

Abbey School

Design Stage BREEAM Information Schedule

www.eightassociates.co.uk
0207 0430 418

21.07.2022

Available
Targeted
Potential

Targeted Score: 59.6% VERY GOOD

Score with current information: 7.8 UNCLASSIFIED (Very Good Rating – 55% required)

Score with potential credits: 64.5% VERY GOOD

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Green fill = complete

GENERAL DOCUMENTS					Information Required	Responsibility	Time Critical	Notes / Comments		
					☐ Contractor Requirements	LST	–			
					☐ Architect Compliance Letter	Kendall Kingscott	–			
					☐ M&E Compliance Letter	E3	–			
					☐ Client Compliance Letter	The Abbey School	–			
					☒ Project programme	Project Manager	–			
					☐ Completed copy of the BREEAM timeline document	Kendall Kingscott	–			
MANAGEMENT					Information Required	Responsibility	Time Critical	Notes / Comments		
Man 01	Project brief and design	4	3	0	Project delivery planning	☒ Design team responsibilities schedule / contact list.	Kendall Kingscott	–		
					☒ Copy of the design programme.	Kendall Kingscott	–			
					☐ Meeting minutes/agendas/presentations demonstrating early consultation with all relevant stakeholders identifying roles, responsibilities and contributions.	Kendall Kingscott	Ongoing			
	BREEAM AP (concept design)	☐ Architect Compliance Letter	Kendall Kingscott	Preparation and Brief						
		☐ Documentation demonstrating that the BREEAM AP is invited to key design team meetings, and provided with minutes for all other team meetings.	Kendall Kingscott	Preparation and Brief						
	BREEAM AP (developed design)	☐ Meeting minutes confirming attendance of BREEAM AP to review project progress against BREEAM.	BREEAM Accredited Professional	–						
		☐ BREEAM Progress report.	BREEAM Accredited Professional	–						
	Man 02	Life cycle cost and service life planning	4	4	0	Elemental LCC	Elemental life cycle cost plan at RIBA Stage 2 (60 year design life, unless otherwise confirmed by the client) in line with PD 156865:2008. This must: ☒ a. Show an indication of future replacement costs over a period of analysis agreed to by the client (e.g. 20, 30, 50, 60+ years) ☐ b. Include service life, maintenance and operation cost estimates.	Eight Associates	Before end of Concept Design	
						☐ Documentation (specifications / drawings) demonstrating examples of how the elemental LCC has influenced the design of the building	Kendall Kingscott	–		
Component level LCC options appraisal						☐ Component level life cycle cost plan at RIBA Stage 4 in line with PD 156865:2008 that includes the following component types (where present): envelope, services, finishes, external spaces.	Specialist consultant	Before end of Technical Design	An appointment needs to be done for this, Eight were only appointed for the stage 2 work	

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Man 02	Life cycle cost and service life planning	4	4	0	Component level LCC options appraisal	A specification document / drawings showing how the component level LCC plan has been used to influence building and systems design/specification to minimise life cycle costs and maximise critical value.	Kendall Kingscott	–
					Capital cost reporting	Architect Compliance Letter	Architect	–
Man 03	Responsible construction practices	6	6	0	Prerequisite – Legally harvested and traded timber	Contractor Requirements (legally harvested site timber)	LST	–
					Environmental management	Contractor Requirements (compliance with ISO 14001)	LST	–
						Contractor Requirements (compliance with PPG6)	LST	–
					BREEAM AP (site)	Contractor Requirements (BREEAM credits agreed)	LST	–
						Contractor Requirements (BREEAM AP site monitoring)	LST	–
					Responsible construction management	Contractor Requirements (contractor will carry out the mandatory BREEAM Responsible Construction Management requirements, plus six additional requirements)	LST	–
					Monitoring of construction site impacts – Energy and water	Contractor Requirements (Person assigned responsibilityfor monitoring site energy, water and transport)	LST	–
						Contractor Requirements (targets set for site water and energy consumption, and that consumption will be monitored and recorded).	LST	–
					Monitoring of construction site impact – Transport of construction materials	Contractor Requirements: targets set in respect of transport movements (in km and litres of fuel), and these will be monitored and recorded separately in terms of: – Materials delivered to the site – Waste removed from the site.	LST	–
Man 04	Commissioning and handover	4	3	1	Commissioning – Testing schedule and responsibilities	Schedule of commissioning and testing, identifying suitable timescales for commissioning and re-commissioning of all systems.	E3 / LST	–
						M&E Compliance Letter (commissioning responsibilities)	E3	–
						Project Programme including dates for commissioning.	E3	–

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Hea 02	Indoor air quality	4	3	0	Prerequisite – Indoor air quality (IAQ) plan	✓ A copy of a BREEAM Compliant indoor air quality plan covering: a. Removal of contaminant sources b. Dilution and control of contaminant sources c. Procedures for pre-occupancy flush out d. Third party testing and analysis e. Maintaining indoor air quality in-use	Eight Associates	–		
Hea 02	Indoor air quality	4	3	0	Emissions from construction products	□ Architect compliance letter: VOC (volatile organic compounds) requirements will be met for all of the relevant product types	Kendall Kingscott	–		
Hea 02	Indoor air quality	4	3	0	Post-construction indoor air quality measurement	□ Contractor compliance letter: Carry out post-construction indoor air quality testing to confirm that formaldehyde concentration levels do not exceed WHO guidelines for indoor air quality	LST	–		
Hea 04	Thermal comfort	3	2	1	Thermal Modelling CIBSE AM11	□ M&E Compliance Letter (BB101)	E3	–		
					□ Thermal modelling results demonstrating compliance with BB101, and confirming PPD and PMV	E3	–			
					□ Thermal modelling (BB101) results demonstrating compliance with CIBSE Guide A for a future climate change environment	E3	–			
					□ OR: Where thermal modelling results cannot demonstrate compliance with CIBSE Guide A for a future climate change environment, drawings and / or statement detailing how the building has been or could be easily adapted using passive design solutions to comply with CIBSE Guide A	E3	–			
					Thermal zoning and controls	□ M&E Compliance Letter (BB101)	E3	–		
						□ Drawing or specification showing how the building occupants can control the temperature	E3	–		
Hea 05	Acoustic performance	3	3	0	Acoustic performance	✓ Acoustic report confirming the building will meet the appropriate acoustic performance standards for: – sound insulation – indoor ambient noise level – reverberation times	Acoustic Consultants Ltd	Before end of Technical Design – appointment		
						□ Architect compliance letter: any remediation works will be followed where required	Kendall Kingscott	–		
Hea 07	Safe and healthy surroundings	2	0	1	Outside space	□ Architect Compliance Letter	Kendall Kingscott	–		
					□ A drawing showing the accessible and quiet outside space	Kendall Kingscott	–			

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ENERGY				Information Required	Responsibility	Time Critical	Notes / Comments
Ene 01	Reduction of energy use and carbon emissions	13	5	0	Energy Performance		
				☐ A copy of the 2013 Part L Approved Document checks (BRUKL Output Document)	E3	–	
				☐ M&E Compliance Letter (qualifications of the energy modeller)	E3	–	
Ene 01	Reduction of energy use and carbon emissions	13	5	0	Prediction of operational energy consumption		
				☒ Pre-requisite – Meeting minutes from energy workshop (carried out prior to Concept Design) confirming agreed outcomes from meeting, regarding operational energy performance.	Eight Associates	–	
Ene 01	Reduction of energy use and carbon emissions	13	5	0	Prediction of operational energy consumption		
				☒ Operational energy consumption report in line with BREEAM requirements: to include risk assessment and energy modelling results of predicted operational energy consumption values by end use, design vales and input data for five different operational scenarios.	Eight Associates	–	
Ene 02	Energy monitoring	2	2	0	Sub-metering of end-use categories		
				☐ M&E Compliance Letter	E3	–	
				☐ Drawings showing the locations of the mechanical and electrical sub meters	E3	–	
Ene 03	External lighting	1	1	0			
				☐ Marked up site plans showing location and purpose of all external light fittings	E3	–	
				☐ M&E Compliance Letter	E3	–	
Ene 04	Low carbon design	3	2	0	Passive Design Analysis		
				☐ Results of thermal modelling (Hea 04)	E3	–	
				☐ A Passive Design Analysis report of the proposed building (at RIBA Stage 2), that identifies passive design solutions and quantifies the total reduced energy demand and carbon dioxide emissions resulting from them.	E3	Before end of Concept Design	Natural plus hybrid, send list of criteria. Needs to be backdated to stage 2
				☐ Drawing plans / specification confirming specification of passive design measures	E3	–	
				LZC feasibility study			
				☐ A copy of the low/zero carbon feasibility study including quantified reduced regulated carbon dioxide (CO2.eq) emissions resulting from the low carbon / renewable technology.	E3	Before end of Concept Design	Report will need to be backdated to riba stage 2
				☐ A drawing or specification showing the specification of the low carbon / renewable technology as recommended within the feasibility study.	E3	–	

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Ene 06	Energy efficient transport systems	2	2	0	Energy consumption	☐ – Transport lift analysis to determine lift demand and usage patterns for the building. The analysis must determine the optimum number and size of lifts (including counter–balancing ratio), and the estimated energy consumption for at least two type of systems. ☐ – Specify regenerative drives where their use is demonstrated to save energy.		Main contractor (Lift Manufacturer)	–				
						☐ Architect compliance letter: low energy consuming lift to be instsllled	Kendall Kingscott	–					
						Energy efficient features – Lifts	Copy of the lift specification or manufacturer literature to confirm the energy–efficient features specified include:						
						☐ – Standby condition for off–peak periods ☐ – Car lighting and display lighting provided has an average luminous efficacy of > 70 luminaire lumens per circuit watt ☐ – Drive controller capable of variable speed, variable–voltage and variable frequency (VVVF)	Main contractor (Lift Manufacturer)	–					
TRANSPORT										Information Required	Responsibility	Time Critical	Notes / Comments
Tra 01	Transport assessment and travel plan	2	2	0	Travel Plan	☒ Travel Plan developed during the feasibility and design stages based on a site–specific travel assessment or statement in accordance with BREEAM requirements (please contact BREEAM assessor for full details). ☐ Client compliance letter (implemenation of the plan)		Motion	Preparation and Brief				
							The Abbey School	–					
Tra 02	Sustainable transport measures	10	4	0	Transport options implementation	☒ Assessment of existing site Accessibility Index (AI), AND evidence of the following sustainable transport measures ☐ Architect Compliance Letter (outside space) ☐ M&E Compliance Letter (electric car charging points) ☐ Client compliance letter (car sharing programme) ☐ Drawing showing the electric car charging points ☐ Drawing showing the car sharing spaces		Motion	–				
							The Abbey School	–					
							E3	–					
							The Abbey School	–					
							E3	–					
							Kendall Kingscott	–					
WATER										Information Required	Responsibility	Time Critical	Notes / Comments
Wat 01	Water consumption	5	2	0	Water consumption	☐ Architect Compliance Letter (flow rates / flush volumes of water consuming fittings)		Kendall Kingscott	–				

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Wat 02	Water monitoring	1	1	0	Water monitoring	☐ M&E Compliance Letter (water meters)	E3	–	
						☐ Drawings showing the locations of the water meters	E3	–	
Wat 03	Water leak detection	2	1	0	Flow control devices	☐ M&E compliance letter confirming a BREEAM compliant sanitary supply shut-off system will be specified	E3	–	
						☐ Drawings to confirm the location of flow control device fitted to each WC area (shut off valves)	E3	–	
Wat 04	Water efficient equipment	1	0	1		☐ Letter confirming no external water uses	Landscape architect	–	
MATERIALS									
					Information Required	Responsibility	Time Critical	Notes / Comments	
Mat 01	Environmental impacts from construction products – Building life cycle assessment (LCA)	7	4	0	Superstructure	☒ Design drawings, including elevations and build-ups detailing the build up of all major materials within the superstructure of the building.	Kendall Kingscott	–	
						☐ A completed copy of the 'LCA DETAILS' document OR Mat 01 Proforma Table if the simplified approach is to be undertaken (to be provided by Eight Associates).	Kendall Kingscott	–	
						☒ A copy of the LCA report including 3 – 4 option appraisals at Concept Design stage.	Eight Associates	Must be submitted with planning application	
						☐ A copy of the LCA report including 3 option appraisals at Technical Design stage	Specialist consultant	Before end of Technical Design	An appointment needs to be done for this, Eight were only appointed for the stage 2 work
Mat 03	Responsible sourcing construction products	4	3	0	Prerequisite – Legally harvested and traded timber	☐ Compliance letter confirming all timber procured will be legally harvested and traded timber	KK / LST	–	
					Enabling sustainable procurement	☒ A copy of the sustainable procurement plan	Eight Associates	Before end of Concept Design	
					Measuring responsible sourcing	☐ A completed copy of the Mat 03 table	KK / LST	–	

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Mat 05	Design for durability and resilience	1	1	0	Design for durability and resilience	Design drawings / specification outlining the measures taken to enhance durability, such as: – Bollards / barriers / raised kerbs in delivery areas ☐ – Robust external wall construction – Protection rails to internal walls – Kickplates on doors – Hard wearing floors			
						Kendall Kingscott	–		
☐ Architect Compliance Letter						Kendall Kingscott	–		
Mat 05	Design for durability and resilience	1	1	0	Design for durability and resilience	☐ Marked up drawing(s), or maintenance plan confirming access to the roof and façade for cost-effective cleaning, replacement and repair in the building's design.			
						Kendall Kingscott	–		
						☐ Marked up drawing highlighting features of the roof and façade design that prevent water damage, ingress and detrimental ponding.	Kendall Kingscott	–	
Mat 06	Material efficiency	1	1	0		Report (at Preparation and Brief stage) setting targets relating to material efficiency and ✓ report on opportunities and methods to optimise the use of materials at each key stage of the project			
						Eight Associates	Preparation and Brief		
☐ Architect Compliance Letter						Kendall Kingscott	–		
WASTE						Information Required	Responsibility	Time Critical	Notes / Comments
Wst 01	Construction waste management	5	3	0	Pre-demolition audit	A copy of the pre-demolition audit covering the following requirements: a: Be carried out at Concept Design stage prior to strip-out or demolition works ☐ b: Guide the design, consider materials for reuse and set targets for waste management c: Engage all contractors in the process of maximising high grade reuse and recycling opportunities d: Compare actual waste arisings and waste management routes used with those forecast and investigate significant deviations from planned targets.			
					Construction resource efficiency	☐ Contractor Requirements (resource management plan)	LST	–	
						☐ Confirmation that less than 13.3 m3 or 11.1 tonnes of waste will generated per 100m2 of floor area	LST	–	
					Diversion of resources from landfill	☐ Contractor Requirements (90% of waste will be diverted form landfill)	LST	–	

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Wst 03	Operational waste	1	1	0	Annotated drawing to show both general and recyclable waste storage areas and that the latter will be at least 2m ² per 1000m ² of net floor area and located within 20m of the development	
					Kendall Kingscott	–
					□ Architect Compliance Letter	Kendall Kingscott –
Wst 05	Adaptation to climate change	1	1	0	A copy of the systematic (structural and fabric resilience specific) risk assessment to identify and evaluate the impact on the building from expected extreme weather conditions arising from climate change. The assessment must cover the following: ✓ – Hazard identification – Hazard assessment – Risk estimation – Risk evaluation – Risk management.	
					Eight Associates	Preparation and Brief
					□ Design drawings demonstrating the structure and fabric are adequately protected from the risks of a future climate e.g. openable windows	Kendall Kingscott –
Wst 06	Design for disassembly and adaptability	2	2	0	Design for disassembly and functional adaptability – recommendations A building-specific functional adaptation strategy study to explore the ease of disassembly and the functional adaptation potential of different design scenarios by the end of Concept Design.	
					Eight Associates	Preparation and Brief
					□ Drawings or specification confirming potential for future adaptation of the building's function (e.g. moveable internal walls)	Kendall Kingscott –
					Disassembly and functional adaptability – implementation	
					Update, during Technical Design, on:	
					4.a How the recommendations or solutions proposed by Concept Design have been implemented where practical and cost effective. Omissions have been justified in writing to the assessor.	
					4.b Changes to the recommendations and solutions during the development of the Technical Design.	
					□ Architect Compliance Letter	Kendall Kingscott –
LAND USE & ECOLOGY			Information Required		Responsibility	Time Critical
LE 01	Site selection	2	1	0	Previously Occupied Land	
					□ Site plan of the proposed construction zone, including all areas of hard standing, landscaping, site access and temporary site offices	Kendall Kingscott –
					□ Site plan showing previous development covers at least 75% of the proposed development's footprint	Kendall Kingscott –

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LE 02	Identifying and understanding the risks and opportunities for the project	2	2	0	Prerequisite	✓ Copy of BREEAM Ecological Risk Evaluation Checklist confirming Route selected	Kendall Kingscott	Preparation and Brief
						□ Contractor Requirements (follow ecologist's recommendations)	LST	send copy to LST
	Survey and evaluation and Determining the ecological outcomes for the site(route 2)				✓ Architect compliance letter: Confirmation that a Suitably Qualified Ecologist was appointed at an early stage in the project's design	Kendall Kingscott	Preparation and Brief	
					✓ Ecology report confirming habitats and priority species potential on the site, and identification of ecological constraints and opportunities	Eight Associates	Preparation and Brief	
					✓ Details of the site's ecological outcomes, following the following hierarchy of action; – Avoidance – Protection – Reduction or limitation of negative impacts – On site compensation and – Enhancement (on or off site)	Eight Associates	Preparation and Brief	
LE 03	Managing negative impacts on ecology	3	3	0	Prerequisite – Achieved LE 02	□ Prerequisite – Achieved LE 02		–
					Planning, liaison, implementation and data (route 2)	✓ Design drawings showing the retention/protection/removal of any ecological features on the site	Eight Associates	–
						✓ Ecology report confirming the retention/protection/removal of any ecological features on the site	Eight Associates	Preparation and Brief
					Managing negative impacts of the project (route 2)	□ Evidence e.g. emails confirming collaboration between ecologist and design team regarding the retention/protection/removal of ecological features	Kendall Kingscott	–
						✓ A completed copy of GN40	Eight Associates	Before end of Concept Design
LE04	Enhancing site ecology	4	2	0	Prerequisite – Achieved LE 03	□ LE 03 'Planning, liaison, implementation and data' has been achieved	–	–
					Ecological enhancement (route 2 only)	✓ A completed copy of GN40	Eight Associates	–

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LE04	Enhancing site ecology	4	2	0	Ecological enhancement (route 2 only)	☐ Design drawings showing the new soft landscaping	The Landmark Practice	–	
						☐ Confirmation that the recommended ecological features will be installed	LST	–	
						✓ Confirmation from ecologist that data collated has been provided to the local environmental records centre	Eight Associates	–	
LE04	Enhancing site ecology	4	2	0	Ecological enhancement (route 2 only)	✓ A completed copy of GN40	Eight Associates	–	
						✓ Calculation in accordance with the process set out in GN40 – BREEAM, CEEQUAL and HQM Ecology Calculation Methodology	Eight Associates	–	
LE05	Long term biodiversity	2	2	0	Prerequisite (route 2)	☐ LE 03 'Planning, liaison, implementation and data' and 1 credit for LE 04 'Enhancement of Ecology' has been achieved	–		
					Management and maintenance (route 2)	☐ Client compliance letter: Confirmation that the ecologist has liaised with design team with regards to the ecological features' future maintenance	The Abbey School	–	
						☐ Client compliance letter: Confirmation that the end user of the building will continue to maintain the site's ecological features	The Abbey School	–	
						☐ Architect compliance letter: Confirmation that the Building User Guide will include a section on Ecology and Biodiversity	Kendall Kingscott	–	
					Landscape and ecology management plan (or similar) development (route 2)	✓ Landscape and ecology management plan, or equivalent, is developed in accordance with BS 42020:2013 Section 11.1	Eight Associates	–	
						☐ Confirmation that the management plan will be updated as appropriate to support maintenance of the ecological value of the site	The Abbey School	–	
POLLUTION						Information Required	Responsibility	Time Critical	Notes / Comments
Pol 02	Local air quality	2	2	0		☐ M&E Compliance Letter	E3	–	
Pol 03	Flood and surface water management	5	0	3	Prerequisite	☐ A completed copy of the GN38 tempate (emailed on 17/05/22)	Momentum	–	
					Surface water run-off rate	Pre-requisite: statement from the appropriate consultant to confirm that bespoke surface water runoff design solutions have been developed for the site (accounting for specific site requirements and conditions).	Momentum	–	Covered by the template GN38

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Pol 03 Flood and surface water management 5 0 3 Surface water run-off rate

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A copy of the drainage consultant's report confirming:

– Total area of impermeable surfaces on the pre-development and post-development site (m2).

– Calculation results for pre-development and post-development peak runoff rates in accordance with The SuDS Manual and any national planning policy requirements.

- ☐ – Calculation results for pre-development and post-development runoff volumes in accordance with The SuDS Manual.
- The peak rate of runoff from the site will be improved by at least 30% from pre-development to post-development (for the 1 in 1 year and 1 in 100 year event);
- That an additional allowance for climate change has been designed in to the proposed drainage systems

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Momentum

–

Covered by the template GN38

- ☐ There will be relevant maintenance agreements for the ownership, long-term operation and maintenance of all specified Sustainable Drainage Systems (SuDS).

The Abbey School

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– A copy of the drainage consultant's report confirming that flooding of property will not occur in the event of the local drainage system failure (must include system failure flood flow routes, potential flood ponding levels and their relation to ground floor levels)

- ☐ – The post-development runoff volume will be no greater than pre-development runoff volume (as any additional predicted runoff volume will be managed by infiltration or other appropriate SuDS techniques)

Momentum

–

Covered by the template GN38

Minimum watercourse pollution

- ☐ A copy of the drainage consultant's report confirming that there will be no discharge from the post-development site for rainfall events up to 5mm.

Momentum

–

Covered by the template GN38

- ☐ Confirmation that oil/petrol separators (or an equivalent system for pollution treatment) are specified for all high risk areas

Momentum

–

Covered by the template GN38

Confirmation that:

– Water pollution prevention systems are in line with The SuDS Manual.

- ☐ – A comprehensive drainage plan will be produced and handed over to the building occupier.
- All external storage and delivery areas will be designed in compliance with the relevant pollution prevention guidance.

Momentum

–

Covered by the template GN38

Pol 04 Reduction of night time light pollution 1 1 0

- ☐ M&E Compliance Letter

E3

–

- ☐ External lighting drawing

E3

–

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Pol 05 Reduction of noise pollution 1 1 0 Reduction of noise pollution

✓ A copy of the Noise Impact Assessment, in line with BS 4142:2014, confirming:
– Existing background noise levels (at nearest/most exposed noise sensitive area to the development and including existing plant on a building, where the development is an extension) and expected noise rating level from the assessed buildings proposed plant;
– Confirmation of whether noise levels at the nearest/most exposed noise sensitive area to the development are higher or lower than 5dB lower than the background noise levels;
– (Where the 5dB lower than background is not achieved) specification of attenuation measures to attenuate the noise at its source to a compliant level.

Acoustic Consultants Ltd

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