

Mat 06 Material efficiency

No. of BREEAM credits available	1	Available contribution to overall score	1.13%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

	Compliant?	Credits available	Credits achieved
Will material efficiency measures be identified & implemented during all RIBA stages?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	1.13%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

SC confirmed that it is likely that this credit can be achieved; MC confirmed that there is potential for the services by virtue of pre-assembled AHUs and possibly using pre-fabricated cell risers & AHUs.

WASTE

Wst 01 Construction Waste Management

No. of BREEAM credits available	4	Available contribution to overall score	4.25%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

How do you wish to assess the number of BREEAM credits to be achieved for this issue? Define a target number of BREEAM credits

Select the number of BREEAM credits being targeted for issue Wst 01: 1 BREEAM Wst01 Innovation credits: 0

Assessment Criteria

Compliant?

Construction resource management plan	
Compliant Pre-demolition audit	
Does the excavation waste meet the exemplary level requirements?	

Key Performance Indicators - Construction Waste

Measure/units for the data being reported	
Non-hazardous construction waste (excluding demolition/excavation)	
Total non-hazardous construction waste generated	
Non-hazardous non-demolition const. waste diverted from landfill	
Total non-hazardous non-demolition const. waste diverted from landfill	
Total non-hazardous demolition waste generated	
Non-hazardous demolition waste diverted from landfill	
Total non-hazardous demolition waste to disposal	
Material for reuse	
Material for recycling	
Material for energy recovery	
Hazardous waste to disposal	

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Total BREEAM credits achieved	1
Total contribution to overall building score	1.06%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Outstanding level

Comments/notes:

JM stated that one credit should be targeted.

Wst 02 Recycled Aggregates

No. of BREEAM credits available	1	Available contribution to overall score	1.06%
No. of BREEAM innovation credits available	1	Minimum standards applicable	No

Assessment Criteria

What is the target total % of high-grade aggregate that will be recycled/secondary aggregate?	Total 25%
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% of high-grade aggregate that is recycled/secondary aggregate - by application

Structural frame	N/A
Bitumen/hydraulically bound base, binder and surface courses	30%
Building foundations	20%
Concrete road surfaces	N/A
Pipe bedding	100%
Granular fill and capping	N/A

Total BREEAM credits achieved	1
Total contribution to overall building score	1.06%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

Comments/notes:

SC confirmed that this credit should be achievable.

Wst 03 Operational Waste

No. of BREEAM credits available	1	Available contribution to overall score	1.06%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Assessment Criteria

	Compliant?	Credits available	Credits achieved
Will operational recyclable waste volumes be segregated and stored?	Yes	1	1
Will static waste compactor(s) or baler(s) be specified where appropriate?	N/A		
Will vessel(s) for composting suitable organic waste where appropriate?	N/A		

Total BREEAM credits achieved	1
Total contribution to overall building score	1.06%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

Comments/notes:

SC confirmed that a compliant area will be provided for recyclable waste. PI confirmed that only small amounts of waste will be produced and as such compactor / balers and composting facilities are not applicable.

Wst 04 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

Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved

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

Comments/notes:

Wst 05 Adaption to climate change

No. of BREEAM credits available	1	Available contribution to overall score	1.06%
No. of BREEAM innovation credits available	1	Minimum standards applicable	N/A

Assessment Criteria

	Compliant?	Credits available	Credits achieved
Will a climate change adaptation strategy appraisal for structural and fabric resilience be conducted by the end of Concept Design (RIBA Stage 2 or equivalent)?	No	1	0
Will exemplary level criteria – Responding to adaptation to climate change be met?	No	1	0

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

Comments/notes:

SC confirmed that the required appraisal wasn't undertaken during RIBA stage 2.

Wst 06 Functional adaptability

No. of BREEAM credits available	1	Available contribution to overall score	1.06%
No. of BREEAM innovation credits available	0	Minimum standards applicable	N/A

Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will a building specific functional adaptation strategy appraisal be conducted by Concept Design (RIBA Stage 2 or equivalent) and will functional adaptation measures be implemented?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

SC confirmed that due to the type of building functional adaptation is not applicable but that this would have been undertaken for a different building type. The above reflects the inclusion of those credits which are precluded by the building type.

LAND USE & ECOLOGY

LE 01 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

Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will at least 75% of the proposed development's footprint be located on previously occupied land?	Yes	1	1
Is the site deemed to be significantly contaminated?	No	1	0

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

Comments/notes:

SC confirmed that the at least 75% of the building's footprint is on previously occupied land and that the site is not deemed to be significantly contaminated.

LE 02 Ecological Value of Site and Protection of Ecological Features

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

Assessment Criteria

	Compliant?	Credits available	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	1	1

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

Comments/notes:

PI confirmed that an SQE hasn't been appointed. PI, SC and JM responded to the BREEAM questionnaire (table 5.5) which confirmed that the site is of low ecological value ecological value, SC also confirmed that there are no features of ecological value on the site.

LE 03 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

Assessment Criteria

What is the likely change in ecological value as a result of the sites development?	≥0 species (i.e. no negative change)	Plant species rich
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Total BREEAM credits achieved	2
Total contribution to overall building score	2.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

Comments/notes:

SC confirmed that there is no planting currently on the site but that some will be included in the scheme as such there will be no negative change in the ecological value of the site.

LE 04 Enhancing Site Ecology

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

Assessment Criteria

	Compliant?	Credits available	Credits achieved
Will a suitably qualified ecologist be appointed to report on enhancing and protecting site ecology?	No	2	0
Will the suitably qualified ecologist's general recommendations be implemented?	No		

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

Comments/notes:

This credit requires an SQE to be appointed before the end of stage 1 and surveys / reports by the end of stage 2.

LE 05 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

Assessment Criteria

	Compliant?	Credits available	Credits achieved
Will a Suitably Qualified Ecologist be appointed to monitor/minimise impacts of site activities on biodiversity?	No	2	0
Will a landscape and habitat management plan be produced covering at least the first five years after project completion in accordance with British Standards?			
Number of applicable measures to improve biodiversity confirmed by SQE:			
Number of applicable measures implemented:			

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

Comments/notes:

PI confirmed that it is not intended to appoint an SQE.

POLLUTION

Pol 01 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

Assessment Criteria

		Credits available	Credits achieved
Refrigerant containing systems installed in the assessed building?	Yes	2	1
Do all systems (with electric compressors) comply with the requirements of BS EN 378:2008 (parts 2 & 3) & where refrigeration systems containing ammonia are installed, the IoR Ammonia Refrigeration Systems Code of Practice?	Yes		
Global Warming Potential of the specified refrigerant(s) 10 or less?	No		
What is the target range Direct Effect Life Cycle CO ₂ eq. emissions for the system?	1000	kgCO ₂ eq/kW coolth capacity	
Cooling/Heating capacity of the system	INA	kW	
Will a refrigerant leak detection and containment system be specified/installed?	No	1	0

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

Comments/notes:

MC confirmed that the building will include refrigerant containing systems with a GWP greater than 10 and that it may be possible to achieve 1 credit for DELCO emissions; Desco spec will incorporate the requirement for compliance with BS 378 as required. MC also confirmed that the type of equipment being used won't incorporate refrigerant leak detection and containment.

Pol 02 NO_x Emissions

No. of BREEAM credits available	3	Available contribution to overall score	0.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

NO _x emission level - space heating		mg/kWh
NO _x emission level - water heating		mg/kWh
Does this building meet BREEAM's definition of a highly insulated building?		
Energy consumption: heating and hot water		kWh/m ² /yr

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

Comments/notes:

It was confirmed that this credit is unlikely to be achieved due to grid electricity grid being used for space heating.

Pol 03 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

Assessment Criteria	Compliant?	Credits available	Credits achieved
What is the actual/likely annual probability of flooding for the assessed site?	Low	2	0
Will a Flood Risk Assessment be undertaken?	No		
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?	No	1	0

Total BREEAM credits achieved	2
Total contribution to overall building score	1.54%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

SC confirmed that the site is in an area with a low probability of flooding and as such a flood risk assessment is not being undertaken. SC stated that there will be no increase in the site's impermeable area; as such the surface water run off credits should be achievable.

Pol 04 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

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will the external lighting specification be designed to reduce light pollution?	No	1	0
Total BREEAM credits achieved	0		
Total contribution to overall building score	0.00%		
Total BREEAM innovation credits achieved	N/A		
Minimum standard(s) level	N/A		

Comments/notes:

SC confirmed that this credit is unlikely to be achieved due to the proximity of housing to the site.

Pol 05 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

Assessment Criteria

	Compliant	Credits available	Credits achieved
Will there be noise-sensitive areas/buildings within 800m radius of the development?	Yes	1	1
Will a noise impact assessment be carried out and, if applicable, noise attenuation measures specified?	Yes		

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

Comments/notes:

SC confirmed that there are noise sensitive dwellings within 800m radius of the site. PI and JM confirmed that an SQA will carry out a compliant noise impact assessment and that any required noise attenuation measures will be incorporated.

INNOVATION

Inn 01 Innovation

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

Assessment Criteria

	Compliant?	Credits available	Credits achieved
Man 03 Responsible construction practices	No	1	0
Man 05 Aftercare	No	1	0
Hea 01 Visual Comfort	No	1	0
Hea 02 Indoor Air Quality	No	2	0
Ene 01 Reduction of energy use and carbon emissions	No	5	0
Wat 01 Water Consumption	No	1	0
Mat01 Life Cycle Impacts	No	3	0
Mat03 Responsible Sourcing of Materials	No	1	0
Wst01 Construction Waste Management	No	1	0
Wst02 Recycled Aggregates	No	1	0
Wst 05 Adaption to climate change	No	1	0

Number of 'approved' innovation credits achieved?

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

Comments/notes: