



School of Art

BREEAM Credit Tracker

Design Stage

Uncontrolled revision

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Ecounico

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1.0 Introduction

This report is intended as a summary of progress against the targeted credits for the following BREEAM assessment:

Project Name	School of Art
BREEAM Version	BREEAM 2014 NC + RFO Combined Bespoke
Assessment Stage	Design Stage
Lead Assessor	Sergey Barekryan
Targeted Score	61.09
Target Rating	Very Good (55%)
Current Score	0
Current Rating	Unclassified
Downloaded By	Sergey Barekryan
Download Date	13/03/22
Download Time	19:09:55 (GMT)

Please note that this is an uncontrolled copy and is for information only. Formal progress reports will be issued by your licensed assessor at key stages of the project. 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.

Within the report the progress against each credit will be marked as follows:

Red	Not yet started	No information received
Amber	Ongoing	Partial information received OR full credits no longer achievable.
Green	Achieved	All required information received and credit awarded.
Grey	Not targeted	Not targeted.

Minimum Standards

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

Issue	Awarded	Maximum Rating	Met
Man 03 - Responsible construction practices	0	Very Good	✓
Man 04 - Commissioning and handover	0	Very Good	✓
Man 05 - Aftercare	0	Very Good	✓
Ene 01 - Reduction of energy use and carbon emissions	0	Very Good	✓
Ene 02 - Energy Monitoring	0	Good	✗
Wat 01 - Water Consumption	0	Pass	✗
Wat 02 - Water Monitoring	0	Pass	✗
Mat 03 - Responsible Sourcing of Materials	0	Unclassified	✗
Wst 01 - Construction Waste Management	0	Excellent	✓
Wst 03 - Operational Waste	0	Very Good	✓

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

Numbers after the '+' are exemplary/innovation credits.

2.0 - Credit Summary

	Available	Targeted	Potential	Awarded	Responsibility
Management					
Man 01 Project brief and design	4	2	2	0	Project Manager
Man 02 Life cycle cost and service life planning	4	1	2	0	Cost Consultant
Man 03 Responsible construction practices	6 +1	6	6	0	Cost Consultant, Project Manager
Man 04 Commissioning and handover	4	4	4	0	Mechanical Engineer, Electrical Engineer, Cost Consultant, Project Manager
Man 05 Aftercare	3 +1	2	3	0	Cost Consultant, Project Manager
	21 + 2	15	17	0	
Health & Wellbeing					
Hea 01 Visual Comfort	7 +1	4	4	0	Architect
Hea 02 Indoor Air Quality	5 +2	4	4	0	Mechanical Engineer, Architect
Hea 04 Thermal comfort	3	2	2	0	Energy / Thermal Modelling Consulta, Mechanical Engineer, Architect
Hea 05 Acoustic Performance	3	3	3	0	Acoustician
Hea 06 Safety and Security	1	0	0	0	
	19 + 3	13	13	0	
Energy					
Ene 01 Reduction of energy use and carbon emissions	13.5 +5	6	8	0	Energy / Thermal Modelling Consulta, Mechanical Engineer
Ene 02 Energy Monitoring	2	2	2	0	Mechanical Engineer, Electrical Engineer
Ene 03 External Lighting	1	1	1	0	Electrical Engineer
Ene 04 Low carbon design	3	2	3	0	Mechanical Engineer, Sustainability Consultant
Ene 08 Energy Efficient Equipment	2	2	2	0	Electrical Engineer, Client
	21.5 + 5	13	16	0	
Transport					
Tra 01 Public Transport Accessibility	3	3	3	0	Transport Consultant
Tra 02 Proximity to amenities	1	1	1	0	Transport Consultant, Architect
Tra 03 Cyclist facilities	2	2	2	0	Architect
Tra 04 Maximum Car Parking Capacity	2	0	0	0	Architect
Tra 05 Travel Plan	1	1	1	0	Transport Consultant
	9	7	7	0	
Water					
Wat 01 Water Consumption	5 +1	3	3	0	Architect, Mechanical Engineer
Wat 02 Water Monitoring	1	1	1	0	Mechanical Engineer
Wat 03 Leak Detection	2	2	2	0	Mechanical Engineer
Wat 04 Water Efficient Equipment	1	1	1	0	Architect, Client
	9 + 1	7	7	0	
Materials					
Mat 01 Life Cycle Impacts	6 +1	0	5	0	Civil Engineer
Mat 03 Responsible Sourcing of Materials	4 +1	2	2	0	Civil Engineer
Mat 04 Insulation	1	1	1	0	Architect, Mechanical Engineer

Mat 05 Designing for durability and resilience	1	1	1	0	Architect
Mat 06 Material efficiency	1	0	0	0	
	13 + 2	4	9	0	
Waste					
Wst 01 Construction Waste Management	7 +1	2	2	0	Cost Consultant
Wst 02 Recycled Aggregates	1 +1	0	0	0	
Wst 03 Operational Waste	1	1	1	0	Architect
Wst 05 Adaptation to climate change	1 +1	0	0	0	
Wst 06 Functional adaptability	1	0	0	0	
	11 + 3	3	3	0	
Land Use & Ecology					
LE 02 Protection of Ecological Features	1	1	1	0	Ecologist
LE 04 Enhancing site ecology	1	1	1	0	Ecologist
LE 05 Long Term Impact on Biodiversity	2	0	0	0	Ecologist
	4	2	2	0	
Pollution					
Pol 01 Impact of Refrigerants	3	2	2	0	Mechanical Engineer
Pol 02 NOx emissions	3	3	3	0	Mechanical Engineer
Pol 03 Surface Water Run Off	5 +1	5	5	0	Drainage / Flood Risk Consultant, Civil Engineer
Pol 04 Reduction of Night Time Light Pollution	1	1	1	0	Electrical Engineer
Pol 05 Noise Attenuation	1	1	1	0	Acoustician, Mechanical Engineer
	13 + 1	12	12	0	
Innovation					
AI Approved Innovation	1	0	0	0	
	1	0	0	0	

3.0 - Credit Progress Log

		Available	Targeted	Achieved	Action	Status	Information Outstanding / Comments
Management							
Man 01	Project brief and design	4	2	0	Project Manager		Credit 1: Stakeholder consultation (project delivery) Outstanding Requirements: 1, 2, 3, 4. Credit 2: Stakeholder consultation (third party) Outstanding Requirements: 5, 6, 7, 8. Comments:
Man 02	Life cycle cost and service life planning	4	1	0	Cost Consultant		Credit 3: Capital cost reporting Outstanding Requirement: 5. Comments:
Man 03	Responsible construction practices	6 + 1	6	0	Cost Consultant, Project Manager		Credit 0: Pre-Requisite Outstanding Requirement: 1. Credit 1: Environmental management Outstanding Requirements: 2, 3. Credit 2: Sustainability Champion (construction) Outstanding Requirements: 5, 6, 7. Credit 3: Considerate construction Outstanding Requirements: 8, 9. Credit 4: Monitoring of construction site impacts - Utility consumption Outstanding Requirements: 10, 11, 12, 13, 14, 15, 16. Credit 5: Monitoring of construction site impacts - Transport of construction materials & waste Outstanding Requirements: 17, 18, 19. Comments:

Man 04	Commissioning and handover	4	4	0	Mechanical Engineer, Electrical Engineer, Cost Consultant, Project Manager		Credit 0: Pre-Requisite (Excellent & Outstanding only) Outstanding Requirement: 0. Credit 1: Commissioning and testing schedule and responsibilities Outstanding Requirements: 1, 2, 3, 4. Credit 2: Commissioning building services Outstanding Requirements: 5, 6. Credit 3: Testing and inspecting building fabric Outstanding Requirements: 7, 8. Credit 4: Handover Outstanding Requirements: 9, 10. Comments:
Man 05	Aftercare	3 + 1	2	0	Cost Consultant, Project Manager		Credit 2: Seasonal commissioning Outstanding Requirement: 3. Credit 3: Post occupancy evaluation Outstanding Requirements: 4, 5. Comments:
Management score (+exemplary/innovation)		21 + 2	15	0			
Health & Wellbeing							
Hea 01	Visual Comfort	7 + 1	4	0	Architect		Credit 1: Glare control Outstanding Requirements: 1, 2. Credit 2: Daylighting Outstanding Requirements: 3, 4, 5. Credit 4: Internal and external lighting levels, zoning and control Outstanding Requirements: 9, 10, 11, 12, 13, 14, 15. Comments:

Hea 02	Indoor Air Quality	5 + 2	4	0	Mechanical Engineer, Architect		Credit 1: Indoor air quality (IAQ) plan Outstanding Requirement: 1. Credit 2: Ventilation Outstanding Requirements: 2, 3, 4, 5. Credit 3: Volatile organic compound (VOC) emission levels (products) Outstanding Requirements: 6, 7. Credit 5: Potential for natural ventilation Outstanding Requirements: 13, 14. Comments:
Hea 04	Thermal comfort	3	2	0	Energy / Thermal Modelling Consulta, Mechanical Engineer, Architect		Credit 1: Thermal modelling Outstanding Requirements: 1, 2, 3, 4, 5. Credit 3: Thermal zoning and controls Outstanding Requirements: 10, 11, 12. Comments:
Hea 05	Acoustic Performance	3	3	0	Acoustician		Credit 1: Acoustic performance Outstanding Requirements: 1, 2, 3. Comments:
Hea 06	Safety and Security	1	0	0			Comments:
Health & Wellbeing score (+exemplary/innovation)		19 + 3	13	0			
Energy							
Ene 01	Reduction of energy use and carbon emissions	13.5 + 5	6	0	Energy / Thermal Modelling Consulta, Mechanical Engineer		Comments:
Ene 02	Energy Monitoring	2	2	0	Mechanical Engineer, Electrical Engineer		Credit 1: Sub-metering of major energy consuming systems Outstanding Requirements: 1, 2, 3, 4. Credit 2: Sub-metering of high energy load and tenancy areas Outstanding Requirement: 5. Comments:

Ene 03	External Lighting	1	1	0	Electrical Engineer		Credit 1: External lighting Outstanding Requirements: 1, 2, 3. Comments:
Ene 04	Low carbon design	3	2	0	Mechanical Engineer, Sustainability Consultant		Credit 1: Passive design - Passive design analysis Outstanding Requirements: 1, 2, 3. Credit 3: Low and zero carbon technologies - LZC feasibility study Outstanding Requirements: 7, 8. Comments:
Ene 08	Energy Efficient Equipment	2	2	0	Electrical Engineer, Client		Credit 1: Energy efficient equipment Outstanding Requirements: 1, 2, 3. Comments:
Energy score (+exemplary/innovation)		21.5 + 5	13	0			
Transport							
Tra 01	Public Transport Accessibility	3	3	0	Transport Consultant		Credit 1: Sustainable transport solutions Outstanding Requirements: 1, 2, 3. Comments:
Tra 02	Proximity to amenities	1	1	0	Transport Consultant, Architect		Credit 1: Proximity to local amenities Outstanding Requirement: 1. Comments:
Tra 03	Cyclist facilities	2	2	0	Architect		Credit 1: Cycle storage Outstanding Requirement: 1. Credit 2: Cyclist facilities Outstanding Requirements: 2, 3. Comments:
Tra 04	Maximum Car Parking Capacity	2	0	0	Architect		Comments:
Tra 05	Travel Plan	1	1	0	Transport Consultant		Credit 1: Travel plan Outstanding Requirements: 1, 2, 3, 4. Comments:
Transport score		9	7	0			

Water							
Wat 01	Water Consumption	5 + 1	3	0	Architect, Mechanical Engineer		Credit 1: Water consumption Outstanding Requirements: 1, 2, 3, 4, 5, 6. Comments:
Wat 02	Water Monitoring	1	1	0	Mechanical Engineer		Credit 0: Pre-requisite (Good to Outstanding ONLY) Outstanding Requirement: 0. Credit 1: Water monitoring Outstanding Requirements: 1, 2, 3, 4, 5. Comments:
Wat 03	Leak Detection	2	2	0	Mechanical Engineer		Credit 1: Leak detection system Outstanding Requirement: 1. Credit 2: Flow control devices Outstanding Requirement: 2. Comments:
Wat 04	Water Efficient Equipment	1	1	0	Architect, Client		Credit 1: Water efficient equipment Outstanding Requirements: 1, 2. Comments:
Water score (+exemplary/innovation)		9 + 1	7	0			
Materials							
Mat 01	Life Cycle Impacts	6 + 1	0	0	Civil Engineer		Comments:
Mat 03	Responsible Sourcing of Materials	4 + 1	2	0	Civil Engineer		Credit 0: Pre-requisite Outstanding Requirement: 1. Credit 1: Sustainable Procurement Plan Outstanding Requirement: 2. Credit 2: Responsible sourcing of materials (RSM) Outstanding Requirements: 3, 4. Comments:
Mat 04	Insulation	1	1	0	Architect, Mechanical Engineer		Credit 1: Embodied impact Outstanding Requirements: 1, 2. Comments:

Mat 05	Designing for durability and resilience	1	1	0	Architect		Credit 1: Protecting vulnerable parts of the building from damage & protecting exposed parts of the building from material degradation Outstanding Requirements: 1, 2, 3, 4, 5. Comments:
Mat 06	Material efficiency	1	0	0			Comments:
Materials score (+exemplary/innovation)		13 + 2	4	0			
Waste							
Wst 01	Construction Waste Management	7 + 1	2	0	Cost Consultant		Credit 2: Reuse and direct recycling of materials Outstanding Requirements: 2, 3, 4. Credit 3: Construction resource efficiency Outstanding Requirements: 5, 6. Comments:
Wst 02	Recycled Aggregates	1 + 1	0	0			Comments:
Wst 03	Operational Waste	1	1	0	Architect		Credit 1: Operational waste Outstanding Requirements: 1, 2, 3, 4, 5, 6, 7, 8. Comments:
Wst 05	Adaptation to climate change	1 + 1	0	0			Comments:
Wst 06	Functional adaptability	1	0	0			Comments:
Waste score (+exemplary/innovation)		11 + 3	3	0			
Land Use & Ecology							
LE 02	Protection of Ecological Features	1	1	0	Ecologist		Credit 1: Protection of ecological features Outstanding Requirements: 1, 2. Comments:
LE 04	Enhancing site ecology	1	1	0	Ecologist		Credit 1: Ecologist's report and recommendations Outstanding Requirements: 1, 2, 3. Comments:
LE 05	Long Term Impact on Biodiversity	2	0	0	Ecologist		Comments:
Land Use & Ecology score		4	2	0			
Pollution							

Pol 01	Impact of Refrigerants	3	2	0	Mechanical Engineer		Credit 1: Impact of refrigerants Outstanding Requirements: 1, 2, 3, 4, 5, 6, 7. Comments:
Pol 02	NOx emissions	3	3	0	Mechanical Engineer		Credit 1: NOx emission levels for heating and hot water Outstanding Requirements: 1, 2. Comments:
Pol 03	Surface Water Run Off	5 + 1	5	0	Drainage / Flood Risk Consultant, Civil Engineer		Credit 1: Flood resilience Outstanding Requirements: 1, 2, 3, 4, 5, 6. Credit 2: Surface water run-off Outstanding Requirements: 7, 8, 9, 10. Credit 3: Minimising watercourse pollution Outstanding Requirements: 11, 12, 13, 14. Comments:
Pol 04	Reduction of Night Time Light Pollution	1	1	0	Electrical Engineer		Credit 1: Reduction of night time light pollution Outstanding Requirements: 1, 2, 3, 4, 5. Comments:
Pol 05	Noise Attenuation	1	1	0	Acoustician, Mechanical Engineer		Credit 1: Reduction of noise pollution Outstanding Requirements: 1, 2, 3, 4, 5. Comments:
Pollution score (+exemplary/innovation)		13 + 1	12	0			
Innovation							
AI	Approved Innovation	1	0	0			Comments:
Innovation score		1	0	0			