

Wat 04 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

Assessment Criteria

Compliant?

Credits available

Credits achieved

Has a meaningful reduction in unregulated water demand been achieved?			
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Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

MATERIALS**Mat 01 Life Cycle Impacts**

No. of BREEAM credits available	5	Available contribution to overall score	6.73%
No. of BREEAM innovation credits available	3	Minimum standards applicable	No

How do you wish to assess the number of BREEAM credits to be achieved for this issue?

Define the number of Mat 01 credits achieved

Assessment Criteria

Predicted total Mat01 credits achieved	4
Predicted total Mat01 points achieved	
Number of building elements assessed	
Green Guide exemplary level compliant?	No
Has IMPACT compliant software been used?	No

Total BREEAM credits achieved	4
Total contribution to overall building score	5.38%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

Comments/notes:

Mat 02 Hard Landscaping and Boundary Protection

No. of BREEAM credits available	1	Available contribution to overall score	1.35%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

	Compliant?	Credits available	Credits achieved
Will ≥80% of all external hard landscaping and boundary protection achieve a Green Guide A or A+ rating?	No	1	0

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

Mat 03 Responsible Sourcing

No. of BREEAM credits available	4	Available contribution to overall score	5.38%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Assessment Criteria

	Compliant	Credits available	Credits achieved
All timber and timber based products are 'legally harvested and trader timber'	Yes		
Is there a documented sustainable procurement plan?	Yes	1	1
Percentage of available responsible sourcing of materials points achieved	65.00%	3	3

Please confirm the route used to assess Mat03	Route 2: Proportion of materials responsibly sourced
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Total BREEAM credits achieved	4
Total contribution to overall building score	5.38%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Outstanding level

Comments/notes:

Mat 04 Insulation

No. of BREEAM credits available	1	Available contribution to overall score	1.35%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria		Credits available	Credits achieved	
What is the building's targeted insulating index?	2.50	1	1	Note: An insulation
Total BREEAM credits achieved	1			
Total contribution to overall building score	1.35%			
Total BREEAM innovation credits achieved	N/A			
Minimum standard(s) level	N/A			

Comments/notes:

Mat 05 Designing for durability and resilience

No. of BREEAM credits available	1	Available contribution to overall score	1.35%
No. of BREEAM innovation credits available	0	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will suitable durability/protection measures be specified and installed to vulnerable areas of the building?	Yes	1	1
Will suitable durability/protection measures be specified and installed to exposed parts of the building?	Yes		
Total BREEAM credits achieved	1		
Total contribution to overall building score	1.35%		
Total BREEAM innovation credits achieved	N/A		
Minimum standard(s) level	N/A		

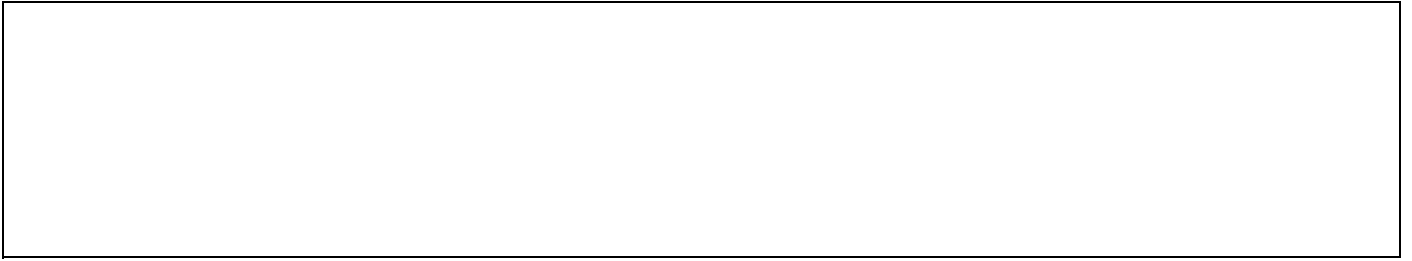
Comments/notes:

Mat 06 Material efficiency

No. of BREEAM credits available	1	Available contribution to overall score	1.35%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will material efficiency measures be identified & implemented during all RIBA stages?	Yes	1	1
Total BREEAM credits achieved	1		
Total contribution to overall building score	1.35%		
Total BREEAM innovation credits achieved	N/A		
Minimum standard(s) level	N/A		

Comments/notes:



WASTE

Wst 01 Construction Waste Management

No. of BREEAM credits available	4	Available contribution to overall score	5.50%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

How do you wish to assess the number of BREEAM credits to be achieved for this issue?	Define a target number of BREEAM credits
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Select the number of BREEAM credits being targeted for issue Wst 01:	3	BREEAM Wst01 Innovation credits:	0
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Assessment Criteria

Compliant?

Construction resource management plan	
Compliant Pre-demolition audit	
Does the excavation waste meet the exemplary level requirements?	

Key Performance Indicators - Construction Waste

Measure/units for the data being reported	
Non-hazardous construction waste (excluding demolition/excavation)	
Total non-hazardous construction waste generated	
Non-hazardous non-demolition const. waste diverted from landfill	
Total non-hazardous non-demolition const. waste diverted from landfill	
Total non-hazardous demolition waste generated	
Non-hazardous demolition waste diverted from landfill	
Total non-hazardous demolition waste to disposal	
Material for reuse	
Material for recycling	
Material for energy recovery	
Hazardous waste to disposal	

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Total BREEAM credits achieved	3
Total contribution to overall building score	4.13%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Outstanding level

Comments/notes:

Wst 02 Recycled Aggregates

No. of BREEAM credits available	1	Available contribution to overall score	1.38%
No. of BREEAM innovation credits available	1	Minimum standards applicable	No

Assessment Criteria	Total
What is the target total % of high-grade aggregate that will be recycled/secondary aggregate?	0%

% of high-grade aggregate that is recycled/secondary aggregate - by application

Structural frame	
Bitumen/hydraulically bound base, binder and surface courses	
Building foundations	
Concrete road surfaces	
Pipe bedding	
Granular fill and capping	

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

Comments/notes:

Wst 03 Operational Waste

No. of BREEAM credits available	1	Available contribution to overall score	1.38%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will operational recyclable waste volumes be segregated and stored?	Yes	1	1
Will static waste compactor(s) or baler(s) be specified where appropriate?	N/A		
Will vessel(s) for composting suitable organic waste where appropriate?	N/A		

Total BREEAM credits achieved	1
Total contribution to overall building score	1.38%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

Comments/notes:

Wst 04 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

Assessment Criteria	Compliant?	Credits available	Credits achieved

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

Wst 05 Adaption to climate change

No. of BREEAM credits available	1	Available contribution to overall score	1.38%
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will a climate change adaptation strategy appraisal for structural and fabric resilience be conducted by the end of Concept Design (RIBA Stage 2 or equivalent)?	No	1	0
Will exemplary level criteria – Responding to adaptation to climate change be met?			

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

Wst 06 Functional adaptability

No. of BREEAM credits available	1	Available contribution to overall score	1.38%
No. of BREEAM innovation credits available	0	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will a building specific functional adaptation strategy appraisal be conducted by Concept Design (RIBA Stage 2 or equivalent) and will functional adaptation measures be implemented?	No	1	0

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

LAND USE & ECOLOGY

LE 01 Site Selection

No. of BREEAM credits available	2	Available contribution to overall score	2.60%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

	Compliant?	Credits available	Credits achieved
Will at least 75% of the proposed development’s footprint be located on previously occupied land?	Yes	1	1
Is the site deemed to be significantly contaminated?	Yes	1	1

Total BREEAM credits achieved	2
Total contribution to overall building score	2.60%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

LE 02 Ecological Value of Site and Protection of Ecological Features

No. of BREEAM credits available	2	Available contribution to overall score	2.60%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Can the land within the construction zone be defined as 'land of low ecological value'?	Yes	1	1
Will all features of ecological value surrounding the construction zone/site boundary be protected?	Yes	1	1

Total BREEAM credits achieved	2
Total contribution to overall building score	2.60%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

LE 03 Mitigating Ecological Impact

No. of BREEAM credits available	2	Available contribution to overall score	2.60%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Assessment Criteria

What is the likely change in ecological value as a result of the sites development?	≥0 species (i.e. no negative change)	Plant species richn
Total BREEAM credits achieved	2	
Total contribution to overall building score	2.60%	
Total BREEAM innovation credits achieved	N/A	
Minimum standard(s) level	Outstanding level	

Comments/notes:

LE 04 Enhancing Site Ecology

No. of BREEAM credits available	2	Available contribution to overall score	2.60%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

	Compliant?	Credits available	Credits achieved
Will a suitably qualified ecologist be appointed to report on enhancing and protecting site ecology?	Yes	2	1
Will the suitably qualified ecologist's general recommendations be implemented?	Yes		
What is the targeted/intended improvement in ecological value as a result of enhancement actions?	<6 species (small positive change)		Plant species rich
Total BREEAM credits achieved	1		
Total contribution to overall building score	1.30%		
Total BREEAM innovation credits achieved	N/A		
Minimum standard(s) level	N/A		

Comments/notes:

LE 05 Long Term Impact on Biodiversity

No. of BREEAM credits available	2	Available contribution to overall score	2.60%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

	Compliant?	Credits available	Credits achieved
Will a Suitably Qualified Ecologist be appointed to monitor/minimise impacts of site activities on biodiversity?	Yes	2	1
Will a landscape and habitat management plan be produced covering at least the first five years after project completion in accordance with British Standards?	N/A		
Number of applicable measures to improve biodiversity confirmed by SQE:	4		
Number of applicable measures implemented:	2		
Total BREEAM credits achieved	1		
Total contribution to overall building score	1.30%		
Total BREEAM innovation credits achieved	N/A		
Minimum standard(s) level	N/A		

Comments/notes:

POLLUTION

Pol 01 Impact of Refrigerants

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

Assessment Criteria

	Credits available	Credits achieved
Refrigerant containing systems installed in the assessed building?		
Do all systems (with electric compressors) comply with the requirements of BS EN 378:2008 (parts 2 & 3) & where refrigeration systems containing ammonia are installed, the IoR Ammonia Refrigeration Systems Code of Practice?		
Global Warming Potential of the specified refrigerant(s) 10 or less?		
What is the target range Direct Effect Life Cycle CO ₂ eq. emissions for the system?		
Cooling/Heating capacity of the system		
Will a refrigerant leak detection and containment system be specified/installed?		

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

Pol 02 NO_x Emissions

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

Assessment Criteria

NO _x emission level - space heating	
NO _x emission level - water heating	
Does this building meet BREEAM's definition of a highly insulated building?	
Energy consumption: heating and hot water	

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

Pol 03 Surface Water Run off

No. of BREEAM credits available	5	Available contribution to overall score	5.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
What is the actual/likely annual probability of flooding for the assessed site?	High	2	1
Will a Flood Risk Assessment and ground level of the building and access be undertaken?	Yes	1	1
Will the site meet the BREEAM criteria for peak rate surface water run off?	Yes	1	1
Will the site meet the criteria for surface water run off volume, attenuation and/or limiting discharge?	Yes	1	1
Will the site be designed to minimise watercourse pollution in accordance with the BREEAM criteria?	Yes	1	1
Total BREEAM credits achieved	4		
Total contribution to overall building score	4.00%		
Total BREEAM innovation credits achieved	N/A		
Minimum standard(s) level	N/A		

Comments/notes:

Pol 04 Reduction of Night Time Light Pollution

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

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will the external lighting specification be designed to reduce light pollution?	Yes	1	1
Total BREEAM credits achieved	1		
Total contribution to overall building score	1.00%		
Total BREEAM innovation credits achieved	N/A		
Minimum standard(s) level	N/A		

Comments/notes:

Pol 05 Noise Attenuation

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

Assessment Criteria	Compliant	Credits available	Credits achieved
Will there be noise-sensitive areas/buildings within 800m radius of the development?			
Will a noise impact assessment be carried out and, if applicable, noise attenuation measures specified?			

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

INNOVATION

Inn 01 Innovation

No. of BREEAM innovation credits available	10	Available contribution to overall score	10.00%
		Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Man 03 Responsible construction practices	No	1	0
Man 05 Aftercare	N/A	N/A	N/A
Hea 01 Visual Comfort	No	1	0
Hea 02 Indoor Air Quality	N/A	N/A	N/A
Ene 01 Reduction of energy use and carbon emissions	No	5	N/A
Wat 01 Water Consumption	N/A	N/A	N/A
Mat01 Life Cycle Impacts	No	3	0
Mat03 Responsible Sourcing of Materials	No	1	0
Wst01 Construction Waste Management	No	1	0
Wst02 Recycled Aggregates	No	1	0
Wst 05 Adaption to climate change	N/A	N/A	N/A

Number of 'approved' innovation credits achieved?	0
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Total BREEAM innovation credits achieved	0
Total contribution to overall building score	0.00%
Minimum standard(s) level	N/A

Comments/notes: