BREEAM Pre-Assessment

Prepared For: Barnsley College Construction Centre
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Revision C

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1. Executive Summary

The Construction Centre for Barnsley College will be located adjacent to the existing campus on Old Mill Lane in Barnsley Town Centre. It will be a replacement facility for the existing Construction Centre on the Old Mill Lane campus.

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

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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	12	85.71%	12.86%
Energy	27	17	62.96%	11.96%
Transport	11	9	81.82%	6.55%
Water	9	7	77.78%	4.67%
Materials	13	11	84.62%	10.58%
Waste	6	4	66.67%	5.00%
Land Use & Ecology	10	5	50.00%	5.00%
Pollution	13	7	53.85%	5.38%
Innovation	10	1	10.00%	1.00%
			Score	**73.36%**
			BREEAM Rating	**EXCELLENT**

The pre-assessment demonstrates that development is likely to achieve a score of **73.36%** and a rating of **EXCELLENT.**

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

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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 College Construction Centre
Indicative building score (%)	73.36%
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

MANAGEMENT — Section Weighting 12.00% — Indicative Section Score 10.36%

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	Credits available	Indicative credits 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
Willa 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?	No	1	0
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	7
Total indicative contribution to overall building score	3.82%
Total indicative BREEAM innovation credits achieved	1
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

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The roles and responsibilities of the design team have been outlined from the start of the project and a training schedule has been developed where relevant. A BREEAM AP has been appointed at RIBA stage B and the performance targets agreed by way of this pre-assessment. There are two further credits are also available for the use of an AP from stage C to completion. No thermographic survey will be commissioned for the project. Compliant commissioning and seasonal commissioning will be carried out for the project in line with the relevant regulations and appropriate aftercare and support will be provided for the first 12 months of occupation alongside the seasonal commissioning. An additional credit is also targeted for monitoring and recording energy and water consumption for the first 3 years after occupation.

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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:

The site will be regsitered with the Considerate Constructors Scheme and will be aiming to achieve a CCS score between 32 and 35.5. There is an additional credit available if a score of 36 or above is achieved however it isn't known what the score will be at this stage so this credit is not included.

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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		

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:

The contractor will be required to monitor and meter energy and water consumption whilst on site as well as monitoring and recording the transport of construction materials and waste to and from the site. All timber must be sourced in accordance with the Government's Timber Procurement Policy and carry a certificate of responsible sourcing. The contractor will also be required to operate an Environmental Management System such as ISO9001 or equivalent and will be required to adopt best practice pollution prevention policies and procedures.

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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?	Yes	1	1
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	4
Total indicative contribution to overall building score	2.18%
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:

Appropriate consultation activities have been carried out with the relevant stakeholders for this project including students, staff, the rest of the college and local residents. A Design and Access Statement has been produced as part of the planning application and a Building User Guide aimed at the non-technical users of the building will be produced and distributed to the occupants. At this stage the tthe credit for undertaking a Post Occupancy Evaluation and disseminating the results to the occupants has been targeted however this credit may be removed after consultation with the client.

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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

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.55%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

It is assumed that a feasibility life cycle costing assessment has been carried out for this project.

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HEALTH & WELLBEING	Section Weighting	15.00%	Indicative Section Score	12.86%

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:

All fluorescent and compact fluorescent lighting within the project will be fitted with high frequency control gear and all internal and external lighting will be specified in accordance with the relevant CIBSE Guides and British Standards. It is uncertain at this stage if all of the relevant areas in the building will meet the BREEAM criteria for Daylighting however the credit has been targeted for now. The design will however provide adequate view out and glare control in relevant areas for the building users.

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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	1
Will the building be designed to minimise sources of internal air pollution?	Yes		
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?	No	1	0
Will the building be designed to, or have the potential to provide, natural ventilation?	Yes	1	1

Total indicative BREEAM credits achieved	3
Total indicative contribution to overall building score	3.21%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

An Air Quality Plan must be produced for the project and will detail how the building has been designed to minimise sources of air pollution. The building will be both mechanically and naturally ventilated. All relevant finishing products will also need to be specified to have low Volatile Organic Compound emissions and to be in line with relevant British Standards. The VOC levels will not be measured post construction. It must be noted here that 3 credits have been awarded for this issue based on the information above however if the Air Quality Plan requirements is not met then 2 of these 3 credits will be lost.

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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:

A Thermal Model in line with CIBSE AM11 is being produced for the project and the modelling will be used to inform an appropriate thermal zoning and control strategy that is user friendly for the building occupants.

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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:

All water systems in the building will be designed in accordance with the Health and Safety Executives Approved Code of Practice and Guidance on Legionnaires Disease and there will be no humidification within the building. A wholesome supply of accessible, clean and fresh drinking water will be provided in the form of a chilled mains fed water cooler in an accessible area of the building such as a corridor or break out space. 1 cooler is required for every 200 building users and it is assumed there will only be around 310 users of this building so two coolers will therefore be required.

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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	2

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:

It is assumed that there will be a Suitably Qualified Acoustician employed on this project and that the building will meet all of the relevant acoustic performance standards and testing requirements.

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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?	No	1	0
Will a suitably qualified security consultant be appointed and security considerations accounted for?	Yes	1	1

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	N/A

Comments/notes:

The credit available for safe access for pedestrians and cyclists in external areas of the project has not been included at this stage however it could be revisted at a later stage. A Suitably Qualified Security Consultant has not yet been consulted for this project however if this is done soon then the second credit can be achieved.

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ENERGY	Section Weighting	19.00%	Indicative Section Score	11.96%

Ene01 Reduction of CO_2 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?	Enter building performance data into the Ene01 calculator

Ene01 Calculator

Ene01 Calculator and Key Performance Indicators

Building floor area	5796	m2
Notional building energy demand	68.43	MJ/m2/annum
Actual building energy demand	54.55	MJ/m2/annum
Notional building energy consumption	77.72	kWh/m2/annum
Actual building energy consumption	73.43	kWh/m2/annum
Target Emission Rate (TER)	14.10	kgCO2/m2/annum
Building Emission Rate (BER)	10.50	kgCO2/m2/annum
Building improvement over TER	26.00%	
Demand Energy Performance Ratio (EPR)	0.1786	
Consumption Energy Performance Ratio (EPR)	0.1512	
CO_2 Energy Performance Ratio (EPR)	0.1958	
Overall Building Energy Performance Ratio (EPR_{NC})	0.5256	

What is the equivalent % of the building's 'regulated' energy consumption that will be generated by carbon neutral sources and used to meet energy demand from 'unregulated' building systems or processes?	
Is the building designed to be 'carbon negative' ?	

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Total indicative BREEAM credits achieved	8
Total indicative contribution to overall building score	5.63%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Excellent level

Comments/notes:

A preliminary SBEM calculation has not been completed for the project as yet however a minimum target of 6 out of the 15 available credits is required to meet the BREEAM Minimum Standard requirements for an Excellent rating. 8 is however thought to be a realistic target at this stage.

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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:

Sub-meters will be provided for all major energy consuming systems such as heating, hot water, lighting and small power and these will be accessible to building users so that energy consumption can be monitored and perhaps reduced if required. There will also be the provision to further sub-meter the energy usage within separate building function areas such as clean classroom areas and dirty workshop areas.

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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:

All external lighting will need to meet the levels and colur rendering requirements as outlined in the BREEAM 2011 New Construction Manual. External light fittings must also be controlled through a time switch or daylight sensor to prevent operation during daylight hours.

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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	10.00%	2	1
Please confirm the intended energy source of the Low and/or zero carbon system?	Biomass		
Building is cooled mechanically, not utilising 'free' cooling	No	1	0

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	1.41%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

A compliant feasibility study will be undertaken for this project and will suggest that Biomass is the most suitable renewable technology for the site being as there is already Biomass on the site and an existing storage and delivery facility in place. No initial calculations have been done as yet however it is thought that at least a 10% reduction in Carbon Emissions can be achieved so 2 of the available 3 credits are targeted at this stage. Photovoltaics are also being considered for the project however they have not been accounted for at this stage.

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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	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:

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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:

A transporatation analysis must be carried out for the building to determine the optimum size and number of lifts. A selection of lift specifications must then be compared and it must be demonstrated that the most energy efficient of the specifications has been chosen. This will meet the requirements of the first credit for this issue. To get the second credit the chosen lift must contain 3 energy efficient features such as a regenerative drive, energy efficient lighting etc.

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Ene07 Energy Efficient Laboratory Systems

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:

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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?	No	
Residential areas?	No	
Healthcare?	No	
Kitchen and catering facilities?	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:

It is thought that the only contributor to unregulated energy use within this building will be small power and plug in equipment such as computers and machinery. To achieve the credits for this issue the equipment specified will need to be specified to a relevant energy efficiency standard and evidence must be provided to demonstrate this.

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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:

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TRANSPORT	Section Weighting	8.00%	Indicative Section Score	6.55%

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?	Very Good provision of public transport i.e. small/medium urban centre
Building's indicative Accessibility Index	10
Does the building have a dedicated bus service?	

Total indicative BREEAM credits achieved	3
Total indicative contribution to overall building score	2.18%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

There are a number of bus stops in close proximity to the site operating regular bus services in and out of Barnsley Town Centre. Barnsley Train Station is also within close proximity of the building. This means that at least 3 credits should be realisitically achieveable under this issue however more may be potenially achieveable at a later stage.

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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:

The development is in close proximity to Barnsley Town Centre and it is thought there will be a cash machine, post box and food outlet within 500m of the building.

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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?	Yes	2	2
Will cyclist facilities be provided?	Yes		

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	1.45%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

To comply with this credit, 1 BREEAM compliant cycle rack for every 10 staff and students must be installed on the project. There are 310 building users predicted for this building so a minimum of 31 cycle racks will be needed. Sheffield Cycle Racks store 2 bikes so 16 of those will be sufficient to meet the requirement as it will create 32 spaces. To achieve the second credit there must be compliant showers and changing facilities for both male and female building users and also staff lockers appropriately sized to store cycling equipment. There must be the same amount of lockers as cycle spaces so in this case 32 would be required and they must be inside or near to the changing facilities.

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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)	10

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?	Yes	2	2

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	1.45%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

To achieve 1 credit for this issue there must be no more than 1 car parking space on site for every 25 building users and to achieve 2 credits there must be no more than 1 space for every 30 users. This does not include disabled spaces. On this project to achieve 1 credit a maximum of 13 spaces would be needed and to achieve 2 credits it would be a maximum of 11. At this stage, 11 spaces are specified and some of these will be disabled so 2 credits are targeted.

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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:

A Travel Plan has been produced as part of the planning application. To award this credit it will need to be submitted as evidence along with a Site Specific Transport Survey.

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WATER	Section Weighting	6.00%	Indicative Section Score	4.67%

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?	Level 3 - Three credits

Total indicative BREEAM credits achieved	3
Total indicative contribution to overall building score	2.00%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

To achieve credits under this issue the proposed building must achieve a percentage improvement over the BRE-set baseline for water consumption. The design team feel that through specification of low flush toilets, flow restricted taps and showers and a rainwater harvesting system for flushing toilets they can reasonable achieve a 40% improvment over the baseline and therefore achieve three credits under this issue.

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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?	N/A		
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?	N/A		

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:

A water meter with a pulsed output must be installed on the main water supply to the building. It is not deemed relevant to have any additional sub-meters for separate building function areas as the water usage within this building will be minimal.

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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

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	1.33%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

A leak detection system which is capable of detecting a major water leak on the mains water supply within the building and between the building and the utilities water meter must be installed. The leak detection system will be: audible when activated, activated when the flow of water passing through the water meter/data logger is at a flow rate above a pre-set maximum for a pre-set period of time, able to identify different flow and therefore leakage rates, e.g. continuous, high and/or low level, over set time periods, programmable to suit the owner/occupiers' water consumption criteria, where applicable, designed to avoid false alarms caused by normal operation of large water-consuming plant such as chillers. There must also be soilenoid valves installed in all toilet areas to prevent minor leaks. The valves should be connected to a PIR sensor on the lighting so that when the toilets are unnocupied the water supply will be off.

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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:

There will be no mains fed irrigation systems within this project and therefore this credit is achieved by default.

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MATERIALS	Section Weighting	12.50%	Indicative Section Score	10.58%

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	5	BREEAM Innovation credits	

Total indicative BREEAM credits achieved	5
Total indicative contribution to overall building score	4.81%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	N/A

Comments/notes:

There are 6 credits available for this issue depending on how the materials specifications are rated on the Green Guide to Specification. The higher the rating, the more credits will be achieved. The specification is not yet finalised but 5 credits under this issue is more than a realistic target and the building could potentially achieve more than this.

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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:

To achieve this credit 80% or more of the hard landscaping and boundary protection must achieve an A or an A* rating on the Green Guide to Specification. It is assumed at this stage that this can be done.

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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:

As a minimum requirement all timber used within the project must be FSC certified but it is a realistci assumption that more materials than this can be responsibly sourced such as Steel and Concrete etc. 2 of the 3 credits are therefore targeted.

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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	Credits available	Indicative credits 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:

To achieve the first credit available for this issue the insulations used within the project must be A or A* rated on the Green Guide to Specification. To achieve the second credit the insulations must all be responsibly sourced. This is a realistic assumption at this stage as all major insulation manufacturers ensure that their products are highly rated on the Green Guide and the majority of them can provide certificates for responsible sourcing.

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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:

The design team will be required to identify the vulnerable areas of the building (both internal and external) and specify measures to protect them. These can include external bollards, raised kerbs, robust external wall construction, kick plates, durable floor finishes, handrails etc.

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WASTE	Section Weighting	7.50%	Indicative Section Score	5.00%

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	3	BREEAM Innovation credits	

Total indicative BREEAM credits achieved	3
Total indicative contribution to overall building score	3.75%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

There are 4 credits available for this issue and 3 have been targeted. These credits will depend on how much non-hazardous construction waste (excluding demolition and excavation) is produced during construction and how much of it is diverted from landfill. At this stage these figures are not known so how these two credits are achieved can vary.

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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:

This credit is not targeted.

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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?	Yes	1	1
If relevant, will a static waste compactor(s) or baler(s) be specified/installed?	N/A		
If relevant, will a vessel for composting suitable organic waste be specified/installed?	N/A		

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:

An appropriate space will need to be provided on site for the storage of recycling bins appropriate to the recyclable waste streams from the building such as paper and card. This space can be combined with the bin store but must have atleast 2m2 of space dedicated solely for recycling and the recycling bins must be clearly labelled and appropriate signage must be supplied. The area must be accessible to both building users and collection vehicles.

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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:

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LAND USE & ECOLOGY	Section Weighting	10.00%	Indicative Section Score	5.00%

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:

The site chosen for this building has been re-worked over many years and was registered as landfill so it is safe to assume that more than 75% of the buildings footprint will be on previously developed land. There has also been a ground investigation report which has identified some contamination in the ground however this is not deemed to be significant.

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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:

A Suitably Qualified Ecologist will be employed on the project and is likely to confirm that the land is of low ecological value. However the contractor must agree to protect any existing ecological features surringing the construction zone during site works.

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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?	Small negative change in plant species richness

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	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

A Suitably Qualified Ecologist will be employed on the project and is likely to determine that there will a small negative change in plant species richness as a result of this development and therefore 1 credit should be achieveable for this issue.

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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	1
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?	No change or negative change in plant species richness		

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:

A Suitably Qualified Ecologist will be employed on the project and is likely to determine that there will be no change in palnt species richness as a result of this development. This should achieve 1 of the 3 available credits for this issue however it is a possibility that the second and third credits could still be achieved depending on the results of the ecological survey.

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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	1
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?	No		
Where flora/fauna habitats exist on site, will the contractor programme site works to minimise disturbance?	No		
Will a partnership be set up by the design team with a local group that has wildlife expertise?	No		

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:

A Suitably Qualified Ecologist will be employed on the project and will produce a compliant report. If a landscape and habitat management plan is deemed appropriate then it will also be produced however if it is not appropriate the Ecologist will confirm this. In addition to this the contractor must nominate a biodiversity champion to oversee any ecological works on site. The contractor must also adeqauetly train the site workforce in the protection of site ecology and record any actions taken to protect ecology and monitor their effectiveness.

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POLLUTION	Section Weighting	10.00%	Indicative Section Score	5.38%

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	0
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_2eq. emissions for the system?		kgCO2eq/kW coolth capacity	
Will a refrigerant leak detection and containment system be specified/installed?	No	1	0

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:

The building will contain air conditioning systems which will almost certainly contain refrigerants with a GWP of greater than 10. The credits for this issue can therefore not be achieved.

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Pol02 NO_x 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	Response	
Please enter the target/maximum NO_x emission level for space heating system	150.00	mg/kWh
Please enter the target/maximum NO_x emission level for the water heating system		mg/kWh

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:

The air conditioning systems for this building are electric and biomass systems tend to have quite high NOx so it is likely that the Nox emissions for this building will be much higher than the BREEAM limit of 150mg/kWh. The credits for this issue can therefore not be achieved.

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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		
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:

A flood risk assessment must completed for the site confirming that it is in an area of low flood risk. The site will also be required to meet the BREEAM criteria for surface water run off and attenuation. A petrol separator must be specified for underneath the car park or delivery yard to minimise watercourse pollution. Maximum credits should therefore be achievable for this issue.

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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:

All external lighting will need to meet requirements as outlined in the BREEAM 2011 New Construction Manual. External light fittings must also be controlled through a time switch or daylight sensor to prevent operation during daylight hours.

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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:

There will be noise sensitive buildings within an 800m radius of this building and a Suitably Qualified Acoustician will be employed and an external noise assessment will be carried out. If applicable, noise attenuation meausres will be specified and incorporated into the design.

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INNOVATION	Section Weighting	10.00%	Indicative Section Score	1.00%

Inn01 Innovation

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

Pre-Assessment question/criteria	Exemplary level achieved	Credits available	Indicative credits 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

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

Comments/notes:

Only one innovation credit is targeted at this stage but this is not to say more could not be achieved at a later stage in the project.

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