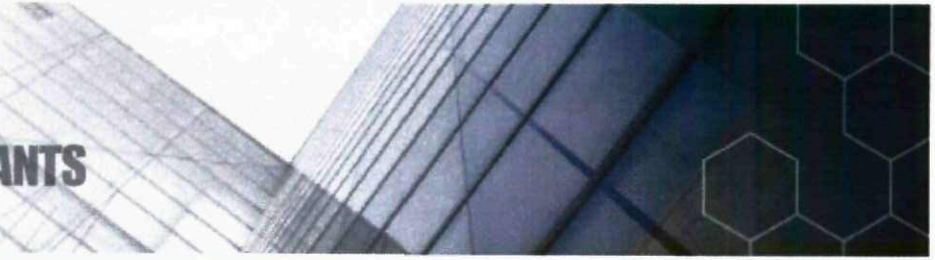
EDCM VIGOR

LOW CARBON CONSULTANTS



10 Years 2000-2010 EDCM GROUP

MIDLAND ROAD, ROYSTON

Barnsley

Proposed Retail Superstore

BREEAM Pre-Assessment Report

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Low Carbon
Sustainability
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MIDLAND ROAD, ROYSTON

BARNSLEY

Proposed Retail Superstore

BREEAM Pre-Assessment Report

EDCM VIGOR

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November 2011, 40258

REV	Details	DATE	PREPARED BY	CHECKED BY
0	Draft Issue	17/11/2011	JKB	GSW

BREEAM PRE-ASSESSMENT REPORT

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1.0 Introduction

One of the requirements relating to this development is the achievement of a BREEAM rating of "Very Good".

A BREEAM Retail 2011 Pre-Assessment has been carried out by EDCM Vigor Ltd to establish the rating of this proposed development based on information and commitments provided by the Project design team.

This document has therefore been prepared by EDCM Vigor to demonstrate the results of the pre-assessment exercise.

What is BREEAM

BREEAM (Building Research Establishment's Environmental Assessment Method) is the world's leading and most widely used environmental assessment method for buildings. At the time of writing, BREEAM has certified over 200,000 buildings since it was first launched in 1990.

Aims of BREEAM

1. To mitigate the life cycle impacts of buildings on the environment
2. To enable buildings to be recognised according to their environmental benefits
3. To provide a credible, environmental label for buildings
4. To stimulate demand for sustainable buildings

Objectives of BREEAM

1. To provide market recognition of buildings with a low environmental impact
2. To ensure best environmental practice is incorporated in building planning, design, con-struction and operation.
3. To define a robust, cost-effective performance standard surpassing that required by reg-ulations.
4. To challenge the market to provide innovative, cost effective solutions that minimise the environmental impact of buildings.
5. To raise the awareness amongst owners, occupants, designers and operators of the ben-efits of buildings with a reduced life cycle impact on the environment.
6. To allow organisations to demonstrate progress towards corporate environmental objec-tives.

What is BREEAM New Construction

BREEAM New Construction is a performance based assessment method and certification scheme for new buildings.

The primary aim of BREEAM New Construction is to mitigate the life cycle impacts of new buildings on the environment in a robust and cost effective manner achieved through integration and use of the scheme by clients and their project teams at key stages in the design and procurement process. This enables the client, through the BREEAM Assessor and the BRE Global certification process, to measure, evaluate and reflect the performance of their building against best practice in an independent and robust manner.

This performance is quantified by a number of individual measures and associated criteria stretching across a range of environmental issues, which is ultimately expressed as a single certified BREEAM rating,

2.0 Pre Assessment Score Summary

2.1 Rating Benchmarks

The BREEAM rating benchmarks for new construction projects assessed using the 2011 version of BREEAM are as follows:

BREEAM Rating	% score
OUTSTANDING	≥85
EXCELLENT	≥70
VERY GOOD	≥55
GOOD	≥45
PASS	≥30
UNCLASSIFIED	<30

The BREEAM rating benchmark levels enable a client or other stakeholder to compare an individual building's performance with other BREEAM rated buildings and the typical sustainability performance of new non-domestic buildings in the UK.

In this respect each BREEAM rating level broadly represents performance equivalent to:

1. Outstanding: Less than top 1% of UK new non-domestic buildings (innovator)
2. Excellent: Top 10% of UK new non-domestic buildings (best practice)
3. Very Good: Top 25% of UK new non-domestic buildings (advanced good practice)
4. Good: Top 50% of UK new non-domestic buildings (intermediate good practice)
5. Pass: Top 75% of UK new non-domestic buildings (standard good practice)

2.2 Minimum Standards

To achieve a BREEAM rating, the minimum percentage score must be achieved (as outlined in the table above) and the minimum standards (i.e. number of credits achieved) applicable to that rating level (below) complied with.

BREEAM Issue	Minimum Standards by BREEAM Rating Level				
	PASS	GOOD	VERY GOOD	EXCELLENT	OUTSTANDING
Man 01: Sustainable procurement	1	1	1	1	2
Man 02: Responsible Construction Practices	-	-	-	1	2
Man 04: Stakeholder Participation	-	-	-	1	1
Hea 01: Visual Comfort	1	1	1	1	1
Hea 04: Water Quality	1	1	1	1	1
Ene 01: Reduction of CO_2 Emissions	-	-	-	6	10
Ene 02: Energy Monitoring	-	-	1	1	1
Ene 04: Low or Zero carbon Technologies	-	-	-	1	1
Wat 01: Water Consumption	-	1	1	1	2
Wat 02: Water Monitoring	-	1	1	1	1
Mat 03: Responsible Sourcing	1	1	1	1	1
Wst 01: Construction Waste management	-	-	-	-	1
Wst 03: Operational waste	-	-	-	1	1
LE 03: Mitigating Ecological Impact	-	-	1	1	1

2.3 Actual Score

The pre-assessment undertaken by EDCM Vigor shows that the proposed development, based on information provided, should score **56.81%** which equates to a building rating of "Very Good".

The score is made up as follows: -

Section	Indicative no. credits available	Indicative no. credits Achieved	Weighting	Indicative contribution to score
Management	22	13	12	7.09%
Health and Wellbeing	15	9	15	9%
Energy	27	14	19	9.85%
Transport	9	5	8	4.44%
Water	8	5	6	3.75%
Materials	12	7	12.5	7.29%
Waste	6	4	7.5	5%
Land Use and Ecology	10	5	10	5%
Pollution	13	7	10	5.38%
Total	**122**	**69**		**56.8%**

3.0 BREEAM Pre-Assessment Summary

The following Summary and Responsibility matrix has been prepared from the pre-assessment undertaken by EDCM Vigor. The document provides specific details of the credits the design team has demonstrated that the proposed development will achieve together with confirmation of the evidence to be provided at design stage, in the opinion of EDCM Vigor, these credits will actually be achieved.

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Building details

Building name	Retail Superstore, Midland Road, Royston, Barnsley	
Building type (main description)	Retail	*
Building type (sub-group)	Retail - Retail park/warehouse	*
Project type	New Construction (shell only)	*
Will the building be heated and/or cooled?	Yes	*
If applicable, does this industrial building have a heated or cooled operational area?	Option not applicable to building type	
Commercial/industrial refrigeration and storage systems	Yes	*
Internal or external planting and/or soft landscaping	No	*
Building user transportation systems (lifts and/or escalators)	No	*
Laboratory function/area and size category	No laboratory	*
Laboratory containment level	No laboratory	*
Fume cupboard(s) and/or other containment devices	No	*
Vehicle Wash System	No	*
If applicable, will this healthcare building house inpatients?	Option not applicable to building type	
If applicable, does this industrial building have an office area?	Option not applicable to building type	

Disclaimer

This Pre-Assessment Estimator is the property of BRE Global Ltd and is made publicly available for information purposes only. Its use for testing, assessment, certification or approval is not permitted. The results presented are indicative only of a buildings potential performance which is based on a simplified, informal assessment and unverified commitments. The results do not represent a formal certified BREEAM assessment or rating and must not be communicated as such. BRE Global Ltd accepts no responsibility for any actions taken as a result of information presented or interpreted by the BREEAM Pre-Assessment Estimator. To carry out a formal BREEAM assessment contact a licensed BREEAM Assessor organisation. A list of licensed BREEAM Assessors is available from the Green Book Live website: www.greenbooklive.com

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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	Retail Superstore, Midland Road, Royston, Barnsley
Indicative building score (%)	56.81%
Indicative BREEAM rating	Pre-Assessment result indicates potential for BREEAM Very Good rating
Indicative minimum standards level achieved	Pre-Assessment result indicates the minimum standards for Very Good level

MANAGEMENT

Section Weighting 12.00% | *Indicative Section Score* 7.09%

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	Shell & Core option?
Will roles, responsibilities and a training schedule be defined in accordance with BREEAM?	Yes	1	1	N/A
Will a BREEAM AP be appointed at RIBA stage A/B and performance targets contractually agreed?	No	1	0	N/A
Will a BREEAM AP be appointed to monitor and report progress during RIBA stage B-E ?	No	1	0	N/A
Willa BREEAM AP be appointed to monitor and report progress during RIBA stage F-L?	No	1	0	N/A
Will a thermographic survey be conducted and any defects uncovered remedied?	Yes	1	1	N/A
Will compliant commissioning of building services be carried out?	Yes	1	1	N/A
Will compliant seasonal commissioning of building services be carried out?	Yes	1	1	N/A
Will water/energy consumption data be recorded and aftercare support provided for 12 months?	Yes	1	1	N/A
Will water/energy consumption be recorded/reported for 3 years post construction?	No	1	0	N/A

Total indicative BREEAM credits achieved	5
Total indicative contribution to overall building score	2.73%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

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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		Shell & Core option?
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.	N/A

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

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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	Shell & Core option?
Will site energy consumption be metered/monitored?	Yes	1	1	N/A
Will site water consumption be metered/monitored?	Yes	1	1	N/A
Will the transport of construction materials and waste to/from site be measured/monitored?	Yes	1	1	N/A
Will timber be sourced in accordance with the Government's Timber Procurement Policy?	Yes	1	1	N/A
Will/does the principal contractor operate a compliant Environmental Management System?	No	1	0	N/A
Will the principal contractor adopt best practice pollution prevention policies & procedures?	Yes			

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	N/A

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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	Shell & Core option?
Will an appropriate level of consultation activities be undertaken?		1	0	N/A
Will an access statement be developed and appropriate building user facilities provided?	Yes	1	1	N/A
Will building user guides and relevant user information be provided?	Yes	1	1	
Will a post occupancy evaluation assessment be undertaken and information disseminated?		1	0	

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

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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	Shell & Core option?
Will a feasibility stage Life Cycle Cost (LCC) analysis be commissioned and completed?	No	1	0	N/A
Will a strategic and system level LCC be commissioned and completed?	No	1	0	N/A
Will a technical design LCC to be commissioned and completed?	No	1	0	N/A

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

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HEALTH & WELLBEING	*Section Weighting*	15.00%	*Indicative Section Score*	9.00%

Hea01 Visual Comfort

No. of BREEAM credits available	4	Available contribution to overall score	4.00%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will all fluorescent lamps be fitted with high frequency ballasts?	Yes	N/A	N/A	N/A
Will all relevant building areas be designed to achieve the appropriate daylight factor(s)?	No	2		N/A
Will the design provide adequate glare control and view out for building users?	Yes	1	1	N/A
Will internal/external lighting be specified in accordance with the relevant CIBSE Guides/British Standards?	Yes	1	1	N/A
Will all relevant building areas be designed to achieve exemplary level daylight factor(s)?		1	0	N/A

Total indicative BREEAM credits achieved	2
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

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Hea02 Indoor Air Quality

No. of BREEAM credits available	4	Available contribution to overall score	4.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

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

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

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Hea03 Thermal Comfort

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	Shell & Core option?
Will thermal modelling of the design be carried out?	Yes	1	1	N/A
Will the modelling inform the development of a thermal zoning and control strategy?	No	1	0	N/A

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:

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Hea04 Water Quality

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

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

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

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Hea05 Acoustic Performance

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	Shell & Core option?
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	N/A

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

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Hea06 Safety and Security

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	Shell & Core option?
Where external site areas are present, will safe access be designed for pedestrians and cyclists?		1	0	N/A
Will a suitably qualified security consultant be appointed and security considerations accounted for?	Yes	1	1	N/A

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

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ENERGY	*Section Weighting*	19.00%	*Indicative Section Score*	9.85%

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?	Define a target number of BREEAM credits achieved		
Select the target number of BREEAM credits for the Ene01 issue	6	BREEAM Innovation credits	

2

NC

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BREEAM

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

Comments/notes:

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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	Shell & Core option?
Will a BMS or sub-meters be specified to monitor energy use from major building services systems?	Yes	1	1	N/A
Will a BMS or sub-meters be specified to monitor energy use by tenant/building function areas?	Yes	1	1	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	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

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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	Shell & Core option?
Will external light fittings and controls be specified in accordance with the BREEAM criteria?	Yes	1	1	N/A

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

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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	Shell & Core option?
Compliant *LZC feasibility* study to be undertaken	Yes	2	1	N/A
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	N/A
Please confirm the intended energy source of the Low and/or zero carbon system?	Combination of one or more LZC energy sources			
Please select	No	1	0	N/A

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:

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Ene05 Energy Efficient Cold Storage

No. of BREEAM credits available	2	Available contribution to overall score	1.41%
No. of BREEAM innovation credits available	1	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will the refrigeration system be designed, installed and commissioned in accrodance with BREEAM criteria?	Yes	1	1	N/A
Will the refrigeration system demonstrate a saving in indirect greenhouse gas emissions?		1	0	N/A
Will the refrigeration system be a type described as a 'Future Technology' in the Refrigeration Road Map?		1	0	N/A

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.70%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	N/A

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Ene06 Energy Efficient Transportation 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	Shell & Core option?

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

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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	Shell & Core option?
Will fume cupboards and/or other containment devices be specified				
Will the laboratory meet BREEAM's Best Practice Energy Practices in Laboratories criteria (table 6-2)?				
Will the laboratory meet criteria item b) of table 6-2: Fan power?				
Will the laboratory criteria item c) of table 6-2: Fume cupboard volume flow rates?				
Will the lab meet criteria item d) of table 6-2: Grouping / isolation of high filtration/ventilation activities?				
Will the laboratory meet criteria item e) of table 6-2: Energy recovery - heat?				
Will the laboratory meet criteria item f) of table 6-2: Energy recovery - cooling?				
Will the laboratory meet criteria item g) of table 6-2: Grouping of cooling loads?				
Will the laboratory meet criteria item h) of table 6-2: Free cooling?				
Will the laboratory meet criteria item i) of table 6-2: Load responsiveness?				
Will the laboratory meet criteria item j) of table 6-2: Cleanrooms?				
Will the laboratory meet criteria item k) of table 6-2: Diversity?				
Will the laboratory meet criteria item l) of table 6-2: Room air-change rates?				

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

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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	No
Swimming pool?	No	
Communal laundry?	No	
Data centre?	No	
IT-intensive operation areas?	No	
Residential areas?	No	
Healthcare?	No	
Kitchen and catering facilities?	Yes	Yes

	Indicative compliance?	Credits available	Indicative credits achieved	Shell & Core option?
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

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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	Shell & Core option?

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*	4.44%

Tra01 Public Transport Accessibility

No. of BREEAM credits available	5	Available contribution to overall score	4.44%
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)?	Retail
What is the degree of public transport provision for the building's location?	A selection of BREEAM complaint public transport nodes available
Building's indicative Accessibility Index	4
Does the building have a dedicated bus service?	

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	1.78%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

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BREEAM 2011 New Construction Pre-Assessment Estimator

Tra02 Proximity to Amenities

No. of BREEAM credits available	1	Available contribution to overall score	0.89%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will the building be in close proximity of and accessible to applicable amenities?	Yes	1	1	N/A

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.89%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

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Tra03 Cyclist facilities

No. of BREEAM credits available	2	Available contribution to overall score	1.78%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

What is the building type category (for the purpose of Tra03 issue assessment)?	Retail – Shopping centre / retail park

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will cycle storage spaces be provided?	Yes	2	1	N/A
Will cyclist facilities be provided?				N/A

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.89%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

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Tra04 Maximum Car Parking Capacity

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

Building type category (for the purpose of Tra04 issue)?	
Buildings indicative Accessibility Index (sourced from issue Tra01)	

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will the building meet BREEAM's maximum parking capacity criteria for this building type/Accessibility Index?				

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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Tra05 Travel Plan

No. of BREEAM credits available	1	Available contribution to overall score	0.89%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will a transport plan based on site specific travel survey/assessment be developed?	Yes	1	1	N/A

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.89%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

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WATER	*Section Weighting*	6.00%	*Indicative Section Score*	3.75%

Wat01 Water Consumption

No. of BREEAM credits available	5	Available contribution to overall score	3.75%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

		Shell & Core option?
Select the level that corresponds closely to the target or likely water component specification?	Level 2 - Two credits	N/A

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	1.50%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

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Wat02 Water Monitoring

No. of BREEAM credits available	1	Available contribution to overall score	0.75%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

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

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.75%
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:

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Wat03 Water Leak Detection and Prevention

No. of BREEAM credits available	2	Available contribution to overall score	1.50%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will a mains water leak detection system be installed on the building's mains water supply?	Yes	1	1	N/A
Will flow control devices be installed in each sanitary area/facility?	Yes	1	1	N/A

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	1.50%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

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Wat04 Water Efficient Equipment

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	Shell & Core option?

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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MATERIALS	*Section Weighting*	12.50%	*Indicative Section Score*	7.29%

Mat01 Life Cycle Impacts

No. of BREEAM credits available	5	Available contribution to overall score	5.21%
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	2	BREEAM Innovation credits	

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	2.08%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	N/A

Comments/notes:

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Mat02 Hard Landscaping and Boundary Protection

No. of BREEAM credits available	1	Available contribution to overall score	1.04%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will ≥80% of all external hard landscaping and boundary protection achieve a Green Guide A or A+ rating?	Yes	1	1	N/A

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	1.04%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

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Mat03 Responsible Sourcing

No. of BREEAM credits available	3	Available contribution to overall score	3.13%
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	1	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	1
Total indicative contribution to overall building score	1.04%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

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Mat04 Insulation

No. of BREEAM credits available	2	Available contribution to overall score	2.08%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

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

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	2.08%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

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Mat05 Designing for Robustness

No. of BREEAM credits available	1	Available contribution to overall score	1.04%
No. of BREEAM innovation credits available	0	Minimum standards applicable	N/A

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

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	1.04%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

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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:

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Wst02 Recycled Aggregates

No. of BREEAM credits available	1	Available contribution to overall score	1.04%
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	1	BREEAM Innovation credits	

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	1.04%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	N/A

Comments/notes:

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Wst03 Operational Waste

No. of BREEAM credits available	1	Available contribution to overall score	1.04%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	Shell & Core option?
Will appropriate facilities for the storage of operational recyclable waste volumes be provided?	Yes	1	0	N/A
If relevant, will a static waste compactor(s) or baler(s) be specified/installed?	No			N/A
If relevant, will a vessel for composting suitable organic waste be specified/installed?	No			N/A

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	Pre-Assessment result indicates the minimum standards for Very Good level

Comments/notes:

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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	Shell & Core option?

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	Shell & Core option?
Will at least 75% of the proposed development's footprint be located on previously been developed land?	No	1	0	N/A
Is the site deemed to be significantly contaminated?	No	1	0	N/A

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:

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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	Shell & Core option?
Can the land within the construction zone be defined as 'land of low ecological value'?	Yes	1	1	N/A
Will all features of ecological value surrounding the construction zone/site boundary be protected?	Yes			N/A

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:

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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:

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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	Shell & Core option?
Will a suitably qualified ecologist be appointed to report on enhancing and protecting site ecology?	Yes	3	1	N/A
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?	Please select			

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:

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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	Shell & Core option?
Will the building meet BREEAM's mandatory criteria for this BREEAM issue?	Yes	2	2	N/A
Will a Biodiversity Champion be appointed to monitor/minimise impacts of site activities on biodiversity?	Yes			
Will the contractor provide training for the site workforce on how to protect ecology during the project?	Yes			
Will the contractor record actions to protect biodiversity and monitor their effectiveness during construction?	Yes			
Will a new ecologically valuable habitat, appropriate to the local area, be created?	Yes			
Where flora/fauna habitats exist on site, will the contractor programme site works to minimise disturbance?	No			

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

Comments/notes:

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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	Shell & Core option?
Will refrigerant containing systems be installed in the assessed building?	Yes	2	0	N/A
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?	Yes	1	1	N/A

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:

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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		Shell & Core option?
Please enter the target/maximum NO_x emission level for space heating/cooling system		*mg/kWh*	N/A

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:

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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	Shell & Core option?
What is the actual/likely annual probability of flooding for the assessed site?	Low	2	2	N/A
Will a compliant Flood Risk Assessment be undertaken?	Yes			N/A
Will the site meet the BREEAM criteria for peak rate surface water run off?	Yes	1	1	N/A
Will the site meet the criteria for surface water run off volume, attenuation and/or limiting discharge?		1	0	N/A
Will the site be designed to minimise watercourse pollution in accordance with the BREEAM criteria?	Yes	1	1	N/A

Total indicative BREEAM credits achieved	4
Total indicative contribution to overall building score	3.08%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

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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	Shell & Core option?
Will the external lighting be designed to reduce light pollution?	Yes	1	1	N/A

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

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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	Shell & Core option?
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			N/A

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

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INNOVATION	*Section Weighting*	10.00%	*Indicative Section Score*	0.00%

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	No	1	0
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	No	1	0
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	0
Total indicative contribution to overall building score	0.00%
Indicative minimum standard(s) level	N/A

Comments/notes:

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BREEAM 2011 New Construction Assessment Report: Rating & Key Performance Indicators

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.

Overall Indicative Building Performance

Building name	Retail Superstore, Midland Road, Royston, Barnsley
Indicative Building score (%)	56.81%
Indicative BREEAM rating	Pre-Assessment result indicates potential for BREEAM Very Good rating
Indicative minimum standards level achieved	Pre-Assessment result indicates the minimum standards for Very Good level

Summary of Indicative Building Performance by Environmental Section and Assessment Issue

	Indicative no. credits available	Indicative no. credits Achieved	Indicative contribution to score	Minimum standards level achieved
Management				
Man01 Sustainable Procurement	8.0	5.0	2.73%	Pre-Assessment result indicates the minimum standards for Outstanding level
Man02 Responsible Construction Practices	2.0	2.0	1.00%	Pre-Assessment result indicates the minimum standards for Outstanding level
Man03 Construction Site Impacts	5.0	4.0	2.18%	N/A
Man04 Stakeholder Participation	4.0	2.0	1.09%	Pre-Assessment result indicates the minimum standards for Outstanding level
Man05 Life cycle cost and service life planning	3.0	0.0	0.00%	N/A
Total indicative environmental section performance	22.0	13.0	7.09%	
Health & Wellbeing				
Hea01 Visual Comfort	4.0	2.0	2.00%	Pre-Assessment result indicates the minimum standards for Outstanding level
Hea02 Indoor Air Quality	4.0	2.0	2.00%	N/A
Hea04 Thermal Comfort	2.0	1.0	1.00%	N/A
Hea04 Water Quality	1.0	1.0	1.00%	Pre-Assessment result indicates the minimum standards for Outstanding level
Hea05 Acoustic Performance	2.0	2.0	2.00%	N/A
Hea06 Safety and Security	2.0	1.0	1.00%	N/A
Total indicative environmental section performance	15.0	9.0	9.00%	
Energy				
Ene01 Reduction of CO2 Emissions	15.0	6.0	4.22%	Pre-Assessment result indicates the minimum standards for Excellent level
Ene02 Energy Monitoring	2.0	2.0	1.41%	Pre-Assessment result indicates the minimum standards for Outstanding level
Ene03 External Lighting	1.0	1.0	0.70%	N/A
Ene04 Low and Zero Carbon Technology	5.0	2.0	1.41%	Pre-Assessment result indicates the minimum standards for Outstanding level
Ene05 Energy Efficient Cold Storage	2.0	1.0	0.70%	N/A
Ene06 Energy Efficient Transportation Systems	N/A	N/A	N/A	N/A
Ene07 Energy Efficient Laboratory Systems	N/A	N/A	N/A	N/A
Ene08 Energy Efficient Equipment	2.0	2.0	1.41%	N/A
Ene09 Drying Space	N/A	N/A	N/A	N/A
Total indicative environmental section performance	27.0	14.00	9.81%	
Transport				
Tra01 Public Transport Accessibility	5.0	2.0	1.78%	N/A
Tra02 Proximity to Amenities	1.0	1.0	0.89%	N/A
Tra03 Cyclist Facilities	2.0	1.0	0.89%	N/A
Tra04 Maximum Car Parking Capacity	N/A	N/A	N/A	N/A
Tra05 Travel Plan	1.0	1.0	0.89%	N/A
Total indicative environmental section performance	9.0	5.0	4.44%	
Water				
Wat01 Water Consumption	5.0	2.0	200.00%	Pre-Assessment result indicates the minimum standards for Outstanding level
Wat02 Water Monitoring	1.0	1.0	0.75%	Pre-Assessment result indicates the minimum standards for Outstanding level
Wat03 Water Leak Detection and Prevention	2.0	2.0	1.50%	N/A
Wat04 Water Efficient Equipment	N/A	N/A	N/A	N/A
Total indicative environmental section performance	9.0	5.0	3.75%	
Materials				
Mat01 Life Cycle Impacts	5.0	2.0	2.08%	N/A
Mat02 Hard Landscaping and Boundary Protection	1.0	1.0	1.04%	N/A
Mat03 Responsible Sourcing	3.0	1.0	1.04%	Pre-Assessment result indicates the minimum standards for Outstanding level
Mat04 Insulation	2.0	2.0	2.08%	N/A
Mat05 Designing for Robustness	1.0	1.0	1.04%	N/A
Total indicative environmental section performance	12.0	7.00	7.29%	
Waste				
Wst01 Construction Waste Management	4.0	3.0	3.75%	Pre-Assessment result indicates the minimum standards for Outstanding level
Wst02 Recycled Aggregates	1.0	1.0	1.04%	N/A
Wst03 Operational Waste	1.0	0.0	0.00%	Pre-Assessment result indicates the minimum standards for Very Good level
Wst04 Speculative Floor and Ceiling Finishes	N/A	N/A	N/A	N/A
Total indicative environmental section performance	6.0	4.00	5.00%	
Land Use and Ecology				
LE01 Site Selection	2.0	0.0	0.00%	N/A
LE02 Ecological Value of Site and Protection of Ecological Features	1.0	1.0	1.00%	N/A
LE03 Minimising Ecological Impacts	2.0	1.0	1.00%	Pre-Assessment result indicates the minimum standards for Outstanding level
LE04 Enhancing Site Ecology	3.0	1.0	1.00%	N/A
LE05 Long Term Impact on Biodiversity	2.0	2.0	2.00%	N/A
Total indicative environmental section performance	10.0	5.00	5.00%	
Pollution				
Pol01 Impact of Refrigerants	3.0	1.0	0.77%	N/A
Pol02 NOx Emissions	3.0	0.0	0.00%	N/A
Pol03 Surface Water Run-off	5.0	4.0	3.08%	N/A
Pol04 Reduction of Night Time Light Pollution	1.0	1.0	0.77%	N/A
Pol05 Noise Attenuation	1.0	1.0	0.77%	N/A
Total indicative environmental section performance	13.0	8.00	5.38%	
Innovation				
Inn01 Innovation	10.0	0.0	0.00%	N/A
Total indicative environmental section performance	10.0	0.00	0.00%	

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