

BREEAM NC 2018 PRE-ASSESSMENT

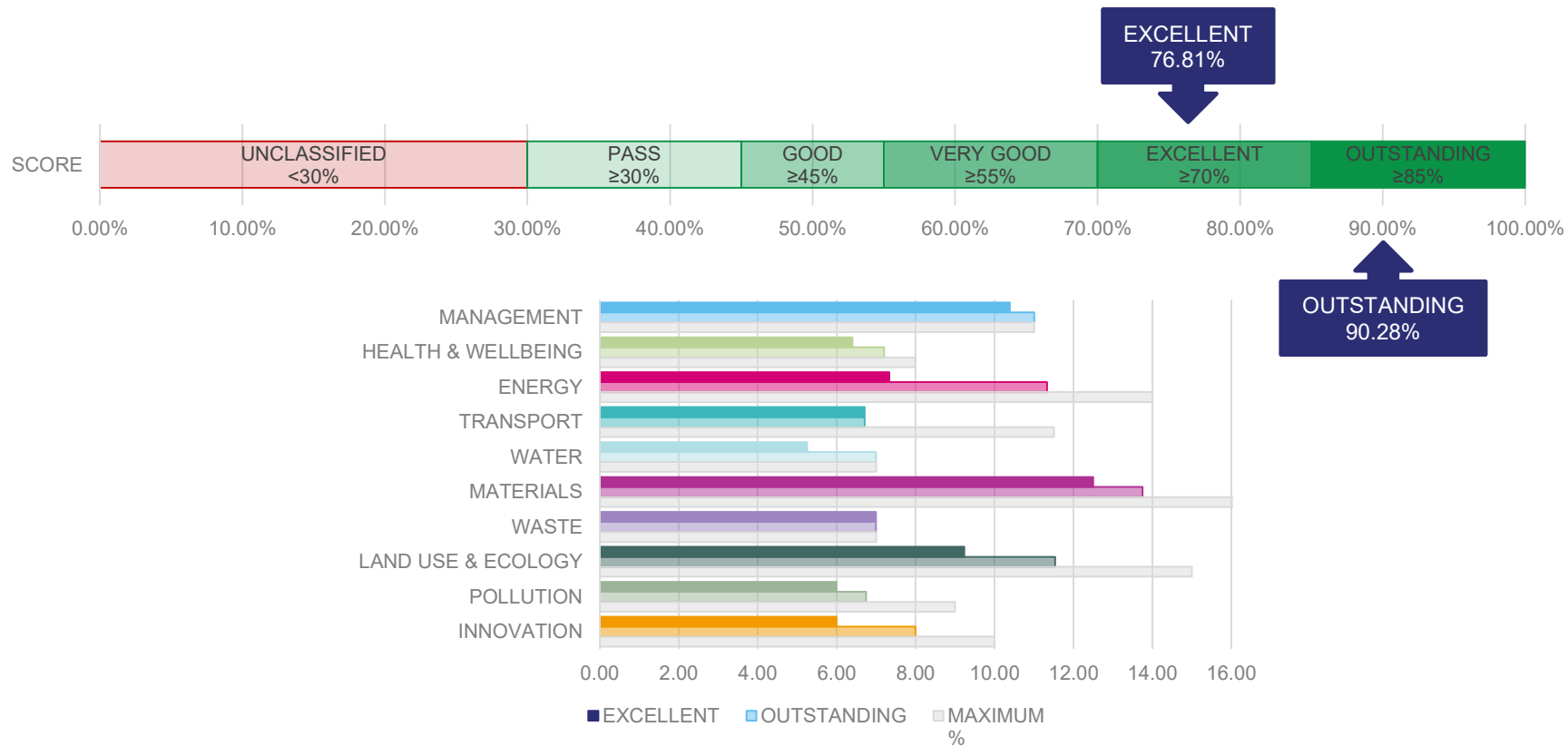
BENNET COURT, READING

MAY 2022

The pre-assessment estimator outlines an indicative strategy to achieve a BREEAM NC 2018 rating of Excellent and the potential to achieve Outstanding. This requires an overall score of 70% and 85%, respectively.

Mandatory credits required to achieve Outstanding are written in red.

P indicates criteria that is a pre-requisite for other credits.



MANAGEMENT				AVAILABLE	EXCELLENT	OUTSTANDING	COMMENTS
Man 01	Project Brief & Design	Project Delivery Planning	Concept Design	1	1	1	
		Stakeholder Consultation (Interested Parties)	Concept Design	1	0	1	No additional cost but additional consultation
		Formally Agree Strategic Performance Targets	Concept Design	P	P	P	
		BREEAM AP (Concept Design)	Concept Design	1	1	1	
		BREEAM AP (Developed Design)	Developed Design	1	1	1	
Man 02	Life Cycle Cost & Service Life Planning	Elemental LCC	Concept Design	2	2	2	
		Component Level LCC Options Appraisal	Technical Design	1	1	1	
		Capital Cost Reporting	Technical Design	1	1	1	
Man 03	Responsible Construction Practices	Legally Harvested & Traded Timber	Construction	P	P	P	
		Environmental Management	Construction	1	1	1	
		Formally Agree Strategic Performance Targets	Construction	P	P	P	
		BREEAM AP (Site)	Construction	1	1	1	
		Responsible Construction Management	Construction	2	2	2	Considerate constructors scheme
		Utility Consumption	Construction	1	1	1	
		Transportation of Construction Materials & Waste	Construction	1	1	1	
Man 04	Commissioning & Handover	Commissioning - Testing Schedule & Responsibilities	Developed Design	1	1	1	
		Commissioning - Design & Preparation	Design Stage	1	1	1	
		Testing & Inspection Building Fabric	Post-Construction	1	1	1	Thermographic survey
		Handover	Handover	1	1	1	
Section Total				18	17	18	
Section Score %				11.00	10.39	11.00	
Single Credit Value %				0.61			

HEALTH AND WELLBEING				AVAILABLE	EXCELLENT	OUTSTANDING	COMMENTS
Hea 01	Visual Comfort	Daylighting	Developed Design	1	0	0	
		View Out	Developed Design	1	1	1	
		Internal & External Lighting Levels, Zoning & Controls	Technical Design	1	1	1	
Hea 02	Indoor Air Quality	Indoor Air Quality Plan	Concept Design	P	0	P	Additional report cost Design may need to be amended
		Ventilation	Technical Design	1	0	1	
Hea 04	Thermal Comfort	Thermal Modelling	Developed Design	1	1	1	
		Design for Future Thermal Comfort	Developed Design	1	1	1	
Hea 05	Acoustic Performance	Indoor Ambient Noise Level	Developed Design	1	1	1	
Hea 06	Security	Security of Site & Building	Concept Design	1	1	1	
		Safe Access	Developed Design	1	1	1	
Hea 07	Safe & Healthy Surroundings	Outdoor Space	Developed Design	1	1	1	
Section Total				10	8	9	
Section Score %				8.00	6.40	7.20	
Single Credit Value %				0.80			

ENERGY				AVAILABLE	EXCELLENT	OUTSTANDING	COMMENTS
Ene 01	Reduction of Energy Use & Carbon Emissions	Energy Performance	Developed Design	9	4	6	May need additional fabric enhancement / PV
		Energy Modelling & Reporting	Developed Design	4	0	4	CIBSE TM54 modelling
Ene 02	Energy Monitoring	Sub-Metering of End-Use Categories	Technical Design	1	1	1	
		Sub-Metering of High Energy Load & Tenancy Areas	Technical Design	1	1	1	
Ene 03	External Lighting	External Lighting	Developed Design	1	1	1	
Ene 04	Low Carbon Design	Passive Design Analysis	Concept Design	1	1	1	
		Free Cooling	Concept Design	1	0	0	
		Low & Zero Carbon Technologies	Concept Design	1	1	1	
Ene 06	Energy Efficient Transportation Systems	Energy Consumption	Developed Design	1	1	1	
		Energy Efficient Features - Lifts	Technical Design	1	1	1	
Section Total				21	11	17	
Section Score %				14.00	7.33	11.33	
Single Credit Value %					0.67		

TRANSPORT				AVAILABLE	EXCELLENT	OUTSTANDING	COMMENTS
Tra 01	Transport Assessment & Travel Plan	Transport Assessment & Travel Plan	Feasibility	2	2	2	
Tra 02	Sustainable Transport Measures	Transport Options Implementation - Cycle storage - Cyclist facilities - 10% EVC points - 5% Car share spaces - New amenity - outdoor space (2 points)	Feasibility	10	5	5	Extra point available if a real-time transport information board/screen is provided.
Section Total				12	7	7	
Section Score %				11.50	6.71	6.71	
Single Credit Value %				0.96			

WATER				AVAILABLE	EXCELLENT	OUTSTANDING	COMMENTS
Wat 01	Water Consumption	Reduction in Potable Water Use	Technical Design	5	3	5	Rainwater / groyerter will be required.
Wat 02	Water Monitoring	Water Monitoring	Technical Design	1	1	1	
Wat 03	Water Leak Detection & Prevention	Leak Detection System	Technical Design	1	1	1	
		Flow Control Devices	Technical Design	1	1	1	
Section Total				8	6	8	
Section Score %				7.00	5.25	7.00	
Single Credit Value %				0.88			

MATERIALS				AVAILABLE	EXCELLENT	OUTSTANDING	COMMENTS
Mat 01	Building Life Cycle Assessment	Superstructure	Concept Design	6	4	4	Must be done pre-planning submission.
		Substructure & Hard Landscaping Options Appraisal	Concept Design	1	1	1	
Mat 02	Environmental Product Declarations	Specification of Products with a Recognised EPD	Technical Design	1	0	0	Certification is not currently available.
		Legally Harvested & Traded Timber	Construction	P	P	P	
Mat 03	Responsible Sourcing of Construction Products	Enabling Sustainable Procurement	Concept Design	1	1	1	Procure materials based on sourcing certification.
		Measuring Responsible Sourcing	Construction	3	2	3	
Mat 05	Designing for Durability & Resilience	Protect Vulnerable & Exposed Elements from Damage & Degradation	Technical Design	1	1	1	
Mat 06	Material Efficiency	Minimise Environmental Impact of Materials	Preparation & Brief	1	1	1	
Section Total				14	10	11	
Section Score %				17.50	12.50	13.75	
Single Credit Value %					1.25		

WASTE				AVAILABLE	EXCELLENT	OUTSTANDING	COMMENTS
Wst 01	Construction Waste Management	Pre-Demolition Audit	Pre-Demolition	1	1	1	
		Construction Resource Efficiency	Construction	3	3	3	
		Diversion of Resources from Landfill	Construction	1	1	1	
Wst 02	Use of Recycled & Sustainably Sourced Aggregates	Project Sustainable Aggregate Points	Construction	1	1	1	
Wst 03	Operational Waste	Operational Waste	Technical Design	1	1	1	
Wst 05	Adaptation to Climate Change	Resilience of Structure, Fabric, Building Services & Renewables Installation	Concept Design	1	1	1	
Wst 06	Functional Adaptability	Design for Disassembly & Functional Adaptability - Recommendations	Concept Design	1	1	1	
		Design for Disassembly & Functional Adaptability - Implementation	Concept Design	1	1	1	
Section Total				10	10	10	
Section Score %				7.00	7.00	7.00	
Single Credit Value %				0.70			

LAND USE AND ECOLOGY				AVAILABLE	EXCELLENT	OUTSTANDING	COMMENTS
Le 01	Site Selection	Previously Occupied Land	Developed Design	1	1	1	
		Contaminated Land	Developed Design	1	0	0	
Le 02	Identifying & Understanding the Risks & Opportunities for the Project	Assessment Route Selection	Preparation & Brief	P	P	P	
		Survey & Evaluation	Preparation & Brief	1	1	1	
		Determining the Ecological Outcomes for the Site	Concept Design	1	1	1	
Le 03	Managing Negative Impacts on Ecology	Identification & Understanding the Risks & Opportunities of the Site	Concept Design	P	P	P	
		Planning, Liaison, Implementation & Data	Concept Design	1	1	1	
		Managing Negative Impacts of the Project	Concept Design	2	1	2	No negative impact.
Le 04	Change & Enhancement of Ecological Value	Identification & Understanding the Risks & Opportunities of the Site	Concept Design	P	P	P	
		Liaison, Implementation & Data Collection	Concept Design	1	1	1	
		Enhancement of Ecology	Concept Design	3	0	1	Enhancement.
Le 05	Long Term Ecology Management & Maintenance	Roles & Responsibilities, Implementation, Statutory Obligations	Concept Design	P	P	P	
		Planning, Liaison, Data, Monitoring & Review Management & Maintenance	Concept Design	1	1	1	
		Landscape & Ecology Management Plan Development	Concept Design	1	1	1	
Section Total				13	8	10	
Section Score %				15.00	9.23	11.54	
Single Credit Value %				1.15			

POLLUTION				AVAILABLE	EXCELLENT	OUTSTANDING	COMMENTS
Pol 01	Impact of Refrigerants	Pre-Requisite - BS EN 378:2018	Technical Design	P	P	P	
		Impact of Refrigerants	Technical Design	2	1	1	
		Leak Detection	Technical Design	1	0	0	
Pol 02	Local Air Quality	NOx, PPM, VOC Emissions	Technical Design	2	2	2	
Pol 03	Flood & Surface Water Management	Appropriate Consultant	Developed Design	P	P	P	
		Flood Resilience	Developed Design	2	1	1	
		Bespoke Surface Water Run-Off Design Solutions	Technical Design	P	P	P	
		Surface Water Run-Off - Rate	Technical Design	1	0	1	30% reduction in SWRO rate
		Surface Water Run-Off - Volume	Technical Design	1	1	1	
		Minimise Watercourse Pollution	Technical Design	1	1	1	
Pol 04	Reduction of Night Time Light Pollution	Reduction of Night Time Light Pollution	Technical Design	1	1	1	
Pol 05	Reduction of Noise Pollution	Reduction of Noise Pollution	Developed Design	1	1	1	
Section Total				12	8	9	
Section Score %				9.00	6.00	6.75	
Single Credit Value %				0.75			

INNOVATION				AVAILABLE	EXCELLENT	OUTSTANDING	COMMENTS
Exemplary Performance	Man 03	Responsible Construction Practices - All Criteria	Construction	1	1	1	Considerate constructors scheme
	Hea 06	Security - SABRE	Concept Design	1	0	0	
	Ene 01	Reduction of Energy Use & Carbon Emissions	Concept Design	5	0	0	
	Wat 01	Water Consumption	Technical Design	1	0	0	
	Mat 01	Building Life Cycle Assessment	Concept Design	3	3	3	
	Mat 03	Responsible Sourcing of Construction Products	Construction	1	0	0	
	Wst 01	Construction Waste Management	Construction	1	1	1	
	Wst 02	Use of Recycled & Sustainably Sourced Aggregate	Construction	1	1	1	
	Wst 05	Adaptation to Climate Change	Concept Design	1	0	1	Must achieve both SWRO credits
	Le 02	Identifying & Understanding the Risks & Opportunities for the Project	Concept Design	1	0	1	Must achieve both SWRO credits
	Le 04	Change & Enhancement of Ecological Value	Concept Design	1	0	0	
	Inn	BRE Approved Innovations	Developed Stage	1	0	0	
	Section Total			10	6	8	
	Section Score %			10.00	6.00	8.00	
	Single Credit Value %			1.00			

EXCELLENT TARGET SCORE

Target Score %	76.81
Target Rating	Excellent

OUTSTANDING TARGET SCORE

Potential Score %	90.28
Potential Rating	Outstanding