



Friar Street Breeam

7th May 2023

Outlined below are a range of credits that cannot be achieved due to either the building layout or the larger development where these units are situated.

A brief outline of the areas of concern are in the **Issue** column.

Credit Number	Credit Name	Issue
Hea 01	Daylighting	The depth of the rooms/space is too deep for the project to achieve 80% of the floor area to achieve a 2% daylight factor
Hea 01	View Out	Again, the room depth makes this un achievable as the credit asks for 95% of the floor area is no more than 8m from a window, and the window needs to be a minimum of 20% of the wall area. The building layout and basement makes this unobtainable.
Ene 01	Rection of C02 Emissions	The current BRUKL has been calculated using an assumed fit out which is based on a the fitout design recommended for this building type, and achieves 2 credits. The mandatory required form Breeam Excellent is 4 credits
Ene 04	Free Cooling	Requires the Passive Design analysis to be achieved and the services profile of this building is to be comfort cooled and will not be naturally ventilated so this credit cannot be achieved. Generally only achievable in naturally ventilated buildings.



Wst 02	Recycled Aggregates	Reuse of demolition material is encouraged, and all aggregates need to be totalled and at least 5% of the overall demand of the aggregate for the project is recycled. Identify region where aggregate is sourced and calculate km travelled for all aggregates. There is very little recycled aggregate to be used on site.
Mat 01	Environmental impacts from construction products - Building life cycle assessment	The analysis needs to be provided to the BRE prior to planning.
Mat 02	Environmental Product Declaration	The project is based on a shell only basis and there are insufficient differing materials to achieve this credit
Le 01	Contaminated Land	This credit is awarded for remediating contaminated land and this land is not contaminated so the credit cannot be achieved
Pol 03	Surface Water Run-Off: Volume	Flooding of property will not occur in the event of local drainage system failure (caused either by extreme rainfall or a lack of maintenance or Drainage design measures are specified so that the post-development run-off volume, over the development lifetime, is no greater than it would have been prior to the assessed site's development. This must be for the 100-year 6-hour event, including an allowance for climate change. Based on the site location SUDS drainage has been adopted to introduce a green roof and landscaped areas , the design currently does not allow this credit to be achieved
Pol 03	Minimising Watercourse Pollution	There is no discharge from the developed site for rainfall up to 5 mm and SUDS measure will be required, plus areas with a high risk of contamination or spillage of substances, such as petrol and oil, have separators (or an equivalent system) are installed in surface water drainage systems. The site does not lend itself to including these measures, however the



		drainage has been designed to meet the local design standards and the consultant has confirmed that the current design does not meet all of the criteria.
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The total number for the credits listed is 17 credits and this reduces the number of credits that can be achieved .

Breeam Project Categories

Shell Only Projects – 106 credits

Shell and Core Projects – Approximately 129 credits

Fully Fitted - Approximately – 136 credits

As you can see the number of credits available in a Shell Only assessment is much lower than the other building types as there is less to assess and therefore the credits are reduced accordingly.

This however means that a larger proportion of the credits need to be targeted to achieve an Excellent rating and the minimum standards for Breeam Excellent apply to all building types.

The minimum score required for Breeam Excellent is 70% plus the mandatory requirements, if any of the mandatory items are not achieved Excellent cannot be achieved irrespective of the score achieved e.g. Score of 72% but Ene 01 not achieving 4 credits would result in the best possible rating of Very Good.



The project I believe can achieve a Breeam Very Good rating but with the reduction of the number of available credits in Shell only projects makes achieving Breeam Excellent highly unlikely.