



13- 16 Market
Place,
Reading,
RG1 2EG

BREEAM Refurbishment Domestic Buildings Pre- assessment Report

November
2023

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(10362)



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This document must only be treated as a draft unless it has been signed by the originators and approved by a director.

Revision	Initial	Rev A	Rev B	Rev C
Date	22/11/2023	30/11/2023		
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Forecast cost estimates do not include such costs associated with any negotiations, appeals or other non-technical actions associated with the agreement on measures to meet the requirements of the authorities, nor are potential business loss and interruption costs considered that may be incurred as part of any technical measures.

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1. Executive Summary

Syntegra Consulting Ltd has been commissioned to undertake the Building Research Establishment Environmental Assessment Method (BREEAM) for **13-16 Market Place, Reading, RG1 2EG**. The BREEAM pre-assessment aims to provide the outline sustainability strategy and act as a sustainable design guide for the construction works to be performed. In accordance with Reading Borough Council planning requirements and as derived from local policy, the proposed developments will be expected to meet a minimum BREEAM 'Very Good' rating demonstrating this way that the project is designed and built to minimise greenhouse gas emissions across their lifetime and incorporate sustainable design and construction measures.

The pre-assessment shows that by achieving the minimum standard requirements together the most feasible credits; the proposed project could achieve an overall score of 58.26% leading to a BREEAM rating of 'Very Good'. This is dependent on the proposal being confirmed as a BREEAM Domestic Refurbishment assessment.

It should be noted that the project can and is committed to achieving a minimum score of 55% only, the threshold for 'Very Good'. The score outlined in this report is a target to ensure the required 'very Good' threshold will be met. The current BREEAM strategy may be subject to change and therefore cannot be subjected to a specific score in order to ensure future flexibility with respect to third party verification by the BRE

2. Introduction

This BREEAM Pre-assessment report will be included as part of the planning application that addresses the environmental impact of the development. This report focuses on the environmental strategy for the proposed scheme and how BREEAM measurements will be targeted to achieve the sustainability aspirations of this project and also to meet the planning policy requirements.

2.1. Existing Site

The site is located in a prominent position in Market Place, Reading. The site is within the Town Centre conservation area. The existing building, 13-16 Market Place, The Old Bank, is currently vacant. The ground floor and front part of the building at first floor provided limited access to the public for “financial and professional services”, the remainder of the building provided administrative offices for internal use by the bank. The presumption is that the ground and part first floor of the building falls within Class A2 being “financial and professional services” offered to the general public and the remainder Class B1 Offices.

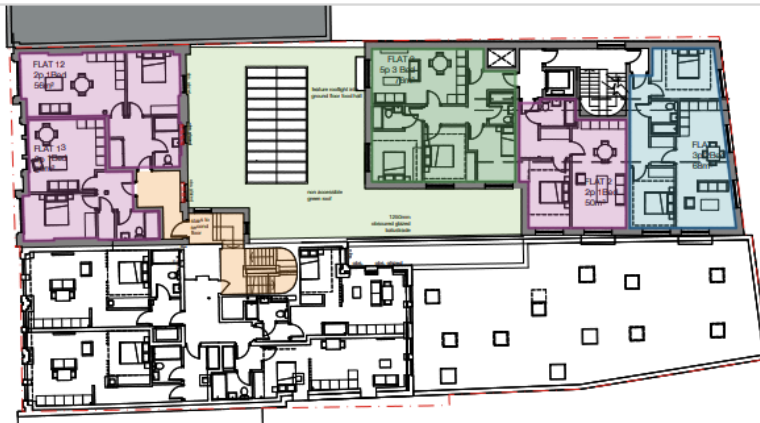


Figure 1 Site Location

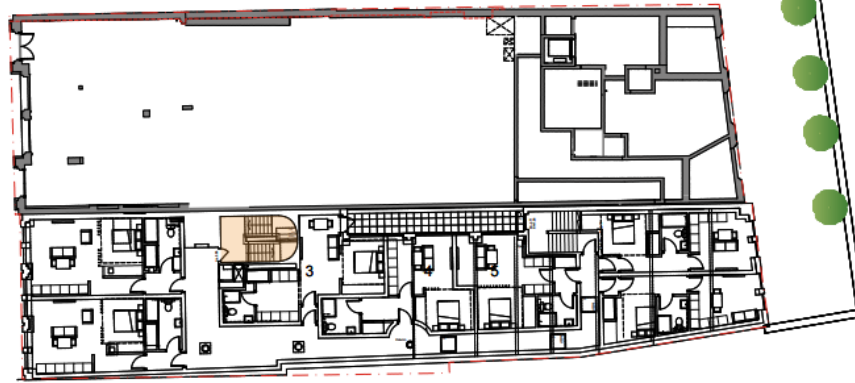
2.2. Proposed Building

The site contains a 4 storey building which will comprise of 1 Class E retail/ bar restaurant over ground and basement and 11 new-build and 4 conversion dwellings on the upper floors.

- Original Listed Building:
 - Ground floor banking hall changed to retail use,
 - Upper floors residential conversion,
 - Rear slope of pitched roof raised
- Existing rear extensions demolished
- Rear extension to create:
 - Ground floor retail, - **covered in separate report**
 - Upper floors residential – **change of use dwellings covered in this report**



PROPOSED FIRST FLOOR PLAN



MEZZANINE FLOOR PLAN (11 - 12 FIRST FLOOR)

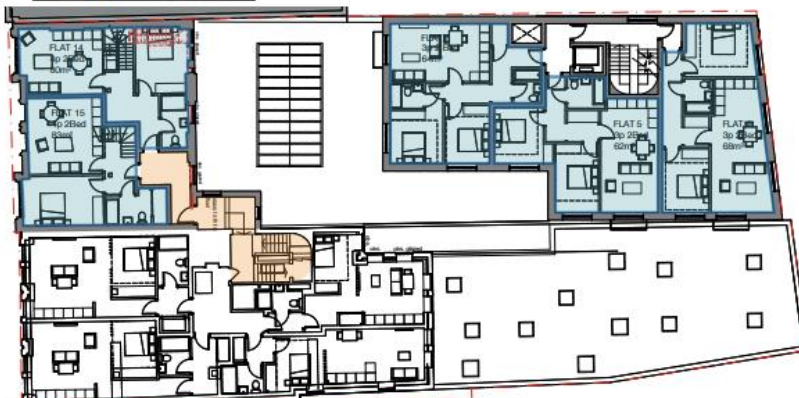
SCHEDULE OF ACCOMMODATION 13 - 16

	1p 1 bed	2p 1 bed	3p 2 bed	4p 2 bed	5p 3 bed	total
First Floor	1	2	1		1	5
Second Floor			3	2		5
Third Floor			3			3
Fourth Floor	1		1			2
total	2	2	8	2	1	15

- Legend
- 1 Bedroom Apartment
 - 2 Bedroom Apartment
 - 3 Bedroom Apartment
 - Access from 12a for Listed Building Apartments
 - Commercial
 - Residential



PROPOSED THIRD FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

- Legend
- 1 Bedroom Apartment
 - 2 Bedroom Apartment
 - 3 Bedroom Apartment
 - Access from 12a for Listed Building Apartments
 - Commercial
 - Residential



Figure 2 Proposed Building

3. BREEAM Domestic Refurbishment Buildings

3.1. Introduction

The BREEAM Domestic Refurbishment scheme is intended for use on self-contained dwellings, which may include a single dwelling or multiple dwellings within a street or block of flats. A self-contained dwelling is defined as a unit designed to accommodate a single household.

The scheme is split into these assessment parts to allow the scheme to reflect the aspects of a building that are tenant or landlord responsibilities, as well as the varied life cycle stages that each component or element is upgraded.

3.2. Mandatory Credit Issues

There are mandatory credits set which must be achieved in order to achieve the difference performance ratings. These must be achieved in addition to the optional credits to achieve the targeted ratings.

Failure to meet the mandatory criteria may restrict a development to an UNCLASSIFIED rating, regardless of the overall percentage achieved.

Category	BREEAM Rating	Pass	Good	Very Good	Excellent	Outstanding
	Minimum Score	<30%	<45%	<55%	<70%	<85%
Energy	Ene 02 Energy efficiency rating post-refurbishment	0.5 credits	1 credit	2 credits	2.5 credits	3.5 credits
Water	Wat 01 Internal water use	-	-	1 credit	2 credits	3 credits
Health and Wellbeing	Hea 05 Ventilation	1 credit	1 credit	1 credit	1 credit	1 credit
	Hea 06 Safety	1 credit	1 credit	1 credit	1 credit	1 credit
Pollution	Pol 03 Flooding	-	-	-	2 credits	2 credits
Materials	Mat 01 Environmental impact of materials	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only

3.3. BREEAM Domestic Refurbishment Credit Weightings

BREEAM Domestic Refurbishment buildings also introduces different credit weightings, used to determine the relative value of the environmental sections used in BREEAM and their contribution to the overall BREEAM score.

The table below outlines the weightings for each of the seven environmental sections included in the BREEAM Domestic Refurbishment buildings.

Environmental section	Weighting
Management	12%
Health and Wellbeing	17%
Energy	43%
Water	11%
Materials	8%
Waste	3%
Pollution	6%
Total	100%
Innovation (additional)	10%

3.4. Summary Credit List

The following table summarises the status of each credit and provides the assessment score and rating. All credits in the 'Green' column are targeted. The design team should be aware that above score is subject to change:

T- Targeted credit
Minimum standards by BREEAM rating level

Credit Code	Credit Title	Credits Available	T	M	Action Lead
MANAGEMENT					
Man 01	Home user guide	3	3		Project Manager / Client
Man 02	Responsible construction management	2	2		Principal Contractor
Man 03	Construction site impacts	1	1		Principal Contractor
Man 04	Secure windows and doors	1	1		Architect / Contractor
	Secured by design	1			ALO & CPDA
Man 05	Protection and enhancement of ecological features	1	1		Ecologist
Man 06	Project roles and responsibilities	1	1		Project Manager
	Handover and aftercare	1	1		Project Manager / Client
HEALTH AND WELLBEING					
Hea 01	Maintaining good daylighting	1			Architect
	Minimum daylighting	1	1		Architect
Hea 02	Sound insulation	4	1		SQA
Hea 03	Volatile organic compounds	1			Project manager
Hea 04	Minimum accessibility	1	1		Architect
	Advanced accessibility	1			Architect
Hea 05	Minimum ventilation requirements	1	1	✓	Project manager
	Advanced ventilation	1			Project manager
Hea 06	Fire and carbon monoxide (CO) detection and alarm systems	1	1	✓	Project manager
ENERGY					
Ene 01	Improvement in energy efficiency rating	6	3		M&E Engineer
Ene 02	Energy efficiency rating post-refurbishment	4	2	✓	M&E Engineer
Ene 03	Primary energy demand	7	3		Energy assessor
Ene 04	Renewable technologies	2	1		Energy assessor
Ene 05	Fridges, freezers and fridges/freezers	1	1		Project manager
	washing machines, dishwashers, tumble dryers and washer-dryers	1	1		Project manager
Ene 06	Drying space	1	1		Architect

Credit Code	Credit Title	Credits Available	T	M	Action Lead
Ene 07	External lighting	1	1		M&E Engineer
	Internal lighting	1	1		M&E Engineer
Ene 08	Energy display devices	2	2		Project manager
Ene 09	Cycle storage	2			Architect
Ene 10	Home office	1			Architect
WATER					
Wat 01	Internal water use	3	1.5	✓	M&E Engineer
Wat 02	External water use	1			M&E Engineer
Wat 03	Water meter	1	1		M&E Engineer
MATERIALS					
Mat 01	Environmental impact of materials	25	13	✓	Principal Contractor
Mat 02	Sustainable procurement plan	3	2		Principal Contractor
	Responsible sourcing of materials	12	2		Developer/ Principal Contractor
Mat 03	Embodied impact	4	4		Principal Contractor
	Responsible sourcing	4			Principal Contractor
WASTE					
Was 01	Recycling facility	1	1		Principal Contractor
	Composting facilities	1			Principal Contractor
Was 02	Refurbishment site waste management	3	2		Principal Contractor
POLLUTION					
Pol 01	Low NO _x space heating and hot water systems	3			M&E Engineer
Pol 02	Surface water run-off	3	3		Project Manager
Pol 03	Flooding	2	2	✓	FRA
AI Approved Innovation					
Approved Innovation		10	0		
Score		58.26%			
Rating		Very Good			

3.5. BREEAM Domestic Refurbishment Buildings

Credit criteria and requirements are contained within the BREEAM Domestic Refurbishment 2014 manual. The credits have been categorised as follows:

Credit title	Credits Available	Action Lead	Headline Requirements
MANAGEMENT Credit weight =12%			
MAN 01 HOME USER GUIDE			
Home User Guide	3	Developer	Written confirmation from the developer or in the specification that a home user guide will be: Supplied to all dwellings and will as a minimum include a list of contents showing that the guide will cover all of the issues required in the 'user guide contents list'.
MAN 02 RESPONSIBLE CONSTRUCTION PRACTICE			
Req 3-4: Small-scale	2	Contractor	The principal contractor addresses all mandatory items and provide detailed documentary evidence outlining the commitment to complete Checklist A-3: Small-scale refurbishment: Responsible construction practices
MAN 03 CONSTRUCTION SITE IMPACTS			
Req. 2: Small-scale	1	Contractor	Where there is evidence to demonstrate that 2 or more of the sections a-d in Checklist A-5: Small-scale refurbishments- Construction site impacts are completed.

MAN 04 SECURITY			
Req. 1-2: Secure windows and doors Req. 3-4: Secured by design	2	Security consultant	Where retained, external doors and accessible windows comply with the minimum-security requirements and where the following newly added features are appropriately certified: 2. a External door sets. 2. b Windows. Where the principles and guidance of Secured by Design Section 2 – Physical Security are complied with and suitably qualified security consultant such as the Police Architectural Liaison Officer (ALO) or Crime Prevention Design Advisor (CPDA) is consulted at the design stage and their recommendations are incorporated into the refurbishment specification.
MAN 05 PROTECTION AND ENHANCEMENT OF ECOLOGICAL FEATURES			
Req 1-3: Protection and Enhancement of Ecological Features	1	Ecologist	A site survey is carried out by a member of the project team or a suitably qualified ecologist (SQE) to determine the presence of ecological features. Where protected species have been identified as present on-site, the relevant Statutory Nature Conservation Organisation (SNCO) has been notified and protected species have been adequately protected. Where all existing features of ecological value on the refurbishment site potentially affected by the works, are maintained and adequately protected during refurbishment works.
MAN 06 PROJECT MANAGEMENT			
Project Management	2	Project Manager	1. Witten confirmation indicating when the collaboration began and the roles and responsibilities of the project team. This can be provided in the form of meeting minutes, construction programme, responsibilities schedule, etc. 2. Detailed documentary evidence to show that there is a contract in place to provide aftercare OR Evidence that there are procedures for aftercare in place and a commitment to implement them.

Credit title	Credits Available	Action Lead	Headline Requirements
HEALTH AND WELLBEING Credit weight =17%			
HEA 01 DAYLIGHTING			
Req 1-2: Maintaining good daylighting	1	Architect	The refurbishment results in a neutral impact on the dwellings daylighting levels in the kitchen, living room, dining room and study with "no" answered for all questions in Checklist A-7: Daylight Factor, parts 1 and 2 (for existing dwellings) or parts 3 and 4 (for change of use e.g. conversions). New spaces achieve minimum daylighting levels and the extension does not significantly reduce daylighting levels in the kitchen, living room, dining room or study of neighbouring properties.
Req 3: Minimum daylighting:	1	Architect	The dwelling achieves minimum daylighting levels in the kitchen, living room, dining room and study.
HEA 02 SOUND INSULATION			
Sound insulation	4	Acoustician	To ensure the provision of acceptable sound insulation standards and so minimise the likelihood of noise complaints. Credits are awarded depending on the type of dwelling and whether they are subject to sound testing: Req 1: Properties where sound testing has been carried out Req 2-3: Properties where sound testing is not feasible and not required by the appointed building control body Req 4-6: Historic buildings Req 7: Detached properties Req 8: Properties with separating walls or floors only between non-habitable rooms
HEA 03 VOLATILE ORGANIC COMPOUNDS			
Req 1-3: Avoiding the use of VOCs	1	Developer + Contractor	Compliant Design Stage commitment that the VOC content of the relevant product types will comply with the standards specified within the criteria
HEA 04 INCLUSIVE DESIGN			
Inclusive design	2	Inclusive design champion	One credit - Minimum accessibility two credits - Advanced accessibility

Credit title	Credits Available	Action Lead	Headline Requirements
HEA 05 VENTILATION			
MANDATORY REQUIREMENT: To achieve a rating of Excellent, 1 credit must be achieved for this credit.			
Req 5-6: Ventilation	2	Developer	Ventilation is provided for the dwelling that meets the requirements of Section 5 of Building Regulations Part F in full. For the requirements for historic buildings, the refurbishment should be designed to meet the requirements of Building Regulations Part F section 3.11–3.16 and reference is made to the guidance provided in: a. The guide to building services in historic buildings, CIBSE, 2002 b. BS 7913: Guide to the principles of conservation in historic buildings c. Building Regulations and Historic Buildings, English Heritage 2004 d. Guide for Practitioners, conversion of traditional Buildings, application of the Scottish Building standards, Historic Scotland, 2007
HEA 06 SAFETY			
MANDATORY REQUIREMENT: To achieve a rating of Excellent, 1 credit must be achieved for this credit.			
Req 1-4: fire and carbon monoxide (CO) detection and alarm systems	1	Developer + Contractor	Detailed documentary evidence demonstrating that the fire detection and fire alarm system and carbon monoxide detectors are certified to the relevant standards or compliant commitment to provide.

Credit title	Credits Available	Action Lead	Headline Requirements
ENERGY Credit weight =43%			
ENE 01 IMPROVEMENT IN NERGY EFFICIENCY RATING			
Req 1: Improving the dwelling's energy efficiency rating (EER)	6	Sustainability Consultant	A copy of the Design Stage Energy Performance Certificate report or SAP 2012 worksheets to confirm the dwelling's Energy Efficiency Rating pre and post refurbishment A copy of the output from the BREEAM Domestic Refurbishment Energy Calculator
ENE 02 NERGY EFFICIENCY RATING POST-REFURBISHMENT			
MANDATORY REQUIREMENT: To achieve a rating of Excellent, 2.5 credit must be achieved for this credit.			
Req 1: EER post-refurbishment	4	Sustainability Consultant	A copy of the Design Stage Energy Performance Certificate report or SAP 2012 worksheets to confirm the dwelling's Energy Efficiency Rating post refurbishment. 2. A copy of the output from the BREEAM Domestic Refurbishment Energy Calculator
ENE 03 PRIMARY ENERGY DEMAND			
Primary energy demand	7	Sustainability Consultant	A copy of the Design Stage Energy Performance Certificate report and SAP 2012 worksheets to confirm the dwelling's Primary Energy Demand post refurbishment. A copy of the output from the BREEAM Domestic Refurbishment Energy Calculator

ENE 04 PRIMARY ENERGY DEMAND			
Req 1-5: local energy generation from renewable sources	2	Sustainability Consultant	One credit: Where at least 10% of the dwelling's primary energy demand per annum is supplied by low or zero carbon technologies. Two credits: Where for mid to high-rise flats at least 15% of each dwelling's primary energy demand per annum is supplied by low or zero carbon technologies Where for dwellings other than mid to high-rise flats at least 20% of each dwellings primary energy demand per annum is supplied by low or zero carbon technologies
ENE 05 ENERGY LABELLED WHITE GOODS			
Req 1-2: Fridges, freezers, and fridges/freezers	2	Developer	1. Detailed documentary evidence for fridges and freezers or fridges/freezers have an A+ rating or better confirming the performance of the appliances OR Compliant design stage evidence outlining the appliances to be provided with their applicable ratings under the EU Energy Efficiency Labelling Scheme Req 3-6: washing machines, dishwashers, tumble dryers and washer-dryers 1. Detailed documentary for washing machines have and A++ and dishwashers have an A+ rating or better performance OR Compliant design stage evidence outlining the appliances to be provided with their applicable ratings under the EU Energy Efficiency Labelling Scheme 2. If no white goods are provided, detailed documentary evidence as follows: a. A copy of the information that will be provided on the EU Energy Efficiency Labelling Scheme AND b. Confirmation that leaflets will be provided to each dwelling

ENE 06 DRYING SPACE			
Drying space	1	Architect + Developer	1.a)1–2 bedrooms: 4m+ of drying line. 1. b) 3+ bedrooms: 6m+ of drying line. 1. For internal drying space, detailed documentary evidence confirming: a. Location of drying fixings b. Details and location of ventilation provided c. The length of drying lined. Details of the lock provided (for communal drying space only) e. Number of bedrooms 2. For external drying space, detailed documentary evidence confirming: a. Location of fixings, footings or posts b. The length of drying line c. Number of bedrooms
ENE 07 LIGHTING			
Req 1-3: External lighting and Internal lighting	2	Lighting consultant	1. Detailed documentary evidence confirming: a. The types of light fitting for all external lamps b. The control systems applicable to each light fitting or group of fittings
ENE 08 DISPLAY ENERGY DEVICES			
Energy Display Devices	2	Developer	Detailed documentary evidence confirming: a. That the energy display device is dedicated to each individual dwelling b. The consumption data displayed by the energy display device c. Whether the energy display device can record consumption data.
ENE 09 CYCLE STORAGE			
Cycle Storage	2	Architect + Developer	1. Detailed documentary evidence showing: a. The number of bedrooms and the corresponding number of cycle storage spaces per dwelling b. Location, type and size of storage c. Convenient access to cycle storage d. Any security measures e. Details of the proprietary system (if applicable) 2. Where above cannot be produced compliant Design Stage commitment is required.

ENE 10 HOME OFFICE			
Home Office	1	Architect	Where sufficient space and services have been provided which allow the occupants to set up a home office in a suitable room with adequate ventilation.
WATER Credit weight =11%			
WAT 01 INTERNAL WATER USE			
MANDATORY REQUIREMENT: To achieve a rating of Excellent, 2 credit must be achieved for this credit.			
Water consumption	3	Developer	A copy of the Wat 01 Calculator showing the internal potable water use per Dwelling Type. AND Drawings describing the location, details and type of appliances or fittings that use water in the dwelling or dwellings, including any specific water reduction equipment. 2. Where above cannot be produced compliant Design Stage commitment that the specification required to meet the targets will be implemented.
WAT 02 EXTERNAL WATER USE			
Water consumption	1	Architect	1. Detailed documentary evidence stating the: type, size and location of any rainwater collection systems OR A building and site inspection report and photographic evidence to demonstrate there is no individual or communal garden space 2. Where above cannot be produced compliant Design Stage commitment is required of the specification to be installed.
WAT 03 WATER METER			
Water meter	1	Electrical Engineer	Where an appropriate water meter for measuring usage of mains potable water has been provided to dwelling

Credit title	Credits Available	Action Lead	Headline Requirements
MATERIALS Credit weight =8%			
MAT 01 ENVIRONMENTAL IMPACT OF MATERIALS			
Environmental Impact of Materials	25	Architect	Specification of the installed materials and applicable elements 2. As built drawings detailing the location and areas of the elements 3. Output from the Mat 01 Calculator tool 4. Copy of the certificates or certificate numbers of the elements where applicable
MAT 02 RESPONSIBLE SOURCING OF MATERIALS			
Mandatory Requirement: all timber may be responsibly sourced, legally harvested and traded. This is required to achieve ANY rating for this scheme.			
Req 1: Prerequisite	Yes	Written confirmation that: All timber will/has come from a 'legal source' and is not on the CITES list OR in the case of Appendix III of the CITES list, it has not been sourced from the country seeking to protect this species as listed in Appendix III.	
Req 2 or 3: Sustainable procurement plan	3	Developer	Where the principal contractor sources materials for the project in accordance with a documented sustainable procurement plan (see the relevant definitions in the additional information section) three credits can be awarded OR Where the principal contractor is a Micro-enterprise (according to the relevant definitions in the additional information section) up to 3 credits are available: Where the principal contractor addresses part 1 OR part 2 of Checklist A-9: Sustainable procurement statement one credit can be awarded.
Req 4: Responsible sourcing of materials (RSM)	12	Project manager	The available RSM credits (refer to Table - 44) can be awarded where the applicable building materials (refer to Table - 26) are responsibly sourced in accordance with the BREEAM methodology, as defined in steps 1 to 2 in Mat 02 Calculation Procedure B-8
MAT 03 INSULATION			

Credit title	Credits Available	Action Lead	Headline Requirements
Insulation	8	Architect + Developer	1. Text (on drawings or in a specification) describing the location and area (m2) and thickness (m) or volume (m3) of insulation specified AND 2. Manufacturer's technical details confirming the thickness and thermal conductivity of the insulating materials specified. AND 3. A copy of the output from the BREEAM Domestic Refurbishment Mat 03 Calculator. AND 4. The Green Guide rating and element number for the assessed insulation specifications including Green Guide ratings and element numbers for each new insulation specification assessed. And where relevant, copies of the environmental certification of the materials used
WASTE Credit weight =3%			
WAS 01 HOUSEHOLD WASTE			
Req 1: Recycling facilities	1	Architect + Developer	1. Detailed documentary evidence highlighting: a. the type and sizes of internal storage bins b. the location of internal and external storage bins and distance to kitchen c. the types and sizes of external storage bins
Req 2-6: Composting facilities	1	Architect + Developer	Where there is a local authority collection scheme or private recycling scheme: 2. A letter, leaflet, website or other published information from the Local Authority or private recycling scheme operator describing: a. the types of waste collected b. the frequency of collection c. type of collection sorting

WAS 02 REFURBISHMENT AND SITE MANAGEMENT			
Req 1-16: Credits are awarded depending on the scale and the estimated cost of refurbishment.	3	Contractor	Where no design stage assessment has been carried out a copy of the compliant Site Waste Management Plan/Checklist A-10 containing the appropriate benchmarks, commitments and procedures. OR A copy of the SWMP (22) summary datasheets or equivalent monitoring records/report confirming: a. The waste arising for the development for non-hazardous construction and demolition waste. b. Comparison of the waste arising against the targets c. Quantities of waste produced, segregated via the key waste groups d. Where required, the amount and proportion of waste arising that was reused, recycled and sent to landfill e. Custody/application/destination of reused/recycled materials.
POLUTION Credit weight =6%			
POL 01 NITROGEN OXIDE EMISSIONS			
Req 1: Low NOx space heating and hot water systems	3	Boiler manufacturer	Credits are awarded on the basis of NOx emissions arising from the operation of space heating and hot water systems for each refurbished dwelling as follows: 1.a) One credit where the dry NOx emissions of space heating and hot water systems are ≤ 100 mg/kWh (NOx class 4 boiler). 1.b) Two credits where the dry NOx emissions of space heating and hot water systems are ≤ 70 mg/kWh (NOx class 5 boiler). 1.c) Three credits where the dry NOx emissions of space heating and hot water systems are ≤ 40 mg/kWh.

POL 02 SURFACE WATER RUN-OFF			
	3	FRA	Copy of all relevant calculations and information necessary to meet the requirements. AND Drawings showing the impermeable areas pre and post refurbishment Written confirmation of the appointment of an appropriately qualified professional to carry out the calculations and provide design criteria for all relevant elements. Copies of any drawings and specification text necessary to support the claims made.
POL 03 FLOODING			
Low flood risk or flood mitigation	2	FRA	Where a flood risk assessment (FRA) has been carried out and the assessed dwellings are defined as having Low or Medium/high flood risk annual probability of flooding.

4. Conclusion

In summary the project aims to achieve the highest sustainability standards and would adopt features to enhance the environmental performance of the existing building. As can be seen in the table below, the proposed development can achieve 'Very Good' under BREEAM Domestic Refurbishment scheme.

See Full scorecard below:

BREEAM UK Domestic Refurbishment 2014 Pre-Assessment Estimator v0.1: Results Summary



Building name	Market Place
Indicative Building Score	58.26%
Indicative Building Rating	BREEAM Very Good

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 dwelling's potential performance and is based on a simplified pre-formal BREEAM assessment and unverified commitments given at an early stage in the design process.

	Issue	Credits Available	Indicative Credits Achieved	Weighting	Section Score
Management	Man 01	3	3	12%	10.91%
	Man 02	2	2		
	Man 03	1	1		
	Man 04	2	1		
	Man 05	1	1		
	Man 06	2	2		

Health and Wellbeing	Hea 01	2	1	17%	7.08%
	Hea 02	4	1		
	Hea 03	1	0		
	Hea 04	2	1		
	Hea 05	2	1		
	Hea 06	1	1		

Energy	Ene 01	6	3	43%	23.72%
	Ene 02	4	2		
	Ene 03	7	3		
	Ene 04	2	1		
	Ene 05	2	2		
	Ene 06	1	1		
	Ene 07	2	2		
	Ene 08	2	2		
	Ene 09	2	0		
	Ene 10	1	0		

Water	Wat 01	3	1.5	11%	5.50%
	Wat 02	1	0		
	Wat 03	1	1		

Materials	Mat 01	25	13	8%	3.50%
	Mat 02	15	4		
	Mat 03	8	4		

Waste	Was 01	2	1	3%	1.80%
	Was 02	3	2		

Pollution	Pol 01	3	0	6%	3.75%
	Pol 02	3	3		
	Pol 02	2	2		

Innovation	10	2	N/A		2.00%
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	Minimum Standards				
	Pass	Good	Very Good	Excellent	Outstanding
Ene 02	✓	✓	✓	✗	✗
Wat 01	✓	✓	✓	✗	✗
Hea 05	✓	✓	✓	✓	✓
Hea 06	✓	✓	✓	✓	✓
Pol 03	✓	✓	✓	✓	✓
Mat 02	✓	✓	✓	✓	✓

