BREEAM Industrial Pre-assessment Report 2018

Shell and Core

Plot 2 Hoyland

Job No. 2401

Yonder Ltd
Third Floor, Concordia Works
30 Sovereign Street
Leeds LS1 4BA

Revision Record

Revision	Revision Notes / Comments	Date	Prepared By	Checked By	Approved By
A	Final Issue	30 06 2021	MM	SH	RG
B	Updated to Excellent	19 08 2021	RG	SH	SH

Disclaimer

This report is confidential and personal to the client for whom it has been produced by Yonder Ltd, has been produced based on information supplied to Yonder Ltd by that client and is subject to the terms of engagement between that client and Yonder Ltd. No party or person other than the client for whom it has been produced is to rely on its contents. The report is subject to adjudication and certification by the BRE.

Copyright

The BREEAM name and logo are registered trademarks of the Building Research Establishment (BRE). Copyright exists on the logo and this may not be used or reproduced for any purpose without the prior written consent of the BRE.

Introduction

Yonder have been appointed as BREEAM Assessors to undertake an initial pre-assessment of the proposed construction of the industrial development Plot 2 Hoyland, in order to predict the BREEAM score and rating that could potentially be achieved based upon initial information provided.

Site Summary

The proposed development comprises the construction of 1 new warehouse unit with associated office accommodation and external site works including hard standing, car parking, landscaping, and drainage. The assessment has been categorized as 'Shell and Core'.

Score Summary

The development is currently expected to achieve a score of **73.23%**, which equates to a **Excellent** rating.
The desired rating for the development is **Excellent,** which requires a minimum **score of 70%**. Some potential credits have been highlighted for further review.

Assessment Details

BRE Assessment Reference Number:	TBC
Client Name:	Winvic
Building End User/Occupier:	TBC
Assessor Name:	Sarah Howe
Assessor Organisation:	Yonder Limited
BREEAM Scheme:	BREEAM Industrial 2018 - Shell and Core
Technical Manual:	SD5078 BREEAM New Construction 2018: Issue 3.0

Management	Available Credits	Very Good	Excellent	Outstanding	Responsibility	Comments
Man 01.01: Project Deliver Planning	1	1	1		Design Team	
Man 01.02: Stakeholder Consultation (Interested Parties)	1	0				
Man 01.03: BREEAM Advisory Professional (Concept & Design)	2	2	2		BREEAM AP	
Man 02.01: Elemental Life Cycle Cost Report	2	2	2		Yonder/Contractor	
Man 02.02: Component Level Life Cycle Cost Report	1	1	1			
Man 02.03: Capital Cost Reporting	1	1	1		Contractor	
Man 03.00: Timber Prerequisite		YES	YES	YES	Contractor	
Man 03.01: Environmental Management	1	1	1			
Man 03.02: BREEAM Advisory Professional (Site)	1	1	1			
Man 03.03: Responsible Construction Management	2	2	2			
Man 03.04i: Energy and Water Monitoring	1	1	1			
Man 03.04ii: Transport Monitoring	1	1	1			
Man 04.01: Commissioning and Testing Schedule and Responsibilities	1	1	1		Contractor/M&E	
Man 04.02: Commissioning Design & Preparation	1	1	1			
Man 04.03: Testing and inspecting building fabric	1	0				
Man 04.04: Building User Guide & Training Schedule	1	1	1		Contractor	
Management Totals	**18**	**16**	**16**	**0**		

Minimum Standard Check:
Man 03: Responsible Construction Practices (1 credit - Excellent, 2 credits - Outstanding)
Man 04: Commissioning and Handover: Commissioning and Testing Schedule and Responsibilities (Very Good and above)

	Note: Project aiming for Very Good
	Note: Project aiming for Very Good

Health and Wellbeing	Available Credits	Target	Excellent	Outstanding	Responsibility	Comments
Hea 01.02: Daylighting	1	0			Architect	
Hea 01.03: View out	1	1	1		Architect	
Hea 01.04: External Lighting	1	1	1		M&E	
Hea 02.00: Indoor Air Quality Plan (Prerequisite)		YES	YES	YES	Contractor/Yonder	
Hea 02.01: Ventilation	1	1	1		M&E	
Hea 04.01: Thermal Comfort Report	2	2	2		Yonder/Contractor	
Hea 05.01: Indoor Ambient Noise Levels	1	1	1		Yonder/Contractor	
Hea 06.01: Security of Site & Building	1	0	0		Sound Consultant	EARLY INPUT REQUIRED DURING STAGE 3/4
Hea 07.01: Safe Access	1	1	1		Architect	
Hea 07.02: Outside Space	1	1	1		Architect	
Health and Wellbeing Totals	**10**	**8**	**8**	**0**		

Energy	Available Credits	Target	Excellent	Outstanding	Responsibility	Comments
Ene 01.01: Energy Performance	9	5	5	1	Contractor/Energy	
Ene 01.02: Prediction of Operational Energy Performance	4	4	4		Contractor	
Ene 02.01: Sub Metering of End Use Categories	1	1	1		Contractor/M&E	
Ene 02.02: Sub Metering of High Energy Load & Tenancy Areas	1	1	1		Contractor/M&E	
Ene 03: External lighting	1	1	1		Contractor/M&E	
Ene 04.01: Passive Design Analysis	1	1	1		Yonder/Contractor	**REQUIRED AT RIBA STAGE 3/4**
Ene 04.02: Free Cooling	1	0	0		Yonder/Contractor	
Ene 04.03: Low Carbon Design	1	1	1		Yonder/Contractor	**REQUIRED AT RIBA STAGE 3/4**
Ene 06: Energy Efficient Transportation Systems	2	2	2		Lift Installer	
Energy Totals	**21**	**16**	**16**	**1**		

Minimum Standard Check:

Ene 01: Reduction of Energy Use and Carbon Emissions (4 credits - Excellent, 6 + 4 credits - Outstanding)

Note: Project aiming for Very Good

Ene 02: Sub-Metering (First credit - Very Good and above)

Note: Project aiming for Very Good

Transport	Available Credits	Target	Excellent	Outstanding	Responsibility	Comments
Tra 01: Transport Assessment and Travel Plan	2	2	2		Architect/Developer	Based on Transport assessment 7 credits can be awarded.
Tra 02: Sustainable Transport Measures	10	5	5		Architect	
Transport Totals	**12**	**7**	**7**	**0**		

Water	Available Credits	Target	Excellent	Outstanding	Responsibility	Comments
Wat 01: Water Consumption	5	4	4	1	Arch/M&E	
Wat 02: Water Monitoring	1	1	1		Contractor/M&E	
Wat 03: Water Leak Detection and Prevention	2	2	2		Contractor/M&E	
Wat 04: Water Efficient Equipment	1	1	1		Contractor/M&E	
Water Totals	**9**	**8**	**8**	**1**		

Minimum Standard Check:

Wat 01: Water Consumption (1 Credit - Good & above, 2 Credits - Outstanding)

Note: Project aiming for Very Good

Wat 02: Water Meter- Specification of Water Meter (Good & above)

Note: Project aiming for Very Good

Materials	Available Credits	Target	Excellent	Outstanding	Responsibility	Comments
Mat 01: Building Life Cycle Assessment	7	2	2		Architect	
Mat 02: Environmental Product Declarations	1	1	1		Architect/Contractor	
Mat 03.00: Timber Prerequisite		YES	YES	YES	Contractor	
Mat 03.01: Sustainable Procurement Plan	1	1	1		Arch/M&E/ Contractor	
Mat 03.02: Responsible Sourcing of Construction Materials	3	1	1		Architect/Contractor	
Mat 05: Designing for durability and resilience	1	1	1		Architect	
Mat 06: Material efficiency	1	1	1		Contractor	
Materials Totals	**14**	**7**	**7**	**0**		

Minimum Standard Check:
Mat 03: Responsible Sourcing of Construction Products (Timber - Pass and Above)

Note: Project aiming for Very Good

Waste	Available Credits	Target	Excellent	Outstanding	Responsibility	Comments
Wst 01.00: Pre-Demo Audit	0	0	0			
Wst 01.01: Resource Management Plan	3	3	3		Contractor	
Wst 01.2: Sorting of Materials into Key Waste Groups	1	1	1			
Wst 02: Use of Recycled & Sustainably Sourced Aggregates	1	0	0			
Wst 03: Operational waste	1	1	1		Architect	
Wst 05: Adaptation to climate change	1	1	1		Contractor	
Wst 06: Design for Disassembly and Adaptability	2	2	2		Arch/M&E	
Waste Totals	**9**	**8**	**8**	**0**		

Minimum Standard Check:
Wst 01: Construction Waste Management (1 Credit - Outstanding)
Wst 03: Operational Waste (1 Credit - Excellent and above)

Note: Project aiming for Very Good
Note: Project aiming for Very Good

Land Use and Ecology	Available Credits	Target	Excellent	Outstanding	Responsibility	Comments
LE 01.01: Previously Occupied Land	1	0	0		Architect	
LE 01.02: Contaminated Land	1	0	0		Contamination consultant	
LE 02.01: Survey and Evaluation (Routes 1&2)	1	1	1		Ecologist	
LE 02.02: Deterring the Ecological Outcomes of the Site (Routes 1&2)	1	1	1		Ecologist	
LE 03.01: Planning and Measures On-site (Routes 1&2)	1	1	1		Ecologist	
LE 03.02: Managing Negative Impacts of the Project (Route 1 - 1 credit available; Route 2 - 2 credits available)	2	1	1		Ecologist	
LE 04.01: Enhancement of Ecology (Route 1 - 1 credit available; Route 2 - All credits available)	4	2	2		Ecologist	
LE 05: Long Term Impact on Biodiversity (Route 1 - 1 credit available; Route 2 - 2 credits available)	2	2	2		Ecologist/Contractor	
Land Use and Ecology Totals	**13**	**8**	**8**	**0**		

Pollution	Available Credits	Target	Potential	Potential	Responsibility	Comments
Pol 01: Impact of Refrigerants	3	1	1		M&E	
Pol 02: Local Air Quality	2				M&E	
Pol 03.1: Surface water run-off : Flood risk	2	2	2		Drainage Engineer	
Pol 03.2: Surface water run-off : Surface water run-off	2	2	2			
Pol 03.3: Surface water run-off : Minimising water course pollution	1	1	1			
Pol 04: Reduction of night time light pollution	1	1	1		M&E	
Pol 05: Reduction of noise pollution	1	0	0			
Pollution Totals	**12**	**7**	**7**	**0**		

Innovation	Available Credits	Target	Potential	Potential	Responsibility	Comments
Inn 01: Innovation	10	0				
Man 03: Responsible construction practices	1	1	1			
Hea 01: Daylighting	1	0				
Hea 01: Internal Lighting	1	0				
Hea 02: Emissions from Building Products	1	0				
Hea 06: Security	1	0				
Ene 01: Reduction of energy use and carbon emissions	3	0				
Ene 01: Post Occupancy Monitoring	2	2	2			
Wat 01: Water consumption	1	0				
Mat 01: Building Life Cycle Assessment	3	0				
Mat 03: Responsible sourcing of materials	1	0				
Wst 01: Construction site waste management	1	1	1			
Wst 02: Use of Recycled & Sustainably Sourced Aggregate	1	0				
Wst 05: Adaptation to climate change	1	0				
LE 02: Deterring the Ecological Outcomes of the Site	1	0				
Innovation Totals (Up to a maximum of 10 credits)	**10**	**4**	**4**	**0**		

	Available	Target	Potential	Potential	Target + Potential
TOTAL NO. OF CREDITS	128	89	89	2	74.67%
	CREDIT SCORE	73.23%		74.67%	74.67%
	CREDIT RATING	EXCELLENT			EXCELLENT