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Preliminary Assessment
BREEAM 2014 New Construction
KOKO + Hope & Anchor + Bayham Place

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Executive Summary
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Introduction

Eight Associates have been appointed, as registered BREEAM assessors, to carry out an assessment of the proposed refurbishment and extension of KOKO, the Hope and Anchor Public House and Bayham Place in Camden, London. This assessment is under BREEAM 2014 New Construction Methodology.

This summary is a pre-assessment of the development and details the anticipated score following the information provided by the design team at a meeting held in July 2017 and subsequent discussions.

Project summary

The proposed scope of works includes the refurbishment of the Hope and Anchor Public House, minor refurbishment of the KOKO venue space (including installation of new toilets and catering kitchen) and construction of a new members' club at first floor level and above.

In line with the current BREEAM guidance the members' club (a predominantly newly constructed space) will be assessed separately from the Hope and Anchor pub (a refurbishment). It is not possible to formally assess the KOKO venue space under a current version of BREEAM due to the limited scope of works proposed in this area.

This preliminary assessment covers the members' club, which will be assessed under BREEAM 2014 New Construction. A separate preliminary assessment has been produced by Eight Associates covering the Hope and Anchor Pub, which will be assessed under BREEAM 2014 Refurbishment and Fit-Out.

Score summary

The site reviewed currently achieves a score of 74.5%, which equates to an Excellent rating (minimum score required: 70%).

Eight Associates recommend a safety margin of at least 3-5% to safeguard any rating at formal assessment.

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BREEAM Introduction
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The BREEAM standard

BREEAM (Building Research Establishment's Environmental Assessment Method) is the world's first sustainability rating scheme for the built environment. 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.

To date BREEAM has been used to certify over 260,000 building assessments across the building life cycle and is being applied in over 50 countries.

BREEAM is developed, operated and maintained by BRE Global Ltd and the operation and direction of the method is overseen by an independent Sustainability Board, representing a wide cross-section of construction industry stakeholders. Further information about BREEAM, including copies of the BREEAM standards, can be found at www.breeam.org.

Aims of BREEAM

- 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.
- To stimulate demand for sustainable buildings.

BREEAM New Construction

BREEAM New Construction is a performance-based assessment method and certification scheme for new buildings. The primary aim of BREEAM New Construction is to mitigate the life cycle impacts of new buildings on the environment in a robust and cost effective manner. It attempts to quantify and reduce the environmental burdens of buildings by rewarding those designs that take positive steps to minimise their environmental impacts.

Projects are assessed at design and post-construction stages using a system of environmental issues grouped within the following sections:

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

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Process of the assessment

Under BREEAM New Construction 2014, assessments take place over two phases:

a. Design Stage (DS): This is based on the final design for the development and the intentions of the design team. Submission before the completion of RIBA Stage 4.
b. Post Construction Stage (PCS): This is based on the built development and requires the BREEAM assessor to carry out a site visit. Submission at RIBA Stage 6.

An interim certificate will be provided following submission of the Design Stage Assessment, with final certification being awarded following the completion of the PCS Assessment.

Ratings

The assessment process results in a rating on a scale of PASS, GOOD, VERY GOOD, EXCELLENT and OUTSTANDING. The rating bands for each are as follows:

Rating	Minimum score required
Pass (P)	30%
Good (G)	45%
Very Good (VG)	55%
Excellent (E)	70%
Outstanding (O)	85%

Mandatory credits

Some credits, or criteria within credits, are mandatory to achieve certain ratings:

BREEAM Issue	P	G	VG	E	O
Man 03: Responsible construction practices	-	-	-	1 credit	2 credits
Man 04: Commissioning & handover	-	-	-	Criterion 10[1]	Criterion 10
Man 05: Aftercare	-	-	-	1 credit	1 credit
Ene 01: Reduction of CO_2 emissions	-	-	-	5 credits	8 credits
Ene 02: Energy monitoring	-	-	1 credit	1 credit	1 credit
Wat 01: Water consumption	-	1 credit	1 credit	1 credit	2 credits
Wat 02: Water monitoring	-	Criterion 1[2]	Criterion 1	Criterion 1	Criterion 1
Mat 03: Responsible sourcing	Criterion 1[3]	Criterion 1	Criterion 1	Criterion 1	Criterion 1
Wst 01: Construction waste	-	-	-	-	1 credit
Wst 03: Operational waste	-	-	-	1 credit	1 credit
LE 03: Minimising impact on site ecology	-	-	1 credit	1 credit	1 credit

[1] A Building User Guide must be developed prior to handover, for distribution to the building occupiers and premises managers.
[2] A water meter must be specified on the mains water supply to each building
[3] All timber and timer-based products used on the project must be legally harvested and traded.

Full details for each credit follow later in this document.

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Score Breakdown
BREEAM 2014 New Construction
KOKO + Hope & Anchor + Bayham Place

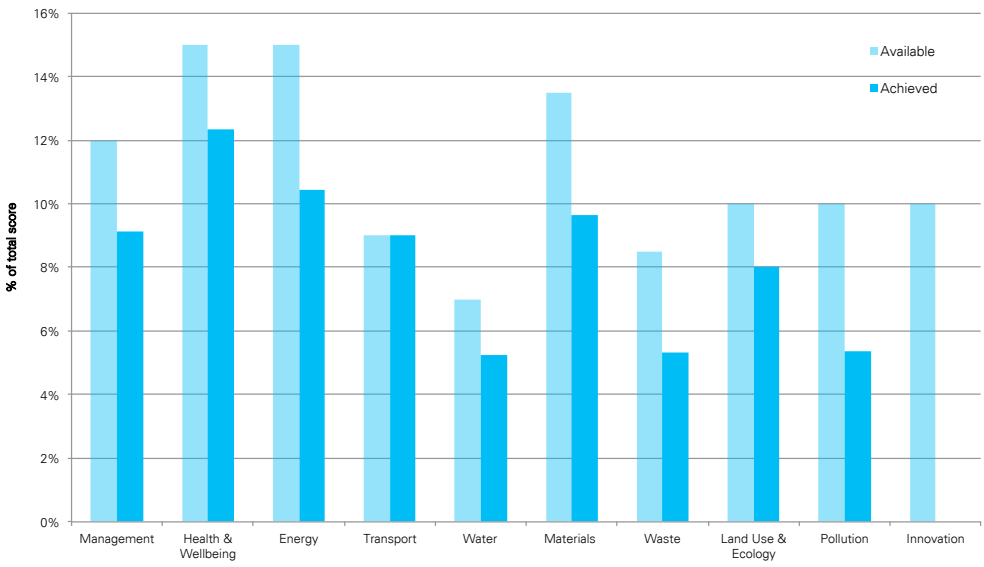
Rating summary

The following summary represents the scheme's preliminary score based on the assumptions in the following pages. Please contact the assessor if a score sheet is required.

Section	Achieved	Available	%	Weighting	Score
Management	16	21	76%	12.0%	9.14%
Health & Wellbeing	14	17	82%	15.0%	12.35%
Energy	16	23	70%	15.0%	10.43%
Transport	9	9	100%	9.0%	9.00%
Water	6	8	75%	7.0%	5.25%
Materials	10	14	71%	13.5%	9.64%
Waste	5	8	63%	8.5%	5.31%
Land Use & Ecology	8	10	80%	10.0%	8.00%
Pollution	7	13	54%	10.0%	5.38%
Innovation	0	10	0%	10.0%	0.00%
				Total:	74.50%
				Rating:	EXCELLENT

Graphic breakdown

The graph below shows the credits currently targeted (dark blue), action credits (red) and remaining credits in each BREEAM section (light blue).



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Management
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Man 01: Project brief and design	**Stakeholder Consultation (two credits)** The design team have met to identify roles and responsibilities, as well as contributions for each key phase of the project. Detailed consultation with the appropriate third-party stakeholders has formed part of the project brief in accordance with BREEAM requirements. **Sustainability Champion (two credits)** The design team has confirmed that a BREEAM Accredited Professional (AP) will be involved to monitor and report progress against the established BREEAM targets by attending key project team meetings during all stages of the design and construction. *In total, four out of four credits are currently targeted for this issue.*	4 of 4
Man 02: Life cycle cost and service life planning	An outline, entire asset element life cycle cost plan has not been carried out during RIBA Stage 2, therefore the first two credits cannot be targeted. At present there are no plans to complete a component level life cycle option appraisal prior to completion of RIBA Stage 4, therefore the second credit cannot be targeted. The design team have, however, confirmed that the client is happy to report the capital cost for the building in pounds per square metre via the BREEAM Assessment Scoring and Reporting tool. The fourth credit is therefore targeted. *One of four credits is currently targeted for this issue.*	1 of 4

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Man 03: Construction site impacts

Mandatory requirements:
At least one credit must be awarded under Considerate Construction in order to achieve an Excellent rating.

Timber (pre-requisite) 6 of 6
All timber is to be legally harvested and traded.

This is a pre-requisite for this issue, no credits can be awarded unless this requirement is met.

Environmental Management (one credit)
The design team has confirmed that the appointed contractor will be required to operate an environmental management system in accordance with ISO 14001.

Sustainability Champion (Construction) (one credit)
The contractor will be required to appoint a Sustainability Champion (a qualified BREEAM AP or BRE Site Sustainability Manager) to ensure on-going compliance with the relevant sustainability performance on site. They will ideally be based on site or be able to undertake regular spot checks to ensure risks are minimised.

Considerate Construction (two credits)
The contractor will be required to register the project under the Considerate Constructors Scheme (CCS) and will be committed to achieve at least 35 points, with a minimum of 7 points in each section.

Monitoring of Construction-site impacts (two credits)
The design team has confirmed that the Sustainability Champion (see above) will be responsible for monitoring, recording and reporting the following:

- Energy (kWh) and water (m^3) consumption arising from the use of construction plant, equipment and site accommodation.
- Transport data (litres of fuel used, distance travelled and carbon dioxide emissions) resulting from delivery of construction materials to site and removal of construction waste from site.

In total, six of six credits are currently targeted for this issue.

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Man 04: Commissioning and handover Mandatory requirements: A Building User Guide must be produced in order to achieve an Excellent rating (even if this issue is not targeted).	Commissioning (two credits) A member of the design team will be appointed to monitor commissioning in line with best practice (CIBSE, BSRIA and Building Regulations), with a specialist commissioning agent appointed for any complex systems. Testing and inspecting building fabric (one credit) At present there are no plans to test the integrity of the building fabric post-construction by carrying out a thermographic survey. Handover (one credit) The production of a non-technical building user guide in line with the BREEAM requirements is planned. In addition, a training schedule will be prepared for building occupiers / facilities managers to aid handover. *In total, three of four credits are currently for this issue.*	3 of 4
Man 05: Aftercare Mandatory requirements: Seasonal Commissioning must be carried out in order to achieve an Excellent rating.	Aftercare support (one credit) There will be operational infrastructure and resources in place to provide aftercare support to the building occupier and to coordinate the collection and monitoring of energy and water consumption data for a minimum of 12 months, once the building is occupied. Seasonal Commissioning (one credit) Seasonal commissioning activities will be completed over a minimum 12-month period, once the building becomes substantially occupied. Post Occupancy Evaluation (one credit) At present there are no plans to complete a post occupancy evaluation exercise one year after initial building occupation. This credit is therefore not targeted. *Two of three credits are currently targeted for this issue.*	2 of 3

Health & Wellbeing
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Hea 01: Visual comfort	Glare Control (one credit) The design team has confirmed that occupant controllable blinds will be provided in all relevant occupied areas to reduce the potential for disabling glare. The glare control strategy will be designed to maximise daylight levels under all conditions, while avoiding glare, in order to avoid increasing lighting energy consumption. Daylighting (one credit) The design team has confirmed in any areas of the building occupied for longer than 30 minutes an average daylight factor of at least 2% will be achieved across at least 80% of the floor area, with a uniformity ratio of at least 0.3. View Out (one credit) The design team has confirmed that there are no areas within the members club where close work will be undertaken; the credit for view out can therefore be achieved by default. Internal and external lighting levels, zoning and controls (one credit) The design team has confirmed the following will be met for the scheme: - Where specified, all fluorescent and compact fluorescent lamps will be fitted with high frequency ballasts. - Internal lighting will provide illuminance levels in accordance with the SLL Code of Lighting 2012 (and any other relevant industry standard). - External lighting will meet CIBSE lighting levels. - All external lighting will provide illuminance levels that enable users to perform outdoor visual tasks efficiently and accurately. - External lighting will be specified in accordance with *BS 5489-1:2013 Lighting of roads and pubic amenity areas* and *BS EN 12464-2:2014 Light and lighting – Lighting of workplaces – Part 2: Outdoor workplaces*). - Internal lighting will be zoned to allow for occupant control in accordance with the relevant BREEAM criteria. *In total, four of four credits are currently targeted for this issue.*	4 of 4

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Health & Wellbeing
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Hea 02: Indoor air quality	**Indoor Air Quality Plan (one credit)** The design team has confirmed that an indoor air quality plan will be provided in line with BREEAM requirements. **Ventilation (one credit)** The design team has confirmed that fresh air will be provided in accordance with the relevant standard for ventilation. Furthermore, the building's air intakes will be located at least 10m from any exhausts and at least 20m form all other sources of external pollution. **Volatile Organic Compound (VOC) emission levels (products) (one credit)** The design team has confirmed that all key internal finishes (paints, varnishes, wood panelling, adhesives, etc.) will be specified with low VOC levels in line with BREEAM requirements. **Volatile Organic Compound (VOC) emission levels (post-construction) (one credit)** The design team has confirmed that the credit for this part of the issue will not be targeted at design stage - testing to measure VOC and formaldehyde concentration levels at post-construction stage will not be undertaken. **Adaptability – Potential for natural ventilation (one credit)** The design team has confirmed that the credit for this part of the issue will not be targeted as occupied spaces within the building will not be designed to be capable of providing fresh air entirely via natural ventilation. *In total, three of five credits are currently targeted for this issue.*	3 of 5
Hea 04: Thermal comfort	Full dynamic thermal modelling has been carried out by Eight Associates in accordance with CIBSE AM11 guidelines and Building Bulletin 101 (see overheating report). Summer and winter operative temperature ranges in occupied spaces will be in accordance with the criteria set out in CIBSE Guide A Environmental design. This modelling includes an allowance for a projected climate change environment and will inform the thermal comfort strategy. *Three of three credits are currently targeted for this issue.*	3 of 3

Health & Wellbeing
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Hea 05: Acoustic performance	The design team has confirmed that the building will comply with the requirements set out in BS 8233:2014 for: - Sound insulation (between acoustically sensitive rooms) - Indoor ambient noise levels (in all rooms) The building does not include any rooms that are used for speech or performance, therefore the criteria for reverberation times are not applicable. The above will be confirmed via a programme of pre-completion testing, carried out by a compliant test body. *Two of three credits are currently targeted for this issue.*	2 of 3
Hea 06: Safety and security	Safe access (one credit) The building is accessed direct from a public footpath and does not have any external areas (aside from roof terraces) therefore the criteria for safe access are not applicable; both credits are therefore awarded based on compliance with the criteria for security (see below). Security of site and building (one credit) The design team has confirmed that a suitably qualified security consultant will be consulted during the planning process and their recommendations will be incorporated into the design. *Two of two credits is currently targeted for this issue.*	2 of 2

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Energy
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Ene 01: Reduction of CO_2 emissions **Mandatory requirement:** At least five credits must be achieved in order to secure an Excellent rating.	Energy modelling has been completed by Eight Associates, based on the proposed design/layout and speciation of building services. This modelling has indicated that six credits are achievable for this issue. The project team has confirmed that as-built energy modelling will be carried out. *Six of twelve credits are currently targeted for this issue.*	6 of 12
Ene 02: Energy monitoring **Mandatory requirement:** One credit is required for sub-metering of major energy consuming systems in order to achieve an Excellent rating.	Pulsed sub-meters will be provided to ensure the following are met: 1. Energy metering systems are installed that enable at least 90% of the estimated annual energy consumption of each fuel to be assigned to the various end-use categories of energy consuming systems. 2. The energy consuming systems in buildings with a total useful floor area greater than 1,000m^2 are metered using an appropriate energy monitoring and management system. 3. The systems in smaller buildings are metered either with an energy monitoring and management system or with separate accessible energy sub-meters with pulsed or other open protocol communication outputs, to enable future connection to an energy monitoring and management system 4. The end energy consuming uses are identifiable to the building users, for example through labelling or data outputs. In addition, an accessible energy monitoring and management system or separate accessible energy sub-meters with pulsed or other open protocol communication outputs (to enable future connection to an energy monitoring and management system) are to be provided. These will cover a significant majority of the energy supply to relevant function areas or departments within the building. *Two of two credits are currently targeted for this issue.*	2 of 2
Ene 03 – External Lighting	The design team has confirmed that any external lighting will have an average initial luminous efficacy of greater than 60 luminaire lumens per circuit Watt. All external light fittings will be automatically controlled to prevent operation during daylight hours. *One of one credit is currently targeted for this issue.*	1 of 1

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Ene 04: Low carbon design	**Passive design analysis (one credit)** Passive design analysis has been carried out at Concept Design stage by Eight Associates (see Energy Strategy). This analysis has identified opportunities for implementation of passive design solutions. The building will use passive design measures to reduce the total heating, cooling, mechanical ventilation and lighting loads and energy consumption in line with the findings of the passive design analysis, and the analysis will demonstrate a meaningful reduction (of at least 5%) in the total energy demand. **Free cooling (one credit)** The design team has confirmed that the credit for free cooling will not be targeted at design stage. **Low carbon technologies (one credit)** A feasibility study has been carried out by Eight Associates (see Energy Strategy) to establish the most appropriate local low or zero carbon energy source for the development. Air source heat pumps and a PV array will be installed resulting in at least a 5% reduction in CO_2 emissions. *Two of three credits are currently targeted for this issue.*	2 of 3
Ene 06: Energy efficient transportation systems	**Energy consumption (one credit)** The design team has confirmed that an analysis of the transport demand and usage patterns for the building will be carried out to determine the optimum number and size of lifts. Furthermore, the energy consumption will be calculated for at least two types of system and the one with the lowest energy consumption will be specified. Regenerative dives will be considered where these would produce an energy saving greater than the additional standby energy used to support the drives. *Continues overleaf…*	3 of 3

Ene 06: Energy efficient transportation systems (continued)	Energy efficient features (two credits) The design team has confirmed that the following three energy efficient features will be specified for each lift: - A stand-by mode during off-peak and idle periods - Low energy lighting across all fittings in the car - A drive controller capable of variable speed, variable-voltage, and variable-frequency (VVVF) control of the drive motor. Additionally, regenerative drives will be specified where these can be demonstrated to save energy. *Three of three credits are currently targeted for this issue.*

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Transport
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Tra 01: Public transport accessibility	The public transport Accessibility Index for the building has been calculated at 43.16. *Three of three credits are currently targeted for this issue.*	3 of 3
Tra 02: Proximity to amenities	The development is located within close proximity of, and accessible to, local amenities. *One credit is currently targeted for this issue.*	1 of 1
Tra 03: Cyclist facilities	Cycle storage (one credit) The design team has confirmed that BREEAM-compliant cycle storage will be provided. The number of spaces required will be calculated on a site-wide basis, one cycle space will be provided for every 20 building users (this includes an allowance for the building's location in an area with a high level of public transport accessibility). The cycle storage will be covered overhead to protect from the weather, secured in fixed racks, any lighting will comply with BREEAM criteria and be located within 100m of the development. Cycle storage will be accessible to both members and staff. Cyclist facilities (one credit) The design team has confirmed that changing facilities and lockers will be available for staff use. *Two of two credits is currently targeted for this issue.*	2 of 2
Tra 04: Maximum car parking capacity	The design team has confirmed that the scheme does not include any car parking spaces. *Two of two credits are currently targeted for this issue.*	2 of 2

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Transport
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Tra 05: Travel plan	The design team has confirmed that a site-specific travel plan will be developed as part of the feasibility and design stages. The travel plan will consider all types of travel relevant to the building type and users. *One of one credit is currently targeted for this issue.*	1 of 1

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Water
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Wat 01: Water consumption Mandatory requirement: At least one credit is required in order to achieve an Excellent rating	The design team has confirmed that they will aim for a 40% improvement in water consumption (litres/person/day) compared to BREEAM's notional baseline performance. *Three of five credits are currently targeted for this issue.*	3 of 5
Wat 02: Water Monitoring Mandatory requirement: A water meter must be specified (even if this issue is not targeted) in order to achieve an Excellent rating	The design team has confirmed that a pulsed water meter will be installed on the mains water supply to each building. Water-consuming plant or building areas consuming 10% or more of the building's total water demand, will be fitted with easily accessible sub-meters or have water monitoring equipment integral to the plant or area. *The available credit is currently targeted for this issue.*	1 of 1
Wat 03: Water leak detection and prevention	The design team has confirmed a major leak detection system will be specified on the mains water supply within the building and between the building and the utilities water meter. The leak detection system will be: - Permanent and automated - Activated when the flow of water is at a flow rate above a pre-set maximum for a pre-set period of time - Able to identify different flow and leakage rates - Programmable Furthermore, flow control devices (solenoid valves linked to PIR sensors) will be installed to automatically shut off the water supply to WC areas when not in use, thereby preventing minor leaks and wastage from sanitary fittings. *Two of two credits are currently targeted for this issue.*	2 of 2
Wat 04: Water efficient equipment	The design team has confirmed that the scheme does not include any main-fed irrigation. This credit is therefore filtered out. *Credit filtered out of assessment.*	n/a

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Materials
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Mat 01: Life cycle impacts	It is assumed that the majority of the roof, internal walls, external walls, windows, upper floors, and floor finishes will achieve at least an 'A' rating under the Green Guide to Specification. These credits will be reviewed once the materials specification has been confirmed. *Four of six credits are currently targeted for this issue.*	4 of 6
Mat 02: Hard landscaping and boundary protection	The design team has confirmed that boundary protection (e.g. fencing) is not included within the current proposals. It is assumed that the majority of the hard landscaped areas (roof terraces) will achieve at least an 'A' rating under the Green Guide to Specification. *The available credit is currently targeted for this issue.*	1 of 1
Mat 03: Responsible sourcing of materials Mandatory requirement: The pre-requisite for this issue must be complied with (even if this issue is not targeted) in order to achieve an Excellent rating.	Pre-requisite The design team has confirmed that all timber used on the project will be sourced in accordance with the UK Government's Timber Procurement Policy. Sustainable Procurement Plan (one credit) The principle contractor will be required to source materials in accordance with a documented sustainable procurement plan. Responsible Sourcing of Materials (3 credits) The design team has confirmed that, where possible, key building elements will be responsibly sourced (e.g. all timber FSC certified, and any bricks, pavers, concrete, glass, metals, plaster etc. covered by BRE Global, BES60001 certification, or EMS certified for both the key process and supply chain extraction process). *In total, two of four credits are currently targeted for this issue.*	2 of 4
Mat 04: Insulation	The design team has confirmed that any insulation specified and installed for the external walls, ground floor, roof and building services will be A or A+ rated under the Green Guide. *The available credit is currently targeted for this issue.*	1 of 1

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Mat 05: Designing for robustness	**Protecting Vulnerable Parts of the Building from Damage** Materials and features will be specified to protect vulnerable parts of both the internal and external areas of the building. **Protecting Exposed Parts of the Building from Material Degradation** The relevant building elements incorporate appropriate design and specification measures to limit material degradation due to environmental factors. *The available credit is currently targeted for this issue.*	1 of 1
Mat 06: Material efficiency	The design team has identified and implemented appropriate measures to optimise the use of materials in building design, procurement, construction, maintenance and end of life. *The available credit is currently targeted for this issue.*	1 of 1

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Waste

BREEAM 2014 New Construction

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Wst 01: Construction site waste management	**Construction resource efficiency (three credits)** The design team has confirmed that a BREEAM compliant Site Waste Management Plan will be produced and will ensure that non-hazardous waste generated by the building's design and construction (excluding demolition and excavation waste) is less than 7.5m^3 (or 6.5 tonnes) per 100m^2 of gross internal floor area. *Two of three credits are targeted.* **Diversion of resources from landfill (one credit)** It is currently foreseen that 70% by volume (80% by weight) of non-hazardous waste generated by the project will be diverted from landfill. *One of one credit is targeted.* *In total, three of four credits are currently targeted for this issue.*	3 of 4
Wst 02: Recycled aggregates	It will not be possible to include at least 25% recycled or secondary aggregates within the concrete mix for this project. *The available credit not is currently targeted for this issue.*	0 of 1
Wst 03: Operational waste **Mandatory requirement:** One credit is required in order to achieve an Excellent rating.	The design team have confirmed that a dedicated recyclable waste storage area will be provided for the scheme. The space will be clearly labelled and accessible. A separate waste bin will be provided for storage of compostable (food) waste prior to collection and delivery to a composting facility. A water outlet and adequate drainage will be provided in this area for hygiene. A compactor / baler is not required. *The available credit is currently targeted for this issue.*	1 of 1
Wst 05: Adaptation to climate change	Eight Associates have completed a climate change adaptation strategy appraisal for structural and fabric resilience during RIBA Stage 2. The design team has committed to implement the recommendations within this report. *The available credit is currently targeted for this issue.*	1 of 1

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Wst 06: Functional Adaptability	Following a full review of the proposed scheme It has been determined that it will not be possible to adopt any functional adaptability measures. The building has been designed for a specific purpose and will not accommodate any measures to facilitate a future change of use. *The credit for this issue is not currently targeted.*	0 of 1

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Land Use and Ecology

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LE 01: Site selection	**Previously developed land (one credit)** The development is situated on previously developed land. **Contaminated land (one credit)** The site was not contaminated prior to development and therefore no remediation will take place. *One of two credits is currently targeted for this issue.*	1 of 2
LE 02: Ecological value of site and protection of ecological features	The development contains no features of ecological value that require protection. Furthermore, the site can be classed as having low ecological value. *Two of two credits are currently targeted for this issue.*	2 of 2
LE 03: Minimising impact on existing site ecology **Mandatory requirement:** One credit is required in order to achieve an Excellent rating.	The design team has confirmed that there will be no negative change in ecological value of the site as a result of the development. *Two of two credits are currently targeted for this issue.*	2 of 2
LE 04: Enhancing site ecology	The design team has confirmed that a suitably qualified ecologist will be appointed and the recommendations in their Ecology Report for the enhancement of site ecology will be implemented in the final design. The first credit can therefore be targeted. At present it is considered unlikely that it will be possible to include a large enough area of planting to increase ecological value by at least six plant species – the ecologist will review this at a later stage. This credit is therefore not currently targeted. *One of two credits is currently targeted for this issue.*	1 of 2

Land Use and Ecology

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LE 05: Long term Impact on biodiversity	The design team has confirmed that a Suitably Qualified Ecologist will be appointed to: – Advise on how to improve the ecological value of the site. – Confirm that all relevant UK and EU legislation relating to protection and enhancement of ecology has been complied with during the design and construction process. – Produce a landscape and habitat management plan to cover at least the first five years after project completion. Additionally, the contractor will be required to meet four out of five additional measures for the improvement of long term biodiversity. *Two of two credits are currently targeted for this issue.*	2 of 2

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Pollution
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Pol 01: Impact of refrigerants	**Pre-requisite** All systems with electronic compressors will comply with the requirements of BS EN 378:2008 (parts 2 and 3) and, where systems containing ammonia are installed, the Institute of Refrigeration Ammonia Refrigeration Systems Code of Practice. **Impact of refrigerants (two credits)** Systems using refrigerants will have Direct Effect Life Cycle CO_2 equivalent emissions (DELC CO_2e) of ≤ 1000 kgCO_2e/kW cooling/heating capacity. **Leak detection (one credit)** The design team has confirmed that the credit for leak detection will not be targeted at design stage. *One of three credits is currently targeted for this issue.*	1 of 3
Pol 02: NO_x emissions	The design team has confirmed that the credits for this issue will not be targeted due to the presence of mains-powered heat pumps for heating and cooling. *The credits for this issue are not currently targeted.*	0 of 3
Pol 03: Surface water run-off	**Flood risk (two credits)** A site-specific Flood Risk Assessment will be undertaken for the site, confirming the site is situated in a low flood risk area. **Surface water run-off (two credits)** The design team has confirmed that measures will be specified to ensure that the peak run off rate for the developed site is no greater than for the pre-developed site AND that the post development run-off volume, over the development lifetime, is no greater than it would have been prior to the site's development. The design team has also confirmed that flooding of property will not occur in the event of local drainage system failure. **Minimising watercourse pollution (one credit)** The design team has confirmed that the credit for minimising watercourse pollution will not be targeted at design stage, as there is no scope to include the necessary attenuation measures to ensure there is no discharge from the site for rainfall depths of up to 5mm. *In total, four of five credits currently targeted for this issue.*	4 of 5

eight associates

Pollution
BREEAM 2014 New Construction
KOKO + Hope & Anchor + Bayham Place

Pol 04: Reduction of night time light pollution	The design team has confirmed that external lighting will be designed and installed in compliance with ILP Guidance. All external lighting will have the capacity to be switched off automatically between 11pm and 7am. *The available credit is currently targeted for this issue.*	1 of 1
Pol 05: Noise attenuation	A Suitably Qualified Acoustic Consultant will conduct a noise impact assessment in compliance with BS7445:1991. Where noise sources from the development are greater than +5dB (during the day) and +3dB (during the night) compared to the background noise level, attenuation measures will be specified. *The available credit is currently targeted for this issue.*	1 of 1