

General information

BRE Assessment reference no.	BREEAM-19-5436
Client name	JCL Planning
Building end user/occupier	TBC
Assessor name	Umer Uzair
Assessors role	BREEAM Assessor
Assessor organisation	Syntegra Group Ltd.

Building details

Building name	Camden High Street
Building address	2-6 Camden High Street
County	UK
Post code	NW1 0HJ
Country	England
BREEAM scheme	New Construction
BREEAM version	2018 (SD5078)
BREEAM UK 2018 technical manual issue number	SD5078 Issue 1.2
Project scope	Fully fitted
Building type (main description)	Office
Building type (sub-group)	Office - General office building
Does this healthcare building have inpatient areas?	
Does this industrial building have an office area, or other occupied spaces?	
Assessment stage	Design (interim)
Building floor area (GIA) m ²	1563.1
Building floor area (NIFA) m ²	1563.1
Is the building designed to be untreated?	Yes
Building services - heating system type	None
Building services - cooling system type	Comfort cooling
Are commercial or industrial-sized refrigeration and storage systems specified?	No
Are building user lifts present?	Yes
Are building user escalators or moving walks present?	No
Are laboratories present?	No
What percentage of total building area do laboratories represent?	No laboratory
Are there fume cupboard(s) and/or other containment devices present?	No
Are there any water demands present other than those assessed in Wat 01?	No
Does the building have external areas within the boundary of the assessed development?	Yes
Are there statutory requirements, or other issues outside of the control of the project, that impact the ability to provide outdoor space?	No
Are there any systems specified that contribute to the unregulated energy load?	No
Are the post-occupancy stage credits targeted in Ene 01?	No

Project team details

Developer	TBC
Principal contractor	TBC
Architect	TBC
Project management	TBC
Building services	TBC
BREEAM Accredited Professional	TBC
Other project team member 1	
Other project team member 2	
Other project team member 3	
Other project team member 4	

BREEAM assessor declaration of assessment accuracy and quality

I, Umer Uzair, a qualified BREEAM assessor working on behalf of Syntegra Group Ltd. confirm that the content of this report is to the best of my knowledge a true and accurate reflection of the performance of the above named building, as measured against the assessment criteria and reporting requirements of the BREEAM Scheme Document (SD5078). Furthermore, I confirm that this assessment and the information on which it is based has been checked and verified in accordance with BRE Global Ltd's UKAS accredited BREEAM operating procedures for BREEAM assessments and assessors, as described in the technical scheme document (SD5078) and associated BREEAM operational documents.

BREEAM Assessor Signature: UU

Date

21/12/2018

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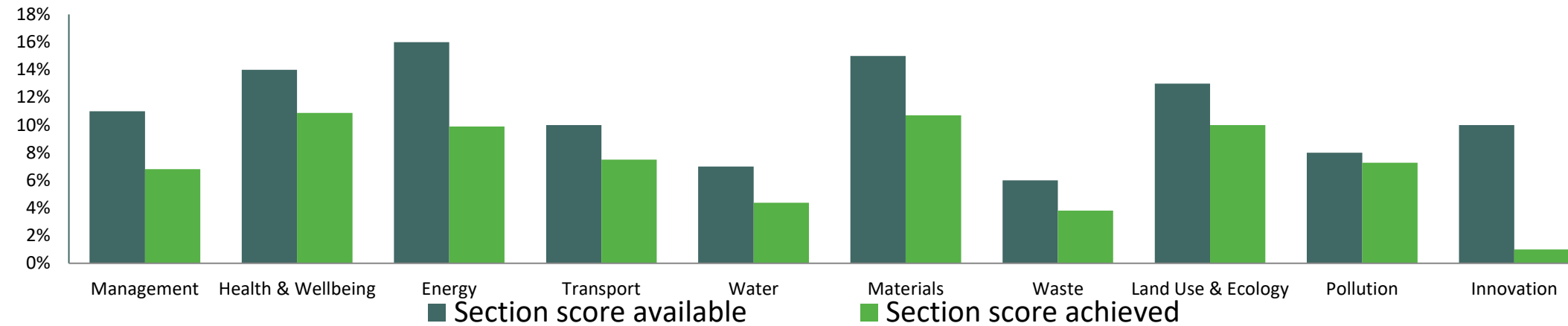
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Overall Building Performance

Building name	Camden High Street
BREEAM rating	Excellent
Total Score	72.20%
Min. standards level achieved	Excellent level

Building Performance by Environment Section



Environmental Section	No. credits available	No. credits Achieved	% credits achieved	Section Weighting	Section Score
Management	21	13	61.90%	11.00%	6.80%
Health & Wellbeing	18	14	77.78%	14.00%	10.88%
Energy	21	13	61.90%	16.00%	9.90%
Transport	12	9	75.00%	10.00%	7.50%
Water	8	5	62.50%	7.00%	4.37%
Materials	14	10	71.43%	15.00%	10.71%
Waste	11	7	63.64%	6.00%	3.81%
Land Use & Ecology	13	10	76.92%	13.00%	10.00%
Pollution	11	10	90.91%	8.00%	7.27%
Innovation	10	1	10.00%	10.00%	1.00%

Building name	Camden High Street
Building score (%)	72.20%
Building rating	Excellent
Minimum standards level achieved	Excellent level

MANAGEMENT

Man 01 Project brief and design

No. of BREEAM credits available	4	Available contribution to overall score	2.10%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Project delivery planning	Yes	1	1
Stakeholder consultation (interested parties)	Yes	1	1
Prerequisite: Have the client and the contractor formally agreed performance targets?	Yes		
BREEAM Advisory Professional (Concept Design)	No	1	0
BREEAM Advisory Professional (Developed Design)	No	1	0

Total BREEAM credits achieved	2
Total contribution to overall building score	1.05%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Man 02 Life cycle cost and service life planning

No. of BREEAM credits available	4	Available contribution to overall score	2.10%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Elemental LCC	No	2	0
Component level LCC options appraisal	No	1	0
Capital cost reporting	No	1	0
Capital cost of the project		£/m ²	

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Man 03 Responsible construction practices

No. of BREEAM credits available	6	Available contribution to overall score	3.14%
No. of BREEAM exemplary credits available	1	Minimum standards applicable	Yes

Assessment Criteria	Compliant?	Credits available	Credits achieved	
Prerequisite: Are all timber and timber-based products used during the construction process of the project 'legally harvested and traded timber'?	Yes			
Environmental management	Yes	1	1	
Prerequisite: Have the client and the contractor formally agreed performance targets?	Yes			
BREEAM Advisory Professional (site)	Yes	1	1	
Responsible construction management	2	2	2	
Monitoring of construction site impacts	Yes			
Utility consumption	Yes	1	0	Note: The KPI data is not available
Transport of construction materials and waste	Yes	1	1	Note: The KPI data is not available
Exemplary level criteria - Responsible construction management	No	1	0	

Key Performance Indicators: Construction site energy use

Energy consumption (total) - site processes		kWh
Energy consumption (intensity) - site processes		kWh/project value
Distance (total) - materials transport to site		km
Distance (total) - waste transport from site		km

Key Performance Indicators: Construction site greenhouse gas emissions

Process greenhouse gas emissions (total) - site processes		KgCO ₂ -eq
Carbon dioxide emissions (intensity) - site processes		KgCO ₂ -eq/project value
Carbon dioxide emissions (total) - materials transport to site		KgCO ₂ -eq
Carbon dioxide emissions (total) - waste transport from site		KgCO ₂ -eq
Carbon dioxide emissions (intensity) - materials transport to site		KgCO ₂ -eq/project value
Carbon dioxide emissions (intensity) - waste transport from site		KgCO ₂ -eq/project value

Key Performance Indicators: Construction site use of freshwater resources

Use of potable water resource (total) - site processes		m ³
Use of potable water resource (intensity) - site processes		m ³ /£100k

Total BREEAM credits achieved	5
Total contribution to overall building score	2.62%
Total BREEAM exemplary credits achieved	0
Minimum standard(s) level	Outstanding level

Assessor comments/notes:



Man 04 Commissioning and handover

No. of BREEAM credits available	4	Available contribution to overall score	2.10%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	Yes

Assessment Criteria	Compliant?	Credits available	Credits achieved
Commissioning and testing schedule and responsibilities	Yes	1	1
Commissioning - design and preparation	Yes	1	1
Testing and inspecting building fabric	Yes	1	1
Handover - Has a Building User Guide been developed prior to handover?	Yes		
Handover - Has a training schedule been prepared for building occupiers/managers?	Yes	1	1

Total BREEAM credits achieved	4
Total contribution to overall building score	2.10%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	Outstanding level

Assessor comments/notes:

Man 05 Aftercare

No. of BREEAM credits available	3	Available contribution to overall score	1.57%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	Yes

Is this a speculative development?	No
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Assessment Criteria	Compliant?	Credits available	Credits achieved
Aftercare support	Yes	1	1
Commissioning - implementation	Yes	1	1
Post occupancy evaluation	No	1	0
The client or building occupier commits funds to pay for the POE in advance	No		

Total BREEAM credits achieved	2
Total contribution to overall building score	1.05%

Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	Outstanding level

Assessor comments/notes:

HEALTH & WELLBEING

Hea 01 Visual Comfort

No. of BREEAM credits available	5	Available contribution to overall score	3.89%
No. of BREEAM exemplary credits available	2	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Control of glare from sunlight	Yes	1	1
Daylighting (building type dependent)	1	2	1
View out	Yes	1	1
Internal and external lighting levels, zoning and controls	Yes	1	1

Exemplary level daylighting		1	0
Exemplary level criteria - Internal and external lighting levels, zoning and control		1	0

Total BREEAM credits achieved	4
Total contribution to overall building score	3.11%
Total BREEAM exemplary credits achieved	0
Minimum standard(s) level	N/A

Assessor comments/notes:

Hea 02 Indoor Air Quality

No. of BREEAM credits available	4	Available contribution to overall score	3.11%
No. of BREEAM exemplary credits available	1	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Prerequisite: Indoor air quality (IAQ) plan	Yes		
Ventilation	Yes	1	1
Emissions from building products	2	2	2
Post-construction indoor air quality measurement	No	1	0

Exemplary level criteria - Emissions from building products	No	1	0
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Key Performance Indicators: Indoor air quality

Formaldehyde concentration		µg/m ³
Total volatile organic compound (TVOC) concentration		µg/m ³

Total BREEAM credits achieved	3
Total contribution to overall building score	2.33%
Total BREEAM exemplary credits achieved	0
Minimum standard(s) level	N/A

Assessor comments/notes:

Hea 04 Thermal comfort

No. of BREEAM credits available	3	Available contribution to overall score	2.33%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

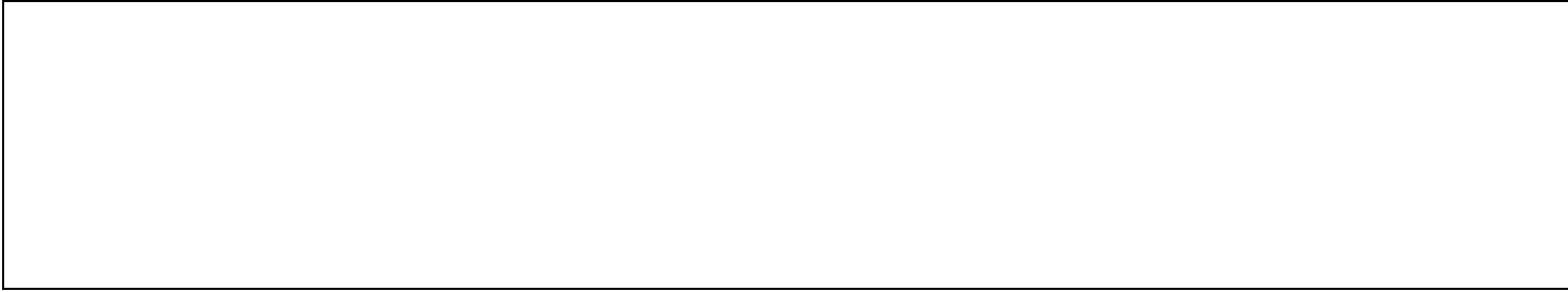
Assessment Criteria

	Compliant?	Credits available	Credits achieved
Thermal modelling	Yes	1	1
Design for future thermal comfort	No	1	0
Thermal zoning and control	Yes	1	1

Key Performance Indicators	Thermal comfort	For a projected climate scenario
Predicted Mean Vote (PMV)		
Predicted Percentage Dissatisfied (PPD)		

Total BREEAM credits achieved	2
Total contribution to overall building score	1.56%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:



Hea 05 Acoustic Performance

No. of BREEAM credits available	3	Available contribution to overall score	2.33%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Criteria performance requirements or SQA bespoke requirements?	Criteria performance requirements
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Assessment Criteria

	Credits	Credits available	Credits achieved
Sound insulation	1	1	1
Indoor ambient noise level	Yes	1	1
Room acoustics	Yes	1	1

Total BREEAM credits achieved	3
Total contribution to overall building score	2.33%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Hea 06 Security

No. of BREEAM credits available	1	Available contribution to overall score	0.78%
No. of BREEAM exemplary credits available	1	Minimum standards applicable	No

Assessment Criteria

	Compliant?	Credits available	Credits achieved
Security of site and building	Yes	1	1
Exemplary level criteria	No	1	0

Total BREEAM credits achieved	1
Total contribution to overall building score	0.78%
Total BREEAM exemplary credits achieved	0
Minimum standard(s) level	N/A

Assessor comments/notes:

Hea 07 Safe & Healthy Surroundings

No. of BREEAM credits available	2	Available contribution to overall score	0.78%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Safe Access	No	1	0
Outside Space	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.78%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

ENERGY

Ene 01 Reduction of energy use and carbon emissions

No. of BREEAM credits available	13	Available contribution to overall score	9.90%
No. of BREEAM exemplary credits available	5	Minimum standards applicable	Yes

Country of the UK where the building is located	England	
Actual building energy demand	103.120	MJ/m ² yr
Notional building energy demand	128.240	MJ/m ² yr
Actual building primary energy consumption	70.850	kWh/m ² yr
Notional building primary energy consumption	107.950	kWh/m ² yr
Actual building CO ₂ -eq emissions (BER)	12.100	KgCO ₂ -eq /m ² yr
Notional building CO ₂ -eq emissions (TER)	19.700	KgCO ₂ -eq /m ² yr
Does this building contain areas that require a SAP assessment?	No	
What % of the building's total floor area (GIA) does it apply to?		
SAP Actual building energy demand		MJ/m ² yr

SAP Notional building energy demand		MJ/m ² yr
SAP Actual building primary energy consumption		kWh/m ² yr
SAP Notional building primary energy consumption		kWh/m ² yr
SAP Actual building CO ₂ -eq emissions (BER)		KgCO ₂ -eq /m ² yr
SAP Notional building CO ₂ -eq emissions (TER)		KgCO ₂ -eq /m ² yr

Building Score

Total BREEAM credits achieved	6
Heating and cooling demand energy performance ratio (EPRdem)	0.147
Primary consumption energy performance ratio (EPRpc)	0.269
CO ₂ -eq energy performance ratio (EPRCO ₂ -eq)	0.234
Overall building energy performance ratio (EPRnc)	0.651
% improvement over building regulations (CO ₂ -eq)	38.58%

Assessment criteria (exemplary credits)

Assessment criteria (exemplary credits)	Compliant?	Credits available	Credits achieved
Zero net CO ₂ -eq emissions	No	3	0
Equivalent % of additional emissions from unregulated energy that are offset by LZC sources			
Is the building designed to be carbon negative?			
If the building is defined as 'carbon negative' what is the total (modelled) renewable/carbon neutral energy generated and exported?		kWh/yr	

Assessment criteria

Assessment criteria	Compliant?	Credits available	Credits achieved
Has a design workshop focusing on operational energy performance been carried out?	No		
Additional energy modelling to generate predicted operational energy consumption figures carried out?		4	0
Predicted energy consumption targets by end use, design assumptions and input data reported?			
Risk assessment to highlight any significant design, technical, and process risks?			

Assessment criteria (exemplary credits)

Assessment criteria (exemplary credits)	Compliant?	Credits available	Credits achieved
Maximum credits achieved in Ene 02 Energy monitoring?	Yes	2	0
The client or building occupier commits funds to pay for the post-occupancy stage?	No		
The energy model is submitted to BRE and retained by the building owner?	No		

Total BREEAM credits achieved	6
Total contribution to overall building score	4.57%
Total BREEAM exemplary credits achieved	0
Minimum standard(s) level	Excellent level

Assessor comments/notes:



Ene 02 Energy monitoring

No. of BREEAM credits available	2	Available contribution to overall score	1.52%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	Yes

Assessment criteria	Compliant?	Credits available	Credits achieved
Sub-metering of end use categories	Yes	1	1
Sub-metering of high energy load and tenancy areas	Yes	1	1

Total BREEAM credits achieved	2
Total contribution to overall building score	1.52%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	Outstanding level

Assessor comments/notes:

Ene 03 External lighting

No. of BREEAM credits available	1	Available contribution to overall score	0.76%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Assessment criteria	Compliant?	Credits available	Credits achieved
External lighting has been designed out	No		
Is external lighting specified in accordance with the relevant criteria?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.76%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:



Ene 04 Low carbon design

No. of BREEAM credits available	3	Available contribution to overall score	2.29%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Assessment criteria	Compliant?	Credits available	Credits achieved
Has the first credit within Hea 04 been achieved?	Yes		
Passive design analysis	Yes	1	1
Free cooling	No	1	0
Low and zero carbon technologies	Yes	1	1

Key Performance Indicators - Low and/or zero carbon energy generation

Total on-site and/or near-site LZC energy generation	16443.81	kWh/yr
Expected energy demand and CO ₂ -eq emissions reduction resulting from passive design measures as a percentage	Energy	10.52 kWh/m ² yr
	CO ₂ emissions	kgCO ₂ -eq/m ² yr
Expected energy demand and CO ₂ -eq emissions reduction resulting from passive design measures as a percentage	Energy	%
	CO ₂ emissions	%
Expected reduction in CO ₂ -eq emissions resulting from the LZC technologies		kgCO ₂ -eq/m ² yr
Expected reduction in CO ₂ -eq emissions resulting from the LZC technologies as a percentage		%
Total BREEAM credits achieved	2	
Total contribution to overall building score	1.52%	
Total BREEAM exemplary credits achieved	N/A	
Minimum standard(s) level	N/A	

Assessor comments/notes:

Ene 05 Energy efficient cold storage

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM exemplary credits available	N/A	Minimum standards applicable	N/A

Assessment criteria

	Compliant?	Credits available	Credits achieved
Refrigeration energy consumption		N/A	N/A
Indirect greenhouse gas emissions		N/A	N/A

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Ene 06 Energy efficient transportation systems

No. of BREEAM credits available	2	Available contribution to overall score	1.52%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	N/A

Assessment criteria	Compliant?	Credits available	Credits achieved
Energy consumption	Yes	1	1
Energy efficient features - Lifts	Yes	1	1
Energy efficient features - Escaltors or moving walks			

Total BREEAM credits achieved	2
Total contribution to overall building score	1.52%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Ene 07 Energy efficient laboratory systems

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM exemplary credits available	N/A	Minimum standards applicable	N/A

Assessment criteria	Compliant?	Credits available	Credits achieved
Design specification			
Laboratory containment devices and containment areas			
Best practice energy efficient measures (table 33)			
Fume cupboard volume flow rates			
Grouping / isolation of high filtration/ventilation activities			
Energy recovery - heat			
Energy recovery - cooling			
Grouping of cooling loads			
Free cooling			
Load responsiveness			
Clean rooms			

Diversity	
Room air-change rates	
Fan power	

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Ene 08 Energy efficient equipment

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM exemplary credits available	N/A	Minimum standards applicable	N/A

Assessment criteria

	Present?	Major impact
Swimming pool present?		
Laundry facilities with commercial-sized appliances present?		
Data centre present?		
IT-intensive operating areas present?		
Domestic scale appliances (individual and communal facilities) present?		
Healthcare equipment present?		
Kitchen and catering facilities present?		
Other contributors		

	Compliant	Credits available	Credits achieved
Significant majority contributors BREEAM compliant		N/A	N/A

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

TRANSPORT

Tra 01 Transport assessment and travel plan

No. of BREEAM credits available	2	Available contribution to overall score	1.67%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant	Credits available	Credits achieved
Travel plan	Yes	2	2

Total BREEAM credits achieved	2
Total contribution to overall building score	1.67%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Tra 02 Sustainable transport measures

No. of BREEAM credits available	10	Available contribution to overall score	8.33%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Prerequisite - Issue Tra 01 'Transport assessment and travel plan' credits achieved	Yes		
Location type (based on existing AI)	25 ≤ AI < 40 (urban centres)		
Number of points achieved overall	5	10	7

Total BREEAM credits achieved	7
Total contribution to overall building score	5.83%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

WATER

Wat 01 Water Consumption

No. of BREEAM credits available	5	Available contribution to overall score	4.38%
No. of BREEAM exemplary credits available	1	Minimum standards applicable	Yes

Assessment Criteria Compliant? Credits available Credits achieved

Please select the calculation procedure used	Standard approach		
Credits awarded	3	5	3
Exemplary performance		1	0

Standard approach data

Water Consumption from building micro-components		L/person/day
Water demand met via greywater/rainwater sources		L/person/day
Total net water consumption		L/person/day
Improvement on baseline performance		%

Key Performance Indicator - use of freshwater resource

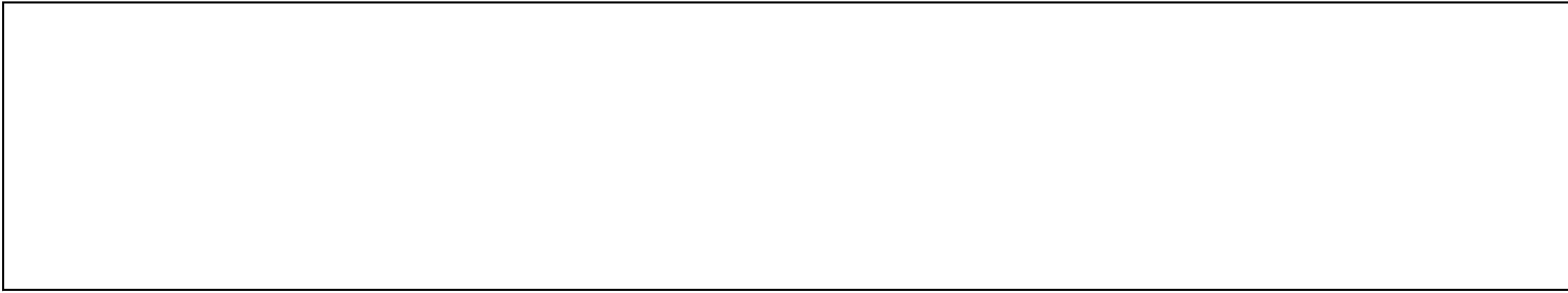
Total net Water Consumption		m ³ /person/yr
Default building occupancy		

Alternative approach data

Overall microcomponent performance level achieved	
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Total BREEAM credits achieved	3
Total contribution to overall building score	2.63%
Total BREEAM exemplary credits achieved	0
Minimum standard(s) level	Outstanding level

Assessor comments/notes:



Wat 02 Water Monitoring

No. of BREEAM credits available	1	Available contribution to overall score	0.88%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	Yes

Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Water meter on the mains water supply to each building	Yes	1	1
Sub-metering/monitoring equipment on supply to plant/building areas	Yes		
Pulsed output or other open protocol communication output and BMS connection	Yes		
The water monitoring strategy used enables the identification of all water consumption for sanitary uses as assessed under Wat 01 (L/person/day)	Yes		

Total BREEAM credits achieved	1
Total contribution to overall building score	0.88%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	Outstanding level

Assessor comments/notes:

Wat 03 Water Leak Detection and Prevention

No. of BREEAM credits available	2	Available contribution to overall score	1.75%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Leak detection system	No	1	0
Flow control devices	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.88%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Wat 04 Water Efficient Equipment

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM exemplary credits available	N/A	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved
Water efficient consumption			

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

MATERIALS

Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA)

No. of BREEAM credits available	7	Available contribution to overall score	7.50%
No. of BREEAM exemplary credits available	3	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Total Mat 01 credits achieved - taken from the Mat 01/02 Results Submission Tool	5	7	5
Total Exemplary credits achieved - taken from the Mat 01/02 Results Submission Tool	0	3	0

Total BREEAM credits achieved	5
Total contribution to overall building score	5.36%
Total BREEAM exemplary credits achieved	0
Minimum standard(s) level	N/A

Assessor comments/notes:



Mat 02 Environmental impacts from construction products - Environmental Product Declarations (EPD)

No. of BREEAM credits available	1	Available contribution to overall score	1.07%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Mat 02 credit achieved - Taken from the Mat 01/02 Results Submission Tool.	1	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	1.07%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Mat 03 Responsible sourcing of construction products

No. of BREEAM credits available	4	Available contribution to overall score	4.29%
No. of BREEAM exemplary credits available	1	Minimum standards applicable	Yes

Assessment Criteria	Compliant	Credits available	Credits achieved
Prerequisite - All timber and timber based products are 'Legally harvested and traded timber'	Yes		
Has the enabling sustainable procurement credit been achieved?	Yes	1	1
Percentage of available for percentage of RSM points achieved	10.00%	3	1
Exemplary level performance		1	0

Total BREEAM credits achieved	2
Total contribution to overall building score	2.14%
Total BREEAM exemplary credits achieved	0
Minimum standard(s) level	Outstanding level

Assessor comments/notes:

Mat 05 Designing for durability and resilience

No. of BREEAM credits available	1	Available contribution to overall score	1.07%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved
Protecting vulnerable parts of the building from damage and exposed parts of the building from material degradation	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	1.07%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Mat 06 Material efficiency

No. of BREEAM credits available	1	Available contribution to overall score	1.07%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
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Material optimisation measures investigated and implemented at all relevant stages	Yes	1	1
Total BREEAM credits achieved	1		
Total contribution to overall building score	1.07%		
Total BREEAM exemplary credits achieved	N/A		
Minimum standard(s) level	N/A		

Assessor comments/notes:

WASTE

Wst 01 Construction Waste Management

No. of BREEAM credits available	5	Available contribution to overall score	2.73%
No. of BREEAM exemplary credits available	1	Minimum standards applicable	Yes

Assessment Criteria	Compliant?	Credits available	Credits achieved
Is demolition occurring under the developer's ownership for the purpose of enabling the assessed development?	Yes		
Pre-demolition audit	Yes	1	1
Compliant Resource Management Plan	Yes	3	2
Have waste materials been sorted into separate key waste groups?	Yes	1	1
Exemplary level criteria			
BREEAM exemplary level benchmark		1	0

Simple Buildings - Assessment Criteria	Compliant?	Credits available	Credits achieved
Pre-demolition audit			
Construction resource efficiency - compliant Resource Management Plan			
RMP measurements and reporting			
Diversion of resources from landfill			
Exemplary level criteria			
BREEAM exemplary level benchmark			

Key Performance Indicators - Construction Waste

Measure/units for the data being reported	tonnes	
Non-hazardous construction waste (excluding demolition/excavation) - fill in to award "Construction resource efficiency" credits	5.00	tonnes/100m2
Total non-hazardous construction waste generated	90.00	tonnes
Non-hazardous non-demolition construction waste diverted from landfill - fill in to award diversion from landfill credit	90.00	%
Total non-hazardous non-demolition construction waste diverted from landfill	80.00	tonnes
Non-hazardous demolition waste diverted from landfill - fill in to award diversion of landfill credit	100.00	%
Total non-hazardous demolition waste generated	0.00	tonnes
Total non-hazardous demolition waste to disposal	0.00	tonnes
Non-hazardous excavation waste diverted from landfill - fill in to award credit	100.00	%
Material for reuse	80.00	tonnes
Material for recycling	20.00	tonnes
Material for energy recovery	0.00	tonnes
Hazardous waste to disposal	0.00	tonnes

Total BREEAM credits achieved	4
Total contribution to overall building score	2.18%

Total BREEAM exemplary credits achieved	0
Minimum standard(s) level	Outstanding level

Assessor comments/notes:

Wst 02 Use of recycled and sustainably sourced aggregates

No. of BREEAM credits available	1	Available contribution to overall score	0.55%
No. of BREEAM exemplary credits available	1	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Is demolition occurring under the developer's ownership for the purpose of enabling the assessed development?	Yes		
Pre-demolition audit	Yes		
Projects Sustainable Aggregate points	100	1	1
Exemplary performance credit	Achieved	1	1

Key Performance Indicators

Total quantity of aggregate		Units - tonnes
% of high - grade aggregate that is recycled/ secondary aggregate by application		%

Total BREEAM credits achieved	1
Total contribution to overall building score	0.55%
Total BREEAM exemplary credits achieved	1
Minimum standard(s) level	N/A

Assessor comments/notes:

Wst 03 Operational Waste

No. of BREEAM credits available	1	Available contribution to overall score	0.55%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	Yes

Assessment Criteria	Compliant?	Credits available	Credits achieved
Compliant recycling and non-recyclable waste storage allocated	Yes	1	1
Static waste compactor(s) or baler(s)	Yes		
Vessel(s) for composting suitable organic waste and water outlet	Yes		

Total BREEAM credits achieved	1
Total contribution to overall building score	0.55%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	Outstanding level

Assessor comments/notes:

Wst 04 Speculative finishes (Offices only)

No. of BREEAM credits available	1	Available contribution to overall score	0.55%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Installed in a show area only	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.55%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Wst 05 Adaptation to climate change

No. of BREEAM credits available	1	Available contribution to overall score	0.55%
No. of BREEAM exemplary credits available	1	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved
Resilience of structure, fabric, building services and renewables installation	No	1	0
Exemplary level - responding to climate change	No	1	0

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM exemplary credits achieved	0
Minimum standard(s) level	N/A

Assessor comments/notes:

Wst 06 Design for disassembly and adaptability

No. of BREEAM credits available	2	Available contribution to overall score	0.55%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved
Design for disassembly and functional adaptability - recommendations	No	1	0
Disassembly and functional adaptability - implementation	No	1	0

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

LAND USE & ECOLOGY

LE 01 Site Selection

No. of BREEAM credits available	2	Available contribution to overall score	2.00%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Assessment Criteria

	Compliant?	Credits available	Credits achieved
Percentage of proposed development's footprint on previously occupied land: Contaminated land	yes	1	1
	No	1	0

Total BREEAM credits achieved	1
Total contribution to overall building score	1.00%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

LE 02 Identifying and understanding the risks and opportunities for the site

No. of BREEAM credits available	2	Available contribution to overall score	2.00%
No. of BREEAM exemplary credits available	1	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Prerequisite - Assessment route selection	Route 2		
Prerequisite - The client or contractor confirms monitoring of compliance with all relevant UK and EU or international legislation	Yes		
Survey and Evaluation	Yes		
Determining the ecological outcomes of the site	Yes	2	2
Exemplary level - Determining the ecological outcomes of the site	No	1	0

Total BREEAM credits achieved	2
Total contribution to overall building score	2.00%
Total BREEAM exemplary credits achieved	0
Minimum standard(s) level	N/A

Assessor comments/notes:

LE 03 Managing negative impacts on ecology

No. of BREEAM credits available	3	Available contribution to overall score	3.00%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Which assessment route is being followed?	Route 2		
Prerequisite - Identification and understanding the risks and opportunities for the site	Yes		
Planning, liaison and implementation	Yes	1	1
Managing negative impacts of the project	1	2	1

Total BREEAM credits achieved	2
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Total contribution to overall building score	2.00%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

LE 04 Change and enhancement of ecological value

No. of BREEAM credits available	4	Available contribution to overall score	4.00%
No. of BREEAM exemplary credits available	1	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Prerequisite - Assessment route selection	Route 2		
Prerequisite - Identification and understanding the risks and opportunities for the site	Yes		
Change and enhancement of ecology (Route 1 only)		0	0
Liaison, implementation and data collation (Route 2 only)	Yes	1	1
Change and enhancement of ecology (Route 2 only)	2	3	2
Exemplary level criteria (Route 2 only)	No	1	0

Total BREEAM credits achieved	3
Total contribution to overall building score	3.00%
Total BREEAM exemplary credits achieved	0
Minimum standard(s) level	N/A

Assessor comments/notes:

LE 05 Long term ecology management and maintenance

No. of BREEAM credits available	2	Available contribution to overall score	2.00%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Prerequisite - Assessment route selection	Route 2		
Prerequisite - Roles and responsibilities, implementation, statutory obligations	Yes		
Liaison, monitoring implementation, evolving management and maintenance solutions	Yes	1	1
Landscape and ecology management plan development	Yes	1	1

Total BREEAM credits achieved	2
Total contribution to overall building score	2.00%
Total BREEAM exemplary credits achieved	N/A

Minimum standard(s) level

N/A

Assessor comments/notes:

POLLUTION

Pol 01 Impact of refrigerants

No. of BREEAM credits available	3	Available contribution to overall score	2.18%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Refrigerant containing systems installed in the assessed building? All systems (with electric compressors) comply with BS EN 378:2016 (parts 2 and 3) and (where applicable) Institute of Refrigeration Ammonia Refrigeration Systems code of practice?	Yes	2	2
	Yes		
Total Direct Effect Life Cycle CO ₂ -eq/kW emissions from the system Global Warming Potential of the specified refrigerant(s) 10 or less?		kgCO ₂ eq/kW heating and cooling capacity	
	Yes		

Leak Detection

Are all the systems hermetically sealed? BREEAM compliant automatic refrigerant leak detection system installed and able to manage the remaining refrigerant charge	Yes	1	1
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Total BREEAM credits achieved	3
Total contribution to overall building score	2.18%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Pol 02 Local air quality

No. of BREEAM credits available	2	Available contribution to overall score	1.45%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Assessment Criteria

		Credits available	Credits achieved
How many credits have been achieved?	1	2	1
Total BREEAM credits achieved	1		
Total contribution to overall building score	0.73%		
Total BREEAM exemplary credits achieved	N/A		
Minimum standard(s) level	N/A		

Assessor comments/notes:

Pol 03 Flood and surface water management

No. of BREEAM credits available	5	Available contribution to overall score	3.64%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
	Yes		
Has a site-specific flood risk assessment been conducted? Annual probability of flooding	Low	2	2
Has the pre-requisite for the Surface Water Run-Off credits been achieved?	Yes		
Has the Surface Water Run-Off - Rate credit been achieved?	Yes	1	1
Flooding of property will not occur in the event of local drainage system failure	Yes		
Has the Surface Water Run-Off - Volume credit been achieved?	Yes	1	1
Minimising watercourse pollution	Yes	1	1

Total BREEAM credits achieved	5
Total contribution to overall building score	3.64%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Pol 04 Reduction of night time light pollution

No. of BREEAM credits available	1	Available contribution to overall score	0.73%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
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External lighting has been designed out	Yes	1	1
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Total BREEAM credits achieved	1
Total contribution to overall building score	0.73%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Pol 05 Reduction of noise pollution

No. of BREEAM credits available	N/A	Available contribution to overall score	
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant	Credits available	Credits achieved
Noise-sensitive areas/buildings within 800m radius of the development	No	N/A	N/A

Total BREEAM credits achieved	0
Total contribution to overall building score	
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

N/A

INNOVATION

Inn 01 Innovation

No. of BREEAM innovation credits available	10	Available contribution to overall score	10.00%
		Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Man 01 BREEAM AP - Simply Buildings only	N/A	N/A	N/A
Man 03 Responsible construction practices	No	1	0
Hea 01 Visual Comfort	No	2	0
Hea 02 Indoor Air Quality	No	1	0
Hea 06 Security	No	1	0
Ene 01 Reduction of energy use and carbon emissions	No	5	0
Wat 01 Water Consumption	No	1	0
Mat 01 Environmental impacts from construction products - Building LCA	No	3	0
Mat 03 Responsible Sourcing of Materials	No	1	0
Wst 01 Construction Waste Management	No	1	0

Wst 01 Construction Waste Management - Simple Buildings only	N/A	N/A	N/A
Wst02 Recycled Aggregates	Yes	1	1
Wst 05 Adaptation to climate change	No	1	0
LE 02 Identifying and understanding the risks and opportunities for the site	No	1	0
LE 04 Change and enhancement of ecological value (Route 2 only)	No	1	0
Pol 03 Flood and surface water management - Simply Buildings only	N/A	N/A	N/A

Number of 'approved' innovation credits achieved?

Total BREEAM innovation credits achieved	1
Total contribution to overall building score	1.00%
Minimum standard(s) level	N/A

Assessor comments/notes:

N/A