The Atrium Basement - Judge Dredd

Rev: 00 11/12/2020

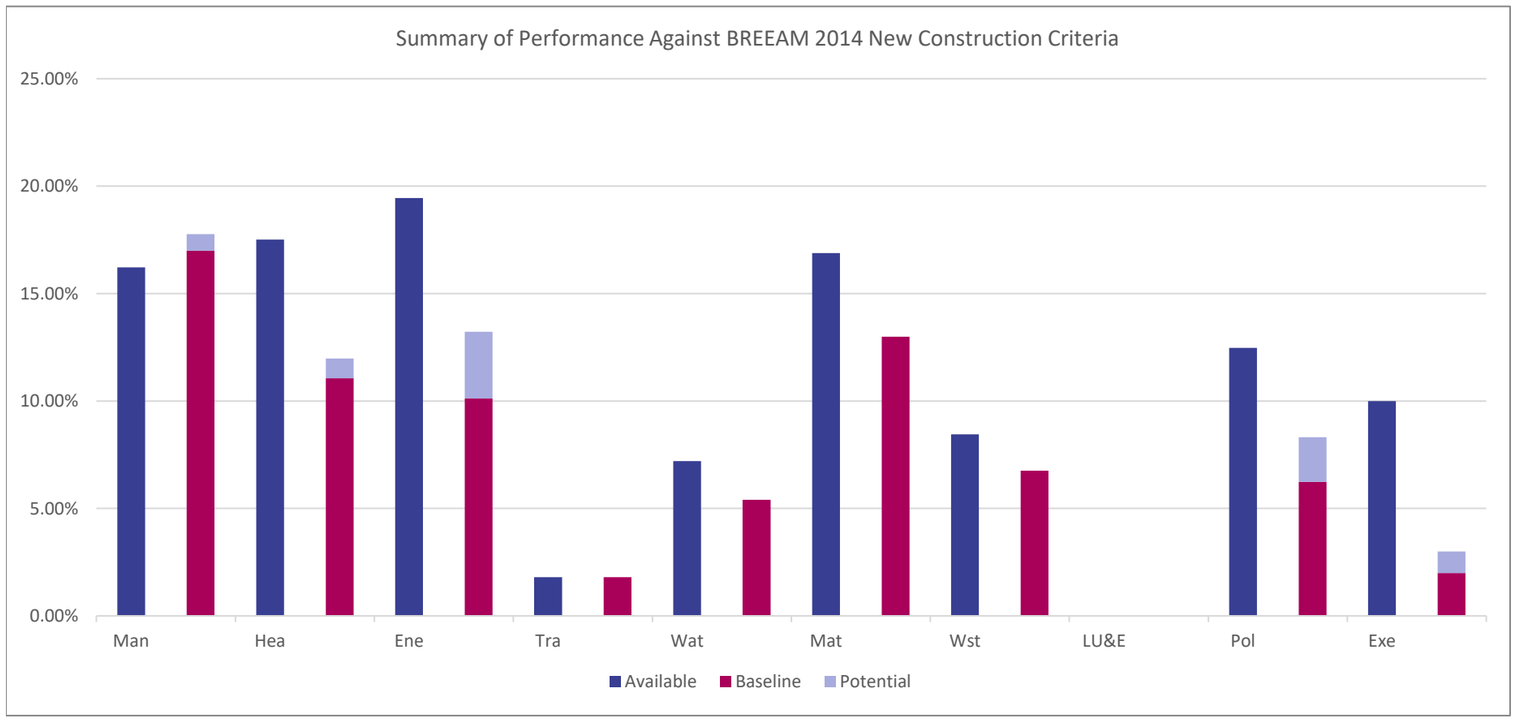
BREEAM 2014 NON-DOMESTIC REFUBSISHMENT & FIT OUT - Other Buildings - Part 1-4 Assessment

SUMMARY OF PERFORMANCE & RATING

ScotchPartners

Assessment Section	Credits Available	Section Weighting	Credit Value	Credits Targeted		TargetedScore	
				Baseline	Potential Additional	Baseline	Potential Additional
Management	21	16%	0.77%	22	1	16.99%	0.77%
Health & Wellbeing	19	18%	0.92%	12	1	11.06%	0.92%
Energy	25	19%	0.78%	13	4	10.11%	3.11%
Transport	2	2%	0.90%	2	0	1.80%	0.00%
Water	8	7%	0.90%	6	0	5.40%	0.00%
Materials	13	17%	1.30%	10	0	12.99%	0.00%
Waste	10	8%	0.85%	8	0	6.76%	0.00%
Land Use & ecology	0	0%	0.00%	0	0	0.00%	0.00%
Pollution	12	12%	1.04%	6	2	6.24%	2.08%
Innovation	10	10%	1.00%	2	1	2.00%	1.00%
					Expected BREEAM Score	73.35%	81.24%
					Expected BREEAM Rating	Excellent	Excellent

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



The Atrium Basement - Judge Dredd

BREEAM 2014 NON-DOMESTIC REFUBSISHMENT & FIT OUT - Other Buildings - Part 1-4 Assessment

Credit	Available	Criteria Summary	Baseline	Responsibility
MANAGEMENT				
Man01.1	1	**Stakeholder Consultation (Project Delivery)** The project team must have met, to identify and define their roles, responsibilities and contribution towards the completion of key phases of project delivery, before the end of RIBA Stage 2 (Concept Design).	1	PM
Man01.2	1	**Stakeholder Consultation (Third Party)** Relevant third party stakeholders must have been consulted by the project team regarding various aspects of the design. The project team must be able to demonstrate how the consultation process has influenced the design. Feedback must be given to the consultation groups before the end of RIBA Stage 4 (Technical Design).	0	Client
Man01.3	1	**Sustainability Champion (Design)** A suitably qualified sustainability champion (BREEAM AP) must have been appointed to advise the project team before the end of RIBA Stage 1 (Preparation & Brief). The BREEAM performance targets must be agreed, between the client and project team, before the end of RIBA Stage 2 (Concept Design).	1	BREEAM AP
Man01.4	1	**Sustainability Champion (Monitoring Progress)** This credit is dependent of Man01.3. A suitably qualified sustainability champion must be appointed to support and advise the project team throughout the design process.	1	BREEAM AP
Man02.1	2	**Elemental Life Cycle Cost** An elemental life cycle cost analysis, compliant with PD 156865:2008, must be undertaken before the end of RIBA Stage 2 (Concept Design).	2	QS
Man02.2	1	**Component Level LCC Plan** Before the end of RIBA Stage 4 (Technical Design) a component level LCC plan, compliant with PD 156865:2008, must be undertaken and address the building envelope, building services, finishes, hard landscaping and boundary protection. The component level LCC must be used to inform decision making regarding the building design/specification.	1	QS
Man02.3	1	**Capital Cost Reporting** Provide the capital cost of the project, expressed as £K/$m^{2,}$ to the BRE.	1	QS
Man03.0	Pre-requisite	**Responsible Sourcing of Site Timber** All timber used to construction of the development must be sourced in accordance with the UK Government Timber Procurement Policy (i.e. FSC or PEFC Certified).	Yes	Contractor

Man03.1	1	**Environmental Management** The principal contractor must either hold or be in the advanced stages of obtaining ISO14001 certification. The principal contractor must also implement best practice pollution prevention measures in accordance with Pollution Prevention Guideline 6.	1	Contractor
Man03.2	1	**Sustainability Champion (Construction Monitoring)** A suitably qualified sustainability champion (BREEAM AP), must be appointed for the construction, handover and close out (RIBA Stages 5&6) stages of the project. The principal contractor must be contractually required to achieve the BREEAM performance target, which must be achieved at post-construction to secure this credit.	1	Contractor
Man03.4	2	**Considerate Construction** The credits for this issue are awarded, based upon the performance of the principal contractor against the Considerate Constructors Scheme (CCS), as follows: - CCS score 25-34 (min. 5 in each category) = 1no. credit. - CCS score 35-39 (min. 7 in each category) = 2no. credits.	2	Contractor
Man03.5	2	**Monitoring of Construction Site Impacts - Energy & Water Consumption** The principal contractor must set energy and water consumption targets and monitor their actual performance against target. **Monitoring of Construction Site Impacts - Transportation** The principal contractor must set targets and record the distance travelled by materials to and waste from the site.	2	Contractor
Man03.EXE	1	**Considerate Construction Exemplary Practice** The principal contractor must achieve a CCS score ≥40, with a minimum of 7 points in each category.	1	Contractor
Man04.1	1	**Commissioning , Testing Schedule & Responsibilities** A member of the project team must be responsible for ensuring that the commissioning of the building services is considered throughout the design process. The nominated project team member must also ensure that pre-commissioning, commissioning and re-commissioning is integrated into the project programme.	1	Contractor
Man04.2	1	**Commissioning Building Services** To achieve this credit the requirements of Man04.1 must also be fulfilled. A specialist commissioning manager must be appointed, during the design phase, to review the proposed design and to ensure that the design considers the ease with which systems can be commissioned. The specialist commissioning manager must also be appointed to oversee commissioning during the construction process and to manage the commissioning process during completion and handover.	1	Contractor
Man04.3	1	**Testing & Inspection of Building Fabric** The contractor must undertake a compliant air tightness test and thermographic survey to demonstrate the integrity of the building envelope and thermal insulation. Both the air-tightness test and thermographic survey must be undertaken by suitably qualified individuals.	1	Contractor

Man04.4	1	**Handover** A training programme must be developed, in accordance with the credit requirements, to ensure that the future building occupiers and facilities managers understand the building services and design. **Building User Guide** A building user guide (BUG), appropriate for the general occupants and facilities management, must be developed and passed to the incoming tenants.	1	Contractor
Man05.1	1	**Aftercare Support** The project team must ensure that there are resources in place to provide compliant aftercare support to future facilities managers and/or tenants for up to twelve-months following occupation. The project team must also ensure that energy and water consumption data if gathered for a minimum of twelve-months following occupation.	1	Client
Man05.2	1	**Seasonal Commissioning** Compliant seasonal commissioning must be undertaken for the first twelve-months, following occupation of the building.	1	Contractor
Man05.3	1	**Post Occupancy Evaluation** The client or building occupier must make a commitment to carry out a post-occupancy evaluation (POE) exercise one year after initial building occupation.	1	Client
Man05.EXE	1	**Aftercare Support - Exemplary Performance** There must be operational infrastructure and resources in place to co-ordinate (at quarterly intervals for the first three years of building occupation) the collection and analysis of occupant satisfaction, energy consumption and water consumption data. This is to be provided to BRE. Progression of subsequent consumption targets must also be monitored and feedback provided.	1	Client
	21	**Total Credits**	**22**	

Minimum Standard Required to Achieve BREEAM Rating
Exemplary Performance Credit

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BREEAM 2014 NON-DOMESTIC REFUBSISHMENT & FIT OUT - Other Buildings - Part 1-4 Assessment

Credit	Available	Criteria Summary	Baseline	Responsibility
HEALTH & WELLBEING				
Hea01.1	1	**Glare Control** A glare control strategy must be implemented which maximises daylight levels under all conditions and which avoids increasing lighting energy consumption.	1	Architect
Hea01.2	3	**Daylighting** The relevant building areas must either meet good practice daylight factors or meet good practice average and minimum point daylight illuminance criteria.	0	Architect
Hea01.2EXE	1	**Daylighting - Exemplary Performance** The relevant building areas must either meet exemplary daylight factors or meet exemplary average and minimum point daylight illuminance criteria.	0	Architect
Hea 01.3	2	**View Out** 95% of the floor area in relevant building areas must be within 7m of a wall which has a window or permanent opening which provides an adequate view out and comprises at least 20% of the surrounding wall area.	0	Architect
Hea 01.4	1	**Internal & External Lighting Levels, Zoning & Control** All fluorescent and compact fluorescent lamps must be fitted with high frequency ballasts. Additionally, internal lighting in all relevant areas must be designed in accordance with a lighting design strategy which demonstrates luminance levels appropriate to the tasks undertaken.	1	M&E
Hea02.1	1	**Indoor Air Quality Plan** An indoor air quality plan must be produced, with the objective of facilitating a process that leads to design, specification and installation decisions and actions that minimise indoor air pollution during occupation of the building.	1	M&E
Hea02.2	1	**Ventilation** The building must be designed to minimise the concentration and recirculation of pollutants by providing fresh air in accordance with the relevant ventilation standards. Design ventilation pathways must also minimise the build-up of air pollutants and any HVAC systems must incorporate suitable filtration to minimise external air pollution. Areas subject to large and unpredictable or variable occupancy patterns must also have carbon dioxide or air quality sensors specified.	0	M&E
Hea02.3	1	**VOCs - Products** All decorative paints and varnishes specified must comply with EU Directive 2004/42/CE ("Paints Directive"). Additionally, at least five of the seven remaining product categories listed in Table-18 of the BREEAM 2014 NC Technical Manual must meet the testing requirements and emission levels criteria for VOC emissions.	1	Architect
Hea02.4	1	**VOCs - Post Construction** The formaldehyde concentration level must be measured and found to be no more than 100 micrograms averaged over 30 minutes. Additionally, TOC concentration levels must be no more than 300 micrograms over 8 hours. These measured levels must be reported via the BREEAM Assessment Scoring and Reporting Tool.	1	Contractor

Hea02.5	1	**Adaptability - Potential for Natural Ventilation** The building ventilation strategy must be designed to be flexible and adaptable to potential building occupant needs and climatic scenarios. Occupied spaces of the building must be designed to be capable of providing fresh air entirely via a natural ventilation strategy.	0	M&E
Hea02.EXE	1	**VOCs - Products Exemplary Performance Requirements** In addition to the above, all seven remaining product categories must meet the testing requirements and emission levels criteria for VOC emissions. Additionally, formaldehyde emission levels must be no more than 0.01 mg/m3 air for products 'B' to 'F'.	0	Contractor
Hea04.1	1	**Thermal Modelling** Thermal modelling must be carried out using compliant software which provides full dynamic thermal analysis at the detailed design stage.	1	M&E
Hea04.2	1	**Adaptability - Climate Change** In addition to the above, the thermal modelling must demonstrate that the relevant requirements for the above credit are achieved for a projected climate change environment. If not, the project team must demonstrate how the building can be easily adapted in the future to meet these requirements.	1	M&E
Hea 04.3	1	**Thermal Zoning & Controls** In addition to Hea04.1, the thermal modelling analysis must inform the temperature control strategy for the building and its users.	1	M&E
Hea05.1	1	**Sound Insulation** The sound insulation between acoustically sensitive rooms and other occupied areas must comply with the example matrix relating to internal sound insulation within Section 7.5 of BS 8233:2014.	1	Acoustician
Hea05.2	1	**Indoor Ambient Noise Levels** An appropriately qualified acoustician must be appointed. Indoor ambient noise levels must comply with the "good practice" criteria levels of BS8233:1999, Tables 5 & 6. Pre-completion acoustic testing must be undertaken to demonstrate compliance with the credit requirements.	1	Acoustician
Hea05.3	1	**Reverberation** Reverberation times must comply with the Table 8 of BS8233 1999. In addition, or alternatively, if relevant to assessed building; classrooms, seminar rooms and lecture theatres achieve reverberation times compliant with Table 1.5 of BB93. Pre-completion acoustic testing must be undertaken to demonstrate compliance with the credit requirements.	1	Acoustician
Hea06.1	1	**Security of Site & Building** A suitably qualified security specialist must conduct an evidence-based Security Needs Assessment during or prior to Concept Design. A subsequent set of recommendations or solutions must then be developed and implemented.	1	Architect
	19	**Total Credits**	**12**	

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Exemplary Performance Credit

The Atrium Basement - Judge Dredd

BREEAM 2014 NON-DOMESTIC REFUBSISHMENT & FIT OUT - Other Buildings - Part 1-4 Assessment

Credit	Available	Criteria Summary	Baseline	Responsibility
ENERGY				
Ene01	15	**Energy Performance** A qualified energy assessor must be appointed to undertake SBEM calculations to determine the EPR_{NDR} of the development. - To achieve an excellent rating the development must achieve a minimum of six credits (EPRNDR ≥0.36). - To achieve an outstanding rating the development must achieve a minimum of eight credits ((EPRNDR ≥0.60).	6	M&E
Ene01.EXE	5	**Zero Regulated Carbon & Carbon Negative Buildings**	0	
Ene02.1	1	**Sub-metering of Major Energy Consuming Systems** Sufficient energy metering must be installed to ensure that at least 90% of the estimated annual energy consumption, of each fuel, can be assigned to specific systems.	1	M&E
Ene02.2	1	**Sub-metering of High Energy Load & Tenancy Areas** Sufficient energy sub-metering must be installed to monitor the majority of energy supplied to each tenancy area or in the case of a single occupancy building functional area or departments.	1	M&E
Ene04.1	1	**Passive Design Analysis** Before the end of RIBA Stage 2 (Concept Design) the project team must have examined opportunities to integrate passive design measures to reduce the energy consumption of the building services. The feasible passive design measures must be implemented and the requirements of Hea04 met to demonstrate that appropriate thermal comfort conditions can be achieved.	1	M&E
Ene04.2	1	**Free Cooling** Credit Ene04.1 must be achieved. The project team must ensure that feasible free cooling strategies, identified by the passive design analysis, are integrated into the final design. To achieve this credit the development cannot use any active cooling.	0	M&E
Ene 04.2	1	**LZC Feasibility Study** A compliant LZC Feasibility study must be completed before the end of RIBA Stage 2 (Concept Design). A feasible LZC Energy Source must be included in the final design and result in, as a minimum a 5% reduction in regulated CO_2 emissions.	1	M&E
Ene06.1	1	**Energy Efficient Transportation Systems - Demand Analysis** The project team must analyse the potential demand and usage patterns for lifts, escalators and moving walkways and use the demand analysis to optimise the number and size of transportation systems. At least two different feasible systems should be compared and the system with the lowest energy consumption integrated into the final design.	1	M&E

Ene06.2	2	**Energy Efficient Transportation Systems - Energy Efficiency** The specified transportation system must be installed with the required energy saving features. For lifts this should be, energy efficient lighting (>55 lamp lumens/circuit Watt), standby mode, variable speed variable voltage and variable frequency motor control, and, where feasible, regenerative drive.	2	M&E
Ene08	2	**Energy Efficient Equipment** The project team must identify those significant sources of unregulated energy consumption and install energy efficient equipment to ensure that a meaningful reduction in unregulated energy consumption is achieved. For example, office equipment must be Energy Star compliant.	0	Client
	25	**Total Credits**	**13**	

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The Atrium Basement - Judge Dredd

BREEAM 2014 NON-DOMESTIC REFUBSISHMENT & FIT OUT - Other Buildings - Part 1-4 Assessment

Credit	Available	Criteria Summary	Baseline	Responsibility
TRANSPORT				
Tra02	1	**Proximity to Amenities** The development must be located within 500m, via a safe walking route, of at least two of the following core amenities: - Appropriate food outlet - Access to cash - Access to recreation/leisure facility for fitness/sports Where the development is not located within all three core amenities, it must be within the required distance of at least one of the following: - Access to outdoor open space - Publically available postal facility - Community facility - Pharmacy counter.	1	Transport
Tra05	1	**Travel Plan** A travel plan must be developed as part of the feasibility and design stage of the project. The travel plan must be based upon a survey of existing or prospective building occupants to determine the restrictions that prevent the building occupants from using alternative sustainable means of transport. The final design should incorporate measures to minimise these restrictions. A copy of the travel plan must be passed to the future building occupants.	1	Transport
	2	**Total Credits**	2	

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Exemplary Performance Credit

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Credit	Available	Criteria Summary	Baseline	Responsibility
WATER				
Wat01	5	**Water Efficient Sanitaryware** Credits are awarded on the based upon the percentage improvement in annual water consumption compared to a baseline building. To achieve any BREEAM rating the sanitaryware specification must achieve a 12.5% reduction over the baseline building. To achieve an outstanding rating the development must achieve a 25% or greater reduction in water consumption compared to the baseline.	3	Architect
Wat02.0	1	**Main Supply Water Meter** A water meter must be installed to the main water supply to each building. **Compliant Water Sub-Metering** Water sub-meters, with pulsed output for connection to a BMS, must be installed on the water supply to building areas or plant responsible for greater than 10% of the buildings water consumption.	1	M&E
Wat03.1	1	**Leak Detection System** A compliant major leak detection system, capably of detecting a water leak between the building and site boundary, must be installed to all water supplies to the development.	1	M&E
Wat03.2	1	**Flow Control Device** A compliant flow control system must be installed to each toilet area to ensure that the water supply is regulated in response to demand.	1	M&E
	8	**Total Credits**	**6**	

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Exemplary Performance Credit

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BREEAM 2014 NON-DOMESTIC REFUBSISHMENT & FIT OUT - Other Buildings - Part 1-4 Assessment

Credit	Available	Criteria Summary	Baseline	Responsibility
MATERIALS				
Mat01	6	**Life cycle impacts** The credits for this issue are awarded on the basis of the proportion and BRE Green Guide rating achieved by each of the different construction types used in the development. Further information regarding the BRE Green Guide to Specification can be found at http://www.bre.co.uk/greenguide.	4	Architect
Mat03.0	Required	**Legally Sourced Timber** All timber used in the construction and finishes for the development must be sourced in accordance with the UK Government Timber Procurement Policy and should therefore be FSC or PEFC Certified.	Yes	Contractor
Mat03.1	1	**Sustainable Procurement Plan** The main contractor must be able to demonstrate that they have a compliant Responsible Sourcing Policy, to guide the procurement of materials, either at a corporate or project level. The Sustainable Procurement Plan can be developed using BS8902:2009 Responsible sourcing sector certification schemes for construction products- Specification; provide aims, objectives and targets to guide procurement and contain a strategic assessment of the local and national availability of sustainably sourced materials.	1	Contractor
Mat03.2	3	**Responsible Sourcing of Materials** As minimum all construction materials should be sourced from manufacturers holding ISO14001 Certification, where possible materials should be sourced from manufacturers holding BES6001 Certification. Credits are awarded as follows: - 1 credit where ≥18% of the responsible sourcing points are achieved. - 2 credits where ≥36% of the responsible sourcing points are achieved. - 3 credits where ≥54% of the responsible sourcing points are achieved.	2	Contractor
Mat03.EXE	1	**Exemplary Performance - Responsible Sourcing** Greater than 70% of the available responsible sourcing points must be achieved.	0	Contractor
Mat04	1	**Insulation - Embodied Energy** Materials used to insulate the external walls, ground floor, roof and building services must be A or A+ rated by the BRE Green Guide to Specification (http://www.bre.co.uk/greenguide).	1	Contractor
Mat05	1	**Designing for Durability & Resilience - Protecting Vulnerable & Exposed Areas/Building Parts** The internal and external building fabric must be adequately protected from vehicle movements, high levels of pedestrian traffic and, where appropriate, internal vehicular and/or trolley movement. The relevant building elements must also incorporate design and specification measures to mitigate degradation due to environmental factors.	1	Architect

Mat 06	1	**Material Efficiency** At the end of each RIBA stage the project team must convene to examine opportunities to implement appropriate measures to ensure that the amount of materials used in the construction of the development are optimised and therefore reduce the amount of construction waste arising from site.	1	Architect
	13	**Total Credits**	**10**	

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Exemplary Performance Credit

The Atrium Basement - Judge Dredd

BREEAM 2014 NON-DOMESTIC REFUBSISHMENT & FIT OUT - Other Buildings - Part 1-4 Assessment

Credit	Available	Criteria Summary	Baseline	Responsibility
WASTE				
Wst01.1	1	**Pre-refurbishment audit** The client must carry out a pre-refurbishment audit of all existing buildings, structures and hard surfaces within the scope of the refurbishment or fit-out zone.	1	Contractor
Wst01.2	2	**Reuse and direct recycling of material** To achieve one credit, 50% of the waste materials are directly re-used on-site or off-site or are sent back to the manufacturer for closed loop recycling. Two credits are achieved where 75% of total available waste materials are directly re-used on-site or off-site or are sent back to the manufacturer for closed loop recycling.	1	Contractor
Wst01.3	3	**Construction Resource Efficiency** The principal contractor must develop and implement a compliant Resource Management Plan. The credits for this issue are awarded based upon the amount of construction waste arising from site as follows: - 1 credit where ≤11.3 m^3 or ≤3.5 tonnes per 100 m^2 GIFA. - 2 credits where ≤4.5 m^3 or ≤1.2 tonnes per 100 m^2 GIFA. - 3 credits where ≤2.1 m^3 or ≤0.4 tonnes per 100 m^2 GIFA.	2	Contractor
Wst01.4	1	**Diversion from landfill** To achieve one credit at least 85% by volume or 90% by weight of non-demolition waste AND, where appropriate, 90% by volume or 95% by weight of demolition waste must be diverted from landfill.	1	Contractor
Wst01.EXE	1	**Construction Resource Efficiency - Exemplary Performance** Non-hazardous construction waste arising from site must be ≤1.4 m3 or ≤0.3 tonnes per 100 m2 GIFA. In addition >95% by volume (or 97% by weight) of non-demolition waste AND >95% by volume (>97% by weight) of demolition waste must be diverted from landfill.	0	Contractor
Wst03	1	**Operational Waste** A sufficiently sized and clearly labelled recyclable waste storage area, appropriate to the size of the building and expected waste streams, must be provided. Where the expected waste streams are likely to be sufficient additional space must be provided for a waste compactor and/or food/compostable waste storage.	1	Architect
Wst05	1	**Adaptation to Climate Change - Structural & Fabric Resilience** Before the end of RIBA Stage 2 (Concept Design) the project team need to assess the risks over the predicted lifespan of the building, to the building fabric and structure, from expected extreme weather conditions arising from climate change and, where feasible, mitigate against these risks.	1	Architect
Wst05.EXE	1	**Responding to Adaptation to Climate Change** This exemplary performance credit can be awarded when a number of other credit related to mitigating the effects of future climate change and resource use have been fulfilled. Please refer to the current version of the BREEAM 2014 New Construction Technical Manual for further details.	0	Architect

Wst06	1	**Functional Adaptability** Before the end of RIBA Stage 2 (Concept Design) the client and design team must have developed a strategy to ensure that the building design is flexible and can be easily modified to accommodate changes in working practices, change in-use, plant replacement and refurbishment. Where practical and cost effective elements of the strategy must be incorporated into the building design by the end of RIBA Stage 4 (Technical Design).	1	Architect
	10	**Total Credits**	**8**	

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BREEAM 2014 NON-DOMESTIC REFUBSISHMENT & FIT OUT - Other Buildings - Part 1-4 Assessment

Credit	Available	Criteria Summary	Baseline	Responsible
POLLUTION		1.04%		
Pol01.0	Required	**Compliance with BS EN 378:2008** All systems (with electric compressors) must comply with the requirements parts 2 & 3 of BS EN 378:2008. There are additional requirements for systems containing Ammonia.	Yes	M&E
Pol01.1	2	**Impact of Refrigerants** A maximum of three credits are available for Pol01 by complying with a variety of different requirements: - Three credits are available where the building uses no refrigerants. - Two credits are available where the building's DELC CO_2 is calculated to be ≤100 $kgCO_2e/kW$ cooling/heating capacity. - One credit where the building's DELC CO_2 is calculated to be ≤1000 $kgCO_2e/kW$ cooling/heating capacity.	1	M&E
Pol01.2	1	**Refrigerant Leak Detection** A compliant refrigerant leak detection and recovery system(s) must be installed to refrigerant containing systems.	1	M&E
Pol02	3	**NOx emissions from space heating & hot water** All Building Types: - Three credits where NOx emissions for heating & hot water are ≤40 mg/kWh dry NOx @ 0% excess O_2. - Two credits where NOx emissions for heating & hot water are ≤70 mg/kWh dry NOx @ 0% excess O_2. - One credits where NOx emissions for heating & hot water are ≤100 mg/kWh dry NOx @ 0% excess O_2.	0	M&E
Pol03.1	2	**Flood Resilience/Flood Risk** A specialist consultant will need to be appointed to prepare a site specific flood risk assessment to determine the risk of flooding to the development. Credits are awarded as follows: - Two credits can be awarded where the site is at a low risk of flooding. - One credit can be awarded where the site is at a medium or high risk of flooding.	2	Flood
Pol03.2	2	**Surface Water Run-off** A specialist consultant must be appointed to demonstrate that peak run-off rate from post-development the site is no greater than for the pre-development site for defined storm events. The run-off rate calculations and drainage system must include an allowance for climate change in accordance with current best practice.	1	Drainage
Pol03.3	1	**Minimising Watercourse Pollution** Appropriate pollution prevention measures must be installed to the drainage system in accordance with the credit requirements and PPG3. In addition, the first 5mm of any rainfall event must not be permitted to leave the site.	0	Drainage

The Atrium Basement - Judge Dredd

BREEAM 2014 NON-DOMESTIC REFUBSISHMENT & FIT OUT - Other Buildings - Part 1-4 Assessment

Credit	Available	Criteria Summary	Baseline	Responsible
Pol03.EXE	1	**Surface Water Run Off** Where all run-off from the developed site is managed on-site using source control, the system must be designed to include additional attenuation measures to address more onerous storm events than that required under Pol03.2 and include an allowance for climate change.	0	Drainage
Pol05	1	**Reduction of Noise Pollution** A suitably qualified acoustician must be appointed to advise the project team and to undertake a compliant noise impact assessment. The acoustic testing must demonstrate that the noise level from the operational building does not result in a substantial increase (≤+5dB between 0700-2300 and ≤+3dB between 2300-0700) in the noise level at the nearest noise sensitive facade or area.	1	M&E
	12		**6**	
EXEMPLARY PERFORMANCE		Credit Value =	1.04%	
	10	Exemplary Performance Credits	2	
		Approved Innovation Credits	0	
			2	
		Expected BREEAM Score	73.35%	
		Expected BREEAM Rating	Excellent	

Minimum Standard Required to Achieve BREEAM Rating

Exemplary Performance Credit

Date Created: 11.12.2020

Assessor: Imogen Christodoulou

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

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