

BREEM UK New Construction 2018



Project Name: O2 Finchley Road - Retail
 Project Type: Retail - Shell only
 BRE Registration Reference: -
 Assessment Stage: Pre-assessment
 Date: 11/07/2022
 Tracker Revision: 01

BREEM SCORE SUMMARY		
MINIMUM REQUIRED	70.0%	Excellent
TARGETED - BASELINE	80.4%	Excellent
ADDITIONALS - MEDIUM RISK	91.9%	Outstanding
UNLIKELY	107.2%	Outstanding



BREEM Credits	RIBA Stage	Available Credits	% Score Value	Not Applicable	Targeted - Baseline	Additional - Medium Risk	Unlikely	Not Targeted	Ownership	Comments
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MANAGEMENT

Man 01 Project Brief and Design	Credit Aim: Encouraging an integrated design process and considering BREEM performance targets early to influence decision-making and optimise building performance, while avoiding unnecessary costs.									
Project delivery planning	Stage 2	1	0.80%		1				Project Manager	Collate information from project delivery stakeholder consultations (e.g. minutes, responsibility matrix) and demonstrate the impact on the design brief.
Stakeholder consultation (interested parties)	Stage 2 Stage 4	1	0.80%		1				Project Manager	Collate information from third party stakeholder consultations with compliant content and demonstrating the impact on the design brief.
Prerequisite - BREEM AP (Concept and Developed Design)			Achieved ?		No				Project Manager	Stage 1 BREEM AP appointment.
BREEM AP (Concept Design)	Stage 1 Stage 2	1	0.80%			1			Project Manager	Project team, including the client, formally agree strategic performance targets
BREEM AP (Developed Design)	Stage 2 Stage 3 Stage 4	1	0.80%			1			BH S&P	Monitor progress against the performance targets Provide feedback to the project team as appropriate during the design stages
Man 02 Life Cycle Cost and Service Life Planning	Credit Aim: Promoting the business case for sustainable buildings through the enhanced understanding of capital cost and improving design, specification, maintenance and operation, by encouraging the use of life cycle costing.									
Elemental LCC	Stage 2	2	1.60%			2			G&T	Elemental life cycle cost assessment carried out in stage 2, in line with PD 156865: 2008
Component level LCC options appraisal	Stage 4	1	0.80%			1			G&T	Component life cycle cost assessment in line with PD 156865: 2008
Capital cost reporting		1	0.80%		1				G&T	Report predicted capital cost for the building in pounds per square metre of gross internal floor area (£/k m²)
Man 03 Responsible Construction Practices	Credit Aim: Encouraging construction sites to be managed in an environmentally and socially considerate and responsible manner and monitoring to encourage continuous improvements and utility consumption reduction.									
Prerequisite - Legally harvested and traded timber			Achieved ?		Yes				Principal Contractor	All timber and timber based products used on the project is "Legally harvested and traded timber"
Prerequisite - Healthcare NHS buildings only			Achieved ?	No					n/a	Only applicable to healthcare buildings
Environmental management		1	0.80%		1				Principal Contractor	Contractor's ISO 14001 PPG6 - Best Practice Policies
Prerequisite - BREEM AP (site)			Achieved ?		Yes				Principal Contractor	Sustainability Champion appointed to monitor progress against the agreed BREEM performance targets at Stages 5-6
BREEM AP (site)	Stage 5 Stage 6	1	0.80%		1				Principal Contractor	
Responsible construction management		2	1.60%		2				Principal Contractor	Achieve and implement all responsible construction management measures.
Prerequisite - Monitoring of construction site impacts			Achieved ?		Yes				Principal Contractor	Appointment of the responsible person for on site monitoring
Utility consumption (energy and water)		1	0.80%		1				Principal Contractor	Energy and water monitoring data will be collected throughout development
Transport of construction materials and waste		1	0.80%		1				Principal Contractor	Transport fuel consumption of construction materials and waste data will be collected throughout the development.
Exemplary - Responsible construction management		1	1.00%				1		n/a	Achieve and implement all responsible construction management measures.
Man 04 Commissioning and Handover	Credit Aim: Encouraging a well-managed handover and commissioning process, which will ensure building services and fabric defects are identified and rectified and ensuring that the building responds to the needs of the occupants.									
Commissioning - testing schedule and responsibilities		1	0.80%	1					n/a	Schedule is in place for commissioning and recommissioning to appropriate standards, a team member is appointed responsible for monitoring this, contractor responsible for allowing budget and time in their program to complete this
Commissioning - design and preparation	Stage 3 Stage 4	1	0.80%	1					n/a	Specialist commissioning manager appointed (Likely to be confirmed at Stage 4) to contribute to design reviews, giving advice on commissionability of services.
Testing and inspecting building fabric		1	0.80%		1				Principal Contractor	Air tightness testing and thermographic survey with subsequent remediation works.
Handover		1	0.80%	1					n/a	Development of technical and non technical Building User Guides (BUG) and training schedule for users or facilities managers.
Man 05 Aftercare	Credit Aim: Encouraging aftercare support during the first year of the building operation, to ensure the building operates in accordance with the design intent and in response to the building occupants' needs.									
Aftercare Support		1	0.80%	1					Project Manager	
Commissioning - implementation		1	0.80%	1					Project Manager	
Post-Occupancy Evaluation (POE)		1	0.80%	1					Project Manager	

HEALTH & WELLBEING

Hea 01 Visual comfort	Credit Aim: Providing occupants with the conditions that facilitate good visual comfort by designing out the potential for glare, achieving good practice daylight factors and having an adequate view out and designing internal and external lighting systems to provide appropriate illuminance (lux) levels, thereby giving a more comfortable environment for occupants Internal lighting is zoned to allow for occupant control.									
Control of glare from sunlight		1	0.70%	1					n/a	
Daylighting		2	1.40%				2		n/a	Daylighting analysis to confirm compliance
View Out		1	0.70%			1			AHMM	If facade glazing is > 35% depth of internal space can be > 14m Need to review N5-D and N4-B units
External lighting levels		1	0.70%		1				Lighting Designer / Hoare Lea	External lighting illuminance levels to be designed in accordance with referenced CIBSE and BS standards for retail
Exemplary - Daylighting		1	1.00%					1	n/a	Credit not targeted. Daylighting analysis to confirm compliance
Exemplary - Internal and external lighting levels, zoning and control		1	1.00%	1					Hoare Lea	Lighting in each zone can be manually dimmed by occupants down to 20% of the maximum light output
Hea 02 Indoor air quality	Credit Aim: Facilitating good indoor air quality by considering indoor air pollution early in the design process so that a mitigation strategy can be put in place, managing harmful emissions from construction products by specifying finishes and products that have been tested in accordance with the appropriate standards and specifying an appropriate ventilation strategy that maintains good indoor air quality.									
Prerequisite - Indoor air quality			Achieved ?	No					n/a	Site-specific indoor air quality plan
Ventilation		1	0.70%	1					Hoare Lea	Air intakes and exhausts at least 10m of horizontal distance apart Carbon dioxide (CO ₂) or air quality sensors specified HVAC systems incorporate suitable filtration in line with BS EN 16798-3:2017
Emissions from construction products		2	1.40%	2					n/a	
Post-construction indoor air quality measurement		1	0.70%	1					n/a	
Exemplary - Emissions from construction products		1	1.00%	1					n/a	
Hea 03 Safe Containment in Laboratories	N/A to BREEM New Construction 2018									
										N/A - no laboratories present
Hea 04 Thermal Comfort	Credit Aim: Thermal modelling informs the building design to provide a comfortable thermal environment that considers current climatic conditions, and projected climate change scenario conditions and giving occupants control over their environment through appropriate temperature control strategies and thermal zoning.									
Thermal modelling		1	0.70%		1				Hoare Lea	Thermal comfort modelling (compliance to CIBSE Guide A for mechanical, TMS2 for natural).
Design for future thermal comfort		1	0.70%		1				Hoare Lea	As above using future weather data (medium emissions scenario 2030 for mechanical, 2050 for natural)
Thermal zoning and controls		1	0.70%	1					n/a	
Hea 05 Acoustic performance	Credit Aim: Enabling occupants to experience best practice acoustic performance levels appropriate to the functional activities in occupied spaces.									
Acoustic performance		1	0.70%		1				Hoare Lea / Principal Contractor	Acoustician to design indoor ambient noise levels to requirements for retail

BREEAM Credits	RIBA Stage	Available Credits	% Score Value	Not Applicable	Targeted - Baseline	Additional - Medium Risk	Unlikely	Not Targeted	Ownership	Comments
Hea 06 Security Credit Aim: Designing the building to consider and take into account security needs to ensure occupants safety and wellbeing.										
Security of site and building	Stage 2	1	0.70%		1				Hoare Lea	Confirm appointment of security specialist. Security Needs Assessment required at Stage 2. Can be achieved through Secured by Design compliance.
Exemplary - Security of site and building		1	1.00%				1		Security Specialist	SABRE security assessment and certification scheme is followed on site
Hea 07 Safe and healthy surroundings Credit Aim: Providing external site areas that are safe for occupant use and enhancing the wellbeing of building users by giving access to an outdoor space.										
Safe access		1	0.70%		1				AHMM	Dedicated pedestrian and cyclist paths and delivery access routes.
Outside space		1	0.70%		1				AHMM	Provision of outside amenity area (landscape, seating etc)

ENERGY

Ene 01 Reduction of energy and CO₂ emissions Credit Aim: Encouraging the design of energy efficient buildings with energy performance above national building regulations and encouraging the accurate modelling of operational energy consumption										
Energy performance		9	6.58%		4	2	2	1	Hoare Lea	Part L compliance energy modelling Minimum to achieve 6 credits for outstanding, 4 for Excellent, with an Energy Performance Ratio of at least 0.6/0.4 (combined improvement over notional for Heating and cooling demand, Primary energy and Total emissions)
Prediction of operational energy consumption		4	2.92%	4					Hoare Lea	Operational energy modelling required
Exemplary - Energy performance		3	3.00%	3					n/a	Post-occupancy stage report on the actual energy consumption
Ene 02 Energy monitoring Credit Aim: Helping to identify and reduce high energy demands where possible by accurate measurement of the energy consumption of the building by end use.										
Sub-metering of end-use categories		1	0.73%	1					n/a	Install energy metering systems so that at least 90% of the estimated annual energy consumption of each fuel is assigned to the end-use categories
Sub-metering of high energy load and tenancy areas		1	0.73%	1					n/a	Tenanted areas metered
Ene 03 External lighting Credit Aim: Reducing the building's energy consumption through the specification of energy efficient external lighting.										
External lighting specification		1	0.73%		1				Hoare Lea	Average initial luminous efficacy of not less than 70 luminaire lumens per circuit Watt and Automatic controls
Ene 04 Low Carbon Design Credit Aim: Reducing the building's energy consumption through the adoption of passive design solutions, free cooling and low or zero carbon (LZC) energy sources.										
Passive design analysis	Stage 2	1	0.73%		1				Hoare Lea	Passive design analysis received for Stage 2.
Free cooling		1	0.73%				1		Hoare Lea	Credit not targeted.
Low and zero carbon technologies	Stage 2	1	0.73%			1			Hoare Lea	LZC feasibility study received for Stage 2.
Ene 05 Energy efficient cold storage Credit Aim: Reducing the building's operational greenhouse gas emissions (CO ₂ -eq) through the design, installation and commissioning of energy efficient refrigeration systems.										
Refrigeration energy consumption		1	0.73%	1					N/A	No cold storage.
Indirect greenhouse gas emissions		1	0.73%	1					N/A	No cold storage.
Ene 06 Energy efficient transportation systems Credit Aim: Reducing the building's energy consumption by specifying the optimum number and size of energy efficient transportation systems.										
Energy consumption		1	0.73%	1					n/a	Transportation analysis and lift/escalator energy consumption analysis.
Energy efficient features		1	0.73%	1					n/a	Lift/escalator energy efficient features.
Ene 07 Energy efficient laboratory systems Credit Aim: Reducing the building's operational greenhouse gas emissions (CO ₂ -eq) by specifying best practice energy efficient laboratory equipment.										
Design specification	Stage 1	1	0.73%	1					Hoare Lea	RIBA stage 1 requirement
Best practice energy efficient measures		4	2.92%	4					N/A	N/A
Ene 08 Energy efficient equipment Credit Aim: Demonstrating a meaningful reduction in the total unregulated energy demand of the building by using energy efficient equipment.										
Energy efficient equipment		2	1.46%	2					Project Manager	

TRANSPORT

Tra 01 Transport assessment and travel plan Credit Aim: Recognising developments in proximity to good public transport networks, thereby helping to reduce transport-related pollution and congestion.										
Travel plan		2	2.42%		2				Arup	Travel plan and site-specific travel assessment/statement required during the feasibility and design stages.
Tra 02 Sustainable transport measures Credit Aim: Recognising developments in close proximity of, and accessible to, local amenities which are likely to be frequently required and used by building occupants.										
Prerequisite - Achieve Tra 01		Achieved ?			Yes				Arup	
Transport options implementation		10	12.08%		10				Arup	

WATER

Wat 01 Water Consumption Credit Aim: Reducing the demand for potable water through the provision of efficient sanitary fittings, rainwater collection and water recycling systems.										
Water consumption		5	3.33%	5					/ n/a	Use of water efficient components and Greywater/Rainwater systems
Exemplary - Water consumption		1	1.00%	1					Hoare Lea	Greywater/Rainwater meeting 75% of WC or urinal flushing demand required to achieve maximum credits
Wat 02 Water Monitoring Credit Aim: Specification of water meters to allow for management and monitoring of water use in the building. This encourages reductions in water use by identifying areas of high usage and investigating potential causes.										
Water monitoring		1	0.67%		1				Hoare Lea	Metering of mains water supply with pulsed or other open protocol communication output and connected to a utility monitoring and management system.
Wat 03 Water Leak Detection Credit Aim: Reducing the unintended water consumption due to leaks by installing leak detection systems and flow control devices.										
Leak detection system		1	0.67%		1				Hoare Lea	Leak detection system to be specified.
Flow control devices		1	0.67%	1					n/a	Flow control devices to be specified to the water supply to the WCs (even if sanitary fittings are not specified).
Wat 04 Water Efficient Equipment Credit Aim: Reducing water consumption for non-domestic scale, non-sanitary water uses by specifying efficient systems and improving the design efficiency of any water-using processes.										
Water efficient equipment		1	0.67%		1				East / Hoare Lea	Unregulated water demands to be identified and reduced.

MATERIALS

Mat 01 Building Life Cycle Assessment (LCA) Credit Aim: Reducing buildings' environmental life cycle impacts through conducting Life Cycle Assessment and integrating its outcomes in the design decision-making process.										
Superstructure	Stage 2	6	10.15%		6				BuroHappold	LCA analysis for the environmental impact of superstructure materials required. Has to be completed and uploaded onto the BREEAM portal before the Stage 2 deadline.
Substructure and hard landscaping options appraisal	Stage 2	1			1				BuroHappold	LCA analysis for the environmental impact of substructure and landscaping materials required. Has to be completed and uploaded onto the BREEAM portal before the Stage 2 deadline.
Exemplary - Core building services		1	1.00%	1					n/a	Credit not targeted unless all credits above required to be achieved first.
Exemplary - LCA and LCC alignment		1	1.00%				1		Cost Consultant	Alignment of the design options within the LCA analyses with LCC analyses in Man02
Exemplary - Third party verification		1	1.00%				1		TBC	LCA analyses to be completed by a recognised third party. Has to be completed and uploaded onto the BREEAM portal before the Stage 2 deadline.

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Mat 02 Environment Product Declarations (EPD)										
Credit Aim: To encourage availability of robust and comparable data on the impacts of construction products by rewarding the specification of products with environmental products declarations.										
Specification of products with a recognised environmental product declaration (EPD)		1	1.69%				1		n/a	Materials with EPDs to be specified, achieving at least 20 EPD points using the BREEAM tool.
Mat 03 Responsible sourcing of materials										
Credit Aim: Recognising and encouraging responsible sourcing of construction products. This includes the source of products and the intermediary companies processing and transporting the product to site.										
Prerequisite - Legally harvested and traded timber		Achieved ?			Yes				Principal Contractor	To be included in contractor requirements.
Enabling sustainable procurement	Stage 2	1	1.69%		1				Project Manager	Sustainable procurement plan required at Stage 2 and required to be used by the design team in specifying materials
Measuring responsible sourcing		3	5.08%		2		1		AHMM / Landsec / Principle Contractor	Design team/contractor to specify and source materials with responsible sourcing certification (i.e. BES 6001, FSC) for the Superstructure, Internal finishes, Substructure and hard landscaping
Exemplary - Measuring responsible sourcing		1	1.69%	1					n/a	Credit not targeted. Requires all core building services to be BES 6001 or equivalent
Mat 04 Insulation										
N/A to BREEAM New Construction 2018										
Mat 05 Designing for durability and resilience										
Credit Aim: increasing the lifespan of the building through designing for durability and protection from degradation and specifying appropriate construction products.										
Protecting vulnerable parts of the building from damage		1	1.69%		1				AHMM	Protection measures within the design to reduce damage to the building's fabric or materials
Protecting exposed parts of the building from material degradation									AHMM	Elements designed to limit degradation due to environmental factors.
Mat 06 Material Efficiency										
Credit Aim: Encouraging the reduction of environmental impacts through optimising the use of materials during all stages of the project.										
Material Efficiency	Stages 1-6	1	1.69%		1				ALL	Report on opportunities and methods to optimise the use of materials
WASTE										
Wst 01 Construction waste management										
Credit Aim: Improving resource efficiency through developing a pre-demolition audit and a Resource Management Plan, maximising the recovery of material during demolition and diverting non-hazardous waste from landfill.										
Pre-demolition audit	Stage 2	1	0.80%			1			n/a	Pre-demolition audit of any existing buildings, structures or hard surfaces being considered for demolition
Construction resource efficiency		3	2.40%		1	1		1	Principal Contractor	Waste reduction to be included in contractor requirements. ≤ 11.1 - 6.5 Tonnes of waste generated per 100m ² GIA
Diversion of resources from landfill		1	0.80%		1				Principal Contractor	Diversion from landfill to be included in contractor requirements.
Exemplary - Construction resource efficiency and diversion from landfill		1	1.00%					1	n/a	Credit not targeted. ≤ 1.9 Tonnes of waste generated per 100m ² GIA
Simple Buildings - Pre-demolition audit	Stage 2	1		1					N/A	N/A - not a simple building
Simple buildings - Construction resource efficiency		1		1					N/A	N/A - not a simple building
Simple Buildings - RMP Measurements and Reporting		2		2					N/A	N/A - not a simple building
Simple buildings - Diversion from landfill		1		1					N/A	N/A - not a simple building
Simple Buildings - Exemplary Level Criteria		1		1					N/A	N/A - not a simple building
Wst 02 Recycled and sustainably sourced aggregates										
Credit Aim: Encouraging the use of recycled or secondary aggregate or aggregate types with lower environmental impact to reduce waste and optimise material efficiency.										
Prerequisite - Pre-demolition audit		Achieved ?					No		n/a	as above for Wst 01
Project sustainable aggregate points		1	0.80%				1		Pell Frischmann	Evaluation of aggregate types/suppliers to determine travel distances and number of points achievable
Exemplary - Project sustainable aggregate points		1	1.00%				1		Pell Frischmann	Sourcing aggregates from recycled/secondary and local sources, to achieve Project Sustainable Aggregate Points score meets or exceeds the exemplary level Performa (6)
Wst 03 Operational waste										
Credit Aim: Encouraging the diversion of operational waste from landfill through the provision of space and facilities allowing the segregation and storage of recyclable waste.										
Operational Waste		1	0.80%		1				AHMM	Operational recyclable and general waste requirements of building to be provided by waste consultant and included in design by Architect.
Wst 04 Speculative finishes										
Credit Aim: To encourage the specification and fitting of floor and ceiling finishes selected by the building occupant and therefore avoid unnecessary waste of materials.										
Speculative floor and ceiling finishes		1	0.80%	1					Project Manager / F+P TBC	if finishes are provided and for what area
Wst 05 Adaptation to climate change										
Credit Aim: To encourage the specification and fitting of floor and ceiling finishes selected by the building occupant and therefore avoid unnecessary waste of materials.										
Resilience of structure, fabric, building services and renewables installation	Stage 2	1	0.80%		1				AHMM / Hoare Lea / Pell Frischmann	Conduct a climate change adaptation strategy appraisal, develop recommendations and implement into the design
Exemplary - Responding to climate change		1	1.00%	1					n/a	Dependent of Hea04, Ene01 (6 credits), Ene04, Wat01 (3 credits), Mat05, Pol03 (3 credits).
Wst 06 Design for disassembly and adaptability										
Credit Aim: To encourage the specification and fitting of floor and ceiling finishes selected by the building occupant and therefore avoid unnecessary waste of materials.										
Design for disassembly and functional adaptability - recommendations	Stage 2	1	0.80%		1				AHMM / Hoare Lea / Pell Frischmann	Functional adaptability strategy required at Stage 2 looking at feasibility, accessibility, versatility, adaptability, convertibility, expandability, refurbishment potential
Design for disassembly and functional adaptability - implementation	Stage 4	1	0.80%		1				AHMM / Hoare Lea / Pell Frischmann	Adaptability and disassembly guide communicating the implementation of the strategy required at Stage 4
LAND USE AND ECOLOGY										
LE 01 Site selection										
Credit Aim: Recognising the reuse of previously developed and contaminated land where appropriate remediation has taken place.										
Previously occupied land		1	1.46%		1				AHMM	Evidence (drawings and reports) showing at least 75% of the site is on previously occupied land.
Contaminated land		1	1.46%				1		Landsec	Site investigation report for land contamination required along with remediation measures for the principal contractor.
LE 02 Identifying and understanding the risks and opportunities for the project										
Credit Aim: Identifying and understanding the ecological risks and opportunities associated with the site to inform the determination of the strategic outcome for the site.										
Prerequisite - Assessment route selection		Achieved ?			Yes				Pell Frischmann / Principal Contractor	Assuming route 2 for assessment (more detailed) as assumed that there will be some statutory requirements and regulations for the site ecology
Survey and evaluation	Stage 1	1	1.46%		1				Pell Frischmann	Survey and evaluation by ecologist required at Stage 1 but could happen later if credit aim is met.
Determining the ecological outcomes for the site		1	1.46%		1				Pell Frischmann	Project team liaison with stakeholders (local government, local community groups) at Stage 2 to identify and consider the ecological outcome of the site
Exemplary - Determining ecological outcomes for the site		1	1.46%			1			n/a	Credit not targeted.
LE 03 Managing negative impacts on ecology										
Credit Aim: Recognition of steps taken to avoid impacts on existing site ecology as far as possible.										
Prerequisite - Identification and understanding the risks and opportunities for the site		Achieved ?			Yes				Pell Frischmann / Principal Contractor	Contractor to confirm compliance is monitoring against relevant UK and EU legislation
Planning, liaison, implementation and data	Stage 2	1	1.46%		1				Pell Frischmann / EAST / Principal Contractor	Define and allocate roles and responsibilities at Stage 2 to support and implement measures
Managing negative impacts of the project		2	2.92%		2				Pell Frischmann / Principal Contractor	Impacts from site preparation and construction: 2 credits if no ecological loss 1 credit if loss has been limited as far as possible
LE 04 Change and enhancement of ecological value										
Credit Aim: Recognition of steps taken to enhance site ecology.										

BREEAM Credits	RIBA Stage	Available Credits	% Score Value	Not Applicable	Targeted - Baseline	Additional - Medium Risk	Unlikely	Not Targeted	Ownership	Comments
Prerequisite - Identifying and understanding the risks and opportunities for the project		Achieved ?			Yes				Ecologist / East	Contractor confirms compliance is monitoring against relevant UK and EU legislation and achieve LE 03 credit 1
Liaison, implementation and data collation		1	1.46%		1				Ecologist / East	Implementation of measures for ecological enhancement, first on site and then if not possible, off site.
Enhancement of ecology		3	4.38%		3				Ecologist / East	Credits awarded based on the calculation of the change in ecological value
Exemplary - Change in ecological value		1	1.46%			1			n/a	Credit not targeted. Significant net gain of ecological value (percentage score of 110 or above)
LE 05 Long term ecology management and maintenance										
Credit Aim: Encouraging the long term maintenance and management of ecology on site to ensure both new and existing ecological features continue to thrive.										
Prerequisite - Roles and responsibilities, implementation, statutory obligations		Achieved ?			Yes				Pell Frischmann	Contractor confirms compliance is monitoring against relevant UK and EU legislation and achieve LE 04 credit 1
Planning, liaison, data, monitoring and review management and maintenance		1	1.46%		1				Pell Frischmann	Project team liaison with stakeholder for monitoring. Reviewing and maintenance of measures and inclusion of Ecology and Biodiversity in the building owner information supplied
Landscape and ecology management plan (or similar) development		1	1.46%		1				East / Pell Frischmann	Provision of a compliant landscape and ecology management plan.
POLLUTION										
Pol 01 Impact of refrigerants										
Credit Aim: Rewarding buildings that reduce the impact of refrigerant gas emissions.										
Prerequisite - Ammonia refrigerants		Achieved ?		Yes					n/a	Prerequisite electric compressors meet BS EN 378:2016 and if ammonia refrigerants are present they comply with the Institute of Refrigeration Ammonia Refrigeration Systems code of practice
Impact of refrigerant		2	2.00%	2					n/a	Feasibility of direct effect life cycle CO2 emissions from refrigerants to be assessed by MEP
Leak detection		1	1.00%	1					n/a	Compliant refrigerant leak detection system to be specified.
Pol 02 Local air quality										
Credit Aim: Recognising buildings which limit their impact on local air quality, by consideration of the combustion plant and fuel used on site.										
Local air quality		2	2.00%	2					n/a	MEP to assess feasibility based on local systems NOx and PM emission rates (based on the worst performing system).
Pol 03 Flood and surface water management										
Credit Aim: Rewarding buildings and their sites that limit on-site and off-site local flooding and hence the damage this can cause.										
Prerequisite - Appropriate consultant		Achieved ?			Yes				Pell Frischmann	Appointment of a suitably qualified professional to carry out a flood risk assessment
Flood Resilience		2	2.00%		2				Pell Frischmann	
Prerequisite - Surface water run-off		Achieved ?			Yes				Pell Frischmann	Appointment of a suitably qualified professional to carry out drainage and surface water runoff calculations
Surface water run-off - Rate		1	1.00%		1				Pell Frischmann	30% improvement in peak rate runoff post-development
Surface water run-off - Volume		1	1.00%			1			Pell Frischmann	No increase in volume runoff post-development or limiting peak rate runoff to 1-year rate, Qbar or 2l/s/ha
Minimising watercourse pollution		1	1.00%				1		SuDS/Runoff Consultant	Credit not targeted. No discharge for rainfall up to 5mm and design of SuDS for watercourse pollution prevention
Simple Buildings - Surface water run-off (credit 1)		1	1.00%	1					n/a	N/A - not a simple building
Simple Buildings - Surface water run-off (credit 2)		1	1.00%	1					n/a	N/A - not a simple building
Pol 04 Reduction of night time light pollution										
Credit Aim: Avoiding or reducing the impact of night time light pollution, through careful design and specification of light sources.										
Reduction of night time light pollution		1	1.00%		1				Hoare Lea	External lighting automatically switch off 23:00-7:00 and meets ILP guidance requirements.
Pol 05 Reduction of noise pollution										
Credit Aim: Avoiding or reducing the impact of external noise from the building.										
Reduction of noise pollution		1	1.00%	1					n/a / n/a	Testing pre and post-completion. Noise levels at sensitive receptors within 800m to be at least 5dB lower than background noise through day and night.
INNOVATION										
Inn 01 Innovation										
Credit Aim: To support innovation within the construction industry through the recognition of sustainability related benefits which are not rewarded by standard BREEAM issues.										
Exemplary level of performance in existing BREEAM issues		10	10.00%	7		2	5	3	See Relevant Issues Above	For information on the methodology for exemplary level credits refer to the Methodology section of the relevant BREEAM issues above.
Approved Innovations									Assessor	Innovation applications can be submitted to BRE Global by a licensed BREEAM Assessor using the formal Approved Innovation Application Form