

## BREEAM Pre-Assessment

Prepared For: Barnsley College 6<sup>th</sup> Form Centre  
Prepared By: Sian Trulio

December 2013  
Revision B

**SILCOCK  
LEEDHAM**

Consulting Engineers

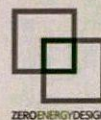
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**SILCOCK  
LEEDHAM**  
Consulting Engineers

**LOW CARBON CONSULTANTS**

**breeam** AP



ZERO ENERGY DESIGN

**verisys** Ltd

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## 1. Executive Summary

The 6<sup>th</sup> Form Centre for Barnsley College will be located adjacent to Shambles Street and St. Mary's Place in Barnsley Town Centre. It will be an additional facility to the existing one on the Old Mill Lane campus and will be replacing the existing Barnsley Central Library.

The building is aiming to achieve a BREEAM rating of Excellent.

BREEAM is a tool for assessing and reducing the environmental impact of new buildings at by examining issues related to Management, Health & Wellbeing, Energy, Transport, Water; Materials, Waste, Land Use & Ecology and Pollution. Additional Innovation credits are also awarded for compliance beyond best practice. A single summary BREEAM rating is produced of Pass, Good, Very Good, Excellent or Outstanding depending on the credits targeted and achieved.

The Pre-Assessment was undertaken using the BREEAM 2011 New Construction Further Education methodology and a summary of this follows in this report.

## 2. Design Team

- Client – Barnsley College
- Project/Cost Management – Turner & Townsend
- Architect – Bond Bryan Architects
- M&E Consulting Engineers – Silcock Leedham
- Structural Design – WYG Engineering
- BREEAM Assessor & Accredited Professional – Silcock Leedham

### 3. Assessment Summary

The BREEAM rating is calculated from the percentage score from each of the weighted sections of the assessment as shown in the table below.

	Credits Available	Target Credits	% of Available Credits	% Contribution to Overall Score
Management	22	19	86.36%	10.36%
Health and Wellbeing	14	11	78.57%	11.79%
Energy	27	16	59.25%	11.26%
Transport	11	6	54.55%	4.36%
Water	9	7	77.78%	4.67%
Materials	13	10	76.92%	9.62%
Waste	6	3	50.00%	3.75%
Land Use & Ecology	10	8	80.00%	8.00%
Pollution	13	12	92.31%	9.23%
Innovation	10	1	10.00%	1.00%
Score				<b>73.37%</b>
BREEAM Rating				<b>EXCELLENT</b>

The pre-assessment demonstrates that development is likely to achieve a score of **73.37%** and a rating of **EXCELLENT**.

The mandatory credit requirements for an **EXCELLENT** Rating are likely to be achieved.

Barnsley College 6 <sup>th</sup> Form Centre December 2013	Upperbank House, Stoneythorpe Horsforth, Leeds LS18 4BN T: +44 (0)113 3933310 <a href="http://www.silcockleedham.co.uk">www.silcockleedham.co.uk</a>
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### BREEAM 2011 New Construction Pre-Assessment Estimator

This assessment and indicative BREEAM rating is not a formal certified BREEAM assessment or rating and must not be communicated as such. The score presented is indicative of a buildings potential performance and is based on a simplified pre-formal BREEAM assessment and unverified commitments given at an early stage in the design process.

Building name	Barnsley 6th Form Centre
Indicative building score (%)	73.37%
Indicative BREEAM rating	Pre-Assessment result indicates potential for BREEAM Excellent rating
Indicative minimum standards level achieved	Pre-Assessment result indicates the minimum standards for Excellent level

<b>MANAGEMENT</b>	<b>Section Weighting</b>	<b>12.00%</b>	<b>Indicative Section Score</b>	<b>10.36%</b>
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#### Man01 Sustainable Procurement

No. of BREEAM credits available	8	Available contribution to overall score	4.36%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Indicative credits	
		Credits available	achieved
Will roles, responsibilities and a training schedule be defined in accordance with BREEAM?	Yes	1	1
Will a BREEAM AP be appointed at RIBA stage A/B and performance targets contractually agreed?	Yes	1	1
Will a BREEAM AP be appointed to monitor and report progress during RIBA stage B-E ?	Yes	1	1
Will a BREEAM AP be appointed to monitor and report progress during RIBA stage F-L?	Yes	1	1
Will a thermographic survey be conducted and any defects uncovered remedied?	Yes	1	1
Will compliant commissioning of building services be carried out?	Yes	1	1
Will compliant seasonal commissioning of building services be carried out?	Yes	1	1
Will water/energy consumption data be recorded and aftercare support provided for 12 months?	Yes	1	1
Will water/energy consumption be recorded/reported for 3 years post construction?	Yes	1	1

Total indicative BREEAM credits achieved	8
Total indicative contribution to overall building score	4.36%
Total indicative BREEAM innovation credits achieved	1
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

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**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Man02 Responsible Construction Practices**

No. of BREEAM credits available	2	Available contribution to overall score	1.09%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Pre-Assessment question/criteria

Which considerate construction scheme will be used or required to be used by the principal contractor?	Considerate Constructors Scheme
For the required scheme, what will be the target performance level set for the site/contractor?	A CCS score between 32 and 35.5.

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	1.09%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Man03 Construction Site Impacts**

No. of BREEAM credits available	5	Available contribution to overall score	2.73%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will site energy consumption be metered/monitored?	Yes	1	1
Will site water consumption be metered/monitored?	Yes	1	1
Will the transport of construction materials and waste to/from site be measured/monitored?	Yes	1	1
Will timber be sourced in accordance with the Government's Timber Procurement Policy?	Yes	1	1
Will/does the principal contractor operate a compliant Environmental Management System?	Yes	1	1
Will the principal contractor adopt best practice pollution prevention policies & procedures?	Yes	1	1

Total indicative BREEAM credits achieved	5
Total indicative contribution to overall building score	2.73%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Man04 Stakeholder Participation**

No. of BREEAM credits available	4	Available contribution to overall score	2.18%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will an appropriate level of consultation activities be undertaken?	No	1	0
Will an access statement be developed and appropriate building user facilities provided?	Yes	1	1
Will building user guides and relevant user information be provided?	Yes	1	1
Will a post occupancy evaluation assessment be undertaken and information disseminated?	Yes	1	1

Total indicative BREEAM credits achieved	3
Total indicative contribution to overall building score	1.64%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Man05 Life cycle cost and service life planning**

No. of BREEAM credits available	3	Available contribution to overall score	1.64%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will a feasibility stage Life Cycle Cost (LCC) analysis be commissioned and completed?	Yes	1	1
Will a strategic and system level LCC be commissioned and completed?	No	1	0
Will a technical design LCC to be commissioned and completed?	No	1	0
<b>Total indicative BREEAM credits achieved</b>		<b>1</b>	
<b>Total indicative contribution to overall building score</b>		<b>0.55%</b>	
<b>Total indicative BREEAM innovation credits achieved</b>		<b>N/A</b>	
<b>Indicative minimum standard(s) level</b>		<b>N/A</b>	

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

<b>HEALTH &amp; WELLBEING</b>	<b>Section Weighting</b>	<b>15.00%</b>	<b>Indicative Section Score</b>	<b>11.79%</b>
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Hea01 Visual Comfort

No. of BREEAM credits available	3	Available contribution to overall score	3.21%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will all fluorescent lamps be fitted with high frequency ballasts?	Yes	N/A	N/A
Will all relevant building areas be designed to achieve the appropriate daylight factor(s)?	Yes	1	1
Will the design provide adequate glare control and view out for building users?	Yes	1	1
Will internal/external lighting be specified in accordance with the relevant CIBSE Guides/British Standards?	Yes	1	1
Will all relevant building areas be designed to achieve exemplary level daylight factor(s)?	No	1	0

Total indicative BREEAM credits achieved	3
Total indicative contribution to overall building score	3.21%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Hea02 Indoor Air Quality**

No. of BREEAM credits available	4	Available contribution to overall score	4.29%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will an air quality plan be produced?	Yes	1	0
Will the building be designed to minimise sources of internal air pollution?	No		
Will the relevant products be specified to meet the VOC testing and emission levels required?	Yes	1	1
Will formaldehyde and total VOC levels be measured post construction?	Yes	1	1
Will the building be designed to, or have the potential to provide, natural ventilation?	No	1	0

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	2.14%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Hea03 Thermal Comfort**

No. of BREEAM credits available	2	Available contribution to overall score	2.14%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will thermal modelling of the design be carried out?	Yes	1	1
Will the modelling inform the development of a thermal zoning and control strategy?	Yes	1	1

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	2.14%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Hea04 Water Quality**

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

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will all water systems be designed to comply with the relevant HSE Approved Code of Practice and Guidance?	Yes	1	1
Where humidification is to be provided, will a failsafe humidification system be specified?	N/A		
Will a wholesome supply of accessible, clean and fresh drinking water be supplied for building users?	Yes		

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	1.07%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Hea05 Acoustic Performance**

No. of BREEAM credits available	2	Available contribution to overall score	2.14%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will/has a suitably qualified acoustician be appointed to provide appropriate design advice?	Yes		
Will the building meet the relevant acoustic performance standards and testing requirements?	Yes	2	1
<b>Total indicative BREEAM credits achieved</b>		<b>1</b>	
<b>Total indicative contribution to overall building score</b>		<b>1.07%</b>	
<b>Total indicative BREEAM innovation credits achieved</b>		<b>N/A</b>	
<b>Indicative minimum standard(s) level</b>		<b>N/A</b>	

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

Hea06 Safety and Security

No. of BREEAM credits available	2	Available contribution to overall score	2.14%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Where external site areas are present, will safe access be designed for pedestrians and cyclists?	Yes	1	1
Will a suitably qualified security consultant be appointed and security considerations accounted for?	Yes	1	1

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	2.14%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

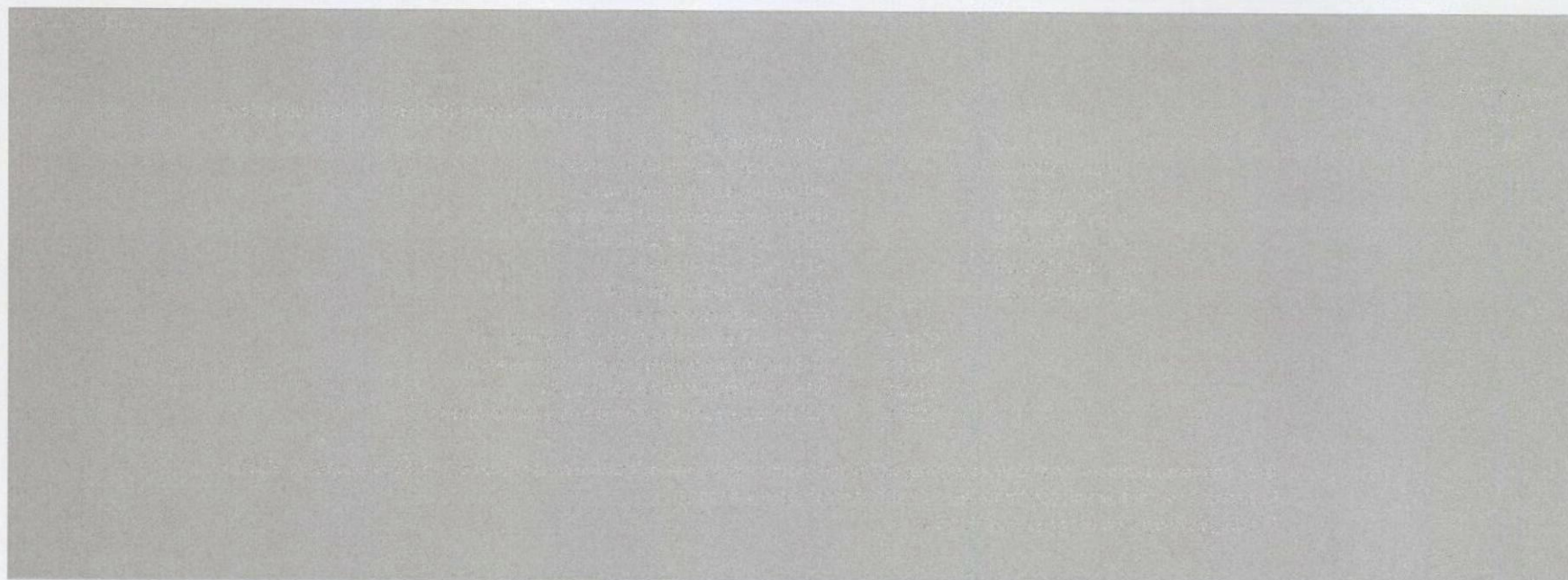
**BREEAM 2011 New Construction Pre-Assessment Estimator**

<b>ENERGY</b>	<b>Section Weighting</b>	<b>19.00%</b>	<b>Indicative Section Score</b>	<b>11.26%</b>
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**Ene01 Reduction of CO<sub>2</sub> Emissions**

No. of BREEAM credits available	15	Available contribution to overall score	10.56%
No. of BREEAM innovation credits available	5	Minimum standards applicable	Yes

How do you wish to assess the number of BREEAM credits achieved for this issue?	Define a target number of BREEAM credits achieved		
Select the target number of BREEAM credits for the Ene01 issue	6	BREEAM Innovation credits	



**BREEAM 2011 New Construction Pre-Assessment Estimator**

Total Indicative BREEAM credits achieved	6
Total indicative contribution to overall building score	4.22%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Excellent level

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Ene02 Energy Monitoring**

No. of BREEAM credits available	2	Available contribution to overall score	1.41%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will a BMS or sub-meters be specified to monitor energy use from major building services systems?	Yes	1	1
Will a BMS or sub-meters be specified to monitor energy use by tenant/building function areas?	Yes	1	1

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	1.41%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Ene03 External Lighting**

No. of BREEAM credits available	1	Available contribution to overall score	0.70%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will external light fittings and controls be specified in accordance with the BREEAM criteria?	Yes	1	1

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.70%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Ene04 Low and Zero Carbon Technology**

No. of BREEAM credits available	5	Available contribution to overall score	3.52%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Compliant LZC feasibility study to be undertaken	Yes	2	1
What will be the intended scope of the feasibility study?	Operational stage carbon savings/emissions		
Target percentage net reduction in operational stage CO2 emissions	15.00%	2	1
Please confirm the intended energy source of the Low and/or zero carbon system?	Combination of one or more LZC energy sources		
Night-time cooling	Yes	1	1
<b>Total indicative BREEAM credits achieved</b>	<b>3</b>		
<b>Total indicative contribution to overall building score</b>	<b>2.11%</b>		
<b>Total indicative BREEAM innovation credits achieved</b>	<b>0</b>		
<b>Indicative minimum standard(s) level</b>	<b>Pre-Assessment result indicates the minimum standards for Outstanding level</b>		

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

Ene05 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 innovation credits available	N/A	Minimum standards applicable	N/A

Pre-Assessment question/criteria	Response	Indicative credits	
		Credits available	achieved

Total indicative BREEAM credits achieved	N/A
Total indicative contribution to overall building score	N/A
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Ene06 Energy Efficient Transportation Systems**

No. of BREEAM credits available	2	Available contribution to overall score	1.41%
No. of BREEAM innovation credits available	0	Minimum standards applicable	N/A

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will a transportation system analysis be carried out to determine the optimum number and size of lifts?	Yes	1	1
Will three energy-efficient features offering the greatest potential energy savings be part of the system?	Yes	1	1

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	1.41%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:



**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Ene08 Energy Efficient Equipment**

No. of BREEAM credits available	2	Available contribution to overall score	1.41%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Present	Significant majority contributor
Which of the following will be present and likely to be a/the major contributor to 'unregulated' energy use:		
Small power/plug in equipment?	Yes	Yes
Swimming pool?	No	
Communal laundry?	No	
Data centre?	No	
IT-intensive operation areas?	Yes	No
Residential areas?	No	
Healthcare?	No	
Kitchen and catering facilities?	Yes	No

	Indicative compliance?	Credits available	Indicative credits achieved	
Will the significant majority contributor(s) to 'unregulated' energy use (above) meet the BREEAM criteria?	Yes	2	2	N/A

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	1.41%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

Ene09 Drying Space

Assessment Issue Not Applicable

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

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Total indicative BREEAM credits achieved		N/A	
Total indicative contribution to overall building score		N/A	
Total indicative BREEAM innovation credits achieved		N/A	
Indicative minimum standard(s) level		N/A	

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

<b>TRANSPORT</b>	<b>Section Weighting</b>	<b>8.00%</b>	<b>Indicative Section Score</b>	<b>4.36%</b>
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**Tra01 Public Transport Accessibility**

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

Pre-Assessment question/criteria

What is the building type category (for the purpose of Tra01 issue assessment)?	Further Education/Vocational College		
What is the degree of public transport provision for the building's location?	Excellent provision of public transport, i.e. medium urban centre		
Building's indicative Accessibility Index	12		
Does the building have a dedicated bus service?			
Total indicative BREEAM credits achieved	4		
Total indicative contribution to overall building score	2.91%		
Total indicative BREEAM innovation credits achieved	N/A		
Indicative minimum standard(s) level	N/A		

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Tra02 Proximity to Amenities**

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

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will the building be in close proximity of and accessible to applicable amenities?	Yes	1	1
Total indicative BREEAM credits achieved		1	
Total indicative contribution to overall building score		0.73%	
Total indicative BREEAM innovation credits achieved		N/A	
Indicative minimum standard(s) level		N/A	

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Tra03 Cyclist facilities**

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

What is the building type category (for the purpose of Tra03 issue assessment)? Further & Higher Education

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will cycle storage spaces be provided?	No	2	0
Will cyclist facilities be provided?	No		
Total indicative BREEAM credits achieved		0	
Total indicative contribution to overall building score		0.00%	
Total indicative BREEAM innovation credits achieved		N/A	
Indicative minimum standard(s) level		N/A	

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Tra04 Maximum Car Parking Capacity**

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

Building type category (for the purpose of Tra04 issue)?	Further & Higher Education
Buildings indicative Accessibility Index (sourced from issue Tra01)	12

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will the building meet BREEAM's maximum parking capacity criteria for this building type/Accessibility Index?	No	2	

Total indicative BREEAM credits achieved	0
Total indicative contribution to overall building score	0.00%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Tra05 Travel Plan**

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

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will a transport plan based on site specific travel survey/assessment be developed?	Yes	1	1
Total indicative BREEAM credits achieved		1	
Total indicative contribution to overall building score		0.73%	
Total indicative BREEAM innovation credits achieved		N/A	
Indicative minimum standard(s) level		N/A	

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**WATER** **Section Weighting** 6.00% **Indicative Section Score** 4.00%

**Wat01 Water Consumption**

No. of BREEAM credits available	5	Available contribution to overall score	3.33%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Select the level that corresponds closely to the target or likely water component specification?

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	1.33%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Wat02 Water Monitoring**

No. of BREEAM credits available	1	Available contribution to overall score	0.67%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will there be a water meter on the mains water supply to the building(s)?	Yes	1	1
Will metering/monitoring equipment be specified on the water supply to any relevant plant/building areas?	Yes		
Will all specified water meters have a pulsed output?	Yes		
If the site/building has an existing BMS connection, will all pulsed meters be connected to the BMS?	Yes		

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.67%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Wat03 Water Leak Detection and Prevention**

No. of BREEAM credits available	2	Available contribution to overall score	1.33%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will a mains water leak detection system be installed on the building's mains water supply?	Yes	1	1
Will flow control devices be installed in each sanitary area/facility?	Yes	1	1
<b>Total indicative BREEAM credits achieved</b>		<b>2</b>	
<b>Total indicative contribution to overall building score</b>		<b>1.33%</b>	
<b>Total indicative BREEAM innovation credits achieved</b>		<b>N/A</b>	
<b>Indicative minimum standard(s) level</b>		<b>N/A</b>	

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Wat04 Water Efficient Equipment**

No. of BREEAM credits available	1	Available contribution to overall score	0.67%
No. of BREEAM innovation credits available	No	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will water efficient irrigation methods and/or vehicle wash systems (if relevant) be installed?	Yes	1	1
Total indicative BREEAM credits achieved		1	
Total indicative contribution to overall building score		0.67%	
Total indicative BREEAM innovation credits achieved		N/A	
Indicative minimum standard(s) level		N/A	

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

<b>MATERIALS</b>	<b>Section Weighting</b>	<b>12.50%</b>	<b>Indicative Section Score</b>	<b>9.62%</b>
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**Mat01 Life Cycle Impacts**

No. of BREEAM credits available	6	Available contribution to overall score	5.77%
No. of BREEAM innovation credits available	1	Minimum standards applicable	No

Pre-Assessment question/criteria

How do you wish to assess the number of BREEAM credits achieved for this issue?	Define a target number of BREEAM credits to be achieved		
Select the number of BREEAM credits being targeted for the Mat01 issue	<table border="1"> <tr> <td>4</td> <td>BREEAM Innovation credits</td> </tr> </table>	4	BREEAM Innovation credits
4	BREEAM Innovation credits		

Total indicative BREEAM credits achieved	4
Total indicative contribution to overall building score	3.85%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	N/A

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Mat02 Hard Landscaping and Boundary Protection**

No. of BREEAM credits available	1	Available contribution to overall score	0.96%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will ≥80% of all external hard landscaping and boundary protection achieve a Green Guide A or A+ rating?	Yes	1	1
Total indicative BREEAM credits achieved		1	
Total indicative contribution to overall building score		0.96%	
Total indicative BREEAM innovation credits achieved		N/A	
Indicative minimum standard(s) level		N/A	

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Mat03 Responsible Sourcing**

No. of BREEAM credits available	3	Available contribution to overall score	2.88%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Pre-Assessment question/criteria

How do you wish to assess the number of BREEAM credits achieved for this issue?	Define a target number of BREEAM credits		
Select the number of BREEAM credits being targeted for the Mat03 issue	2	BREEAM Innovation credits	
Will all timber used on the project be sourced in accordance with the UK Govt's Timber Procurement Policy?	Yes		



Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	1.92%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Mat04 Insulation**

No. of BREEAM credits available	2	Available contribution to overall score	1.92%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Indicative credits	
		Credits available	achieved
Is the building targeting an insulating index of 2 or more?	Yes	1	1
Will the building's insulating materials be responsibly sourced?	Yes	1	1

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	1.92%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

Mat05 Designing for Robustness

No. of BREEAM credits available	1	Available contribution to overall score	0.96%
No. of BREEAM innovation credits available	0	Minimum standards applicable	N/A

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will suitable durability/protection measures be specified and installed to vulnerable areas of the building?	Yes	1	1

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.96%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

<b>WASTE</b>	<b>Section Weighting</b>	<b>7.50%</b>	<b>Indicative Section Score</b>	<b>3.75%</b>
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**Wst01 Construction Waste Management**

No. of BREEAM credits available	4	Available contribution to overall score	5.00%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Pre-Assessment question/criteria

How do you wish to assess the number of BREEAM credits achieved for this issue?	Define a target number of BREEAM credits to be achieved		
Select the number of BREEAM credits being targeted for the Wst01 issue	2	BREEAM Innovation credits	

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	2.50%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

Wst02 Recycled Aggregates

No. of BREEAM credits available	1	Available contribution to overall score	1.25%
No. of BREEAM innovation credits available	1	Minimum standards applicable	No

Pre-Assessment question/criteria

How do you wish to assess the number of BREEAM credits achieved for this issue?	Define a target number of BREEAM credits to be achieved	
Select the number of BREEAM credits being targeted for the Wst02 issue	0	BREEAM Innovation credits

Total indicative BREEAM credits achieved	0
Total indicative contribution to overall building score	0.00%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	N/A

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Wst03 Operational Waste**

No. of BREEAM credits available	1	Available contribution to overall score	1.25%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will appropriate facilities for the storage of operational recyclable waste volumes be provided? If relevant, will a static waste compactor(s) or baler(s) be specified/installed? If relevant, will a vessel for composting suitable organic waste be specified/installed?	Yes	1	1
	Yes		
	Yes		

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	1.25%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

Wst04 Speculative Floor and Ceiling Finishes

Assessment Issue Not Applicable

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

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved

Total indicative BREEAM credits achieved	N/A
Total indicative contribution to overall building score	N/A
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

<b>LAND USE &amp; ECOLOGY</b>	<b>Section Weighting</b>	<b>10.00%</b>	<b>Indicative Section Score</b>	<b>8.00%</b>
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**LE01 Site Selection**

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

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will at least 75% of the proposed development's footprint be located on previously been developed land?	Yes	1	1
Is the site deemed to be significantly contaminated?	No	1	0

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

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

LE02 Ecological Value of Site and Protection of Ecological Features

No. of BREEAM credits available	1	Available contribution to overall score	1.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Can the land within the construction zone be defined as 'land of low ecological value'?	Yes	1	1
Will all features of ecological value surrounding the construction zone/site boundary be protected?	Yes		

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

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**LE03 Mitigating Ecological Impact**

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

Pre-Assessment question/criteria

What is the likely change in ecological value (plant species richness) as a result of the sites development?	No negative change or improvement in plant species richness
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Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	2.00%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**LE04 Enhancing Site Ecology**

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

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will a suitably qualified ecologist be appointed to report on enhancing and protecting site ecology?	Yes	3	2
Will the suitably qualified ecologists general recommendations be implemented?	Yes		
What is the targeted/intended improvement in ecological value as a result of enhancement actions?	Small improvement in plant species richness		

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	2.00%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**LE05 Long Term Impact on Biodiversity**

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

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will the building meet BREEAM's mandatory criteria for this BREEAM issue?	Yes	2	2
Will a Biodiversity Champion be appointed to monitor/minimise impacts of site activities on biodiversity?	Yes		
Will the contractor provide training for the site workforce on how to protect ecology during the project?	Yes		
Will the contractor record actions to protect biodiversity and monitor their effectiveness during construction?	Yes		
Will a new ecologically valuable habitat, appropriate to the local area, be created?	Yes		
Where flora/fauna habitats exist on site, will the contractor programme site works to minimise disturbance?	Yes		
Will a partnership be set up by the design team with a local group that has wildlife expertise?	No		

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	2.00%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**POLLUTION** **Section Weighting** 10.00% **Indicative Section Score** 9.23%

**Pol01 Impact of Refrigerants**

No. of BREEAM credits available	3	Available contribution to overall score	2.31%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will refrigerant containing systems be installed in the assessed building?	Yes	2	1
Is the Global Warming Potential of the specified refrigerant(s) likely to be 10 or less?	No		
What is the target range Direct Effect Life Cycle CO <sub>2</sub> eq. emissions for the system?	101-1000	kgCO <sub>2</sub> eq/kW coolth capacity	
Will a refrigerant leak detection and containment system be specified/installed?	Yes	1	1
<b>Total indicative BREEAM credits achieved</b>		<b>2</b>	
<b>Total indicative contribution to overall building score</b>		<b>1.54%</b>	
<b>Total indicative BREEAM innovation credits achieved</b>		<b>N/A</b>	
<b>Indicative minimum standard(s) level</b>		<b>N/A</b>	

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Pol02 NO<sub>x</sub> Emissions**

No. of BREEAM credits available	3	Available contribution to overall score	2.31%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria

Pre-Assessment question/criteria	Response	
Please enter the target/maximum NO <sub>x</sub> emission level for space heating system	40.00	mg/kWh
Please enter the target/maximum NO <sub>x</sub> emission level for the water heating system	40	mg/kWh

Total indicative BREEAM credits achieved	3
Total indicative contribution to overall building score	2.31%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

Pol03 Surface Water Run off

No. of BREEAM credits available	5	Available contribution to overall score	3.85%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
What is the actual/likely annual probability of flooding for the assessed site?	Low	2	2
Will a compliant Flood Risk Assessment be undertaken?	Yes	1	1
Will the site meet the BREEAM criteria for peak rate surface water run off?	Yes	1	1
Will the site meet the criteria for surface water run off volume, attenuation and/or limiting discharge?	Yes	1	1
Will the site be designed to minimise watercourse pollution in accordance with the BREEAM criteria?	Yes	1	1

Total indicative BREEAM credits achieved	5
Total indicative contribution to overall building score	3.85%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Pol04 Reduction of Night Time Light Pollution**

No. of BREEAM credits available	1	Available contribution to overall score	0.77%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will the external lighting be designed to reduce light pollution?	Yes	1	1
Total indicative BREEAM credits achieved		1	
Total indicative contribution to overall building score		0.77%	
Total indicative BREEAM innovation credits achieved		N/A	
Indicative minimum standard(s) level		N/A	

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Pol05 Noise Attenuation**

No. of BREEAM credits available	1	Available contribution to overall score	0.77%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will there be, or is there noise-sensitive areas/buildings within 800m radius of the development?	Yes	1	1
Will a noise impact assessment be completed and, if applicable, noise attenuation measures specified?	Yes		

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.77%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

<b>INNOVATION</b>	<b>Section Weighting</b>	<b>10.00%</b>	<b>Indicative Section Score</b>	<b>1.00%</b>
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**Inn01 Innovation**

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

Pre-Assessment question/criteria		Exemplary level		Indicative credits
		achieved	Credits available	achieved
	Man01 Sustainable Procurement	Yes	1	1
	Man02 Responsible Construction Practices	No	1	0
	Hea01 Visual Comfort	No	1	0
	Ene01 Reduction of CO2 Emissions	No	5	0
	Ene04 Low and Zero Carbon Technology	No	1	0
	Ene05 Energy Efficient Cold Storage	N/A	N/A	N/A
	Wat01 Water Consumption	No	1	0
	Mat01 Life Cycle Impacts	No	1	0
	Mat03 Responsible Sourcing of Materials	No	1	0
	Wst01 Construction Waste Management	No	1	0
	Wst02 Recycled Aggregates	No	1	0

<b>Total indicative BREEAM credits achieved</b>	<b>1</b>
<b>Total indicative contribution to overall building score</b>	<b>1.00%</b>
<b>Indicative minimum standard(s) level</b>	<b>N/A</b>

Comments/notes: