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BREEAM Ref		BREEAM Category	Design Stage Evidence Required.	Credits	Evidence Provider.	Notes	Page reference for each category - BREEAM Manual V4.1
Management				**10**	**Section Total**		**Page**
Man01	Project Brief and Design	Stakeholder Consultation (Project Delivery)	Evidence to demonstrate (prior to completion of the Concept Design) that the stakeholders have met to identify and define their roles, responsibilities and contributions for each of the key phases of project delivery and have considered; a. End user requirements, b. Aims of the design and design strategy, c. Particular installation and construction requirements/limitations, d. Occupiers budget and technical expertise in maintaining any proposed systems, e. Maintainability and adaptability of the proposals, f. Requirements for the production of project and end user documentation, g. Requirements for commissioning, training and aftercare support.	1	Designers/Client		38
			Evidence which demonstrates that the contributions of the project team and the project delivery stakeholders have influenced or changed the Initial Project Brief, including if appropriate, the Project Execution Plan, Communication Strategy, and the Concept Design.				
			Evidence to demonstrate (prior to completion of the Detailed Design) consultation feedback has been given to, and received by, all relevant parties.				
		Sustainability Champion (Design)		0		This is an option for additional points if a BREEAM accredited professional is appointed during the early design stages.	
		Sustainability Champion (Program)		0			
Man03	Responsible Construction Practice	Site Timber	Evidence to demonstrate that the contractor will commit to ensure that all site timber is 'legally harvested and traded timber'	P/Req.	Spec/Contract		49
		Environmental Management System	Evidence to demonstrate that the contractor will be required to operate a compliant Environmental Management System for the main operations. The EMS must be either; third party certified, to ISO 14001/EMAS or equivalent standard; or have a structure that is in compliance with BS 8555:2003 and has reached phase four of the implementation stage, 'implementation and operation of the environmental management system', and has completed phase audits one to four, as defined in BS 8555.	1	Spec/Contract		
			Evidence to demonstrate that the contractor will be required to operate best practice pollution prevention policies and procedures on-site in accordance with Pollution Prevention Guidelines, Working at construction and demolition-sites: PPG61.				
		Sustainability Champion	Evidence to demonstrate that the contractor will appoint a BREEAM Sustainability Champion whose y duties include site visits to confirm BREEAM compliance and management to ensure that the target BREEAM score is achieved.	0	Spec/Contract	This is an option for additional points if the contractor is capable of discharging the duties of the sustainability champion.	
		Considerate Construction	Evidence to demonstrate that the contractor will be required to register the project with the Considerate Constructors Scheme (CCS) and will commit to its Code of Considerate Practice in order to achieve scheme certification and a CCS score between 35 and 37 (min 7 in each of 5 categories)	2	Spec/Contract		50

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Man04	Commissioning and Handover	Commissioning and Testing Schedule and Responsibilities	Evidence to demonstrate that the contractor will be required to prepare a schedule of commissioning and testing (that identifies and includes a suitable timescale) of all complex and non-complex building services /control systems and testing and inspecting the building fabric. The schedule will identify the appropriate standards that all commissioning activities will be conducted in accordance with, such as current Building Regulations, BSRIA and CIBSE guidelines.	1	Spec/Contract		56
		Commissioning Manager (Building Services)	Evidence to demonstrate that an appropriate project team member(s) will be appointed to monitor and programme the pre-commissioning, commissioning and, testing and, where necessary, re-commissioning activities on behalf of the client.	1	Spec/Contract		56
			Evidence to demonstrate that the contractor has accounted for undertaking the commissioning and testing programme within the project budget and main programme of works, allowing for the required time to complete all commissioning and testing activities prior to handover.				
		Commissioning Manager (Building Fabric)	Evidence to demonstrate that a Building Fabric Commissioning Manager (BFCM) will be appointed to monitor and programme the inspection and, testing and, where necessary, re-testing activities on behalf of the client. The BSCM should ensure compliance with the requirements of the Inspection and Testing Schedule.	1	Spec/Contract		56
		Training for Building Occupiers/Mangers	Evidence to demonstrate that a training schedule will be prepared and delivered for the benefit of building occupiers/premises managers, (timed appropriately around handover and proposed occupation plans) which includes the following content as a minimum: a. The building's design intent, b. The available aftercare provision and aftercare team main contact(s), including any scheduled seasonal commissioning and post occupancy evaluation, c. Introduction to, and demonstration of, installed systems and key features, particularly building management systems, controls and their interfaces, d. Introduction to the Building User Guide and other relevant building documentation, e.g. design data, technical guides, maintenance strategy, operations and maintenance (O&M) manual, commissioning records, log book etc., e. Maintenance requirements, including any maintenance contracts and regimes in place	1	Spec/Contract		57
		Building User Guide	Evidence to demonstrate that a Building User Guide will be developed prior to handover for distribution to the building occupiers and premises managers. The scope of the user guide should be compliant with the guidance in BREEAM 2014Man 04.		Spec/Contract		57

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Man05	Aftercare	Aftercare Support	Evidence to demonstrate that there will be resources in place to provide aftercare support to the building occupier(s), which includes the following as a minimum: a. A meeting between the aftercare team and the building occupier/management team programmed to occur prior to initial occupation in order to introduce the aftercare team to the aftercare support available, including the Building User Guide and training schedule/content and present key information about the building including the design intent and how to use the building to ensure it operates as efficiently and effectively as possible. b .On-site facilities management training, to include a walkabout of the building and introduction to and familiarisation with the building systems, their controls and how to operate them in accordance with the design intent and operational demands. c. Initial aftercare support provision for at least the first month of building occupation, e.g. on-site attendance on a weekly basis to support building users and management (this could be more or less frequent depending on the complexity of the building and building operations). d. Longer term aftercare support provision for occupants for at least the first 12 months from occupation, e.g. a helpline, nominated individual or other appropriate system to Evidence to demonstrate that there will be operational resources in place to co-ordinate the collection and monitoring of energy and water consumption data for a minimum of 12 months, once the building is occupied. This is done to facilitate analysis of discrepancies between actual and predicted performance, with a view to adjusting systems and/or user behaviour accordingly.	1	Spec/Contract		62
		Seasonal Commissioning	Evidence to demonstrate that the following seasonal commissioning activities will be completed over a minimum 12-month period, once the building becomes substantially occupied: a. Complex systems - Specialist Commissioning Manager: I. Testing of all building services under full load conditions, (heating equipment in mid-winter, cooling/ventilation equipment in mid-summer), and under part load conditions (spring/autumn) ii. Where applicable, testing should also be carried out during periods of extreme (high or low) occupancy. iii. Interviews with building occupants (where they are affected by the complex services) to identify problems or Technical concerns regarding the effectiveness of the systems. iv. Re-commissioning of systems (following any work needed to serve revised loads), and incorporating any revisions in operating procedures into the operations and maintenance (O&M) manuals. b. Simple systems (naturally ventilated) - external consultant/aftercare team/facilities manager: I. Review thermal comfort, ventilation, and lighting, at three, six and nine month intervals after initial occupation, either by measurement or occupant feedback. ii. Take all reasonable steps to re-commission systems following the review to take account of deficiencies identified and incorporate any relevant revisions in operating procedures into the O&M manuals.	1	Spec/Contract Spec/Contract Spec/Contract		

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Health and Wellbeing				**8**	**Section Total**		
Hea01	Visual Comfort	Internal/ External Lighting Zoning and Controls	Internal lighting Evidence to demonstrate that all fluorescent and compact fluorescent lamps are fitted with high frequency ballasts. Evidence to demonstrate that Internal lighting in all relevant areas of the building is designed to provide an illuminance (lux) level appropriate to the tasks undertaken (accounting for building user concentration and comfort levels). i.e. illuminance levels in accordance with the SLL Code for Lighting 2012. Evidence to demonstrate that the lighting design for areas where computer screens are regularly used complies with CIBSE Lighting Guide 72 sections 3.3, 4.6, 4.7, 4.8 and 4.9. External lighting Evidence to demonstrate that all external lighting is designed to provide illuminance levels that enable users to perform outdoor visual tasks efficiently and accurately, especially during the night i.e. external lighting provided is specified in accordance with BS 5489-1:2013 Lighting of roads and public amenity areas3 and BS EN 12464-2:2014 Light and lighting - Lighting of work places - Part 2: Outdoor work places. Zoning and occupant control Evidence to demonstrate that Internal lighting is zoned to allow for occupant control in accordance with the criteria below; In office areas, zones of no more than four workplaces Workstations adjacent to windows/atria and other building areas separately zoned and controlled Dining, restaurant, café areas: separate zoning of servery and seating/dining areas Wards or bedded areas: zoned lighting control for individual bed spaces and control for staff over groups of bed spaces Treatment areas, dayrooms, waiting areas: zoning of seating and activity areas and circulation space with controls accessible to staff.	1	M+ E Design		75
Hea02	Indoor Air Quality	Air Quality Plan	Evidence to demonstrate that an indoor air quality plan has been produced, with the objective of facilitating a process that leads to design, specification and installation decisions and actions that minimise indoor air pollution during occupation of the building. The indoor air quality plan must consider the following: Removal of contaminant sources, Dilution and control of contaminant sources, Procedures for pre-occupancy flush out, Third party testing and analysis, Maintaining indoor air quality in-use	1	M+ E Design		87
		Ventilation	designed to minimise the concentration and recirculation of pollutants in the building. Provide fresh air into the building in accordance with the criteria of the relevant standard for ventilation. Design ventilation pathways to minimise the build-up of air pollutants in the building (such as air conditioned and mixed mode buildings/spaces)	1	M+ E Design		

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Hea04	Thermal Comfort	Thermal Modelling	Evidence to demonstrate that thermal modelling has been carried out using software in accordance with CIBSE AM1 ' Building Energy and Environmental Modelling'. The software used to carry out the simulation at the detailed design stage should provide full dynamic thermal analysis). And demonstrates that: For air conditioned buildings, summer and winter operative temperature ranges in occupied spaces are in accordance with the criteria set out in CIBSE Guide A Environmental design2, Table 1.5; or other appropriate industry standard. For naturally ventilated/free running buildings: Winter operative temperature ranges in occupied spaces are in accordance with the criteria set out in CIBSE Guide A Environmental design, Table 1.5; or other appropriate industry standard (where this sets a higher or more appropriate requirement/level for the building type) and The building is designed to limit the risk of overheating, in accordance with the adaptive comfort methodology outlined in CIBSE TM52: The limits of thermal comfort: avoiding overheating in European buildings3. For air conditioned buildings, evidence to demonstrate that the PMV (predicted mean vote) and PPD (predicted percentage of dissatisfied) indices based on the above modelling are provided for use by the BREEAM assessor.	0	M+ E Design	it is a pre-requisite that Thermal Modelling has been undertaken in order to achieve these credit. These credits have been de-selected on that basis. If resource is available for Thermal modelling then these credits could be revisited.	104
		Design for Climate Change	Evidence to demonstrate that thermal modelling satisfies the relevant requirements set out for a projected climate change environment. (Where thermal comfort criteria are not met for the projected climate change environment, the project team may demonstrates how the building has been adapted, or designed to be easily adapted in future using passive design solutions in order to subsequently meet the requirements.. For air conditioned buildings, the PMV and PPD indices based on the above modelling are provided for use by the BREEAM assessor.	0	M+ E Design		
		Zone Controls	Evidence to demonstrate that the thermal modelling analysis has informed the temperature control strategy for the building and its users. Evidence to demonstrate that the strategy for proposed heating/cooling system(s) has addressed the following: Zones within the building and how the building services could efficiently and appropriately heat or cool these areas. The degree of occupant control required for these zones, based on discussions with the end user. User knowledge of building services Occupancy type, patterns and room functions (and therefore appropriate level of control required) How the user is likely to operate or interact with the system(s). The user expectations (this may differ in the summer and winter) and degree of individual control. How the proposed systems will interact with each other (where there is more than one system) and how this may affect the thermal comfort of the building occupants. The need or otherwise, in an accessible building, for user actuated manual override for any automatic systems.	0	M+ E Design		104

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Heo 05	Acoustic Performance	Acoustic Performance	Airborne sound insulation values and impact sound insulation values are at least 5dB higher than the performance standards in the Building Regulations.. Current Approved Document E requires 45 dB for airborne sound and therefore 50dB is necessary for BREEAM compliance. Current Approved Document E requires 62 dB for impact sound resistance and therefore 67dB is necessary for BREEAM compliance.	3	Architect		111
Hea06	Safety and Security	Safe Access for Pedestrians and Cyclists	Site Plan showing that :	1	Architect		125
			Dedicated cycle paths are provided with direct access from the site entrance(to any cycle storage provided, without the need to deviate from the cycle path and on-site footpaths provide direct access from the site entrance to the building entrance(s) and connect to public footpaths off-site.				
			Where provided, drop-off areas are designed avoiding the need for the pedestrian to cross vehicle access routes.				
			Dedicated pedestrian crossings are provided where pedestrian routes cross vehicle access routes, and appropriate traffic calming measures are in place to slow traffic down at these crossing points.				
			The lighting for access roads, pedestrian routes and cycle lanes is compliant with the external lighting criteria defined in accordance with BS 5489-1:20131 Lighting of roads and public amenity				
			Where vehicle delivery access and drop-off areas form part of the following apply:				
			Delivery areas are not directly accessed through general parking areas and do not cross or share pedestrian and cyclist routes and other outside amenity areas accessible to building users and general public.				
			There is a dedicated parking/waiting area for goods vehicles with appropriate separation from the manoeuvring area and staff and visitor car parking.				
			Parking and turning areas are designed for simple manoeuvring according to the type of delivery vehicle likely to access the site, thus avoiding the need for repeated shunting.				
			There is a dedicated space for the storage of refuse skips and pallets away from the delivery vehicle manoeuvring area and staff/visitor car parking.				
		Security of Building	Evidence to demonstrate that a Suitably Qualified Security Specialist (SQSS) has conducted an evidence-based Security Needs Assessment (SNA) during to Concept Design Stage.	1	SBD Consultation		125
			The Assessment develops a set of recommendations or solutions during or prior to Concept Design Those recommendations or solutions aim to ensure that the design of buildings, public and private car parks and public or amenity space are planned, designed and specified to address the issues identified in the preceding SNA.		Architect		
			Evidence to demonstrate that the recommendations or solutions proposed by the SQSS are implemented and incorporated in the design.				
			Any deviation from those recommendations or solutions will need to be justified, documented and agreed in advance with a suitably qualified security specialist.		Architect		

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Energy				**12**	**Section Total**		
Ene01	Reduction of Energy use andCO2 Emissions		Energy performance certificate and SBEM Calculations.	6	M+ E Design		133
Ene02	Energy Monitoring	Sub Meters	Evidence to demonstrate that Energy metering systems will be installed that enable at least 90% of the estimated annual energy consumption of each fuel to be assigned to the various end-use categories of energy consuming systems. Detailed guidance on the development of an appropriate metering strategy is available in CIBSE TM39 Building energy metering. Notes: Where the total consumption of any single end use category is than 10% of the annual energy consumption for a given fuel type, it is not necessary for this end use to be sub-metered but the design team should demonstrate (by calculation) that the respective end use(s) is expected to account for less than 10% of the annual energy consumption for the fuel type. The energy consuming systems in buildings with a total useful floor area greater than 1,000m2 should be are metered using an appropriate energy monitoring and management system.	1	M+ E Design		145
Ene03	External Lighting	Lighting Specification and Controls	Evidence to demonstrate that the average initial luminous efficacy of the external light fittings for the project is not less than 60 luminaire lumens per circuit Watt. Evidence to demonstrate that all external light fittings are automatically controlled for prevention of operation during daylight hours and presence detection in areas of intermittent pedestrian traffic.	1	M+ E Design		152
Ene04	Low Carbon Design	Low and Zero Carbon Technologies	A feasibility study has been carried out by the completion of the Concept Design stage (RIBA Stage 2 or equivalent) by an energy specialist to establish the most appropriate recognised local (on-site or near-site) low or zero carbon (LZC) energy source(s) for the building/development. A local LZC technology has been specified for the building/development in line with the recommendations of this feasibility study and this method of supply results in a meaningful reduction in regulated carbon dioxide (CO2) emissions	1	M+ E Design	Local planning policy indicates that the planning consent for this development with require 15% Co2 reduction by the use of LZC technology	155

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Ene06	Energy Efficient Transport Systems	Lifts - Energy consumption	Evidence to demonstrate that an analysis of the transportation demand and usage patterns for the building has been carried out to determine the optimum number and size of lifts.	3	Lift Manufacturer		168
			Evidence to demonstrate that the energy consumption has been calculated in accordance with BS EN ISO 25745 Energy performance of lifts, escalators and moving walks, Part 2				
			Evidence to demonstrate that at least two types of system , that the use of regenerative drives has been considered and the transportation system with the lowest energy consumption has been specified.				
		Lifts-Energy Efficient Features	Evidence to demonstrate, for each lift, that energy efficient features are specified:				
			The lifts operate in a standby condition during off-peak periods i.e. the power side of the lift controller and other operating equipment such as lift car lighting, user displays and ventilation fans switch off when the lift has been idle for a prescribed length of time.				
			The lift car lighting and display lighting provides an average lamp efficacy, (across all fittings in the car) of > 55 lamp lumens/circuit Watt.				
			The lift uses a drive controller capable of variable speed, variable-voltage, and variable-frequency (VVVF) control of the drive motor.				
			Where the use of regenerative drives is demonstrated to save energy, they are specified.				
Ene08	Energy Efficient Equipment.		Evidence to demonstrate s that the proposed building's unregulated energy consuming loads have been identified and their contribution to the total annual unregulated energy consumption of the building estimated.	0	Client/M + E Designer	There is the potential for an additional credit if equipment that consumes ' unregulated energy' is identified and then specified with energy saving features. (Domestic scale equipment, washer/drying machines, cookers, refrigeration)	178
			Evidence to demonstrates that the systems and/or processes that use a significant proportion of the total annual unregulated energy consumption have been assessed				
			Evidence to demonstrate that a meaningful reduction in the total annual unregulated energy use of the proposed building has been achieved.				
Ene09	Drying Space		Design drawings and/or relevant section/clauses of the building specification/contract which shows the provision of drying line and its location.(64 bedrooms requires 98m of drying line).	0	Architect	It is unlikely that BREEAM compliant secure external drying space can be provided on this project.	185

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Transport				**6**	**Section Total**		
Tra01	Public Transport Accessibility	Transport –Accessibility.	Evidence to demonstrate that the public transport Accessibility Index (AI) has been calculated. A completed copy of the BREEAM 2014 Tra01 Calculator	1	Assessor	Initial Tra01 assessment shows that 1 credited is achievable	189
Tra02	Proximity to amenities		Evidence to show the building is located within close proximity of, and accessible to, local amenities which are likely to be frequently required and used by building occupants.	2	Assessor	Initial Tra02 assessment shows that 2 Points are achievable	196
Tra03	Cyclist Facilities		Design drawings showing the location and size of the wheelchair and buggy storage facilities and the location and no. of charging points. Design drawings showing the location of the compliant cycle spaces and changing areas, lockers and showers for cyclists. Assumptions and calculations used to determine number wheelchair, buggy and cyclist spaces	1	Architect Assessor		200
Tra04	Maximum Car Parking Capacity		Drawings confirming the number and type of parking spaces provided for the building. Relevant documentation or correspondence from the client confirming the number of building users. Confirmation of the buildings' Accessibility Index (as per BREEAM issue Tra 01)	1	Architect Client Assessor	Credit is linked to accessibility index defined in Tra01	209
Tra05	Travel Plan	Travel Plan	Evidence to demonstrate that a travel plan has been developed as part of the feasibility and design stages. Evidence to demonstrate that the travel plan is site specific and is structured to meet the needs of the particular site and covers the following: (as a minimum): Existing travel patterns and opinions towards cycling and walking so that constraints and opportunities Travel patterns and transport impact of future building users. Current local environment for walkers and cyclists (accounting for visitors who may be accompanied by young children) Disabled access (accounting for varying levels of disability and visual impairment) Public transport links serving the site Current facilities for cyclists. Evidence to demonstrate that the travel plan includes a package of measures to encourage the use of sustainable modes of transport and movement of people and goods during the buildings operation and use. Note: If the occupier is known, they must be involved in the development of the travel plan and they must confirm that the travel plan will be implemented post construction and be supported by the buildings management in operation.	1	Consultants Report		216

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Water				**5**	**Section Total**		
Wat01	Water Consumption	Water Consumption	Completed copy of the BREEAM Wat 01 Calculator Assessor	2	Assessor	Particular attention to the specification of taps, showers, w.c.s to ensure 25% reduction in water consumption by comparison with 'BREEAM baseline'	220
			Relevant sections of the building specification/design drawings confirming details (and quantities) each of the sanitary components. Manufacturers technical literature for each of the sanitary components. Manufacturers technical literature for each of the sanitary appliances to include water consumption in use data. The intention is to safe 25% of water consumption by comparison		Architect		
			Design drawings showing the location of the meter on the mains water supply to the building.		M+ E Design		
Wat02	Water Monitoring	Water Monitoring	Drawings and manufacturers detail of any water-consuming plant consuming 10% or more of the building's total water demand. That plant is either fitted with sub meters or have water monitoring equipment integral to the plant. Manufacturers details of each meter (main and sub) to show that they have a pulsed output capable of being connected to a BMS system for the monitoring of water consumption.	1	M+ E Design		231
Wat03	Water Leak Detection	Water Leak Detection & Prevention	A 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 is installed. The leak detection system must be permanently automated, that alerts the building occupants to the leak. 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. Programmable to suit the owner/occupiers' water consumption criteria.	1	Spec/Contract		235
Wat04	Water Efficient Equipment	Water Efficient Equipment	Documentation detailing the planting and irrigation strategy with manufacturers product technical details (as necessary).	1	Landscape Architect		239

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Materials				**8**	**Section Total**		
Mat01	Life Cycle Impacts		Specifications of the following major elements of construction; External Walls, Windows, Roof, Upper Floor Slabs, Internal Walls, Floor Finished and Coverings.	4	Architect		243
			Drawings which identify the areas of each (of the same) element of construction				
			Green Guide rating and element number for each specification assessed.		Assessor		
			A copy of the output from the BREEAM Mat 01 Calculator tool.				
Mat02	Hard Landscaping and Boundary Protection		Specifications for all elements of construction that form the hard landscaping and boundary protection.	1	Landscape Architect		259
			Drawings which identify the areas of each element of the hard landscaping and boundary protection				
			Green Guide rating and element numbers for each specification assessed.		Assessor		
			Copy of the BREEAM Mat 04 Calculator				
Mat03	Responsible Sourcing		Relevant sections of the building specification or other detailed documentary evidence confirming that the selected product shall be sourced from suppliers capable of providing certification to the tier level required for the particular product specified.	0	Procurement Policy for legal and sustainable sourcing.	This is an option for additional credits if the contractor is capable of operating a sustainable procurement policy and providing BREEAM evidence	262
			Relevant sections of the building specification or other detailed documentary evidence to show that the selected product shall be sourced from suppliers capable of providing certification to the tier level required for the particular product specified.		Spec/Contract		
			Relevant sections of the building specification or other detailed documentary evidence confirming details of any recycled materials to be incorporated in the project and confirmation that those recycled materials will be accompanied with an EMS certificate (or equivalent)		Spec/Contract		
			A copy of the output from the BREEAM Mat 03 calculator, including Green Guide rating and element numbers for each specification assessed.		Assessor		
			Relevant sections of the building specification confirming that all timber will be sourced and procured in compliance with the UK Government Timber Procurement Policy for legal and sustainable sourcing.		Spec/Contract		

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Mat04	Insulation		Design drawings and/or relevant section/clauses of the contract specification confirming the location of insulating materials along with the area (m2) and thickness confirming the location of insulating materials along with the area (m2) and thickness (m) or volume (m3) of each type of insulation specified.	1	Spec/Contract		274
			Manufacturer's technical details of the insulation specified. Manufacturer's technical details confirming the thickness and thermal conductivity of the insulating materials specified.		Architect/ M+E Designer		
			The Green Guide element number and rating for the insulating material specified.		Assessor		
			A copy of the output from the Mat 04 calculator Assessor		Assessor		
Mat05	Designing for Durability and Resilience		Evidence to demonstrate that the building incorporates suitable durability and protection measures or designed features/solutions to prevent damage to vulnerable parts of the internal and external building and landscaping elements. The evidence should identify each vulnerable element and the measures used to mitigate damage. The scope must include, but is not necessarily limited to:	1	Architect		278
			Protection from the effects of high pedestrian traffic in main entrances, public areas and thoroughfares (corridors, lifts, stairs, doors etc.).				
			Protection against any internal vehicular/trolley movement within 1m of the internal building fabric in storage, delivery, corridor and kitchen areas.				
			Protection against, or prevention from, any potential vehicular collision where vehicular parking and manoeuvring occurs within 1m of the external building façade for all car parking areas and within 2m for all delivery areas.				
			Evidence to demonstrate that the building incorporates suitable durability design and specification measures to limit material degradation due to environmental factors.				
Mat06	Material Efficiency		Evidence (minutes of meetings) to show that opportunities have been identified, and appropriate measures investigated and implemented, to optimise the use of materials in building design, procurement, construction, maintenance and end of life . The above should be carried out by the design/construction team in consultation with the relevant parties** at each of the following RIBA stages; a. Preparation and Brief, b. Concept Design, c. Developed Design, d. Technical Design, e. Construction. *** Relevant Parties include; 1. Client/developer, 2. Cost consultant, 3. Architect, 4. Structural/civil engineers 5. Building services engineers - mechanical, electrical, 6. Principal contractor 7. Environmental consultant 8. Project management consultant The minutes should show how material consumption has been reduced by the process and may be supplemented by drawings, schedules, calculations BIM models etc.	1	All Design Team Members		281

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Waste				**3**	**Section Total**		
Wst01		Construction Waste Management	A copy of the compliant Site Waste Management Plan and where relevant, a copy of the pre-demolition audit	2	Spec/Contract		286
Wst03		Operational Waste	Design drawings and/or relevant section/clauses of the building specification or contract confirming provision and scope of dedicated facilities for waste management and re-cycling waste. Documents meeting minutes confirming likely building waste streams and indicative volumes	1	Architect		299
Land Use and Ecology				**9**	**Section Total**		
Le01		Site Selection	Design drawings (including existing site plan) and report or site photographs confirming; the type and duration of the previous land use, the Area (m2) of previous land use. Proposed site plan showing; location and footprint (m2) of proposed development (and any temporary works)	1	Architect		314
		Significant Contamination	Professional site investigation, which identifies; the degree of contamination, the contaminant sources/types, the options for remediation. Confirmation that the remediation will be implemented.	0	Specialist Report Ecologist		318
Le02		Ecological Value of Site.	Ecologists Report has been provided which confirms that this credit is of low ecological value	1			
		Protection of Ecological Features	All existing features of ecological value within the assessment zone are adequately protected from damage during clearance, site preparation and construction activities. (Following advice obtained from the SQE)	1			
Le03		Minimising Ecological Impact	Ecologists Report has been provided which confirms that the site is of low ecological value	2			324
Le04		Enhancing Site Ecology	Ecologists Report has been provided which confirms that there is the potential (assuming appropriate landscaping proposals to obtain both available credits)	2			332
Le05		Long Term Impact on Biodiversity	Ecologists Report has been provided which confirms that there is the potential (assuming that all mandatory and 4 additional BREEAM Le05 criteria are implemented) to obtain both available credits.	2			337

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BREEAM Ref		BREEAM Category	Design Stage Evidence Required.	Credits	Evidence Provider.	Notes	Page reference for each category - BREEAM Manual V4.1
Pollution				**11**	**Section Total**		
Pol01	Impact of Refrigerants	Systems Containing refrigerants	A copy of the specification clauses from the M+E designer confirming the ventilation does not use mechanical cooling which uses refrigerants.	3	M+E designer	These credits are awarded' by default' on the basis that refrigerants have not been used. If the design changes the cooling plant must meet specific BREEAM requirements	343
			A completed copy of the BREEAM Pol01 Calculator.		Assessor		
Pol02	NOx Emissions	NOx Emissions-Space Heating	Relevant section/clauses of the contract specification and/or manufacturer's product details confirming the NOx emissions of the plant to be installed. (Maximum 70 mg/kWh)	2	M+E Designer		351
		NOx Emissions- Water Heating	Relevant section/clauses of the contract specification and/or manufacturer's product details confirming the NOx emissions of the plant to be installed. (Maximum 70 mg/kWh)				
Pol03	Surface Water Run Off	Flood Risk	Flood risk assessment and design drawings and where appropriate, correspondence from the appropriate statutory body confirming reduced annual probability of flooding.	5	Structural Engineer		358
			Statement from the consultant confirming that they are qualified in line with the BREEAM definition.				
		Attenuation	Consultants report containing all information necessary to demonstrate compliance including; type and storage volume (l) of the drainage measures, total area of hard surfaces (m2), peak/volume flow rates (l/s) pre and post development for the return period events, additional allowance for climate change designed in to the system, impact on the building of flooding from local drainage system failure.				
		Minimising Watercourse Pollution	All water pollution prevention systems have been designed and installed in accordance with the recommendations of documents such as Pollution Prevention Guideline 3 (PPG) and/or where applicable the SuDS manual.				
Pol04	Reduction of Night Time Pollution	External Lighting	Design drawings to show the location of the external lighting. Relevant sections of the contract specification or external lighting design data/calculations which demonstrate compliance with the BREEAM criteria. (Compliance with Table 2 (and its accompanying notes) of the ILP Guidance notes for the reduction of obtrusive light 2011 and appropriate lighting controls.	1	M+E Designer		375
Pol5	Reduction Of Noise Pollution	Noise sensitive Buildings	There are noise-sensitive buildings within 800m radius of the assessed site.	0	Assessor		378
		Noise Impact Assessment & Noise Attenuation Measures	Noise impact assessment to be produced by suitably qualified acoustic (SQA) consultant in compliance with BS 7445. Assessment to cover; Existing background noise levels at the nearest or most exposed noise-sensitive development and the rating noise level resulting from the new noise source. The noise level from the proposed site/building, is a difference no greater than +5dB during the day (07:00 to 23:00) and +3dB at night (23:00 to 07:00) compared to the background noise level.		Specialist report by SQA	This is an option for additional points but a specialist report will be required as BREEAM evidence	