





GREEN BUILDING RATINGS ONLINE

464.2112 - 156 West End Lane

Assessment Method:	BREEAM 2014 UK New Construction SD5076: 5.0
Evidence Progress:	50/74 evidence requirements provided 





















Progress based on design stage evidence requirements

Project Progress and Ratings

Design Target:	Very Good - 61.33%
Potential Rating:	Very Good - 65.74% Based on the above and the Potential Credits being achieved
Design Rating:	Pass - 40.92% 47/69 targeted credits achieved out of 122 available 









Indicative scores only

Progress by Section

Name	Weighting	Evidence Progress	Credit Progress
Management *	11.00%	16/16 	13/13 (18) 
Health and Wellbeing	10.50%	3/8 	1/4 (11) 
Energy *	15.00%	3/5 	8/13 (21) 
Transport	10.00%	5/10 	7/8 (9) 
Water *	7.50%	2/4 	1/6 (9) 
Materials *	14.50%	2/7 	2/7 (13) 
Waste *	9.50%	2/4 	3/4 (8) 
Land Use and Ecology *	11.00%	12/13 	7/8 (10) 
Pollution	11.00%	5/7 	5/6 (13) 
Innovation	10.00%	0/0 	0/0 (10) 

* Mandatory Requirements apply

Progress by Project Team

Responsibility	Evidence Progress
Chris McGovern - Astir Living Limited Client, Developer	8/8 
Chris Pringle - Transport Planning Practice Transport Consultant	2/2 
Daniel Chadwick - FHPP M&E Engineer	5/13 
GWP PS - GWP Project Services BREEAM Advisory Professional, BREEAM Assessor	3/3 
Lee Bircumshaw - Henry Construction Ltd Contractor	10/10 
Richard Sharland - Ian Sharland Ltd Acoustic Engineer	1/1 
Sara Sampieri - Chapman Taylor Architect	4/20 
Simon Leigh - Ward William Associates Quantity Surveyor	1/1 

Tony Ruck - Iesis Structural Engineers Civil Engineer, Structural Engineer	5/5	
Ecologist	10/10	
Project Manager	1/1	

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Criteria Summary

Project:	464.2112 - 156 West End Lane
Report:	Design Stage
Design Target:	Very Good - 61.33%
Potential Rating:	Very Good - 65.74%
Design Rating:	Pass - 40.92%

Key

	Not Started
	Started
	Complete
	Not Targeted

Management	Available		Targeted		Achieved		Potential	
	Credits	Percent	Credits	Percent	Credits	Percent	Credits	Percent
Man 01: Project brief and design > 1. Stakeholder consultation	2	1.22%	2	1.22%	2	1.22%	0	0%
Man 01: Project brief and design > 2. Sustainability Champion	2	1.22%	0	0%	0	0%	0	0%
Man 02: Life cycle cost and service life planning > 1. Elemental life cycle cost	2	1.22%	0	0%	0	0%	0	0%
Man 02: Life cycle cost and service life planning > 2. Components level life cycle cost	1	0.61%	0	0%	0	0%	0	0%
Man 02: Life cycle cost and service life planning > 3. Capital cost reporting	1	0.61%	1	0.61%	1	0.61%	0	0%
Man 03: Responsible construction practices > 1. Environmental management	1	0.61%	1	0.61%	1	0.61%	0	0%
Man 03: Responsible construction practices > 2. Construction stage Sustainability Champion	1	0.61%	1	0.61%	1	0.61%	0	0%
Man 03: Responsible construction practices > 3. Considerate construction	2	1.22%	2	1.22%	2	1.22%	0	0%
Man 03: Responsible construction practices > 4. Monitoring of construction site impacts	2	1.22%	2	1.22%	2	1.22%	0	0%
Man 04: Commissioning and handover > 1. Commissioning and testing schedule and responsibilities	1	0.61%	1	0.61%	1	0.61%	0	0%
Man 04: Commissioning and handover > 2. Commissioning building services	1	0.61%	1	0.61%	1	0.61%	0	0%
Man 04: Commissioning and handover > 3. Testing and inspecting building fabric	1	0.61%	1	0.61%	1	0.61%	0	0%
Man 04: Commissioning and handover > 4. Handover	1	0.61%	1	0.61%	1	0.61%	0	0%
Management Totals	18	11.00%	13	7.94%	13	7.94%	0	0.00%

Health and Wellbeing	Available		Targeted		Achieved		Potential	
	Credits	Percent	Credits	Percent	Credits	Percent	Credits	Percent
Hea 01: Visual comfort > 2. Daylighting	2	1.91%	0	0%	0	0%	0	0%
Hea 01: Visual comfort > 3. View out	1	0.95%	0	0%	0	0%	0	0%
Hea 01: Visual comfort > 4. Internal and external lighting, Zoning and control	1	0.95%	1	0.95%	0	0%	0	0%
Hea 02: Indoor air quality > 1. Minimising sources of air pollution	1	0.95%	0	0%	0	0%	0	0%
Hea 02: Indoor air quality > 2. Adaptability - potential for natural ventilation	1	0.95%	0	0%	0	0%	0	0%
Hea 04: Thermal comfort	2	1.91%	0	0%	0	0%	0	0%
Hea 05: Acoustic performance > 2. Industrial, Retail, Prisons and 'Other' building types	1	0.95%	1	0.95%	1	0.95%	0	0%
Hea 06: Safety and security	2	1.91%	2	1.91%	0	0%	0	0%
Health and Wellbeing Totals	11	10.50%	4	3.81%	1	0.95%	0	0.00%

Energy	Available		Targeted		Achieved		Potential	
	Credits	Percent	Credits	Percent	Credits	Percent	Credits	Percent
Ene 01: Reduction of energy use and carbon emissions	12	8.57%	5	3.57%	6	4.28%	0	0%
Ene 02: Energy monitoring	2	1.43%	2	1.43%	0	0%	0	0%
Ene 03: External lighting	1	0.71%	1	0.71%	0	0%	0	0%
Ene 04: Low carbon design > 1. Passive design	2	1.43%	1	0.71%	1	0.71%	0	0%
Ene 04: Low carbon design > 2. Low or zero carbon technologies	1	0.71%	1	0.71%	1	0.71%	0	0%
Ene 06: Energy efficient transportation systems	3	2.14%	3	2.14%	0	0%	0	0%
Energy Totals	21	15.00%	13	9.28%	8	5.71%	0	0.00%

Transport	Available		Targeted		Achieved		Potential	
	Credits	Percent	Credits	Percent	Credits	Percent	Credits	Percent
Tra 01: Public transport accessibility > 1. Accessibility Index	5	5.56%	5	5.55%	5	5.55%	0	0%
Tra 02: Proximity to amenities	1	1.11%	1	1.11%	1	1.11%	0	0%
Tra 03: Cyclist facilities	2	2.22%	1	1.11%	0	0%	0	0%
Tra 05: Travel plan	1	1.11%	1	1.11%	1	1.11%	0	0%
Transport Totals	9	10.00%	8	8.88%	7	7.77%	0	0.00%

Water	Available		Targeted		Achieved		Potential	
	Credits	Percent	Credits	Percent	Credits	Percent	Credits	Percent
Wat 01: Water consumption	5	4.17%	3	2.5%	0	0%	0	0%
Wat 02: Water monitoring	1	0.83%	1	0.83%	0	0%	0	0%
Wat 03: Water leak detection	2	1.67%	1	0.83%	1	0.83%	0	0%
Wat 04: Water efficient equipment	1	0.83%	1	0.83%	0	0%	0	0%
Water Totals	9	7.50%	6	5.00%	1	0.83%	0	0.00%

Materials	Available		Targeted		Achieved		Potential	
	Credits	Percent	Credits	Percent	Credits	Percent	Credits	Percent
Mat 01: Life cycle impacts	5	5.58%	3	3.34%	0	0%	1	1.12%
Mat 02: Hard landscaping and boundary protection	1	1.12%	0	0%	0	0%	0	0%
Mat 03: Responsible sourcing of materials	4	4.46%	2	2.23%	2	2.23%	1	1.12%
Mat 04: Insulation	1	1.12%	1	1.11%	0	0%	0	0%
Mat 05: Designing for durability and resilience	1	1.12%	1	1.11%	0	0%	0	0%
Mat 06: Material efficiency	1	1.12%	0	0%	0	0%	0	0%
Materials Totals	13	14.50%	7	7.80%	2	2.23%	2	2.23%

Waste	Available		Targeted		Achieved		Potential	
	Credits	Percent	Credits	Percent	Credits	Percent	Credits	Percent
Wst 01: Construction waste management > 1. Construction resource efficiency	3	3.56%	2	2.38%	2	2.37%	1	1.18%
Wst 01: Construction waste management > 2. Diversion of resources from landfill	1	1.19%	1	1.19%	1	1.19%	0	0%
Wst 02: Recycled aggregates	1	1.19%	0	0%	0	0%	0	0%
Wst 03: Operational waste	1	1.19%	1	1.19%	0	0%	0	0%
Wst 05: Adaptation to climate change	1	1.19%	0	0%	0	0%	0	0%
Wst 06: Functional adaptability	1	1.19%	0	0%	0	0%	0	0%
Waste Totals	8	9.50%	4	4.75%	3	3.56%	1	1.18%

Land Use and Ecology	Available		Targeted		Achieved		Potential	
	Credits	Percent	Credits	Percent	Credits	Percent	Credits	Percent
LE 01: Site selection > 1. Previously occupied land	1	1.1%	1	1.1%	0	0%	0	0%
LE 01: Site selection > 2. Contaminated land	1	1.1%	0	0%	0	0%	0	0%
LE 02: Ecological value of site and protection of ecological features	2	2.2%	2	2.2%	2	2.2%	0	0%
LE 03: Minimising impact on existing site ecology	2	2.2%	2	2.2%	2	2.2%	0	0%
LE 04: Enhancing site ecology	2	2.2%	1	1.1%	1	1.1%	0	0%
LE 05: Long term impact on biodiversity	2	2.2%	2	2.2%	2	2.2%	0	0%
Land Use and Ecology Totals	10	11.00%	8	8.80%	7	7.70%	0	0.00%

Pollution	Available		Targeted		Achieved		Potential	
	Credits	Percent	Credits	Percent	Credits	Percent	Credits	Percent
Pol 01: Impact of refrigerants	3	2.54%	0	0%	0	0%	0	0%
Pol 02: NOx emissions	3	2.54%	0	0%	0	0%	0	0%
Pol 03: Surface water run-off > 1. Flood risk	2	1.69%	2	1.69%	2	1.69%	0	0%
Pol 03: Surface water run-off > 2. Surface water run-off	2	1.69%	2	1.69%	2	1.69%	0	0%
Pol 03: Surface water run-off > 3. Minimising water course pollution	1	0.85%	0	0%	0	0%	0	0%
Pol 04: Reduction of night time light pollution	1	0.85%	1	0.85%	0	0%	0	0%
Pol 05: Reduction of noise pollution	1	0.85%	1	0.85%	1	0.85%	0	0%
Pollution Totals	13	11.00%	6	5.07%	5	4.23%	0	0.00%

Innovation	Available		Targeted		Achieved		Potential	
	Credits	Percent	Credits	Percent	Credits	Percent	Credits	Percent
Inn 01: Innovation	10	10%	0	0%	0	0%	0	0%
Man 03: Responsible construction practices	1	1%	0	0%	0	0%	1	1%
Man 05: Aftercare	1	1%	0	0%	0	0%	0	0%
Hea 01: Visual comfort	1	1%	0	0%	0	0%	0	0%
Hea 02: Indoor air quality	2	2%	0	0%	0	0%	0	0%
Ene 01: Reduction of energy use and carbon emissions	5	5%	0	0%	0	0%	0	0%
Wat 01: Water consumption	1	1%	0	0%	0	0%	0	0%
Mat 01: Life cycle impacts	3	3%	0	0%	0	0%	0	0%
Mat 03: Responsible sourcing of materials	1	1%	0	0%	0	0%	0	0%
Wst 01: Construction site waste management	1	1%	0	0%	0	0%	0	0%
Wst 02: Recycled aggregates	1	1%	0	0%	0	0%	0	0%
Wst 05: Adaptation to climate change	1	1%	0	0%	0	0%	0	0%
Innovation Totals (Up to a maximum of 10 credits)	10	10.00%	0	0.00%	0	0.00%	1	1.00%
Overall Totals	122	110.00%	69	61.33%	47	40.92%	4	4.41%

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