



Reading Central Mosque

Our ref: 17-29

Pre-assessment

10/10/2017

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1.0 Introduction

This report is intended as a summary of the BREEAM pre-assessment review for the following project:

Project Name	17-29 Reading Central Mosque
BREEAM Version	BREEAM 2014 NC
Assessment Stage	Pre-Assessment Stage
Lead Assessor	Karen Elliott
Target Rating	Pass (30%)

Please note that this is an uncontrolled copy and is for information only and a more detailed, formal pre-assessment report may be issued by your appointed assessor. If you have any queries on the content of this report or the award of any of the credits please contact your licensed assessor as noted above.

2.0 Scoring scenarios

It should be noted that the pre-assessment scores have been based on the following scoring scenarios:

- Worst Case - The number easily achieved.
- Best Case - Current, plus credits which can be gained without major changes.
- Pass - Best case, plus credits to achieve a Pass rating.

On this basis, the following scores are considered achievable under each scenario;

Scenario	Score	BREEAM Rating
Worst Case	17%	Unclassified
Best Case	26%	Unclassified
Pass	31.1%	Unclassified

2.1 Minimum Standards

In addition, performance against the minimum standards (required for the specified target rating) under each scenario is summarised below:

Issue	Worst Case	Best Case	Pass
Man 03 - Responsible construction practices	Yes	Yes	Yes
Man 04 - Commissioning and handover	Yes	Yes	Yes
Man 05 - Aftercare	Yes	Yes	Yes
Ene 01 - Reduction of energy use and carbon emissions	Yes	Yes	Yes
Ene 02 - Energy Monitoring	Yes	Yes	Yes
Wat 01 - Water Consumption	Yes	Yes	Yes
Wat 02 - Water Monitoring	Yes	Yes	Yes
Mat 03 - Responsible Sourcing of Materials	No	No	No
Wst 01 - Construction Waste Management	Yes	Yes	Yes
Wst 03 - Operational Waste	Yes	Yes	Yes
LE 03 - Minimising impact on existing site ecology	Yes	Yes	Yes

To achieve any certified rating, the Mat 03 pre-requisite must be achieved. At this time, it has been taken that this would not be possible. The pre-assessment has included as a third option, a pathway to achieve a 'Pass level percentage' (30%) should that be required. This however would require additional costs and work to be undertaken.

2.2 Credit Values

Each assessed section has a different weighing and as such the credits are not equal from section to section. The below table shows the value in percentage terms for each credit, within its individual section.

Section	Section Weighing	Total credits Available	Credit Value
Management	12	21	0.57%
Health & Wellbeing	15	17	0.88%
Energy	15	22	0.68%
Transport	9	11	0.82%
Water	7	8	0.88%
Materials	13.5	14	0.96%
Waste	8.5	8	1.06%
Land Use & Ecology	10	10	1.00%
Pollution	10	13	0.77%
Innovation	10	10	1.00%

3.0 - Credits and Comments Table

		Available	Worst Case	Best Case	Pass	Comments
Management						
Man 01	Project brief and design	4	0	0	0	Credit 1 Stakeholder Consultation (Project Delivery) The credit is not possible to achieve retrospectively as it involves completing Stakeholder consultation during RIBA stage 2. Therefore the credit is not targeted. Credit 2 Stakeholder Consultation (Third Party) Although there is likely to be some Third Party consultation, it is unlikely to be BREEAM compliant. The credit is not targeted. Credit 3 Sustainability Champion (Design) The credit is not possible to achieve retrospectively as it involves appointing a Sustainability Champion during the design of the project. Therefore the credit is not targeted. Credit 4 Sustainability Champion (Monitoring Progress) The credit is not possible to achieve retrospectively as it involves appointing a Sustainability Champion during the design stage of the project. Therefore the credit is not targeted.
Man 02	Life cycle cost and service life planning	4	1	1	1	Credits 1-2 Elemental Life Cycle Cost It is unlikely the project has undertaken Life Cycle Costing. The credit is not targeted. Credit 3 Component Level LCC Plan It is unlikely the project has undertaken Life Cycle Costing. The credit is not targeted. Credit 4 Capital Cost Reporting This credit can be undertaken retrospectively as the capital cost for the building in £Sterling per square meter can be reported. The credit is targeted.
Man 03	Responsible construction practices	6	0	1	1	Pre-requisite The Principle Contractor may have used timber and timber based products that were 'Legally harvested and traded timber'. However providing the necessary paperwork and invoices to prove this will be difficult due to the time lapsed. Due to this, the Pre-requisite is not included. Credit 1 Environmental Management It may be possible that the Main Contractor who undertook the works are ISO14001 compliant, but this was not common place in 2001. It is also unlikely that they implemented a pollution prevention policy. Therefore the credit is not targeted. Credit 2 Sustainability Champion (Construction) The credit is not possible to achieve retrospectively as it involves appointing a Sustainability Champion during the construction stage of the project. The credit is not targeted. Credits 3-4 Considerate Construction It is unlikely that the Main Contractor undertook CCS on the project. The credit is therefore not targeted. Credits 5 - 6 Monitoring of Construction-Site Impacts The Main Contractor could have completed monitoring and reporting of water and energy and that we may be able to collect that data from them. Therefore the first credit has been included in the best case scenario. It is unlikely that the

						Main Contractor monitored and reported transport data resulting from all on-site construction processes throughout the build programme. Therefore the second credit is not targeted.
Man 04	Commissioning and handover	4	1	3	3	Credit 1 Commissioning and Testing Schedule and Responsibilities Commissioning and testing could be undertaken retrospectively and included within the current works, but this will probably be a cost item. It would need to include all systems and building works undertaken in the original project and may include re-commissioning systems that were commissioned some time ago. The credit has been included within best case only. Credit 2 Commissioning Building Services The building will have complex systems such as A/C and therefore a Specialist Commissioning Manager would have been appointed. The credit would be required to undertake design reviews, which cannot be undertaken retrospectively, therefore the credit cannot be targeted. Credit 3 Testing and Inspecting Building Fabric This credit can be undertaken retrospectively and includes building inspection, such as air-tightness testing and a thermographic survey. Any defects found would need remediation works. As this is a cost item the credit has been included within the best case only. Credit 4 Handover A compliant Building User Guide could be completed retrospectively for the project and compliant training could be undertaken again if none has been undertaken. The credit is targeted.
Man 05	Aftercare	3	0	1	1	Credit 1 Aftercare Support Aftercare support would need to have been completed during the first 12 months after occupation. Therefore the credit is not targeted. Credit 2 Seasonal Commissioning Once the building has been fully re-commissioned, it would be possible to undertake seasonal commissioning, but this would be a cost option and therefore has been included in best case only. Credit 3 Post Occupancy Evaluation The post occupancy evaluation would need to have been undertaken during the first 12 months after occupation. Therefore the credit is not targeted.
Management Totals:		21	2	6	6	
Management score totals:		12	1.14	3.429	3.429	
Health & Wellbeing						
Hea 01	Visual Comfort	4	0	2	2	Credit 1 Glare Control From the plans, it appears the following areas would need to be assessed: 1. Classroom/meeting room 1 2. Classroom/meeting room 2 3. Imam's office: No outside windows 4. Administration office 5. I.T./Computer Suite Library 6. Classroom/meeting room 4: No outside windows To achieve the credit, blinds would need to be fitted to the above rooms that have outside windows. As this would be a cost effective to achieve, it has been included in the best case. Credits 2-3 Day-lighting and View Out These credits are not considered achievable due to internal rooms that would need to comply.

						Credit 4 Internal and External Lighting Levels, Zoning and Control If the lighting has been installed in the last 10-12 years, it is likely that any fluorescent and compact fluorescent lamps have been fitted with high frequency ballasts. However, if any were found not to comply they would need to be replaced to achieve the credit. Given the nature of the building and the conversion from a house, zoning and occupant control is likely to comply, or comply with minor changes. Ensuring that the lighting standards are met may be the hardest part. The credit has been included in the best case only, as it is likely that this would be a cost option.
Hea 02	Indoor Air Quality	5	0	0	0	Credit 1 Indoor Air Quality (IAQ) Plan The credit cannot be undertaken retrospectively as it involves actioning items during the construction process. The credit is not targeted. Credit 2 Ventilation The road is very close to openable windows, so it will be too close to a source of pollution. The credit is not targeted. Credit 3 Volatile Organic Compound (VOC) Emission Levels (Products) The main standard used for paints is the European directive from 2010. Any paints or varnishes that were applied before 2010 have the potential not to comply. It may also be hard to find the data for VOC's for older products. There are also a number of other products that the team would need to find data on, which would be hard given the time scales of the project. The credit is not targeted. Credit 4 Volatile Organic Compound (VOC) Emission Levels (Post Construction) The credit is for testing the TVOC levels before occupation or very shortly after occupation. Therefore it cannot be undertaken retrospectively. The credit is not targeted. Credit 5 Adaptability - Potential for Natural Ventilation The credit is not considered possible due to many internal rooms.
Hea 04	Thermal comfort	3	0	0	0	Credit 1 Thermal Modelling Thermal modelling would need to be undertaken for this and the next credit. As this would be a cost option, at the time none of the credits have been included. To achieve the credit Thermal Modelling would need to be undertaken to demonstrate that the building meets recognised comfort standards. There is additional criteria with BREEAM 2014 which means a PMV and PPD are now required for areas with AC. Credit 2 Adaptability - for a Projected Climate Change Scenario The credit is currently not targeted. To achieve this credit additional modelling and system analysis to be undertaken to demonstrate that comfort will be maintained under future climate change scenarios. Credit 3 Thermal Zoning and Controls The credit cannot be undertaken retrospectively as it involves consulting with the end users to design the zoning and controls. The credit is not targeted.
Hea 05	Acoustic Performance	3	0	0	2	Credit 1 Acoustic Standards This and the following credit could be undertaken retrospectively if required, but would require the appointment of an acoustic consultant that would need to undertake the testing. At present none of these credits have been taken, but they could be if required. It has been included in how to achieve a pass percentage. The building would need to meet acoustic standards as defined in the BREEAM manual via testing. If any rooms did not meet the standards, remedial works would need to be undertaken.

						Credit 2 Reverberation Times This credit tests reverberation times in large halls and facilities, such as the main pray halls. These can be harder to achieve, so may need remedial works to reduce reverberation times. Credit 3 Appointment of an Acoustician The credit can be achieved for the appointment of a suitably qualified Acoustician to define a bespoke set of performance requirements for all function areas in the building. As there is some flexibility with the final credit, it could also be targeted if required. It has been included in how to achieve a pass percentage.
Hea 06	Safety and Security	2	0	0	0	Credit 1 Safe access The credit does not apply due to no external space. Credit 2 Security of site and building As the safe access credit is not available, both credits are allocated to this credit. This credit would have to have been undertaken RIBA Stage 2 or equivalent, the credit cannot be undertaken retrospectively, therefore it cannot be targeted.
Health & Wellbeing Totals:		17	0	2	4	
Health & Wellbeing score totals:		15	0	1.765	3.529	
Energy						
Ene 01	Reduction of energy use and carbon emissions	12	0	0	0	Credits 1 - 12 Reduction of Energy Use and Carbon Emissions It is highly unlikely that the building would pass 2013 building regulations, as the baseline building has been improved a lot since energy modelling was first introduced. As such no credits would be possible.
Ene 02	Energy Monitoring	2	0	0	1	Credit 1 Sub-Metering of Major Energy Consuming System 90% of annual energy consumption must be metered to achieve the credit. It is likely that the gas and electric is metered, without any sub-metering. Therefore the credit is not targeted. The credit may be possible if calculations were undertaken and additional meters installed, but this will be a cost option. It has been included in how to achieve a pass percentage. Credit 2 Sub-Metering of High Energy Load and Tenancy Areas Again the credit has not been taken as the building is unlikely to comply. However, it could be undertaken and this would mean working out any high energy loads and metering them, which would be a cost option.
Ene 03	External Lighting	1	0	1	1	Credit 1 External Lighting The building has an external light over the door and it looks like there are wires in place for exterior bollard light fittings. To achieve the credits the project would need to undertake the calculations for the fittings as one, taking an average over the whole scheme. The credit now assesses luminaire lumens per circuit watt, not lamp lumens which is a change and may affect the fittings that are specified. There is also an additional requirement for presence detection in areas of intermittent pedestrian traffic, if the bollard lighting is yet to be installed they could be specified to ensure they comply. The credit is targeted in best case only.
Ene 04	Low carbon design	3	0	0	0	Credit 1 Passive Design Analysis The passive design analysis/modelling would have needed to be undertaken at RIBA Stage 2 or equivalent. It cannot be undertaken retrospectively and cannot be targeted. Credit 2 Free Cooling The building will have A/C, therefore the credit cannot be targeted.

						Credit 3 Low Zero Carbon Feasibility Study The low zero carbon feasibility study/modelling would have needed to be undertaken at RIBA Stage 2 or equivalent. It cannot be undertaken retrospectively and cannot be targeted.
Ene 05	Energy Efficient Cold Storage	2	0	0	0	Credits 1-2 Energy Efficient Cold Storage There is a cold room within the basement. The requirements include designing the cold room to carbon reduction standards and elements being selected from Energy Technology Product List, as well commissioning to the correct standards. It is unlikely that all of this has been undertaken, therefore the credits have not been targeted.
Ene 08	Energy Efficient Equipment	2	0	1	1	Credits 1-2 Energy Efficient Equipment From the categories of items that are assessed, it is expected that there would be only small power and plug in equipment. This includes office equipment and items such as fridges and dishwashers. It would be possible to assess what is there already and historical data can often be found on these types of items. So it may be possible once that data collection had been undertaken. It has been included in best case only.
Energy Totals:		22	0	2	3	
Energy score totals:		15	0	1.364	2.045	
Transport						
Tra 01	Public Transport Accessibility	5	3	3	3	Credits 1-5 Public Transport Accessibility Public transport has been assessed and there are two bus stops within the assessed area of the building. The Accessibility Index is: 11.75. This equated to three credits being possible.
Tra 02	Proximity to amenities	1	1	1	1	Credit 1 Proximity to Amenities The building counts as a Type 6 building, which requires two amenities within 500m of the building. Publicly available postal facility: There is a post box at the end of Waylen Street, which is within 500m of the building. Access to Cash: There is a ATM within Spar general store 205m walking distance from the building. Over the counter services associated with a pharmacy: There is also a Pharmacy next to the Spar, which again is 205m walking distance from the building. One credit is possible.
Tra 03	Cyclist facilities	2	0	0	0	Credit 1 Cycle Storage There is no cycle facilities on site and there is no space available to install any. The credit is therefore not targeted. Credit 2 Cyclist Facilities As the first credit has not been possible, the credit is not possible either.
Tra 04	Maximum Car Parking Capacity	2	2	2	2	Credits 1-2 Maximum Car Parking Capacity The AI for the building is 11.75, therefore the criteria for the project is 1 space per 5 building users for one credit and 1 space per 6 building users for two credits. (Other Building: Transport type 1 and 2). The building has no parking space associated with it, regardless of the building user numbers, both credits can be targeted.
Tra 05	Travel Plan	1	0	0	0	Credit 1 Travel Plan It is not believed that a travel plan was undertaken before work started and it would need to have been undertaken at feasibility and design stages. As it cannot be undertaken retrospectively, the credit is not targeted.
Transport Totals:		11	6	6	6	
Transport score totals:		9	4.91	4.909	4.909	
Water						

Wat 01	Water Consumption	5	1	2	2	Credits 1 - 5 Water Consumption There would need to be an assessment of the fixtures and fittings currently installed. It is unlikely that they will score highly, but 1-2 credits may be possible. It would also be relatively easy to reduce the taps and showers via flow restrictors to achieve two credits.
Wat 02	Water Monitoring	1	0	0	0	Credit 1 Water Monitoring The building itself will have a water meter to achieve the prerequisite. It is expected that there will be parts of the building that would use more than 10% of the total water demand, such as the Imam apartment and the ablution areas. These areas are unlikely to have their own meters, therefore the credit is not targeted.
Wat 03	Leak Detection	2	0	0	0	Credit 1 Leak Detection System It is very unlikely that a second water meter has been installed as the mains water enters the property and the boundary meter is unlikely to be pulsed for remote reading. These could be retro fitted if really required, but probably not that cost effective. The credit has not been targeted. Credit 2 Flow Control Devices It is unlikely that flow control devices have been fitted to toilet areas. Again these can be retro fitted if really required, but probably not that cost effective. The credit has not been targeted.
Water Totals:		8	1	2	2	
Water score totals:		7	0.88	1.75	1.75	
Materials						
Mat 01	Life Cycle Impacts	6	3	4	4	Up to six credits - Life Cycle Impacts Six elements assessed: • External Walls • Windows • Roof • Upper Floor Slab • Internal Walls • Floor Finishes/Coverings To achieve any credits the Architects would need to undertake calculations for each element and construction type. As this is just a matter of time being spend on it, the credit has been included. A score of 3-4 has been targeted as a conservative estimate.
Mat 02	Hard Landscaping and Boundary Protection	1	1	1	1	Credit 1 Hard Landscaping and Boundary Protection There is very little hand landscaping around the building, which looks to be pavers throughout. They could be assessed under green guide number 824130005, which is A rated. Therefore as long as over 80% of the area is the pavers, the credit can be targeted.
Mat 03	Responsible Sourcing of Materials	4	0	0	0	Pre-requisite Note: To achieve any rating, this pre-requisite would need to be achieved. It would require all timber and timber based products used on the project will be legally harvested and traded timber. The Principle Contractor may have used timber and timber based products that were 'Legally harvested and traded timber', however after all this time getting the paperwork and invoices to prove it will be hard. Due to this, the pre-requisite cannot be included. Credit 1 Sustainable Procurement Plan The credit is for completing a Sustainable Procurement Plan, this cannot be undertaken retrospectively, therefore the credit cannot be targeted.

						Credits 2-4 Responsible Sourcing of Materials (RSM) This is a very time consuming credit and although possible to collect the data, there are probably other credits that are far more cost effective. Therefore is also no guarantee that once the data is collected that any credits would be achieved. It is therefore not a targeted credit.
Mat 04	Insulation	1	0	1	1	Credit 1 Insulation The credit assesses insulation used within the building. It would mainly just be a data collection and most standard insulation are A or A+ rated and the Architect would normally undertake this. It has not been included within worst case, in case the figures were to show no credits.
Mat 05	Designing for durability and resilience	1	0	0	0	Credit 1 Designing for Durability and Resilience Protect vulnerable parts of the building from damage and protect exposed parts of the building from material degradation. Once the lighting bollards are installed, they would protect the front of the building. Internal areas do not look like they contain any protection measure, therefore they would need be installed to achieve the credit. This may not be a cost effective option. The second part of the credit involves undertaking a detailed analysis of most building elements, environmental factors that affect them and how the design can stop many different types of materials degradation. Again this could be undertaken by the Architect retrospectively if required, but at this time the credit has not been taken.
Mat 06	Material efficiency	1	0	0	0	Credit 1 Material efficiency This credit needs to be undertaken during the following RIBA stages: a. Preparation and Brief b. Concept Design c. Developed Design d. Technical Design e. Construction. As this cannot be undertaken retrospectively, the credit cannot be targeted.
Materials Totals:		14	4	6	6	
Materials score totals:		13.5	3.86	5.786	5.786	
Waste						
Wst 01	Construction Waste Management	4	0	0	0	Credits 1-3 Construction Resource Efficiency It is possible if the Main Contractor has undertaken a SWMP, but it is unlikely to comply with BREEAM requirements. If it has not been undertaken it will be very difficult to obtain the correct information at this stage. The credit has therefore not been targeted. Credit 4 Diversion of Resources from Landfill Again as it is unlikely that we will have the information or be able to get the information to assess this credit. The credit is not targeted.
Wst 02	Recycled Aggregates	1	0	0	0	Credit 1 Recycled Aggregates Even if recycled aggregates have been used on the project, at this stage it is unlikely that the records and required information can be found. The credit has therefore not been targeted.
Wst 03	Operational Waste	1	0	0	1	Credit 1 Operational Waste The building has few external spaces that are mainly at the front of the building. This is where they appear to store the recycling and landfill bins, but nothing formal appears to have been set up. The credit has been included in the route for a Pass percentage only as it will involve setting up a recycling area. The credit requires a suitable external recyclables store be provided with appropriate signage. The space would need to be at least 2m ² per 1000m ² of net floor area for buildings. It is possible that BRE would count the kitchen as 'Catering'

						which could also add an extra 2m ² per 1000m ² of net floor area. This must be provided in addition to an area for general waste storage.
Wst 05	Adaptation to climate change	1	0	0	0	Credit 1 Adaptation to Climate Change The credit is not possible to achieve retrospectively as it involves a systematic risk assessment having been completed during RIBA stage 2. Therefore the credit is not targeted.
Wst 06	Functional adaptability	1	0	0	0	Credit 1 Functional Adaptability The credit is not possible to achieve retrospectively as it involves completing functional adaptation strategy study during RIBA stage 2. Therefore the credit is not targeted.
Waste Totals:		8	0	0	1	
Waste score totals:		8.5	0	0	1.063	
Land Use & Ecology						
LE 01	Site Selection	2	1	1	1	Credit 1 Previously Occupied Land This credit may be possible. The assessed building has had only minor amendments to its footprint with a small addition to the north part with an in fill. This would be considered previously developed land and therefore the credit has been targeted. Credit 2 Contaminated Land It is not known if the land is contaminated within the relevant BREEAM definition. The credit cannot be targeted.
LE 02	Ecological Value of Site and Protection of Ecological Features	2	1	1	1	Credit 1 Ecological Value of Site As the building only has a small amount of external area, it is unlikely there will be any features of ecological value on the site. The assessor checklist can be used to show that the land is of low ecological value. The credit has been targeted. Credit 2 Protection of Ecological Features The credit is not possible to achieve retrospectively as it involves the Main Contractor having provided protection on-site before any works started. Therefore the credit is not targeted.
LE 03	Minimising impact on existing site ecology	2	2	2	2	Credits 1-2 Change in Ecological Value Using the assessor method and the BREEAM calculator, before and after calculations can be undertaken. Given the nature of the site being mainly building and hard landscaping, the calculations are likely to show that there is no change in ecological value. Two credits can therefore be targeted for no negative change.
LE 04	Enhancing site ecology	2	0	0	0	Credit 1 Ecologist's Report and Recommendations To achieve this and the next credit a suitably qualified Ecologist (SQE) would have needed to be appointed before the end of the Preparation and Brief stage (RIBA Stage 1 or equivalent) to advise on enhancing the ecology of the site and prepare a BREEAM ecology report. This cannot be undertaken retrospectively, therefore this and the remaining credit cannot be targeted. Credit 2 Increase in Ecological Value Please see notes within the above credit, the credit is not targeted.
LE 05	Long Term Impact on Biodiversity	2	0	0	0	Credits 1-2 Long Term Impact on Biodiversity Please see notes within the above credit. The credit is not targeted.
Land Use & Ecology Totals:		10	4	4	4	
Land Use & Ecology score totals:		10	4	4	4	
Pollution						

Pol 01	Impact of Refrigerants	3	0	0	0	Credits 1-3 Impact of Refrigerants The building has new A/C being installed, which is about 12kW. It is likely that the refrigerant charge will be more than 5kg, therefore the credit does apply. The credit would then assess the unit standards, Direct Effect Life Cycle CO ₂ equivalent emissions and/or leak detection. As the installation is small, it will be hard to provide things such as leak detection. The DELC CO _{2e} calculations can be undertaken, but they are not likely to achieve any credits. The credit has therefore not been targeted.
Pol 02	NOx emissions	3	2	2	2	Credits 1-3 NOx Emissions From photos on the Mosque's website, it appears that the heating and hot water are provided via gas fired boilers. It has been taken that these were installed some years ago, given the dating information on the website. They are likely to be lower NOx emissions, but may not be very low NOx, until details of the boiler can be confirmed. Two credits have been taken.
Pol 03	Surface Water Run Off	5	0	0	2	Credits 1-2 Flood Resilience The EA flood map shows that the proposed site has a low risk of flooding. It is possible at this stage that a BREEAM compliant FRA could be undertaken if required. It has been included within the route to achieve a Pass percentage only. Credits 3-4 Surface Water Run-off Pre-requisite To achieve these two credits an appropriate Consultant would need to be appointed to carry out, demonstrate and/or confirm the development's compliance. As this is a cost item, it has not been included within the targeted credits. Credit 3 Surface Water Run-off To achieve this credit the consultant must provide details of the drainage measures that where installed, the peak rate of run-off from the site to the watercourses (natural or municipal), before and after. The credit is gained when the peak run-off is no greater for the developed site than it was for the pre-development site. Credit 4 Surface Water Run-off As far as can be assessed, there is no rain water storage on site, either natural or attenuations. Therefore the credit cannot be targeted. Credit 5 Minimising Watercourse Pollution It is unlikely that there is no discharge from the developed site for rainfall up to 5mm, but this cannot be confirmed at this time. There would be no high risk areas of contamination or spillage, so could be assessed as a low risk site. But as far as can be assessed there does not seem to be an pollution prevention. The credit cannot be targeted.
Pol 04	Reduction of Night Time Light Pollution	1	0	1	1	Credit 1 Reduction of Night Time Light Pollution As per the notes within Ene03 most of the external is yet to be installed. Therefore if they could be specified to comply with the light pollution standards specified in the BREEAM manual, the credit could be targeted. It appears that there is an external sign that looks like it is lit, so this would also need to be reviewed by a lighting designer to confirm compliance. The credit has been included in best case.
Pol 05	Noise Attenuation	1	1	1	1	Credit 1 Noise Attenuation There are houses next to the building, therefore Criteria 1 does not apply. The planning process requires that external noise surveys and calculations are undertaken. This piece of work could be updated to include the BREEAM requirements without too much work. As there are very few modifications to the building, there should not be any issues with the calculations to show that the building meets the requirement. The credit has been targeted.
Pollution Totals:		13	3	4	6	
Pollution score totals:		10	2.31	3.077	4.615	
Innovation						
Man 03	Responsible construction practices	1	0	0	0	The exemplary credit is not targeted.

Man 05	Aftercare	1	0	0	0	The exemplary credit is not targeted.
Hea 01	Visual Comfort	1	0	0	0	The exemplary credit is not targeted.
Hea 02	Indoor Air Quality	2	0	0	0	The exemplary credit is not targeted.
Ene 01	Reduction of energy use and carbon emissions	5	0	0	0	The exemplary credit is not targeted.
Wat 01	Water Consumption	1	0	0	0	The exemplary credit is not targeted.
Mat 01	Life Cycle Impacts	3	0	0	0	The exemplary credit is not targeted.
Mat 03	Responsible Sourcing of Materials	1	0	0	0	The exemplary credit is not targeted.
Wst 01	Construction Waste Management	1	0	0	0	The exemplary credit is not targeted.
Wst 02	Recycled Aggregates	1	0	0	0	The exemplary credit is not targeted.
Wst 05	Adaptation to climate change	1	0	0	0	The exemplary credit is not targeted.
AI	Approved Innovation	1	0	0	0	The Approved Innovation credit is not targeted.
Innovation Totals:		19	0	0	0	
Innovation score totals:		19	0	0	0	
OVERALL SCORE TOTALS:		119	17.09	26.08	31.13	