



Art School

BREEAM Pre-assessment Summary Report

Pre-assessment

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Introduction

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

Project Name	Art School
Version	BREEAM 2014 Non-Dom RFO
Assessment stage	Pre Assessment
Lead Consultant	Sergey Barekryan
Target Rating	Excellent (70%)
Downloaded By	Sergey Barekryan
Download Date	21/10/21
Download Time	14:12:22 (BST)

Site assumptions (Project Info details) that have been used to filter the credits in accordance with the scheme can be found in the Appendix at the end of this document.

Scoring scenarios

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

- Current - The number currently achieved.
- Scenario 1 - Current, plus credits which can be easily gained.

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

Scenario	Score	BREEAM Rating
Current	70.84%	Excellent
Scenario 1	92.67%	Outstanding

Minimum Standards

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

Issue	Current	Scenario 1
Man 03 - Responsible construction practices	✓	✓
Man 04 - Commissioning and handover	✓	✓
Ene 01 - Reduction of energy use and carbon emissions	✓	✓
Ene 02 - Energy Monitoring	✓	✓
Wat 02 - Water Monitoring	✓	✓
Mat 03 - Responsible Sourcing of Materials	✓	✓
Wst 01 - Construction Waste Management	✓	✓

If the required minimum standards are not met then the target rating will not be achieved regardless of overall score.

The following is a list of all credits available for this project, along with the following:

Current	The number currently achieved.
Scenario 1	Current, plus credits which can be easily gained.

Credit Progress Log

Management					
Man 01 - Project brief and design					
	Credit	Available	Current	Scenario 1	Comments
1	Stakeholder consultation (project delivery)	1	1	1	
2	Stakeholder consultation (third party)	1	0	1	
3	Sustainability Champion (design)	1	0	1	
4	Sustainability Champion (monitoring progress)	1	0	1	
Man 02 - Life cycle cost and service life planning					
	Credit	Available	Current	Scenario 1	Comments
1	Elemental life cycle cost (LCC)	2	2	2	
2	Component level LCC option appraisal	1	1	1	
3	Capital cost reporting	1	1	1	
Man 03 - Responsible construction practices					
	Credit	Available	Current	Scenario 1	Comments

Pre-req 1	Pre-Requisite		✓	✓	
1	Environmental management	1	1	1	
2	Sustainability Champion (construction)	1	1	1	
3	Considerate construction	2	2	2	
4	Monitoring of construction site impacts - Utility consumption	1	1	1	
5	Monitoring of construction site impacts - Transport of construction materials & waste	1	1	1	
e1	Considerate Construction: Exemplary performance	1	0	0	
Man 04 - Commissioning and handover					
	Credit	Available	Current	Scenario 1	Comments
Pre-req	Pre-Requisite (Excellent & Outstanding only)		✓	✓	
1	Commissioning and testing schedule and responsibilities	1	1	1	

2	Commissioning building services	1	1	1	
3	Testing and inspecting building fabric	1	1	1	
4	Handover	1	1	1	
Man 05 - Aftercare					
	Credit	Available	Current	Scenario 1	Comments
1	Aftercare support	1	1	1	
2	Seasonal commissioning	1	1	1	
3	Post occupancy evaluation	1	1	1	
e1	Aftercare / monitoring: 3 years	1	1	1	
		21	18	21	Standard Management Credit Total
		2	1	1	Exemplary Management Credit Total
		14.95	12.35	14.30	% Management Total (Standard + Exemplary)

Health & Wellbeing					
Hea 01 - Visual Comfort					
	Credit	Available	Current	Scenario 1	Comments
1	Glare control	1	1	1	
2	Daylighting	3	2	3	
3	View out	2	0	2	

4	Internal and external lighting levels, zoning and control	1	1	1	
e1	Daylighting: Exemplary levels	1	0	0	
Hea 02 - Indoor Air Quality					
	Credit	Available	Current	Scenario 1	Comments
1	Indoor air quality (IAQ) plan	1	1	1	
2	Ventilation	1	1	1	
3	Volatile organic compound (VOC) emission levels (products)	1	1	1	
4	Volatile organic compound (VOC) emission levels (post construction)	1	0	1	
5	Potential for natural ventilation	1	1	1	

e1	VOC emissions (post construction): Exemplary levels	2	0	0	
Hea 04 - Thermal comfort					
	Credit	Available	Current	Scenario 1	Comments
1	Thermal modelling	1	1	1	
2	Adaptability - for a projected climate change scenario	1	0	1	
3	Thermal zoning and controls	1	1	1	
Hea 05 - Acoustic Performance					
	Credit	Available	Current	Scenario 1	Comments
1	Acoustic performance	3	3	3	
Hea 06 - Safety and Security					
	Credit	Available	Current	Scenario 1	Comments
1	Security of site and building	1	1	1	
		19	14	19	Standard Health & Wellbeing Credit Total
		3	0	0	Exemplary Health & Wellbeing Credit Total
		17.16	10.92	14.82	% Health & Wellbeing Total (Standard + Exemplary)

Energy					
Ene 01 - Reduction of energy use and carbon emissions					
	Credit	Available	Current	Scenario 1	Comments
1	Energy performance	15	6	10	
e1	Zero regulated carbon / carbon negative	5	0	0	
Ene 02 - Energy Monitoring					
	Credit	Available	Current	Scenario 1	Comments
1	Sub-metering of major energy consuming systems	1	1	1	
2	Sub-metering of high energy load and tenancy areas	1	1	1	
Ene 03 - External Lighting					
	Credit	Available	Current	Scenario 1	Comments
1	External lighting	1	1	1	
Ene 04 - Low carbon design					
	Credit	Available	Current	Scenario 1	Comments

1	Passive design - Passive design analysis	1	1	1	
2	Passive design - Free cooling	1	1	1	
3	Low and zero carbon technologies - LZC feasibility study	1	1	1	
Ene 08 - Energy Efficient Equipment					
	Credit	Available	Current	Scenario 1	Comments
1	Energy efficient equipment	2	2	2	
		23	14	18	Standard Energy Credit Total
		5	0	0	Exemplary Energy Credit Total
		18.48	9.24	11.88	% Energy Total (Standard + Exemplary)

Transport					
Tra 01 - Sustainable transport solutions					
	Credit	Available	Current	Scenario 1	Comments
1	Sustainable transport solutions	5	5	5	
Tra 02 - Proximity to amenities					
	Credit	Available	Current	Scenario 1	Comments

1	Proximity to local amenities	1	1	1	
Tra 03 - Cyclist facilities					
	Credit	Available	Current	Scenario 1	Comments
1	Cycle storage	1	1	1	
2	Cyclist facilities	1	1	1	
Tra 05 - Travel Plan					
	Credit	Available	Current	Scenario 1	Comments
1	Travel plan	1	1	1	
		9	9	9	Standard Transport Credit Total
		0	0	0	Exemplary Transport Credit Total
		6.84	6.84	6.84	% Transport Total (Standard + Exemplary)

Water					
Wat 01 - Water Consumption					
	Credit	Available	Current	Scenario 1	Comments
1	Water consumption	5	3	4	
e1	Water consumption: Exemplary levels	1	0	0	
Wat 02 - Water Monitoring					
	Credit	Available	Current	Scenario 1	Comments

Pre-req	Pre-requisite (Good to Outstanding ONLY)		✓	✓	
1	Water monitoring	1	1	1	
Wat 03 - Leak Detection					
	Credit	Available	Current	Scenario 1	Comments
1	Leak detection system	1	1	1	
2	Flow control devices	1	1	1	
		8	6	7	Standard Water Credit Total
		1	0	0	Exemplary Water Credit Total
		6.84	4.56	5.32	% Water Total (Standard + Exemplary)

Materials					
Mat 01 - Life Cycle Impacts					
	Credit	Available	Current	Scenario 1	Comments
1	Life cycle impacts	6	3	5	
e1	Green Guide to Specification - Exemplary performance	1	0	0	
Mat 03 - Responsible Sourcing of Materials					
	Credit	Available	Current	Scenario 1	Comments
Pre-req	Pre-requisite		✓	✓	

1	Sustainable Procurement Plan	1	1	1	
2	Responsible sourcing of materials (RSM)	3	1	2	
e1	Exemplary performance: Responsible sourcing	1	0	0	
Mat 04 - Insulation					
	Credit	Available	Current	Scenario 1	Comments
1	Embodied impact	1	1	1	
Mat 05 - Designing for durability and resilience					
	Credit	Available	Current	Scenario 1	Comments
1	Protecting vulnerable parts of the building from damage & protecting exposed parts of the building from material degradation	1	1	1	
Mat 06 - Material efficiency					
	Credit	Available	Current	Scenario 1	Comments
1	Material efficiency	1	1	1	
		13	8	11	Standard Materials Credit Total

	2	0	0	Exemplary Materials Credit Total
	16.50	8.80	12.10	% Materials Total (Standard + Exemplary)

Waste					
Wst 01 - Construction Waste Management					
	Credit	Available	Current	Scenario 1	Comments
1	Pre-refurbishment audit	1	0	0	
2	Reuse and direct recycling of materials	2	1	2	
3	Construction resource efficiency	3	1	2	
4	Diversion of resources from landfill	1	0	1	
e1	Resource efficiency / Diversion of waste from landfill: Exemplary performance	1	0	1	
Wst 02 - Recycled Aggregates					
	Credit	Available	Current	Scenario 1	Comments
1	Recycled aggregates	1	0	0	
e1	Recycled aggregates: Exemplary performance	1	0	0	
Wst 03 - Operational Waste					

	Credit	Available	Current	Scenario 1	Comments
1	Operational waste	1	1	1	
Wst 05 - Adaptation to climate change					
	Credit	Available	Current	Scenario 1	Comments
1	Adaptation to climate change - structural and fabric resilience	1	0	1	
e1	Responding to adaptation to climate change	1	0	0	
Wst 06 - Functional adaptability					
	Credit	Available	Current	Scenario 1	Comments
1	Functional adaptability	1	0	1	
		11	3	8	Standard Waste Credit Total
		3	0	1	Exemplary Waste Credit Total
		9.94	2.13	6.39	% Waste Total (Standard + Exemplary)

Land Use & Ecology					
LE 02 - Protection of Ecological Features					
	Credit	Available	Current	Scenario 1	Comments
1	Protection of ecological features	1	1	1	
LE 04 - Enhancing site ecology					
	Credit	Available	Current	Scenario 1	Comments

1	Ecologist's report and recommendations	1	0	1	
LE 05 - Long Term Impact on Biodiversity					
	Credit	Available	Current	Scenario 1	Comments
1	Long term impact on biodiversity	2	1	2	
		4	2	4	Standard Land Use & Ecology Credit Total
		0	0	0	Exemplary Land Use & Ecology Credit Total
		9.20	4.60	9.20	% Land Use & Ecology Total (Standard + Exemplary)

Pollution					
Pol 01 - Impact of Refrigerants					
	Credit	Available	Current	Scenario 1	Comments
1	Impact of refrigerants	3	2	2	
Pol 02 - NOx emissions					
	Credit	Available	Current	Scenario 1	Comments
1	NOx emission levels for heating and hot water	3	3	3	
Pol 03 - Surface Water Run Off					
	Credit	Available	Current	Scenario 1	Comments
1	Flood resilience	2	2	2	

2	Surface water run-off	2	2	2	
3	Minimising watercourse pollution	1	1	1	
e1	Exemplary performance - Surface water run-off	1	0	0	

Pol 04 - Reduction of Night Time Light Pollution

	Credit	Available	Current	Scenario 1	Comments
1	Reduction of night time light pollution	1	1	1	

Pol 05 - Noise Attenuation

	Credit	Available	Current	Scenario 1	Comments
1	Reduction of noise pollution	1	1	1	
		13	12	12	Standard Pollution Credit Total
		1	0	0	Exemplary Pollution Credit Total
		12.32	10.56	10.56	% Pollution Total (Standard + Exemplary)

Innovation**AI - Approved Innovation**

	Credit	Available	Current	Scenario 1	Comments
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1	Innovation application approved by BRE Global	1	0	0	
		0	0	0	Standard Innovation Credit Total
		1	0	0	Exemplary Innovation Credit Total
		1	0	0	% Innovation Total (Standard + Exemplary)

Appendix - Site assumptions (Project Info details)

Assessment Information	Selection
BREEAM scheme	Refurbishment & Fit-Out
BREEAM version	2014 (SD5076)
Technical manual issue number	Issue 2.0
Project type	Major, whole building refurbishment
Client	Public building
Part	Part 1: Fabric and Structure Part 2: Core services Part 3: Local services Part 4: Interior design
Building type (main description)	Education
Building Type sub-group	Education - Higher Education Institution
Is this a speculative refurbishment?	No
Building floor area (GIFA) m ²	1969
Refurbishment/Fit-out assessment area m ²	1969
Building floor area (NIFA) m ²	1696
What range does the project's value fall into?	≥ £2 million
Historic building (listed building or building in a conservation area)	No
Commercial/industrial refrigeration and storage systems	No
Building user transportation systems (lifts and/or escalators)	No
Laboratory function/area and size category	No laboratories present
Laboratory containment level	No laboratories present
Are there systems that significantly contribute towards unregulated energy demands?	Yes
Where the scope of the refurbishment covers tenancy areas only, are sanitary fittings present in the tenanted areas?	N/A
Unregulated water uses present? (eg vehicle wash system, irrigation)	No
Are there new or existing landscaping areas within the refurbishment or fit-out zone and within developer control?	Yes - existing and new, or existing only

Are there any external areas within the refurbishment or fit-out zone and within developer control that can feasibly be enhanced in line with LE 04?	Yes
Is there any local cooling present or within scope of refurbishment or fit-out works?	Yes
Is there any local heating or hot water present or within scope of refurbishment or fit-out works?	Yes
Is any externally mounted plant present or specified?	Yes
Is external lighting within scope of the refurbishment or fit-out zone?	Yes
If undertaking a Part 4 assessment, is there any equipment specified that requires commissioning (see Man 04 CN13)	Yes
Is any new insulation specified?	Yes
Is Wat01 within the scope of the assessment in accordance with Table 42?	Yes
Are high grade aggregates to be used in the refurbishment scheme?	Yes
Ene1: Which option is being followed	Option 1 - Whole building energy model
Building type category (for the purpose of Tra 01 assessment)	Higher Education Type 1
Building type category (for the purpose of Tra 03 assessment)	Further and higher education
Building type category (for the purpose of Tra 04 assessment)	Further and higher education
Mat 01 Option?	Option 1
Assessment stage	Design (interim)
Location type	Large urban (>250,000 population)
Climatic zone	Temperate