to amenities	1	1	Architect
Tra 03	Cyclist facilities	2	2	Architect / Transport Consultant
Tra 04	Maximum car parking capacity	2	2	Architect / Transport Consultant
Tra 05	Travel plan	1	1	Transport Consultant
Water		**8**	**6**	**5.3%**
Wat 01	Water consumption	5	3	Architect / MEP Engineer
Wat 02	Water monitoring	1	1	MEP Engineer
Wat 03	Water leak detection	2	2	MEP Engineer
Materials		**13**	**10**	**10.4%**
Mat 01	Life cycle impacts	5	3	Architect / Structural Engineer
Mat 02	Hard landscaping & boundary protection	1	1	Architect
Mat 03	Responsible sourcing of materials	4	3	Architect / Procurement
Mat 04	Insulation	1	1	Architect / MEP Engineer
Mat 05	Designing for durability & resilience	1	1	Architect / Structural Engineer
Mat 06	Material efficiency	1	1	Structural Engineer
Waste		**9**	**7**	**6.6%**
Wst 01	Construction waste management	4	3	Contractor / Architect
Wst 02	Recycled aggregates	1	0	Structural Engineer
Wst 03	Operational waste	1	1	Architect / Transport Consultant
Wst 04	Speculative floor and ceiling finishes	1	1	Client

Credit	Description	Points		Responsibility
		Available	Targeted	
Wst 05	Adaptation to climate change	1	1	Structural Engineer
Wst 06	Functional adaptability	1	1	Architect
Land Use and Ecology		**10**	**9**	**9.0%**
LE 01	Site selection	2	1	Architect
LE 02	Ecological value of site & protection of ecological features	2	2	Ecologist
LE 03	Minimising impact on existing site ecology	2	2	Ecologist / Contractor
LE 04	Enhancing site ecology	2	2	Ecologist / Landscape Architect
LE 05	Long term impact on biodiversity	2	2	Ecologist
Pollution		**13**	**11**	**8.5%**
Pol 01	Impact of refrigerants	3	3	MEP Engineer
Pol 02	NOx emissions	3	1	MEP Engineer
Pol 03	Surface water run-off	5	5	Structural Engineer
Pol 04	Reduce night time light pollution	1	1	MEP Engineer
Pol 05	Reduction of noise pollution	1	1	Acoustic Consultant
Innovation		**10**	**2**	**6.0%**
Inn 1.3	Man 05: Aftercare	1	1	MEP Engineer
Inn 1.12	Wst 05: Adaption to climate change	1	1	Architect
TOTAL BREEAM SCORE		**Excellent**		**86.8%**

3.4 Next Steps

In order to achieve the target BREEAM rating upon completion of construction, the design team would continue to liaise with the BREEEAM Assessor for the project, to monitor and document progress against each credit. The following approach would be taken to achieve the target rating:

- The Assessor would attend regular meetings with the design team to maintain familiarity with the BREEAM process and compliance criteria.
- A Design Stage Assessment would be carried out and submitted to the BRE upon completion of tender documentation, to validate the proposed design strategies.
- The Contractor appointed for the scheme would have BREEAM responsibilities and requirements outlined within their contract and specifications, with the BREEAM AP monitoring their compliance to ensure construction stage credits are achieved
- The pre-assessment carried out at design stage demonstrates that a score exceeding the ‘Excellent’ threshold is achievable; however the BREEAM system is designed to be flexible and therefore the developer may achieve the ‘Excellent’ threshold using a different solution.
- A final BREEAM assessment would be undertaken at completion of construction to verify the project’s rating.

4 Detailed Pre-Assessment of Building Performance

The following breakdown of the Individual credits is provided:

Credit	Requirement	Targeted	Justification / Comments	Credits		
				Available	Achieved	Score
1 - MANAGEMENT				**21**	**21**	**12.0%**
Man 01: Project brief and design	Will Stakeholder consultation (project delivery) take place?	Yes	Stakeholder consultation (internal) documented within minutes of meetings and design charrettes	1	1	4 out of 4 points
	Will Stakeholder consultation (third party) take place?	Yes	Stakeholder consultation (third party) documented within minutes of meetings and design charrettes	1	1	
	Will Sustainability champion (design) be assigned?	Yes	The appointment and input of a Sustainability Champion (BREEAM AP – Scott Smith, Dar) at pre-design stage	1	1	
	Will Sustainability champion (monitoring progress) be assigned?	Yes	The appointment and input of a Sustainability Champion (BREEAM AP – Scott Smith, Dar) throughout project	1	1	
Man 02: Life cycle cost and service life planning	Will an elemental life cycle cost (LCC) analyses be carried out?	Yes	C&B - Life Cycle Costing undertaken by Currie & Brown at Concept Design stage	2	2	4 out of 4 points
	Will a component level LCC plan be developed?	Yes	C&B - Design Team have confirmed that this is achievable	1	1	
	Will the predicted capital cost be reported?	Yes	C&B - Design Team have confirmed that this is achievable	1	1	
Man 03	Is all site timber used in the project 'legally harvested and traded timber'?	Yes	C&B - Mandatory requirement so Design Team have confirmed that this is achievable	Pre-req	N/A	5 out of 6 points

Credit	Requirement	Targeted	Justification / Comments	Credits		
				Available	Achieved	Score
	Will/does principal contractor operate a compliant Environmental Management System?	Yes	C&B - Pre-qualification process will specify a principal contractor with a 14001-certified EMS in place	1	1	
	Will a construction stage sustainability champion be assigned?	Yes	Sustainability Champion (BREEAM AP – Scott Smith, Dar) during the Construction, Handover and Close Out stages	1	1	
	Will a considerate construction scheme be used by the principal contractor?	Yes	Pre-qualification process will specify a principal contractor with track record of meeting 35 CCS points • *CCS score of 25-34 is a minimum standard for an 'Excellent' rating (35-39 for 'Outstanding').*	2	2	
	Will site utility (electricity/water) consumption be metered/monitored?	Yes	Sustainability Champion (BREEAM AP – Scott Smith, Dar) collects utility consumption data from contractor	1	1	
	Will transport of construction materials and waste be metered/monitored?	Yes	Sustainability Champion (BREEAM AP – Scott Smith, Dar) collects material/waste transport data from contractor	1	1	
Man 04: Commissioning and Handover	Will commissioning schedule and responsibilities be developed & accounted for?	Yes	Elementa – Design Team have confirmed that this is achievable	1	1	
	Will a commissioning manager be appointed?	Yes	Elementa - to appoint a commissioning manager	1	1	
	Will the building fabric be commissioned?	Yes	Elementa - Design Team have confirmed that this is achievable	1	1	4 out of 4 points
	Will a training schedule for building occupiers/managers and building user guide be developed prior to handover?	Yes	Design Team have confirmed that this is achievable • Criterion 10 (Building User Guide) is a minimum standard for an 'Excellent' rating	1	1	
Man 05:	Will aftercare support be provided to building occupiers?	Yes	Design Team have confirmed that this is achievable	1	1	3 out of 3 points
	Will seasonal commissioning occur over 12months once	Yes	Design Team have confirmed that this is achievable	1	1	

Credit	Requirement	Targeted	Justification / Comments	Credits		
				Available	Achieved	Score
	substantially occupied?		• *1 credit (Seasonal Commissioning) is a minimum standard for an 'Excellent' rating*			
	Will a post occupancy evaluation be carried out 1 year after occupation?	Yes	Design Team have confirmed that this is achievable	1	1	
2 – HEALTH & WELL-BEING				**17**	**14**	**12.4%**
Hea 01: Visual comfort	Will design provide adequate glare control for building users?	Yes	PBP+W - Design Team have confirmed that this is achievable	1	1	3 out of 4 points
	Will relevant building areas be designed to achieve appropriate daylight factor(s)?	No	Elementa - Daylighting credit is unlikely to be achieved due to obstructions/lack of sky view on side elevations	1	0	
	Will the design provide adequate view out for building users?	Yes	PBP+W - 95% of the floor area is within 7m of a wall which has a window or permanent opening that provides an adequate view out. • *A view into an internal courtyard or atrium will comply provided the distance from the opening to the back wall of the courtyard/atrium is ≥ 10m*	1	1	
	Will internal/external lighting levels, zoning and controls be specified in accordance with the relevant CIBSE Guides/British Standards?	Yes	Elementa – Design Team have confirmed that this is achievable	1	1	
Hea 02: Indoor air quality	Will an air quality plan be produced and building designed to minimise air pollution?	Yes	PBP+W - Design Team have confirmed that this is achievable	1	1	4 out of 5 points
	Will building be designed to minimise the concentration and	Yes	Elementa - Design Team have confirmed that this is	1	1	

Credit	Requirement	Targeted	Justification / Comments	Credits		
				Available	Achieved	Score
	recirculation of pollutants in the building?		achievable.			
	Will the relevant products be specified to meet the VOC testing and emission levels required?	Yes	PBP+W - Design Team have confirmed that this is achievable	1	1	
	Will formaldehyde and total VOC levels be measured post construction?	Yes	PBP+W - Design Team have confirmed that this is achievable	1	1	
	Will the building be designed to, or have the potential to provide, natural ventilation?	No	Elementa - Windows will not be openable, so credit is unlikely to be achieved	1	0	
Hea 04: Thermal comfort	Will thermal modelling of the design be carried out using software in accordance with CIBSE AM11?	Yes	Elementa - Design Team have confirmed that this is achievable	1	1	3 out of 3 points
	Will the building design be adapted for a projected climate change scenario?	Yes	Elementa - Design Team have confirmed that this is achievable	1	1	
	Will the modelling inform the development of a thermal zoning and control strategy?	Yes	Elementa - Design Team have confirmed that this is achievable	1	1	
Hea 05: Acoustic performance	Will the building meet the appropriate acoustic performance standards and testing requirements for Sound insulation	Yes	PBP+W - Acoustics Consultant – Design Team have confirmed that this is achievable	1	1	2 out of 3 points
	Will the building meet the appropriate acoustic performance standards & testing requirements for Indoor ambient noise level	Yes	PBP+W - Acoustics Consultant – Design Team have confirmed that this is achievable	1	1	
	Will the building meet the appropriate acoustic performance standards and testing requirements for Reverberation times?	No	PBP+W - Acoustics Consultant – Design Team have confirmed that this credit is unlikely to be achieved	1	0	
Hea 06: Safety	Where external site areas are present, will safe access be designed for pedestrians and cyclists?	Yes	PBP+W - Design Team have confirmed that this is achievable. All deliveries to the building will be made by small vans and not heavy goods vehicles (BRE CN 3.2).	1	1	2 out of 2 points

Credit	Requirement	Targeted	Justification / Comments	Credits		
				Available	Achieved	Score
	Will a suitably qualified security consultant be appointed and security considerations accounted for?	Yes	PBP+W – Design Team have confirmed that this is achievable, - have engaged with the Police on 'Secure By Design' program & taken on recommendations	1	1	
3 – ENERGY				**23**	**18**	**11.7%**
Ene 01: Reduction of	Calculate an Energy Performance Ratio for New Constructions (EPR NC). Compare the EPR NC achieved with the benchmarks in Table - 25 and award the corresponding number of BREEAM credits.	Partial	Elementa – Design Team have confirmed that Part L building regulations compliance is achievable • *5 credits is a minimum standard for an 'Excellent' rating (8 credits for 'Outstanding).*	12	8	8 out of 12 point
Ene 02: Energy monitoring	Will a BMS or sub-meters be specified to monitor energy use from major building services systems?	Yes	Elementa - Design Team have confirmed this is achievable • *1 credit (first sub-metering credit) is a minimum standard for a 'Very Good' rating*	1	1	2 out of 2 points
	Will a BMS or sub-meters be specified to monitor energy use by tenant/building function areas?	Yes	Elementa - Design Team have confirmed this is achievable	1	1	
Ene 03: External	Will external light fittings and controls be specified in accordance with the BREEAM criteria?	Yes	Elementa - Design Team have confirmed this is achievable	1	1	1 out of 1 points
Ene 04: Low carbon design	Will passive design measures be used in line with an analysis and carried out during concept design stage (RIBA stage 2 or equivalent)?	Yes	Elementa - Design Team have confirmed this is achievable	1	1	2 out of 3 points
	Will free cooling measures be implemented in the whole building in line with the passive design analysis?	Maybe	Elementa – Design Team to confirm is any of the free cooling strategies listed in compliance note CN3.1 to reduce the cooling energy demand are being used	1	0	

Credit	Requirement	Targeted	Justification / Comments	Credits		
				Available	Achieved	Score
	Will a LZC technology be specified in line with a feasibility study carried out by the completion of the Concept Design stage (RIBA Stage 2 or equivalent)?	Yes	Elementa - LZC feasibility study assessed PV, CHP and ground source heat pump to contribute at least 5% of overall building energy demand and/or CO2 emissions.	1	1	
Ene 06: Energy efficient	Will a transportation system analysis be carried out to determine and specify the optimum number, size and type of lifts that is most energy efficient?	Yes	PBP+W - Lift consultant - Design Team have confirmed this is achievable	1	1	3 out of 3 points
	Will the relevant energy-efficient features criteria be met?	Yes	PBP+W - Lift consultant - Design Team have confirmed this is achievable	2	2	
Ene 08: Energy efficient	Will the significant majority contributor(s) to the identified 'unregulated' energy use meet the BREEAM criteria and is a meaningful reduction in the total annual unregulated energy consumption of the building demonstrated?	Yes	PBP+W - Design Team have confirmed this is achievable	2	2	2 out of 2 points
4 – TRANSPORT				**9**	**9**	**9.0%**
Tra 01: Public transport	The public transport Accessibility Index (AI) for the assessed building is calculated and BREEAM credits awarded in accordance with the table of building types, AI benchmarks and BREEAM credits in Table - 29	Yes	Transport for London's Public Transport Accessibility Level (PTAL) gives an AI of 69.6. (PTAL Rating is 6b.) Building classification is 'Business (Office/Industrial), which requires AI ≥8 to get maximum points	3	3	3 out of 3 points
Tra 02: Proximity to amenities	Demonstrate compliance with proximity of the building location to accessible local amenities which are likely to be frequently required and used by building occupants (3 within 500m). Where a building type is indicated to have core amenities ('C') at least 2 of these must be part of the total number required.	Yes	Within 500m of site, the following is available: • Appropriate food outlet (core) • Access to cash (core) • Access to outdoor open space (Lincolns Inn Fields) • Public postal facility (Grays Inn Post Office)	1	1	1 out of 1 points

Credit	Requirement	Targeted	Justification / Comments	Credits		
				Available	Achieved	Score
Tra 03: Cyclist facilities	Demonstrate that compliant number of cycle storage spaces will be provided	Yes	Sliding scale means an office of 800 requires 48 spaces • *Achieved ≥50% of the credits for 'Tra 01' so number of cycle spaces required reduced by 50% (24)* • Design meets Camden requirement of 66 spaces	1	1	2 out of 2 points
	Demonstrate that at least two of the following types of cyclist facilities have been provided for all building users - Showers - Changing facilities - Lockers - Drying spaces	Yes	PBP+W - Showers (1 shower for every 10 cycle storage spaces) and changing facilities in basement • *Achieved ≥50% of the credits for 'Tra 01' so number of compliant showers or lockers required can also be reduced in line with new cycle space target*	1	1	
Tra 04: Maximum	Determine the building's car parking capacity is relative to the development's accessibility to the public transport network (Accessibility Index – AI)	Yes	AI of 69.56 (>8) translates to a maximum of 1 car parking space for every 5 people (1 credit) or 6 people. • *Design currently has just 4 car parking spaces*	2	2	2 out of 2 points
Tra 05: Travel plan	Develop a travel plan has been developed (with occupier) as part of the feasibility and design stages. Undertake a site specific travel assessment/ statement to ensure the travel plan is structured to meet needs of the particular site	Yes	PBP+W – Transport sub-consultants engaged to develop a site-specific travel plan/assessment	1	1	1 out of 1 points
5 – WATER				**8**	**6**	**5.3%**
Wat 01: Water	Undertake an assessment of the efficiency of the building's domestic water-consuming components using the BREEAM Wat 01 calculator.	Yes	Elementa ï Design Team have confirmed this is achievable	5	3	3 out of 5 points

Credit	Requirement	Targeted	Justification / Comments	Credits		
				Available	Achieved	Score
	Compare the water consumption (L/person/day) for the assessed building against a baseline performance	Partial	Elementa ï calculated 40% improvement over baseline building water consumption (3 points) • *1 point is a minimum standard for a 'Good' rating (2 points for 'Outstanding).*			
Wat 02: Water monitoring	Will there be a water meter on the mains water supply to the building(s)?	Yes	Elementa - Design Team have confirmed this is achievable • *Criterion 1 is a minimum standard for a 'Good' rating.*	1	1	1 out of 1 points
	Will metering/monitoring equipment be specified on the water supply to any relevant plant/building areas?	Yes	Elementa - Design Team have confirmed this is achievable			
	Will all specified water meters have a pulsed output?	Yes	Elementa - Design Team have confirmed this is achievable			
	If the site/building has an existing BMS connection, will all pulsed meters be connected to the BMS?	Yes	Elementa - Design Team have confirmed this is achievable			
Wat 03: Water leak detection	Will a mains water leak detection system be installed on the building's mains water supply?	Yes	Elementa - Design Team have confirmed this is achievable	1	1	2 out of 2 points
	Will flow control devices be installed in each sanitary area/facility?	Yes	Elementa - Design Team have confirmed this is achievable	1	1	
6 – MATERIALS				**13**	**10**	**10.4%**
Mat 01: Life cycle impacts	Number of building elements assessed	Yes	Elements to be assessed for office building type: External walls, windows, roof, upper floor slab, floor finish/cover	5	3	3 out of 5 points
	Predicted total Mat01 points achieved	Yes	C&B - Design Team have confirmed this is achievable			
	Predicted total Mat01 credits achieved	Partial	C&B – Design Team have confirmed this is achievable • score of 12 to get 5 credits (8 to get 3)			
	Life cycle greenhouse gas emissions (kgCO2eq.) for each element required to be reported based on a 60-year building life	Yes	C&B - Design Team have confirmed this is achievable			

Credit	Requirement	Targeted	Justification / Comments	Credits		
				Available	Achieved	Score
Mat 02: Hard landscaping	Demonstrate compliance that at least 80% of all external hard landscaping and 80% of all boundary protection (by area) in the construction zone achieves an A or A+ rating, as defined in the Green Guide to Specification.	Yes	C&B - Design Team have confirmed this is achievable	1	1	1 out of 1 points
Mat 03: Responsible sourcing of materials	Demonstrate that all timber and timber based products are 'Legally harvested and trader timber'	Yes	Criterion 1 is a minimum standard for a ÐPassôrating.	Pre-req	N/A	3 out of 4 points
	Is there a documented sustainable procurement plan?	Yes	C&B ï Design Team have confirmed this is achievable • Contract requires principal contractor to abide by	1	1	
	Demonstrate the percentage of available responsible sourcing of materials points achieved	Partial	C&B - Design Team have confirmed this is achievable • Ó18% (1 credits); Ó36% (2 credits); Ó54% (3 credits)	3	2	
Mat 04: Insulation	Demonstrate that the Insulation Index for the building fabric and services insulation is the same as or greater than 2.5.	Yes	PBP+W - Design Team have confirmed this is achievable	1	1	1 out of 1 points
Mat 05: Designing for	Will suitable durability/protection measures be specified and installed to vulnerable areas of the building?	Yes	PBP+W - Design Team have confirmed this is achievable	1	1	1 out of 1 points
	Will suitable durability/protection measures be specified and installed to exposed parts of the building?	Yes	PBP+W - Design Team have confirmed this is achievable			
Mat 06: Material	Will material efficiency measures be identified & implemented during all RIBA stages?	Yes	PBP+W / C&B - Design Team have confirmed this is achievable	1	1	1 out of 1 credits
7 – WASTE				**9**	**7**	**6.6%**

Credit	Requirement	Targeted	Justification / Comments	Credits		
				Available	Achieved	Score
Wst 01: Construction waste management	Resource Management Plan (RMP) developed covering the buildings non-hazardous waste related to on-site construction and dedicated off-site manufacture or fabrication	Yes	PBP+W – Design Team have confirmed this is achievable • Contract will require engaged contractor to develop a construction waste management plan	3	2	3 out of 4 points
	Demonstrate that the construction waste related to on-site construction and dedicated off-site manufacture/fabrication (excluding demolition / excavation waste) meets (Table – 51)	Partial	PBP+W - Design Team have confirmed this is achievable • Contractor required in contract to meet waste generation requirements per 100m2 is: ≤ 13.3 (1 credit); ≤ 7.5 (2 credits); ≤ 3.4 (3 credits) • 1 credit minimum standard for 'Outstanding' rating			
	Compliant Pre-demolition audit of existing buildings on site	Yes	C&B - Design Team have confirmed this is achievable			
	Demonstrate percentages of non-hazardous construction, demolition and excavation waste (where applicable) generated by the project have been diverted from landfill	Yes	C&B - Design Team have confirmed this is achievable • Contractor required to divert waste from landfill • Non demolition (70%); and Demolition (80%)	1	1	
	Demonstrate Waste materials will be sorted into separate key waste groups as per Table – 53, either on-site or through a licensed contractor for recovery.	Yes	C&B - Waste materials to be segregated, as per European Waste Catalogue			
Wst 02: Recycled aggregates	Determine the percentage of high-grade aggregate that will be recycled/secondary aggregate	No	C&B - Design Team have confirmed this it is unlikely that this credit can be achieved	1	0	0 out of 1 points
	Confirm whether the total amount of recycled or secondary aggregate specified, is greater than 25% (by weight or volume) of the total high grade aggregate specified for the project.	No	C&B - Design Team have confirmed this it is unlikely that this credit can be achieved			
	Confirm source of recycled or secondary aggregates	No	C&B - Design Team have confirmed this it is unlikely that this credit can be achieved			

Credit	Requirement	Targeted	Justification / Comments	Credits		
				Available	Achieved	Score
Wst 03: Operational waste	Will operational recyclable waste volumes be segregated and stored in a dedicated space?	Yes	PBP+W – Design to include dedicated waste space • *1 credit minimum standard for an 'Excellent' rating.*	1	1	1 out of 1 points
	Static waste compactor(s) / baler specified where appropriate?	Yes	PBP+W – Design does not require waste compactor			
	Will vessel(s) for composting suitable organic waste where appropriate, and a water outlet provided adjacent to or within the facility for cleaning and hygiene purposes?	Yes	PBP+W – Design does not include/require compositing of organic waste			
Wst 04: Speculative floor	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 / ceiling finishes.	Yes	PBP+W - As building developed for Dar Group companies, these companies should select (or agree to) with the Client the specified floor and ceiling finishes.	1	1	1 out of 1 points
Wst 05: Adaptation	Will a climate change adaptation strategy appraisal for structural and fabric resilience be conducted by the end of Concept Design (RIBA Stage 2 or equivalent)?	Yes	PBP+W - Risk assessment at Concept Design stage to identify & evaluate the impact on the building over its life cycle from expected extreme weather conditions	1	1	1 out of 1 points
Wst 06: Functional adaptability	Will a building specific functional adaptation strategy appraisal be conducted by Concept Design (RIBA Stage 2 or equivalent) and will functional adaptation measures be implemented?	Yes	PBP+W - Design will consider the adaptability of the building for potential changes of use: • Leasing of separate floors to tenants outside of the Dar Group if not using all floors • Change in tenants for retail units	1	1	1 out of 1 points
8 – LAND USE AND ECOLOGY				**10**	**9**	**9.0%**
LE 01:	Will at least 75% of the proposed development's footprint be located on previously occupied land?	Yes	Site is a brownfield site	1	1	1 out of 2 points

Credit	Requirement	Targeted	Justification / Comments	Credits		
				Available	Achieved	Score
	Has a contaminated land specialist's site investigation, risk assessment and appraisal deemed the site to be significantly contaminated?	No	Site is not expected to be contaminated, so credit cannot be targeted	1	0	
LE 02: Ecological value of site and protection of ecological	Construction zone defined as 'land of low ecological value' per: - BREEAM checklist for defining land of low ecological value; OR - A Suitably Qualified Ecologist who has identified the land as being of 'low ecological value' within an ecological assessment report, based on a site survey.	Yes	Dar – engaged SQE to undertake ecology survey, (including a bat survey) which identified site as being of low ecological value	1	1	2 out of 2 points
	Will all features of ecological value surrounding the assessment zone be protected in line with BS42020: 2013 from damage during clearance, site preparation and construction activities?	Yes	Dar - Design Team have confirmed this is achievable	1	1	
LE 03: Minimising	Determine the likely change in ecological value (plant species richness) as a result of the sites development?	Yes	Dar - Design Team have confirmed this is achievable • If the change in ecological value of the site ≥ 0 plant species (i.e. no negative change) = 2 points	2	2	2 out of 2 points
LE 04: Enhancing site ecology	Will a suitably qualified ecologist be appointed to report on enhancing and protecting site ecology at RIBA Stage 2	Yes	Dar – engaged Dar SQE to produce ecological report that provided ecological enhancement recommendations	1	1	2 out of 2 points
	Will the suitably qualified ecologist's general recommendations be implemented?	Yes	Dar - Design Team have confirmed this is achievable	1	1	
	Will there be an improvement in ecological value site (increase of 6+ plant species) as a result of enhancement actions?	Yes	Dar - Design Team have confirmed this is achievable • Expected that enhancements (roof garden, etc) will increase ecological value by 6+ plant species			
L E	Will a Suitably Qualified Ecologist be appointed to	Yes	Dar –Design Team have confirmed this is achievable	2	2	2 out of

Credit	Requirement	Targeted	Justification / Comments	Credits		
				Available	Achieved	Score
	monitor/minimise impacts of site activities on biodiversity?		• SQE who will do ad hoc monitoring of site activities			2 points
	Will a landscape and habitat management plan be produced covering at least the first five years after project completion in accordance with British Standards?	Yes	Dar - Design Team have confirmed this is achievable			
	Number of applicable measures to improve biodiversity confirmed by SQE and implemented	Yes	Dar - Design Team have confirmed this is achievable, with at least 4 additional measures implemented • 2/4 additional measures implemented (1/2 credits)			
9 – POLLUTION				**13**	**11**	**8.5%**
Pol 01: Impact of refrigerants	Demonstrate the building does not require the use of refrigerants within its installed plant/systems.	No	Elementa - The building does require the use of refrigerants within its installed plant/systems.	3	0	3 out of 3 points
	Do all systems (with electric compressors) comply with the requirements of BS EN 378:2008 (parts 2 & 3) & where refrigeration systems containing ammonia are installed, the IoR Ammonia Refrigeration Systems Code of Practice?	Yes	Elementa – Design Team have confirmed this is achievable • mandatory requirement	Pre-req	N/A	
	Systems using refrigerants have Direct Effect Life Cycle CO2 equivalent emissions of ≤100 kgCO2e/kW cooling/heating capacity	No	Elementa - Design Team have confirmed that it is unlikely that this credit is achieved	2	0	
	Global Warming Potential of the specified refrigerant(s) ≤ 10?	Yes	Elementa - Design Team have confirmed this is achievable	2	2	
	Systems using refrigerants have Direct Effect Life Cycle CO2 equivalent emissions of≤1000 kgCO2e/kW cooling/heating capacity.	No	Elementa - Design Team have confirmed that it is unlikely that this credit is achieved	1	0	
	Will a refrigerant leak detection and containment system that is	Yes	Elementa - Design Team have confirmed this is achievable	1	1	

Credit	Requirement	Targeted	Justification / Comments	Credits		
				Available	Achieved	Score
	capable of automatically isolating and containing the remaining refrigerant(s) be specified/installed?					
Pol 02: NOx emissions	NOx emission level - space heating	No	Elementa - Design Team have confirmed this is achievable • NOx Emission levels (mg/kWh) for heating & hot water ≤ 100 = 1 credit; ≤ 70 = 2 credits; ≤ 40 = 3 • 1 and potentially 2 credits available	3	1	1 out of 3 points
	NOx emission level - water heating	No				
	Energy consumption: heating and hot water	Partial				
Pol 03: Surface water run-off	A site-specific flood risk assessment (FRA) that shows the actual/likely annual probability of flooding for the assessed site	Yes	Dar - Pre-existing FRA for Greenwoods Solicitors LLP says that site is in low risk flood zone	2	2	5 out of 5 points
	Has an Appropriate Consultant been appointed to carry out, demonstrate and/or confirm the development's compliance?	Yes	Dar - Pre-existing FRA undertaken by Argyll Environmental	Pre-req	N/A	
	Site meets BREEAM criteria for peak rate surface water run off?	Yes	CNM - Design Team have confirmed this is achievable	1	1	
	Will the site meet the criteria for surface water run off volume, attenuation and/or limiting discharge?	Yes	CNM - Design Team have confirmed this is achievable	1	1	
	Will the site be designed to minimise watercourse pollution in accordance with the BREEAM criteria?	Yes	CNM - Design Team have confirmed this is achievable	1	1	
Pol 04: Reduction of night time light pollution	Will the external lighting specification be designed to reduce light pollution with regards: - reduction of obtrusive light, - external lighting (except for safety and security lighting) can be automatically switched off between 23:00 and 07:00. - Illuminated advertisements, where specified, must be designed in compliance with ILE Technical Report 5	Yes	PBP+W - Design Team have confirmed this is achievable • Reduce external light pollution by minimising light trespass and specifying the automatic switch off of certain lights in night-time hours	1	1	1 out of 1 points
P o	Confirm that there will be no noise-sensitive areas/buildings	No	PBP+W – Acoustic Consultant - Sensitive buildings within	1	0	1 out of

Credit	Requirement	Targeted	Justification / Comments	Credits		
				Available	Achieved	Score
	within 800m radius of the development?		vicinity, so credit not achievable			1 points
	Will a noise impact assessment be carried out and, if applicable, noise attenuation measures specified?	Yes	PBP+W – Acoustic consultant - Design Team have confirmed this is achievable	1	1	
10 – INNOVATION				**10**	**2**	**2.0%**
Inn 1.1	Inn 01: Innovation - Man 01 Project brief and design	No	simple buildings only	1	0	2 out of 10 point
Inn 1.2	Inn 01: Man 03 Responsible construction practices	Maybe	Unlikely to be achieved as requires score over 40	1	0	
Inn 1.3	Inn 01: Man 05 Aftercare	Yes	Can do on-going commissioning for 3 years	1	1	
Inn 1.4	Inn 01: Hea 01 Visual comfort	No	Cannot achieve daylighting requirements	1	0	
Inn 1.5	Inn 01: Hea 02 Indoor air quality	Maybe	PBP+W - Products B – F (Table – 18), have formaldehyde emission levels less than or equal to 0.01-0.06mg/m3? • May achieve 0.06mg (1 credit)	2	0	
Inn 1.6	Inn 01: Ene 01 Reduction of energy use and carbon emissions	No	Building likely to EPR NC≥ 0.6 only, so cannot reach exemplary performance threshold of EPR NC≥ 0.9	5	0	
Inn 1.7	Inn 01: Wat 01: Water Consumption	No	Building likely to achieve improvement of 40% only, so cannot reach exemplary performance threshold of 65%	1	0	
Inn 1.8	Inn 01: Mat01: Life Cycle Impacts	Maybe	C&B - Further analysis needed to determine if an IMPACT compliant software will be used	3	0	
Inn 1.9	Inn 01: Mat03: Responsible Sourcing of Materials	No	Building likely to achieve RSM ≥ 36% only, so cannot reach exemplary performance threshold of RSM ≥ 70%	1	0	
Inn 1.10	Inn 01: Wst01: Construction Waste Management	No	Building likely to achieve waste generated per 100m2 of ≤ 7.5m2 only, so cannot reach exemplary performance threshold of waste generated per 100m2 of ≤ 1.6m2	1	0	

Credit	Requirement	Targeted	Justification / Comments	Credits		
				Available	Achieved	Score
Inn 1.11	Inn 01: Wst02: Recycled Aggregates	No	Building unlikely to achieve aggregate of 25% only, so cannot reach exemplary performance threshold of 35%	1	0	
Inn 1.12	Inn 01: Wst 05: Adaption to climate change	Yes	Exemplary criteria being met • Hea04 - Criterion 7 achieved (Y) • Ene01 – 8 credits achieved (Y) • Ene04 – passive design credit achieved (Y) • Wat01 – 3 credits achieved (Y) • Mat05 – Criterion 2 achieved (Y) • Pol03: Flood Risk – 1 credit achieved (Y) • Pol03: Surface water runoff – 2 credits achieved (Y)	1	1	
Inn 1.13	Inn 01: Innovation - Pol 03 Surface water run-off	No	simple buildings only	1	0	
11 – TOTAL BREEAM PERCENTAGE SCORE				**OUTSTANDING**		**86.8%**