

BREEAM New Construction - Pre-assessment 2014

Caversham

Pre-assessment

St Martins-Caversham

09 February 2018

Assessment Report



**SHELL ONLY ASSESSMENT
RETAIL UNIT**

bre

Assessment details **–BREEAM SHELL ONLY ASSESSMENT**

Assessment references

Registration number:	shell only	Date created:	09/02/18
Created by:	BUILDING SERVICE DESIGN		
Architect name:	BARTON WILLMORE		
Developer name:	PROPERTY UNIT TRUST		
Property owner	PROPERTY UNIT TRUST		

Site details

Site name:	St Martins-Caversham
Address:	Church Road
Town:	Caversham / Reading
County:	
Post code:	
Country:	United Kingdom

General information

BRE Assessment reference no.	NA -
Client name	Hermes
Building end user/occupier	Rental Tenants
Assessor name	G Costelo
Assessor organisation	BSD

Building details

Building name	Block F- Retail Unit-Church Road- Caversham
Country	England
Building type (main description)	Retail
Building type (sub-group)	Retail - Restaurant
Building floor area (GIA) m ²	
Building floor area (NIFA) m ²	
BREEAM scheme	New Construction
BREEAM version	2014 (SD5076)
BREEAM UK 2014 technical manual issue number	SD5076 Issue 1.0
Project type	New Construction (shell only)
Assessment stage	Pre-Assessment
Location type	Large urban (>250,000 population)
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	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
Unregulated water uses present? (e.g. vehicle wash system, irrigation)	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
If applicable, does this building contain areas requiring SAP assessment?	Option not applicable to building type
If SAP used, what proportion of the building's total floor area (GIA) does it apply to?	Option not applicable to building type

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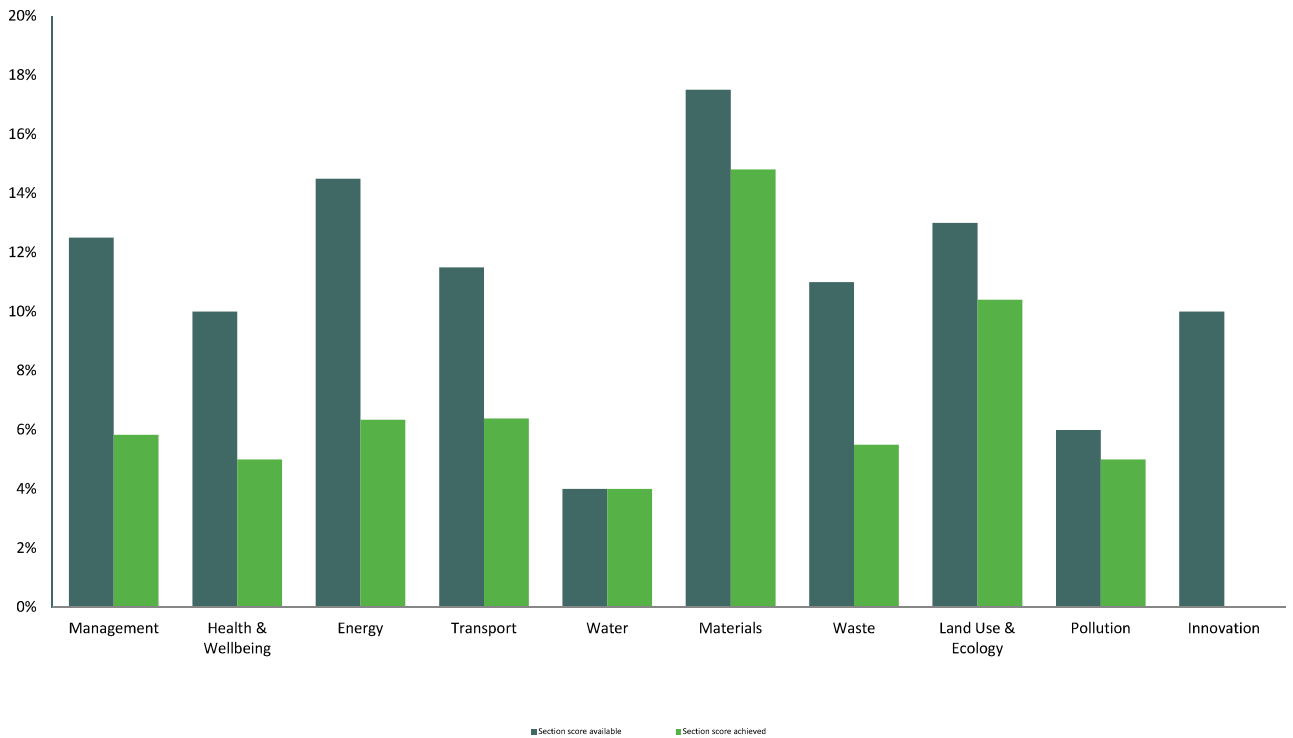
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Overall Building Performance

Building name	Block F- Retail Unit-Church Road- Caversham
Indicative BREEAM rating	Very Good
Indicative Total Score	63.3%
Min. standards level achieved	Very Good level

Building Performance by Environment Section



Environmental Section	No. credits available	Indicative no. credits Achieved	% credits achieved	Section Weighting	Indicative Section Score
Management	15	7	46.7%	12.5%	5.8%
Health & Wellbeing	10	5	50.0%	10.0%	5.0%
Energy	16	7	43.8%	14.5%	6.3%
Transport	9	5	55.6%	11.5%	6.4%
Water	2	2	100.0%	4.0%	4.0%
Materials	13	11	84.6%	17.5%	14.8%
Waste	8	4	50.0%	11.0%	5.5%
Land Use & Ecology	10	8	80.0%	13.0%	10.4%
Pollution	6	5	83.3%	6.0%	5.0%
Innovation	10	0	0.0%	10.0%	0.0%

Building name	Block F- Retail Unit-Church Road- Caversham
Building score (%)	63.27%
Building rating	Very Good
Minimum standards level achieved	Very Good level

MANAGEMENT**Man 01 Project brief and design**

No. of BREEAM credits available	4	Available contribution to overall score	3.33%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will stakeholder consultation (project delivery) take place?	No	1	0
Will stakeholder consultation (third party) take place?	No	1	0
Will a sustainability champion (design) be assigned?	No	1	0
Will a sustainability champion (monitoring progress) be assigned?	No	1	0
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:

Man 02 Life cycle cost and service life planning

No. of BREEAM credits available	4	Available contribution to overall score	3.33%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will an elemental life cycle cost (LCC) analyses be carried out?	No	2	0
Will a component level LCC plan be developed?	No	1	0
Will the predicted capital cost be reported?	No	1	0
Expected capital cost of the project (if available)		£/m ²	
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:

Man 03 Responsible construction practices

No. of BREEAM credits available	6	Available contribution to overall score	5.00%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Assessment Criteria	Compliant?	Credits available	Credits achieved
Is all site timber used in the project 'legally harvested and traded timber'?	Yes		
Will/does the principal contractor operate a compliant Environmental Management System?	Yes	1	1
Will a construction stage sustainability champion be assigned?	Yes	1	1
Will a considerate construction scheme be used by the principal contractor? (One credit where 'compliance' has been achieved. Two credits where 'compliance' is significantly exceeded.)	2	2	2
Will construction site impacts be metered/monitored?	Yes		
Will site utility consumption be metered/monitored?	Yes	1	1
Will transport of construction materials and waste be metered/monitored?	Yes	1	1
Will exemplary level criteria be met?	No	1	0

Total BREEAM credits achieved	6
Total contribution to overall building score	5.00%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Outstanding level

Comments/notes:

Man 04 Commissioning and handover

No. of BREEAM credits available	1	Available contribution to overall score	0.83%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will commissioning schedule and responsibilities be developed & accounted for?			
Will a commissioning manager be appointed?			
Will the building fabric be commissioned?	Yes	1	1
Will a training schedule for building occupiers/managers at Handover?			
Will a building user guide be developed prior to handover?			
Total BREEAM credits achieved	1		
Total contribution to overall building score	0.83%		
Total BREEAM innovation credits achieved	N/A		
Minimum standard(s) level	N/A		

Comments/notes:

Man 05 Aftercare**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 aftercare support be provided to building occupiers?			
Will seasonal commissioning occur over 12 months once substantially occupied?			
Will a post occupancy evaluation be carried out 1 year after occupation?			
Will exemplary level criteria be met?			
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:

HEALTH & WELLBEING

Hea 01 Visual Comfort

No. of BREEAM credits available	5	Available contribution to overall score	5.00%
No. of BREEAM innovation credits available	1	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will the design provide adequate glare control for building users?	No	1	0
Will relevant building areas be designed to achieve appropriate daylight factor(s)?	0	2	0
Will the design provide adequate view out for building users?	No	1	0
Will internal/external lighting levels, zoning and controls be specified in accordance with the relevant CIBSE Guides/British Standards?	Yes	1	1
Will exemplary level criteria be met?	No	1	0

Total BREEAM credits achieved	1
Total contribution to overall building score	1.00%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

Comments/notes:

Hea 02 Indoor Air Quality

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

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will an air quality plan be produced and building designed to minimise air pollution?			
Will building be designed to minimise the concentration and recirculation of pollutants in the building?			
Will the relevant products be specified to meet the VOC testing and emission levels required?			
Will formaldehyde and total VOC levels be measured post construction?			
Will the building be designed to, or have the potential to provide, natural ventilation?	No	1	0
Will exemplary level VOCs (products) criteria 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:

Hea 03 Safe containment in laboratories

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 an objective risk assessment of proposed laboratory facilities' design be completed?			
Will the manufacture & installation of fume cupboards and containment devices meet best practice standards?			
Will containment level 2 & 3 labs meet best practice safety & performance criteria?			

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:

Hea 04 Thermal comfort

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 thermal modelling of the design be carried out?	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:

Hea 05 Acoustic Performance

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	Credits	Credits available	Credits achieved
Will the building meet the appropriate acoustic performance standards and testing requirements for: a. Sound insulation b. Indoor ambient noise level c. Reverberation times?	1	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:

Hea 06 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

Assessment Criteria	Compliant?	Credits available	Credits achieved
Where external site areas are present, will safe access be designed for pedestrians and cyclists?	Yes	1	1
Will a suitably qualified security consultant be appointed and security considerations accounted for?	Yes	1	1
Total BREEAM credits achieved	2		
Total contribution to overall building score	2.00%		
Total BREEAM innovation credits achieved	N/A		
Minimum standard(s) level	N/A		

Comments/notes:

ENERGY

Ene 01 Reduction of energy use and carbon emissions

No. of BREEAM credits available	12	Available contribution to overall score	10.88%
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:	4

Ene 01 Calculator

Country of the UK where the building is located		Confirm building regulation and version to be used:	
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New Construction (shell only)

Building floor area		m2
Notional building heating and cooling energy demand		MJ/m2yr
Actual building heating and cooling energy demand		MJ/m2yr
Notional building primary energy consumption		kWh/m2yr
Actual building primary energy consumption		kWh/m2yr
Target emission rate (TER)		kgCO2/m2yr
Building emission rate (BER)		kgCO2/m2yr
Building emission rate improvement over TER		
Heating & cooling demand energy performance ratio (EPR _{ED})		
Primary consumption energy performance ratio (EPR _{PC})		
CO ₂ Energy performance ratio (EPR _{CO2})		
Overall building energy performance ratio (EPR _{NC})		

Where specified, please confirm the energy production from onsite or near site energy generation technologies	
Equivalent % of the building's 'regulated' energy consumption generated by carbon neutral sources and used to meet energy demand from 'unregulated' building systems or processes?	
Is the building designed to be 'carbon negative'?	
If the building is defined as 'carbon negative' what is the total (modelled) renewable/carbon neutral energy generated and exported?	

Total BREEAM credits achieved	4
Total contribution to overall building score	3.63%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Very Good level

Comments/notes:

Ene 02 Energy monitoring**Assessment issue not applicable**

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

Assessment criteria

	Compliant?	Credits available	Credits achieved
Will a BMS or sub-meters be specified to monitor energy use from major building services systems?			
Will a BMS or sub-meters be specified to monitor energy use by tenant/building function areas?			

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:

Ene 03 External lighting

No. of BREEAM credits available	1	Available contribution to overall score	0.91%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment criteria

	Compliant?	Credits available	Credits achieved
Will external light fittings and controls be specified in accordance with the BREEAM criteria?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.91%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

Ene 04 Low carbon design

No. of BREEAM credits available	3	Available contribution to overall score	2.72%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment criteria	Compliant?	Credits available	Credits achieved
Will passive design measures be used in line with an analysis be carried out during concept design stage (RIBA stage 2 or equivalent)?	Yes	1	1
Will free cooling measures be implemented in the whole building in line with the passive design analysis?	No	1	0
Will a LZC technology be specified in line with a feasibility study carried out by the completion of the Concept Design stage (RIBA Stage 2 or equivalent)?	Yes	1	1

Total BREEAM credits achieved	2
Total contribution to overall building score	1.81%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

Ene 05 Energy efficient cold storage**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 the refrigeration system be designed, installed & commissioned in accordance with BREEAM criteria?			
Will the refrigeration system demonstrate a saving in indirect greenhouse gas emissions?			

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:

Ene 06 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

Assessment criteria	Compliant?	Credits available	Credits achieved
Will a transportation system analysis be carried out to determine and specify the optimum number, size and type of lifts that is most energy efficient?			
Will the relevant energy-efficient features criteria be met?			

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:

Ene 07 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

Assessment criteria	Compliant?	Credits available	Credits achieved
Pre-requisite: Criterion 1 of Hea 03 - risk assessment of laboratory facilities			
Have the occupants' laboratory requirements & performance criteria been confirmed during the preparation of the initial project brief to minimise energy demand?			

Best Practice Energy Practices in Laboratories (table 27)			
Will the laboratory meet criteria item b) Fan power?			
Will the laboratory criteria item c) Fume cupboard volume flow rates?			
Will the lab meet item d) Grouping / isolation of high filtration/ventilation activities?			
Will the laboratory meet criteria item e) Energy recovery - heat?			
Will the laboratory meet criteria item f) Energy recovery - cooling?			
Will the laboratory meet criteria item g) Grouping of cooling loads?			
Will the laboratory meet criteria item h) Free cooling?			
Will the laboratory meet criteria item i) Load responsiveness?			
Will the laboratory meet criteria item j) Cleanrooms?			
Will the laboratory meet criteria item k) Diversity?			
Will the laboratory meet criteria item l) Room air-change rates?			

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:

Ene 08 Energy 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

Which of the following will be present and likely to be a/the major contributor to 'unregulated' energy use?	Present	Major impact
Ref A Small power and plug in equipment?		
Ref B Swimming pool?		
Ref C Communal laundry?		
Ref D Data centre?		
Ref E IT-intensive operation areas?		
Ref F Residential areas?		
Ref G Healthcare?		
Ref H Kitchen and catering facilities?		

Will the significant majority contributor(s) to 'unregulated' energy use above meet the BREEAM 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:

Ene 09 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

Assessment criteria

Will internal/external drying space and fixings be provided?	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:

TRANSPORT

Tra 01 Public Transport Accessibility

No. of BREEAM credits available	5	Available contribution to overall score	6.39%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Building type category (for purpose of Tra01 issue assessment)	Retail
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Assessment Criteria	Compliant	Credits available	Credits achieved
Indicative public transport accessibility index (AI):	4.00	5	2
Will the building have a dedicated bus service?			N/A

AI	Indicative Accessibility Index for pre-assessment
0	Poor or no public transport provision
1	A single BREEAM compliant public transport node available
2	Some BREEAM compliant public transport nodes/services available
4	A selection of BREEAM compliant public transport nodes/services available
8	Good provision of public transport i.e. small urban centre / suburban area
10	Very Good provision of public transport i.e. small/medium urban centre
12	Excellent provision of public transport, i.e. medium urban centre
18	Excellent provision of public transport, i.e. large urban/metropolitan city centre

Total BREEAM credits achieved	2
Total contribution to overall building score	2.56%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

Tra 02 Proximity to Amenities

No. of BREEAM credits available	1	Available contribution to overall score	1.28%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will the building be in close proximity of and accessible to applicable amenities?	yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	1.28%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

Tra 03 Cyclist facilities

No. of BREEAM credits available	2	Available contribution to overall score	2.56%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Building type category (for purpose of Tra03 issue assessment)	Retail – Individual retail unit
How many compliant cycle storage spaces will be provided?	2
What cyclist facilities will be provided?	No compliant facilities

Assessment Criteria	Compliant?	Credits available	Credits achieved
Cycle storage spaces	Yes	2	1
Cyclist facilities	No		
Total BREEAM credits achieved			1
Total contribution to overall building score			1.28%
Total BREEAM innovation credits achieved			N/A
Minimum standard(s) level			N/A

Comments/notes:

Tra 04 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 purpose of Tra04 issue)	
Building's indicative Accessibility Index (sourced from issue Tra01)	

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will BREEAM's maximum parking capacity criteria for the building type/Accessibility Index be met?			
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:

Tra 05 Travel Plan

No. of BREEAM credits available	1	Available contribution to overall score	1.28%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will a transport plan based on site specific travel survey/assessment be developed?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	1.28%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

WATER

Wat 01 Water Consumption

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

How do you wish to assess the number of BREEAM credits to be achieved for this issue?	
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Please select the calculation procedure used	
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Standard approach data

Water Consumption from building micro-components	
Water demand met via greywater/rainwater sources	
Total net water consumption	
Improvement on baseline performance	

Key Performance Indicator - use of freshwater resource

Total net Water Consumption		Indicator not assessed
Default building occupancy		Indicator not assessed

Alternative approach data

Overall microcomponent performance level achieved	Level 2
% of rainwater run-off collected & used to meet permissible demand	0.00%

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:

Wat 02 Water Monitoring

No. of BREEAM credits available	1	Available contribution to overall score	2.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will there be a water meter on the mains water supply to the building(s)?	Yes	1	1
Will metering/monitoring equipment be specified on the water supply to any relevant			
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 BREEAM credits achieved	1
Total contribution to overall building score	2.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

Comments/notes:

Wat 03 Water Leak Detection and Prevention

No. of BREEAM credits available	1	Available contribution to overall score	2.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will a mains water leak detection system be installed on the building's mains water supply?	Yes	1	1
Will flow control devices be installed in each sanitary area/facility?			

Total BREEAM credits achieved	1
Total contribution to overall building score	2.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes: