

Maurissa O'Connor
Royal Berkshire NHS Foundation Trust
By Email only

24th April 2025

Dear Maurissa

Re: BREEAM Design Stage Certification for Royal Berkshire Hospital

As the BREEAM assessors and BREEAM Accredited Professionals on the ICS Unit we can confirm the design stage information has been submitted to the BRE 3/4/2025 with a score of 75.14% (full report attached).

We are currently awaiting certification to achieve an 'Excellent' rating, exceeding the Planning requirement of 'Very Good'.

Yours sincerely



Robert Diamond
Senior Sustainability Associate
Ingleton Wood LLP
robert.diamond@ingletonwood.co.uk

Ingleton Wood LLP practising as Ingleton Wood
Registered No. OC306572
Partners are members of the LLP
Regulated by RICS

Registered Office:
The Loom, 14 Gower's Walk, London, E1 8PY

Practice Secretary
Chris Earwicker MATT ACMA CGMA

Partners

John Dixon BA (Hons) Grad Dip Arch RIBA
Stuart Norgett BA (Hons) Dip Arch RIBA
David Cresswell BSc (Hons) MRICS
Laura Mansel-Thomson BA (Hons) MSc PhD CEng FCIBSE MEI
Paul Cavalier BSc (Hons) MRICS IMaPS
Simon Gorst BA (Hons) MSc MRICS
Anni Folan-White BEng (Hons) MSc CEng MCIBSE
Daniel Legg BSc (Hons) FRICS IMaPS
Darren Fowler BA (Hons) BArch PgDip RIBA
Peter Webb BEng(Hons) MSc CEng MCIBSE



architecture
building surveying
building services
planning
interior design
climate and sustainability
civil and structural
quantity surveying
project management
CDM and H&S services

Solving global challenges one building at a time

BREEAM UK New Construction Version 6.1

RBH ICS elective

Design (Interim)

ICS Elective

24 April 2025

Assessment report



Marks & Spencer's BREEAM Excellent Cheshire Oaks store (Image: Marks & Spencer)

Assessment references

Registration number:	BREEAM-0120-6135	Date created:	10/1/2024
Assessor name:		Surname:	
First:	Robert		Diamond
Assessor licence number:	RD07		
Assessor organisation:	Ingleton Wood LLP		
Architect name:	MTX		
Developer name:	NHS Trust		
Property owner:	NHS Trust		

Site details

Site name:	ICS Elective
Address:	London Road
Town:	Reading
County:	Berkshire
Postcode:	RG1 5AN
Country:	United Kingdom

Certificate details

The certificate will have the name of the architect (if entered above) and the name of the developer (from above).

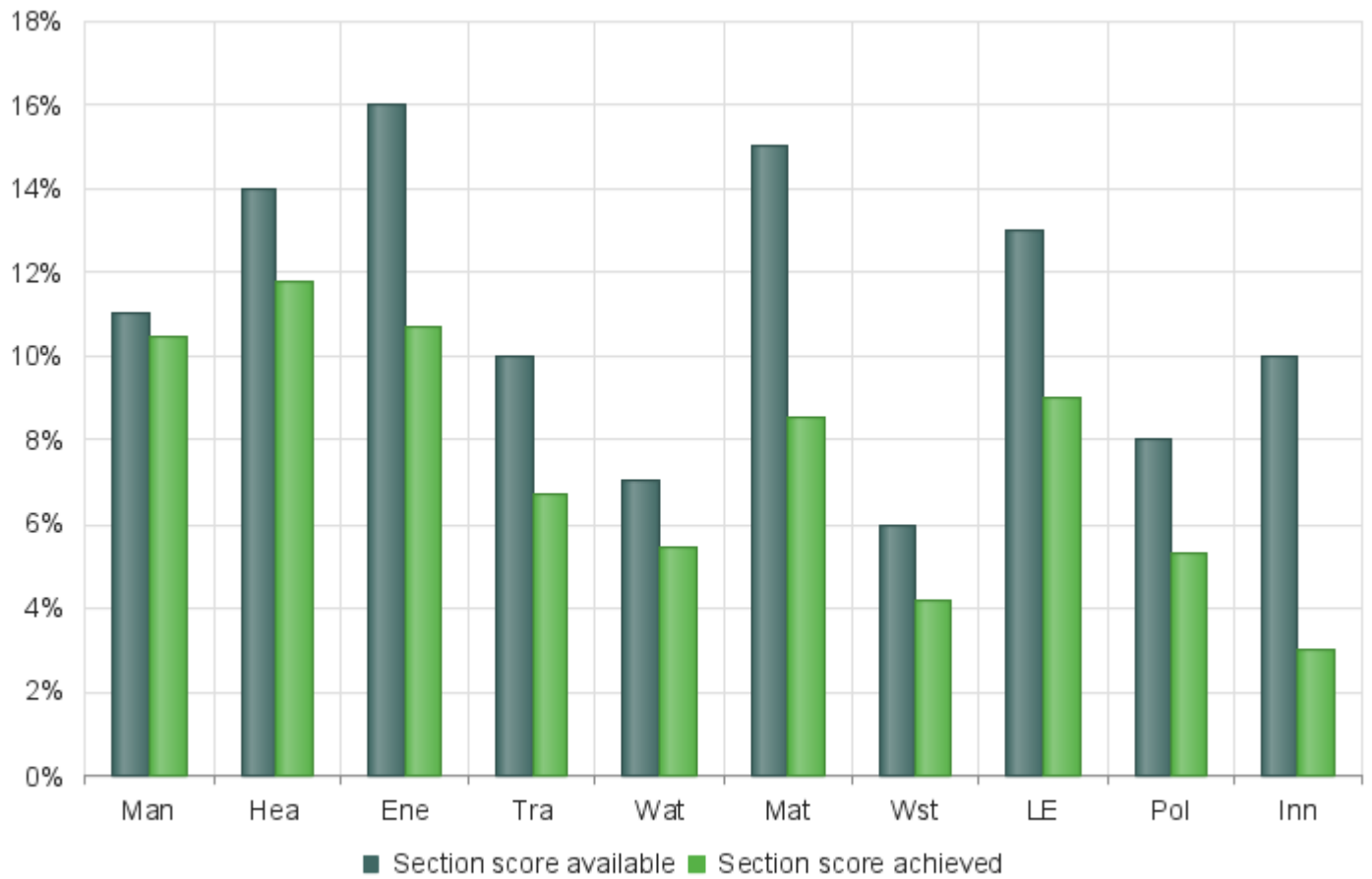
Any other names to appear on the certificate are listed below:

Name	Label
------	-------

BREEAM Rating

	Credits available	Credits achieved	% Credits achieved	Weighting	Category score
Man	21.0	20.0	95.24%	11.00%	10.47%
Hea	19.0	16.0	84.21%	14.00%	11.78%
Ene	21.0	14.0	66.67%	16.00%	10.66%
Tra	12.0	8.0	66.67%	10.00%	6.66%
Wat	9.0	7.0	77.78%	7.00%	5.44%
Mat	14.0	8.0	57.14%	15.00%	8.57%
Wst	10.0	7.0	70.00%	6.00%	4.19%
LE	13.0	9.0	69.23%	13.00%	9.00%
Pol	12.0	8.0	66.67%	8.00%	5.33%
Inn	10.0	3.0	30.00%	10.00%	3.00%
Total	141.0	100.0	70.92%	-	75.14%
Rating	-	-	-	-	 Excellent

Performance by environmental category



Issue scores

Please Note: X means the exemplary credit for the relevant issue

Management

Man 01 Project Brief and design

3 / 4

Man 02 Life cycle cost and service life planning

4 / 4

Man 03 Responsible construction practices

6 / 6 X: 0 / 1

Man 04 Commissioning and handover

4 / 4

Man 05 Aftercare

3 / 3

Health and Wellbeing

Hea 01 Visual comfort

4 / 6 X: 1 / 2

Hea 02 Indoor air quality

4 / 4 X: 0 / 1

Hea 04 Thermal comfort

3 / 3

Hea 05 Acoustic performance

3 / 3

Hea 06 Security

1 / 1 X: 0 / 1

Hea 07 Safe and Healthy Surroundings

1 / 2

Energy

Ene 01 Reduction of energy use and carbon emissions

10 / 13 X: 0 / 2

Ene 02 Energy monitoring

1 / 2

Ene 03 External lighting

1 / 1

Ene 05 Energy efficient cold storage

N/A

Ene 07 Energy efficient laboratory systems

N/A

Ene 04 Low carbon design

2 / 3

Ene 06 Energy efficient transportation systems

N/A

Ene 08 Energy efficient equipment

0 / 2

Transport

Tra 01 Transport assessment and travel plan

2 / 2

Tra 02 Sustainable transport measures

6 / 10

Water

Wat 01 Water consumption

3 / 5 X: 0 / 1

Wat 03 Water leak detection

2 / 2

Wat 02 Water monitoring

1 / 1

Wat 04 Water efficient equipment

1 / 1

Materials

Mat 01 Life cycle impacts

5 / 7 X: 1 / 3

Mat 02 Environmental impacts from construction products

1 / 1

Mat 03 Responsible sourcing

2 / 4 X: 0 / 1

Mat 05 Designing for durability and resilience

0 / 1

Mat 06 Material efficiency

0 / 1

Waste

Wst 01 Construction waste management

4 / 5 X: 0 / 1

Wst 02 Use of recycled and sustainably sourced aggregates

0 / 1 X: 0 / 1

Wst 03 Operational waste

1 / 1

Wst 04 Speculative finishes (Offices only)

N/A

Wst 05 Adaptation to climate change

1 / 1 X: 1 / 1

Wst 06 Design for disassembly and adaptability

1 / 2

Land use and ecology

LE 01 Site selection

1 / 2

LE 02 Ecological risks and opportunities

2 / 2 X: 0 / 1

LE 03 Managing impacts on ecology

2 / 3

LE 04 Ecological change and enhancement

2 / 4 X: 0 / 1

LE 05 Long term ecology
management and
maintenance

2 / 2

Pollution

Pol 01 Impact of refrigerants

1 / 3

Pol 02 Local air quality

0 / 2

Pol 03 Flood and surface
water management

5 / 5

Pol 04 Reduction of Night
Time Light Pollution

1 / 1

Pol 05 Noise attenuation

1 / 1

Innovation

Inn 01 Innovation

0 / 0 X: 0 / 10

Initial details

London Road

Technical manual issue number : Issue 6.1.1

Project scope : Fully fitted

Is there any potential for a conflict of interest with this Assessment? : No

Assessment stage : Design (interim)

Building type (main description) : Healthcare

Sub-group : General acute hospitals

Does this healthcare building have inpatient areas? : Yes

RIBA Plan of Work Stage : Stage 0: Strategic Definition

Building floor area (GIA) : 729 m²

Building floor area (NIFA) : 700 m²

Is the building designed to be untreated? : No

Building services - heating system type : Wet system

Building services - cooling system type : Comfort cooling

Does the building have external areas within the boundary of the assessed development? :
Yes

Are commercial or industrial-sized refrigeration and storage systems specified? : No

Are building user lifts present? : No

Are building user escalators or moving walks present? : No

Are there any water demands present other than those assessed in Wat 01? : Yes

Are there statutory requirements, or other issues outside of the control of the project, that impact the ability to provide outdoor space : No

Are there any systems specified that contribute to the unregulated energy load? : Yes

Are the Post-occupancy evaluation credits targeted in Ene 01 issue? : No

Are laboratories present? : No

Are there fume cupboard(s) and/or other containment devices present? : No

Category assessment

Management (Man)

Man 01 Project Brief and design

To optimise final building design through recognising and encouraging an integrated design process and robust stakeholder engagement.

Assessment criteria

Prerequisite: Have the client and the contractor formally agreed performance targets? :	Yes
Stakeholder consultation (interested parties) :	No
Project delivery planning :	Yes
BREEAM Advisory Professional (Concept Design) :	Yes
BREEAM Advisory Professional (Developed Design) :	Yes

Credits awarded : 3

Evidence linked to Man 01

Document Type	Document Reference	Comments
Consultant's report	Project Roles	Criterion 1a
Consultant's report	Project Team Chart	Criterion 1a
Consultant's report	Project Terms of Reference	Criteria 1a - c 1 - Pages 5 - 7
Consultant's report	Short Form Business Case Template	Criteria 2a - d 2a - Page 1 2b - Page 1 & Page 4 2c - Page 5 2d - Section 4 - Pages 7 - 9
Consultant's report	Project Delivery Programme	Criterion 2b

report		
Consultant's report	Risk Report	Criterion 2c
Consultant's report	Short Form Business Case Template	Criterion 3a - Pages 10 - 12
Consultant's report	Project Execution Plan	Criterion 3b
Consultant's report	Soft Landings Handbook	Criteria 1b-c & 2e & h 1b-c - Pages 6 - 7 2e - Page 12 - 13 2h - Pages 7 - 8 & 11
Consultant's report	Design and Access Statement	Criterion 3a
Consultant's report	BREEAM Site Activities	Criterion 1b
Meeting Minutes	P24-0002-Minutes-of-Meeting-05112024.pdf	
Letter	Main-Contractor-s-Commitment-Letter--Multiple-Credits-.pdf	Agreed Performance targets - Excellent - Perquisite
Meeting Minutes	Meeting Minutes - Royal Berkshire Hospital	15th November 2024 MM BREEAM AP meeting criteria 11a, 11b, 11c, 11d. 11e
Meeting Minutes	BREEAM Meeting Minutes no.1 RIBA STAGE 2 30 Oct 2023	BREEAM Meeting Minutes no.1 RIBA STAGE 2 30 Oct 2023 Meeting minutes BREEAM AP
Meeting	BREEAM Meeting Minutes no.1 RIBA STAGE 2 30 Oct	BREEAM

Minutes	2023 Meeting minutes BREEAM AP	Meeting Minutes no.1 RIBA STAGE 2 Meeting minutes BREEAM AP
Meeting Minutes	BREEAM Meeting Minutes no.1 RIBA STAGE 3 May Meeting minutes BREEAM AP	
Other	BREEAM AP Certificate	Criteria 9-11 The Appointed Sustainability Champion is Robert Diamond and provided is the BREEAM AP certificate of compliance to demonstrate this.
Consultant's report	BREEAM AP Concept Design Stage Report Risks and Opportunities	Criteria 9c & 11c
Consultant's report	BREEAM AP Design Phase Report	Criteria 9a-e & 11a-e
Letter	Letter confirming BREEAM AP involvement	Criteria 9a-e
Letter	Letter confirming BREEAM AP involvement to detailed design stage	Criteria 11a-e
Letter	Man-01-Criterion-8-signed.pdf	Criterion 8 The letter confirms the BREEAM Rating of Excellent to be targeted between the client and the contractor.
Letter	Man-01-AP-Appointment-signed.pdf	Criterion 9

The Letter from the main contractor as the Client Liaison is confirming the BREEAM AP has been appointed at RIBA Stage 1.

Man 02 Life cycle cost and service life planning

To promote the business case for sustainable buildings and to deliver whole life value by encouraging the use of life cycle costing to improve design, specification, through-life maintenance and operation.

Assessment criteria

Elemental LCC :	Yes
Component level LCC options appraisal :	Yes
Capital cost reporting :	Yes
Capital cost of the project :	6.504 Â£k/m ²

Credits awarded : 4

Evidence linked to Man 02

Document Type	Document Reference
Consultant's report	RIBA Stage 2 Output Report
Consultant's report	Royal-Berkshire-Hospital-ICS-Elective-Recovery-Building--LCC-Report---Elemental

Consultant's report	Royal Berkshire Hospital LCC Report - Component RIBA Stage 4
Letter	Man02.1-Capital-Costs-.pdf
Letter	Royal-Berkshire-Hospital-LCC-Report---Component-RIBA-Stage-4-BRE-Feedba

Man 03 Responsible construction practices

To recognise and encourage construction sites which are managed in an environmentally and socially considerate, responsible and accountable manner.

Assessment criteria

Prerequisite: Are all timber and timber-based products used during the construction process of the project 'legally harvested and traded timber'? :	Yes
Prerequisite: Does the party managing the construction site operate an Environmental Management System? :	Yes
Environmental management :	Yes
Prerequisite: Have the client and the contractor formally agreed performance targets? :	Yes
BREEAM Advisory Professional (site) :	Yes
Responsible construction management :	2
Monitoring of construction site impacts :	Yes
Utility consumption :	Yes
Transport of construction materials and waste :	Yes
Exemplary level criteria - Responsible construction management :	No

Key Performance Indicators: Construction site energy use

Energy consumption (total) - site processes :

Energy consumption (intensity) - site processes :

Key Performance Indicators: Construction site greenhouse gas emissions

Process greenhouse gas emissions (total) - site processes : 1 KgCO₂eq

Carbon dioxide emissions (intensity) - site processes : 1 KgCO₂
eq/project value

Credits awarded : 6

Evidence linked to Man 03

Document Type	Document Reference	Comments
Consultant's report	Pollution Prevention Guidelines	Criterion 1 4 All parties to the project shall follow the principles of best practice in accordance with PPG6, Pollution Prevention and Control.
Additional document	Appendix 1 - MTX Capabilities and Added Value	Contractor's Environmental Policy
General Documents	ISO 14001- EXP 28.10.2025	ISO14001:2015
General Documents	P13 Carbon Reduction Plan	P13 Carbon Reduction Plan
General Documents	P15 Environmental Policy	Contractor's Environmental Policy
Additional document	P51-Pollution-Prevention-Policy.pdf	Policy in line with the contract
General Documents	P20-Carbon-Management-Policy.pdf	Policy in line with the contract
General Documents	P25-Sustainability-Policy.pdf	Policy in line with the contract
General Documents	P51-Pollution-Prevention-Policy.pdf	P51 Pollution Prevention Policy
Letter	Main-Contractor-s-Commitment-Letter--Multiple-Credits-.pdf	Criterion 1 Prerequisite We will ensure that the project is legally compliant and found via the following link: http://www.mt.com (http://www.mt.com).
Letter	Main-Contractor-s-Commitment-Letter--Multiple-Credits-.pdf	Criterion 1

		site any t operation EMAS (E standard. We unde records. We can a preventio Working a Preventio
Letter	Main-Contractor-s-Commitment-Letter--Multiple-Credits-.pdf	Criterion Prerequis MTX have the Trust, Man 03 F We can c Professio â€ Work the links l and if pos projectâs throughou â€ Monitc targets a critically i â€ Proac procurem the target â€ Provid appropria achieving â€ Monitc appropria the asses
Letter	Main-Contractor-s-Commitment-Letter--Multiple-Credits-.pdf	Criterion Practices We can c individual energy us measured dedicatec programr individual to reques

individual
We will al
following

Energy C
â€ Set ta
where rel
construct
accommo
â€ Monit
described
â€ Repor
kgCOâ€pi

Water Co
â€ Set ta
from the i
and site a
â€ Monit
described
â€ Use th
consump
use from

Transport
â€ Set ta
resulting
materials
cover.
i Transpo
building s
point of s
i§ Materi
Superstru
i§ Ground
i Transpo
to waste
waste gro
i Monitor
described
Using col
the totals
(kgCO2-€
BREEAM

General Documents	PPG-6-Checklist-Template-compressed--IB-comment-30.11.24-.pdf	Criterion
Letter	Man-03-Criterion-5-signed.pdf	Criterion

Man 04 Commissioning and handover

To encourage a properly planned handover and commissioning process that reflects the needs of the building occupants.

Assessment criteria

Commissioning testing schedule and responsibilities :	Yes
Commissioning - design and preparation :	Yes
Testing and inspecting building fabric :	Yes
Handover - have a technical and a non-technical building user guide been developed prior to handover? :	Yes
Handover - have a technical and a non-technical training schedule been prepared around handover? :	Yes

Credits awarded : 4

Evidence linked to Man 04

Document Type	Document Reference
Letter	Building-User-Guides-signed.pdf
Consultant's report	Commissioning-and-Handover-signed.pdf
Letter	Main-Contractor-s-Commitment-Letter--Multiple-Credits-.pdf

Letter

Main-Contractor-s-Commitment-Letter--Multiple-Credits-.pdf

Letter	Man 04 - Commissioning and Handover (Commissioning) Letter of Intent 08.01.1
Letter	The-Aftercare-Process---Royal-Berkshire.pdf
Additional document	P24-0002---Royal-Berkshire-Hospital---TIF-Elective-Recovery---Mater-Programr

Letter	Man-04-Commissioning-signed-.pdf
--------	----------------------------------

Letter	Man-04-Criterion-7-signed-.pdf
--------	--------------------------------

Man 05 Aftercare

To ensure the building operates in accordance with the design intent and operational demands, through providing aftercare to the building owner and occupants during the first year of occupation.

Assessment criteria

Is this a speculative development? :	No
Commissioning - implementation :	Yes
Aftercare support :	Yes
Post occupancy evaluation :	Yes
The client or building occupier commits funds to pay for the POE in advance. :	Yes

Credits awarded : 3

Evidence linked to Man 05

Document Type	Document Reference	Comments
Letter	Main-Contractor-s-Commitment-Letter--Multiple-Credits-.pdf	c1 Man 05 Aftercare Support We can confirm that the building occupier has provided aftercare support during the first year of occupation, having in place a

infrastructure and
Including as a minimum:
• A meeting before occupation to discuss aftercare support for the individual, and the role of the occupier or manager (prior to initial occupation and as soon as possible thereafter) to:
• Introduce the individual to the building, including the available, including the building user guide and the building manager
• Present key information about the features of the building, the design intent and how to use the building to ensure it operates safely and effectively as intended, as far as possible.
On-site facilities and training including:
• A walkabout of the building
• Introduction to the building for familiarisation with the building systems, their controls and how to use them in accordance with the design intent and operational requirements
Provide initial aftercare support at least the first 12 months of building occupation, including weekly attendance for aftercare support building management (the frequency of attendance will depend on the building and its operations)
Provide longer term aftercare support for occupation for the first 12 months of occupation, e.g. for nominated individuals, including appropriate systems training for building users and

c2 Provide initial aftercare support for

at least the first month of the building occupation, e.g., weekly attendance on-site, to support building users and management (the level of frequency will depend on the complexity of the building and building operations)

Letter

Main-Contractor-s-Commitment-Letter--Multiple-Credits-.pdf

c3 We will appoint a Building Manager at the start of the project to complete the following commissioning tasks over a minimum of 12 weeks once the building becomes occupied:

- Complex system commissioning and testing
- Identify changes to design caused by owner or operator that may have caused impaired performance
- Test all building services at full load conditions in mid-summer and mid-winter conditions (spring and autumn)
- Where applicable, test building services during peak (high or low) occupancy.
- Interview building users (where they are available) to identify problems regarding the efficiency of building systems.

• Produce more comparing sub-r performance to t predicted one.
 • Identify ineffi areas in need of
 • Re-commissi (following any w serve revised lo incorporate any operating proced operations and maintenance (O manuals.
 Simple systems ventilated): (exte aftercare team o manager) will:
 • Review them ventilation, and l six and nine-mo intervals after ini either by measu occupant feedba
 • Identify defici in need of impro
 • Re-commissi incorporate any in operating procedures into manuals.

Letter	POE-Letter-of-Intent-RBH-ER-Build.pdf	-Letter-of-Intent-c.4 Client comm c7 Client commi
Letter	The-Aftercare-Process---Royal-Berkshire.pdf	c1 Post-handove Aftercare Team new issues raise 12-month defect

Health and Wellbeing (Hea)

Hea 01 Visual comfort

To encourage best practice in visual performance and comfort by ensuring daylighting, artificial lighting and occupant controls are considered.

Assessment criteria

Control of glare from sunlight :	Yes
Daylighting (building type dependent) :	0
View Out :	Yes
Internal and external lighting levels, zoning and controls :	Yes
Exemplary level criteria- Internal and external lighting levels, zoning and control :	Yes

Credits awarded : 4

Exemplary credits awarded : 1

Evidence linked to Hea 01

Document Type	Document Reference
Consultant's report	RIBA Stage 2 Output Report
Consultant's report	Control of Glare
Drawing/Plan	Floor Plan Mark-up
Specification	Astralux Obscura Fabric - Product Information
Specification	Astralux 1000 Vertical-Blinds - Product Information

Consultant's report	Glare Control Assessment v.1
------------------------	------------------------------

Drawing/Plan	Lighting Layout Level 00
--------------	--------------------------

Drawing/Plan Lighting Control Strategy Level 00

Drawing/Plan External Lighting Layout

Drawing/Plan Lighting Layout Level 01

Drawing/Plan	Lighting Control Strategy Level 01
--------------	------------------------------------

Drawing/Plan	P24-0002-MTX-XX-00-DR-A-20-0103-BREEAM-HEA-01-Distance-to-Window-I
Drawing/Plan	P24-0002-MTX-XX-00-DR-A-20-0104-BREEAM-HEA-01-View-Out---Window-t P1.pdf

Hea 02 Indoor air quality

To encourage and support healthy internal environments with good indoor air quality.

Assessment criteria

Prerequisite: Indoor air quality (IAQ) plan :	Yes
Are you complying with the Ventilation criteria? :	Yes
Specify the type of ventilation :	Mechanical
Are carbon dioxide (CO ₂) sensors installed in all relevant areas? :	Yes
Number of sensors :	1
Net Internal Area of relevant areas covered by sensors :	1
Coverage of sensors :	1.0
Emissions from construction products :	2
Sampling of TVOC and formaldehyde levels in post-construction :	Yes
Formaldehyde levels (sampling to follow ISO 16000-2 or ISO 16000-3) over 30-minute average :	1 $\hat{1}/4\text{g}/\text{m}^3$
TVOC levels (sampling to follow ISO 16000-5 and ISO 16000-6 or ISO 16017-1) over 8-hour average :	1 $\hat{1}/4\text{g}/\text{m}^3$
Exemplary level criteria: Emissions from construction products :	No

Key Performance Indicators

Formaldehyde concentration :	1.0 $\hat{1}/4\text{g}/\text{m}^3$
Total volatile organic compound (TVOC) concentration :	1.0 $\hat{1}/4\text{g}/\text{m}^3$

Credits awarded : 4

Evidence linked to Hea 02

Document Type	Document Reference	Comments
Specification	IAQP Low VOC Materials Specification v.1	Criterion 3

		Three out of the five product types meet the emission limits and testing requirements (e.g. Interior paints and coatings)
Drawing/Plan	Ventilation Layout	Criterion 2 2 The building has been designed to minimise the indoor concentration and recirculation of pollutants in the building as follows: 2.a: Provide fresh air into the building in accordance with the criteria of the relevant standard for ventilation 2.b: Ventilation pathways are designed to minimise the ingress and build-up of air pollutants inside the building.
Drawing/Plan	Ventilation Strategy	Criterion 2 2 The building has been designed to minimise the indoor concentration and recirculation of pollutants in the building as follows: 2.a: Provide fresh air into the building in accordance with the criteria of the relevant standard for ventilation 2.b: Ventilation pathways are designed to minimise the ingress and build-up of air pollutants inside the building.
Consultant's report	PR-B866 Royal Berkshire Hospital - Indoor Air Quality Plan	The Plan (criteria 1 prerequisite) addresses the requirements of: BREEAM New Construction 2018 Hea 02 Points 1 a - f: This plan aims to describe the measures implemented to accomplish the following objectives; a. Removal of contaminant sources (Section 2.0 page 6/20) b. Dilution and control of contaminant sources (section 2.1 page 6) c. Procedures for pre occupancy flush out

(Section 4 page 17)

d. 3rd Part Testing and Analysis (Section 5 page 18)

e. Maintaining Indoor Air Quality In-Use (Section 6 page 19)

f. Any relevant local authority plans or policies (for example, Air Quality Management Areas or Local Air (Section 7b page 20) Quality Action Plans)

Hea 04 Thermal comfort

To ensure the building is capable of providing an appropriate level of thermal comfort.

Assessment criteria

Thermal modelling :	Yes
Design for future thermal comfort :	Yes
Thermal zoning and controls :	Yes

Key Performance Indicators

PMV and PPD Indices :	Section 11.0 a) PPD < 6%, -0.2 < PMV < 0.2 b)PPD < 10%, -0.5 < PMV < 0.5 C)PPD < 15%, -0.7 < PMV < 0.7 PMV and PPD values
-----------------------	--

Credits awarded : 3

Evidence linked to Hea 04

Document Type	Document Reference	Comments
Consultant's report	Thermal Comfort Report	Criterion 1, 2, 3a, 5, 6 1 Thermal modelling has been carried out using software in accordance with CIBSE AM111 Building Energy and Performance Modelling. (Page 2) 2 The software used to carry out the simulation at the detailed design stage provides full dynamic thermal analysis. (Page 7) 3.a: The modelling demonstrates that for air-conditioned

buildings, summer and winter operative temperature ranges in occupied spaces are in accordance with the criteria set out in CIBSE Guide A Environmental design2, Table 1.5; or other appropriate industry standard (where this sets a higher or more appropriate requirement or level for the building type); or the thermal environment in occupied spaces meet the Category B requirements for PPD, PMV and local discomfort set out in Table A.1 of Annex A of ISO 7730:2005. (Page 8)

5 Criteria 1 to 4 are achieved.

6 The thermal modelling demonstrates that the relevant requirements set out in criterion 3 are achieved for a projected climate change environment (Page 11)

Hea 05 Acoustic performance

To ensure the building is capable of providing an appropriate acoustic environment to provide comfort for building users.

Assessment criteria

Criteria performance requirements or SQA bespoke requirements? :	Criteria performance requirements
Sound insulation :	1
Indoor ambient noise level :	Yes
Room acoustics :	Yes

Credits awarded : 3

Evidence linked to Hea 05

Document Type	Document Reference	Comments
Consultant's report	Acoustic Report	Criterion 1a: ASSESSMENT OF INTERNAL SOUND INSULATION Section 5.6/Section 5.7 Based on In-situ prediction and calculations

		test data as insulation performance approximate 52-54dBR was achieved. Therefore, the partition was suitable when on-site. How to achieve 47dB DnT,w with these partitions, it is necessary to ensure good junction details and well-sealed service penetrations they cannot be avoided. A high level of workmanship will be required, unsealed doors can limit on-sound insulation performance.
Additional document	David-Terry---CV.pdf	David M Terry showing a minimum of 10 years of experience as an Acoustician
Consultant's report	David-Terry---Suitably-Qualified-Acoustician-BREEAM.pdf	SQA qualification
General Documents	David-Terry---IoA-Membership-Certificate.pdf	To be considered as SQA the individual must hold a recognised qualification membership appropriate professional David Terry is a member of the Institute of Acoustics (IoA)

Consultant's Acoustic Report

report

c1.b Indoor ambient noise level Section ASSESSMENT INDOOR AMBIENT NOISE LEVELS -

The glazing is typically the weakest element in terms of noise ingress. The proposed glazing construction is 6mm toughened outer glass, argon filled triple cavity, 6.8mm laminated inner glass. This system has been laboratory tested and has a performance of approximately 35dB Rw. Based on the external noise expected to impact the building, this glazing would comfortably limit external noise ingress to meet the limits stated in Table 2.1.1. The rest of the building envelope, walls and roof, would need to achieve sound insulation of approximately 45dB Rw i.e. 10dB better than the windows. The roof structure should achieve sound insulation performance of at least around 45dB Rw.

Therefore the criterion is achieved.

Consultant's report	P5281-R01-DMT RBH Urology-Building---Acoustics-Design-Report--Issue--5661992.pdf	c1c Section ASSESSMENT REVERBERATION TIMES confirms that the ceiling would provide suitable sound absorption throughout a noise sensitive circulation area. Therefore, the HTM 08-01 requirement will be complied (Section 6.4
---------------------	---	--

Hea 06 Security

To encourage the planning and implementation of effective measures that provide an appropriate level of security to the building and site.

Assessment criteria

Security of site and building : Yes

Exemplary level criteria : No

Credits awarded : 1

Evidence linked to Hea 06

Document Type	Document Reference	Comments
Consultant's report	Security Needs Assessment	Criteria 1 & 2 1 A Suitably Qualified Security Specialist (SQSS) conducts an evidence-based Security needs assessment (SNA) during or prior to Concept Design. (Page 1) 2 The SQSS develops a set of security controls and recommendations for incorporation into the proposals.

Those controls and recommendations shall directly relate to the threats and assets identified in the preceding SNA. (Page 11)

Consultant's report 2381-CSGRG-XX-XX-SNA-Y-0001.pdf

Updated SNA following client comments - criterium as above.

Hea 07 Safe and Healthy Surroundings

To encourage the provision of safe access around the site and outdoor space that enhances the wellbeing of building users. .

Assessment criteria

Safe Access :	No
Outside Space :	Yes

Credits awarded : 1

Evidence linked to Hea 07

Document Type	Document Reference	Con
Drawing/Plan	Proposed Site Plan	c7
Drawing/Plan	P24-0002-MTX-XX-XX-DR-A-700-100---Proposed-External-Works-Plan P1.pdf	c7
Drawing/Plan	P24-0002-MTX-XX-XX-DR-A-700-007-BREEAM---Outdoor-Seating P1.pdf	Crite The show loca the f a lar gard to a outd spac com
Letter	HEA-07-Outdoor-Space.pdf	c7 T from arch conf the c spac an appr

size
15m
side
deve
for tl
and
for c
and
brea
gath
soci
relax
conr
the r
envi
The
spac
side
deve
is op
the p
use
esse
othe
builc
user

The
spac
inclu
follo
featu
-be a
outd
land
area
- the
of th
is op
the s
(ben
exisi
- hav
appr
seat
area
non-
- be
to er
acce
all b

user
avoi
that
distu
from
of no
builc
serv
park
road
deliv
area

Energy (Ene)

Ene 01 Reduction of energy use and carbon emissions

To minimise operational energy demand, primary energy consumption and CO₂ emissions.

Energy performance

Country : England

Select how many files need to be uploaded. If more than one BRUKL output has been produced for a single assessment select the number required. : 1

File 1 :

Upload building '_brukl.inp' file :

Is space heating provided by a district (network) heating? : No

Energy performance - Building score

Heating and cooling demand energy performance ratio (EPRdem) : 0.321

Primary energy consumption performance ratio (EPRpe) : 0.061

CO₂-eq energy performance ratio (EPRco2-eq) : 0.239

Overall building energy performance ratio (EPRnc) : 0.622

Total BREEAM credits achieved : 6.0

Is the primary energy consumption the same or lower than that of the notional building? : Yes

Is the primary energy consumption at least 10% lower than that of or higher than that of the notional building? : Yes

Prediction of operational energy consumption

Has a passive design analysis been carried out? : Yes

Have you undertaken detailed energy modelling (including scenario analysis) to predict operational energy consumption? : Yes

Have you reported predicted energy consumption targets? : Yes

Have you demonstrated that scenario analysis has informed improvements to the design, operational, maintenance and handover strategies? : Yes

Post-occupancy evaluation (exemplary credits)

Has the maximum credit score been achieved in Ene 02 Energy monitoring? : No

Has the client or building occupier committed funds to pay for the post-occupancy evaluation? : No

Has the energy model been submitted to BRE or retained by the building owner/named third party? : No

Credits awarded : 10

Evidence linked to Ene 01

Document Type	Document Reference	Comments
Consultant's report	Operational Energy Report	Criteria 2-5 Criterion 2 Achieves criterion 2 in ENE04 Low Carbon Design (See ENEo4) Criterion 3 Section 2.2 Building Energy Models Page 7 (4th Para) Sub-section 2.2.1 Calculating unregulated energy demand for building systems and or processes (para 1-4) Page 7 Criterion 4 Detailed Energy Model Page Section 3 BREEAM Central Case Scenario Modelling Section 3.1 IES v2023 Apache Dynamic Simulation Page 10 Para 1 & 2. Section 3.6 3d images of the building Pages 12 - 14 Criterion 5 Section 5 BREEAM Management Scenarios Energy Consumption Predictions Pages 20-22 Criterion 6 Section 5 BREEAM Management Scenarios Energy Consumption Predictions Pages 20-22 and Section 6 BREEAM Operational Weekends Scenario Energy Consumption predictions; Section 6.1.2 Energy Consumption by End Use Pages 24-26 Criterion 7 BREEAM Extreme Weather Scenarios Energy Consumption Predictions Page 26-29, Section 8 Pages 30-32 Criterion 8 Energy Target Figure 17 Gas/Elec/PV/Site Energy and Building Energy Consumption in kWh/m2 (Page 37)

Criterion 9 At Post Construction the report will be updated to reflect Figure 17 (Criterion 8)

Consultant's report	Royal Berkshire Hospital Urology BRUKL	c1 inp data
Consultant's report	Royal-Berkshire-Hospital-Urology brukl.pdf	BRUKL Document c1

Ene 02 Energy monitoring

To encourage the installation of energy sub-metering that facilitates the monitoring of operational energy consumption. To enable managers and consultants post-handover to compare actual performance with targets in order to inform ongoing management and help in reducing the performance gap.

Assessment criteria

Sub-metering of end use categories :	Yes
Sub-metering of high energy load and tenancy areas :	No

Credits awarded : 1

Evidence linked to Ene 02

Document Type	Document Reference	Comments
Specification	P24-0002-DSSR-XX-XX-J-M-51001 P01.pdf	Controls Schematic
Specification	P24-0002-DSSR-XX-XX-SC-E-61201 P05.pdf	Electrical Distribution Schematic
Specification	P24-0002-DSSR-XX-XX-SP-M-51001 C01.pdf	Specification Des Ops clauses 910.54 to 910.60 : Sub-meters on LV switchboard outgoing sections, all lighting & power distribution boards, the plant distribution board (PDB), the DHW heaters, the PV system and the Mechanical Control Panel serving the HVAC.
Letter	ENE-2---Letter-confirming-Energy-Monitoring.docx	Criterion 1

		The Letter confirms the energy monitoring and sub meters for all the Specialist systems
Letter	ENE-2---Letter-confirming-sub-metering.docx	Criterion 2
		Specialist systems have been sub metered.

Ene 03 External lighting

To reduce energy consumption through the specification of energy efficient light fittings for external areas of the development.

Assessment criteria

External lighting has been designed out? :	No
Is external lighting specified in accordance with the relevant criteria? :	Yes

Credits awarded : 1

Evidence linked to Ene 03

Document Type	Document Reference	Comments
Consultant's report	RIBA Stage 2 Output Report	Criterion 2 Page 61 - Compliant external lighting to be proposed within design.
Drawing/Plan	External Lighting Layout	Criterion 2 Layout shows compliant lighting installed.
Drawing/Plan	External Lighting Statement	Criterion 2 2 External light fittings within the construction zone with: 2.a: Average initial luminous efficacy of not less than 70 luminaire lumens per circuit Watt 2.b: Automatic control to prevent operation during daylight hours 2.c: Presence detection in areas of intermittent pedestrian traffic.

Ene 04 Low carbon design

To encourage the adoption of design measures, which reduce building energy consumption and associated carbon emissions and minimise reliance on active building services systems.

Assessment criteria

Has the first credit within Hea 04 been achieved? :	Yes
Passive design analysis :	Yes
Free cooling :	No
Low and zero carbon technologies :	Yes

KPI

Total on-site and/or near-site LZC energy generation :	2090 KWh/yr
Expected energy consumption and CO ₂ -eq emissions reduction resulting from passive design measures :	
Energy consumption :	23970 kWh/m ² yr
CO ₂ -eq emissions :	-8 KgCO ₂ -eq/m ² yr
Expected energy consumption and CO ₂ -eq emissions reduction resulting from passive design measures as a percentage :	
Energy consumption :	62.61 %
CO ₂ -eq emissions :	72.49 %
Expected reduction in CO ₂ -eq emissions resulting from the LZC technologies as a percentage :	103.27 %
Expected reduction in CO ₂ -eq emissions resulting from the LZC technologies :	3303 KgCO ₂ -eq/m ² yr

Credits awarded : 2

Comments :

Data obtained from Section 7.5 Page 36 of LZC report

Evidence linked to Ene 04

Document Type	Document Reference
General Documents	Nicolas-Walker-LCEA-CV.pdf
Consultant's report	240725-Royal-Berkshire-Hospital-Urology-BREEAM-2018-ENE04-LZC-Report.p

Consultant's report	240725-Royal-Berkshire-Urology-Part-L2---EPC-Report-2021.pdf
Letter	ENE-4-LCA-Confirmation--1-.pdf

Ene 05 Energy efficient cold storage

To encourage the installation of energy efficient refrigeration systems, in order to reduce operational greenhouse gas emissions resulting from the system's energy use.

Assessment criteria - N/A

Evidence linked to Ene 05

No evidence has been linked to this issue yet

Ene 06 Energy efficient transportation systems

To encourage the specification of energy efficient transport systems within buildings.

Assessment criteria - N/A

Evidence linked to Ene 06

No evidence has been linked to this issue yet

Ene 07 Energy efficient laboratory systems

To encourage laboratory areas that are designed to minimise their operational energy consumption and associated CO2 emission

Assessment criteria - N/A

Evidence linked to Ene 07

No evidence has been linked to this issue yet

Ene 08 Energy efficient equipment

To encourage installation of energy efficient equipment to ensure optimum performance and energy savings in operation

Assessment criteria

Swimming pool present? :	No
Laundry facilities with commercial-sized appliances present? :	No
Data centre present? :	No
IT-intensive operating areas present? :	No
Domestic scale appliances (individual and communal facilities) present? :	No
Healthcare equipment present? :	Yes
Major impact? :	Yes
Kitchen and catering facilities present? :	No
Other contributors :	0
Significant majority contributors BREEAM compliant :	No

Credits awarded : 0

Evidence linked to Ene 08

Document Type	Document Reference	Comments
TN01-sbarbh-BREEAM-Transport-Technical-Note-2024-08-05.pdf		

R01-sbarbh-Travel-Plan-2024-08-05.pdf

Transport (Tra)

Tra 01 Transport assessment and travel plan

To reward awareness of existing local transport and identify improvements to make it more sustainable.

Assessment criteria

Travel plan : Yes

Credits awarded : 2

Evidence linked to Tra 01

Document Type	Document Reference	Comments
Consultant's report	BREEAM Transport Technical Note	Criterion 1, 2a-g
		Criterion 1: Develop a travel statement, which can demonstrably be used to influence the site layout and built form. Criterion 2: Document covers: 2a. If relevant, travel patterns and attitudes of existing building or site users towards cycling, walking and public transport, to identify relevant constraints and opportunities. (Page 7) 2b. Predicted travel patterns and transport impact of future building or site users. (Page 7) 2c. Current local environment for pedestrians and cyclists, accounting for any age-related requirements of occupants and visitors. (Page 3-4) 2d. Reporting of the number and type of existing accessible amenities within 500m of the site (Page 5) 2e. Disabled access accounting for varying levels and types of disability, including visual impairment. (Page 3) 2f. Calculation of the existing public transport Accessibility Index (AI), see Methodology. (Page 5) 2g. Current facilities for cyclists. (Page 3)
Consultant's report	Travel Plan	Criterion 3, 4, 5 Criterion 3: Following a transport assessment, travel plan has been developed that provides a long term management strategy which encourages more sustainable travel. The travel plan includes measures to increase or improve more sustainable modes of transport and movement of people and goods during the building's operation. Criterion 4: The TP has been prepared in line with the existing

RBH Travel Plan.

Criterion 5: Action plan demonstrates TP will be implemented and supported by the building's management in operation.
(Page 15)

Tra 02 Sustainable transport measures

To maximise the potential for local public, private and active transport through provision of sustainable transport measures appropriate to the site.

Assessment criteria

Prerequisite :	Yes
Location type (based on existing AI) :	AI <25
Number of points achieved overall :	6

Credits awarded : 6

Comments :

AI = 5.89

Evidence linked to Tra 02

Document Type	Document Reference	Comments
Consultant's report	Travel Plan	Criterion 1, 2, 3 Criterion 1: Achieved criteria 3-5 in the Tra 01 Transport assessment and travel plan credit. Criterion 2: Identify sustainable transport measures: Assessment option 3: Provide a public transport information system in a publicly accessible area (Page 11) Assessment option 4: Provide electric recharging stations of a minimum of 3kW for at least 10% of the total car parking capacity for the development. (Page 18) Assessment option 5: Set up a car sharing group or facility to facilitate and encourage building users to car share. (Page 14) Assessment option 7: Install compliant cycle storage spaces to meet the minimum levels of 1 space per 10 staff (Page 8) Assessment option 8: Showers, changing facilities and lockers are provided for staff that cycle within the

South Block of the existing RBH building. (Page 14)
 Assessment option 9: Existing amenities listed are accessible within
 500 metres walk of the site. (Page 8)

Criterion 3: Accessible Index (AI) of the project is 5.89, 2 points awarded (Page 7)

Specification	BXMW WAR Wardale Cycle Shelter Spec Sheet.pdf	Assessment Option 7, ATM 13: Compliant cycle storage Cycle Shelter Selected at Design Stage
Manufacturer's literature	Cycle Shelter Manufacturer's Literature	Assessment Option 7 - Active Travel Measure 13 Cycle storage shelter documentation
Drawing/Plan	Drawing showing cycle storage spaces	Assessment Option 7 - Active Travel Measure 13 8 Cycle spaces provided
Drawing/Plan	Drawing showing cycle facilities	Assessment Option 8 - Active Travel Measure 15 Drawing confirms changing room with showers, drying space, lockers and benching with hooks
Letter	Letter confirming cycle facilities	Assessment Option 8 - Active Travel Measure 15 Letter confirms that sufficient cycle facilities have been included within the design. Changing facilities with benching and hooks - lockers for storage of clothes and cycle helmet and showers.
Letter	Letter confirming staff numbers and cycle spaces	Assessment Option 7 - Active Travel Measure 13 Letter confirms the number of staff members and cycle storage spaces to be 10% as per BREEAM requirements.

Water (Wat)

Wat 01 Water consumption

To reduce the consumption of potable water for sanitary use in new buildings through the use of water efficient components and water recycling systems.

Assessment criteria

Are all water components subject to clinical requirements? :	No
Please select the calculation procedure used :	Alternative approach
Credits awarded :	3
Exemplary performance :	No

Key Performance Indicators

Alternative approach data: :	
Overall microcomponent performance level achieved :	Baseline

Credits awarded : 3

Comments :

Overall Component Level Achieved 3.16 equivalent to 3 credits

Evidence linked to Wat 01

Document Type	Document Reference	Cor
Excel/XML output	RBH-ICS---WAT-01---BREEAM UK NC 2018 Wat01 Calculator v2.2--3-CREDITS-.pdf	RBH BRI (3 C
Letter	Letter confirming areas	Lett into
Specification	RG53695-3-Reading-Royal-Hospital.pdf	Crit Sar WC WA
Drawing/Plan	RBHU-AUK-XX-00-DT-A-440010-P04-Sanitary-Elevations.pdf	Crit The
Drawing/Plan	RBHU-AUK-XX-XX-DT-A-440001-P04-Sanitary-Plan.pdf	Crit

Specification 2024-09-09-Royal-Berkshire-BREEAM-Wat-01-Summary-Report-v.2.pdf Crit

The
area

The
San
and

Wat 02 Water monitoring

To reduce the consumption of potable water in new buildings through the effective management and monitoring of water consumption.

Assessment criteria

Water meter on the mains water supply to each building : Yes

Sub-metering/monitoring equipment on supply to plant/building areas : Yes

Pulsed output or other open protocol communication output and BMS connection : Yes

The water monitoring strategy used enables the identification of all water consumption for sanitary uses as assessed under Wat 01 (L/person/day) : Yes

Credits awarded : 1

Evidence linked to Wat 02

Document Type	Document Reference	Comments
Consultant's report	MTX Site Meters	Criterion 1 1 Specify a water meter on the mains water supply to the building.
Drawing/Plan	P24-0002-DSSR-XX-XX-J-M-51301 P02.pdf	Criterion 1 Water Meter (pulsed) connection for BMS and Leak Detection System
Letter	Criterion 2a 2b Letter	A letter confirming that water consuming plant or building areas do not consume 10% or more of total water demand. Therefore 2a and 2b are not applicable to this scheme

Wat 03 Water leak detection

To reduce the consumption of potable water in new buildings through minimising wastage due to water leaks.

Assessment criteria

Leak detection system : Yes

Flow control devices : Yes

Credits awarded : 2

Evidence linked to Wat 03

Document Type	Document Reference	Comments
Specification	Water Leak Detection System Spec and Drawings	
Drawing/Plan	P24-0002-DSSR-XX-XX-J-M-51301 P02.pdf	Leak Detection System Drawings
Drawing/Plan	910.07---Water-Meter-Major-Leak-Detection-DESOPS.pdf	Meter Connection Drawing

Wat 04 Water efficient equipment

To reduce water consumption for uses not assessed under Wat 01 by encouraging specification of water efficient equipment.

Assessment criteria

Water efficient consumption : Yes

Credits awarded : 1

Evidence linked to Wat 04

No evidence has been linked to this issue yet

Materials (Mat)

Mat 01 Life cycle impacts

To reduce the burden on the environment from construction products by recognising and encouraging measures to optimise construction product consumption efficiency and the selection of products with a low environmental impact (including embodied carbon), over the life cycle of the building.

Assessment criteria

Total Mat 01 credits achieved - taken from the Mat 01/02 Results 5

Submission Tool :

Total Exemplary credits achieved - taken from the Mat 01/02 Results 1

Submission Tool :

Credits awarded : 5

Exemplary credits awarded : 1

Evidence linked to Mat 01

Document Type	Document Reference	Comments
Consultant's report	LCA Summary Note	Criterion 1
Consultant's report	Royal Berkshire Hospital LCA Report	Criterion 1
Consultant's report	MAT1/2 calculator Tool and Evidence Folder	Stage 4 Documentation

Mat 02 Environmental impacts from construction products

To encourage availability of robust and comparable data on the impacts of construction products through the provision of EPD.

Assessment criteria

Mat 02 credit achieved - Taken from the Mat 01/02 Results Submission 1

Tool. :

Credits awarded : 1

Evidence linked to Mat 02

Document Type	Document Reference	Comments
Excel/XML output	Mat0102 Results Submission Tool	Criterion 2

Mat 03 Responsible sourcing

To facilitate the selection of products that involve lower levels of negative environmental, economic and social impact across their supply chain including extraction, processing and manufacture.

Assessment criteria

Prerequisite: All timber and timber based products are 'Legally harvested and traded timber' :	Yes
Has the enabling sustainable procurement credit been achieved? :	Yes
Mat 03 minimum scope level :	plus Core building services
Percentage of available for percentage of RSM points achieved :	10 %

Credits awarded : 2

Evidence linked to Mat 03

Document Type	Document Reference	Comments
Letter	Sustainable Procurement Plan Letter signed	c1, and c2,
Purchase order/receipt	TP-Ltd-FSC-2024-10.pdf	c1
Purchase order/receipt	TP-Ltd-PEFC-2024-10.pdf	c1 additional certification

Mat 05 Designing for durability and resilience

To reduce the need to repair and replace materials resulting from damage to exposed elements of the building and landscape.

Assessment criteria

Protecting vulnerable parts of the building from damage and exposed parts No of the building from material degradation :

Credits awarded : 0

Evidence linked to Mat 05

Document Type	Document Reference	Comments
Consultant's report	Mat 05 Designing for Durability and Resilience 1	Criterion 1 Protection measures are incorporated into the building's design and construction to reduce

	Protecting vulnerable parts of the building from damage	damage to the building's fabric or materials in case of accidental or malicious damage occurring.
Consultant's report	Mat 05 Designing or Durability and Resilience 2 Protecting exposed parts of the building from material degradation	Criterion 2a 2 Key exposed building elements have been designed and specified to limit long and short term degradation due to environmental factors. 2.a: The table in the document shows the element or product achieving an appropriate quality or durability standard or design guide.

Mat 06 Material efficiency

To avoid unnecessary materials use arising from over specification without compromising structural stability, durability or the service life of the building.

Assessment criteria

Material optimisation measures investigated and implemented at all relevant stages : No

Credits awarded : 0

Evidence linked to Mat 06

No evidence has been linked to this issue yet

Waste (Wst)

Wst 01 Construction waste management

To reduce construction waste by encouraging reuse, recovery and best practice waste management practices to minimise waste going to landfill.

Assessment criteria

Is demolition occurring under the developer's ownership for the purpose of enabling the assessed development? : Yes

Pre-demolition audit : Yes

Compliant Resource Management Plan : Yes

Have waste materials been sorted into separate key waste groups? : No

Exemplary level criteria : No

KPI

Measure/units for the data being reported : tonnes

Non-hazardous construction waste (excluding demolition/excavation) - fill in to award 'Construction resource efficiency' credits : 1.03 tonnes/100m2

Total non-hazardous construction waste generated :

Non-hazardous non-demolition construction waste diverted from landfill - fill in to award diversion from landfill credit :

Total non-hazardous non-demolition construction waste diverted from landfill :

Non-hazardous demolition waste diverted from landfill - fill in to award diversion from landfill credit :

Total non-hazardous demolition waste generated :

Total non-hazardous demolition waste to disposal :

Non-hazardous excavation waste diverted from landfill - fill in to award credit : 1 %

Material for reuse :

Material for recycling :

Material for energy recovery :

Hazardous waste to disposal :

Credits awarded : 4**Evidence linked to Wst 01**

Document Type	Document Reference	Comments
Consultant's report	Pre-Demo Audit	Criterion 1 1 Complete a pre-demolition audit of any existing buildings, structures or hard surfaces being considered for demolition. This must be used to determine whether refurbishment or reuse is feasible and, in the case of demolition, to maximise the recovery of material for subsequent high grade or value applications.
General Documents	Royal Berkshire Urology Department BREEAM 71851 8 1 2025 16 24 46.pdf	SmartWaste BREEAM Report at design stage
Photograph	Crit-5.png	c5
Additional document	Actual Waste Sent Offsite	Demonstrates Criterion 5 - how the benchmarks in Table 10.1 have been met to award possible credits.
Additional document	Pre-Demolition Waste Minimisation decisions	Criterion 1A
Additional document	RMP	Criterion 2
Letter	Wst-01-Construction-Waste-Management-signed.pdf	c.5 Smartwaste letter identifying waste removal

Wst 02 Use of recycled and sustainably sourced aggregates

To encourage the use of more sustainably sourced aggregates, encourage reuse where

appropriate and avoid waste and pollution arising from disposal of demolition and other forms of waste.

Assessment criteria

Pre-requisite: pre-demolition audit : No

Is demolition occurring under the developer's ownership for the purpose of enabling the assessed development? : Yes

Credits awarded : 0

Evidence linked to Wst 02

No evidence has been linked to this issue yet

Wst 03 Operational waste

To encourage the recycling of operational waste through the provision of dedicated storage facilities and space.

Assessment criteria

Compliant recycling and non-recyclable waste storage allocated : Yes

Static waste compactor(s) or baler(s) : Yes

Vessel(s) for composting suitable organic waste and water outlet : Yes

Healthcare buildings - NHS compliant operational waste facilities provided : Yes

Credits awarded : 1

Evidence linked to Wst 03

Document Type	Document Reference	Comments
Letter	WST-3-Operational-Waste-signed.pdf	The letter confirms that we have provided a dedicated space for the segregation and storage of operational recyclable waste generated. The space is: 1.a: Clearly labelled, to assist with segregation, storage and collection of the recyclable waste

streams (Cardboard, Glass, Mixed Recycling, General Waste).

1.b: Accessible to building occupants or facilities operators for the deposit of materials and collections by waste management contractors. The waste store is within the building compound and collected weekly.

1.c: Of a capacity appropriate to the building type, size (1278m²) and predicted volumes of waste that will arise from weekly operational activities and occupancy rates

Letter	WST-3-Waste-signed.pdf	c2 and c3 The following are not applicable, e.g. large amounts of packaging or compostable waste generated by the building's use and operation, the following facilities are provided: a. There is NO Static waste compactor(s) or baler(s); situated in a service area or dedicated waste management space. b. There is NO Vessel(s) for composting suitable organic waste resulting from the building's daily operation and use; OR adequate space(s) for storing segregated food waste and compostable organic material prior to collection and delivery to an alternative composting facility. c. There is NO organic waste is to be stored/composted on-site, a water outlet is provided adjacent to or within the
--------	------------------------	---

		facility for cleaning and hygiene purposes.
Consultant's report	Waste-Management-Policy-CG095-v7.0.pdf	Criterion 1 The NHS Waste Management document for the building occupants and waste streams for the occupants.
Drawing/Plan	Drawing showing bin storage compound	Criterion 1

Wst 04 Speculative finishes (Offices only)

To minimise the wastage associated with the installation of floor and ceiling finishes in lettable areas in speculative buildings where tenants have not been involved in their selection.

Assessment criteria - N/A

Evidence linked to Wst 04

Document Type	Document Reference	Comments
Water-Efficiency-signed.pdf	The contractors letter confirms that unregulated water uses for the development relate to external landscaping and planting only. In order to reduce the unregulated water, use for the development, planting has been specified to rely solely on precipitation during all seasons of the year. As such, there is no equipment specified for irrigation and/or vehicle wash.	

Wst 05 Adaptation to climate change

To minimise the future need of carrying out works to adapt the building to take account of more extreme weather changes resulting from climate change and changing weather patterns.

Assessment criteria

Resilience of structure, fabric, building services and renewables installation Yes

:

Exemplary level - responding to climate change : Yes

Credits awarded : 1

Exemplary credits awarded : 1

Evidence linked to Wst 05

Document Type	Document Reference	Comments
Consultant's report	RBH-ICS Adaption-to-Climate-Change-Report-FINAL.pdf	1 Conduct a climate change adaptation strategy appraisal using: 1.a: A systematic risk assessment to identify the impact of expected extreme weather conditions arising from climate change on the building over its projected life cycle. The assessment covers the installation of building services and renewable systems, as well as structural and fabric resilience aspects and includes (see Methodology): Section 21 1.a.i Hazard identification Section 2.1.2 1.a.ii Hazard assessment Section 2.1.3 1.a.iii Risk estimation Section 2.1.4 1.a.iv Risk evaluation Section 2.1.5 1.a.v Risk management. Section 2.1.6 2 Develop recommendations or solutions based on the

climate change
adaptation strategy
appraisal, before or
during Concept Design,
that aim to mitigate the
identified impact. Section
3.3

3 Provide an update
during Technical Design
demonstrating how the
recommendations or
solutions proposed at
Concept Design have
been implemented where
practical and cost
effective. Omissions have
been justified in writing by
the assessor. Pending

Wst 06 Design for disassembly and adaptability

To avoid unnecessary materials use, cost and disruption arising from the need for future adaptation works as a result of changing functional demands and to maximise the ability to reclaim and reuse materials at final demolition in line with the principles of a circular economy.

Assessment criteria

Design for disassembly and functional adaptability - recommendations : Yes

Disassembly and functional adaptability - implementation : No

Credits awarded : 1

Evidence linked to Wst 06

Document Type	Document Reference	Comments
Consultant's report	Disassembly and Adaptability Recommendations	Criterion 1 & 2 1 - Sections 1 - 7 - Pages 3 - 8 2 - Section 8 - Page 8
Consultant's report	Cladding Report	Criterion 2 Document outlines cladding information in more detail from disassembly and adaptability report

Land use and ecology (LE)

LE 01 Site selection

To encourage the use of previously occupied or contaminated land and avoid land which has not been previously disturbed.

Assessment criteria

Percentage of proposed development's footprint on previously occupied land: : 75 %
Contaminated land : No

Credits awarded : 1

Evidence linked to LE 01

Document Type	Document Reference	Comments
Consultant's report	Site Selection	Criterion 1 Document states that at least 75% of the proposed development is on previously occupied land
Email	Email displaying team liaising	Crit 7A met with the ecology report being liaised with the team.

LE 02 Ecological risks and opportunities

To determine the existing ecological value associated with the site and surrounding areas, and the risks and opportunities for ecological protection and enhancement.

Assessment criteria

Assessment route selection : Comprehensive
Survey and Evaluation : Yes
Prerequisite - Statutory obligations : Yes
Determining ecological outcomes : Yes
Exemplary level - Wider site sustainability :

Credits awarded : 2

Evidence linked to LE 02

Document Type	Document Reference
Consultant's report	Guidance Note 40 Ecology Report

Consultant's report	Preliminary Ecological Appraisal
Consultant's report	Arboricultural Report
Consultant's report	Geotechnical Draft Report
Drawing/Plan	P24-0002-MTX-XX-XX-DR-A-700-100-Proposed-External-Works-Plan P15.pdf
General Documents	BREEAM-Land-Use-and-Ecology---Royal-Berkshire-NHS-Trust-Nov-2023.msg

LE 03 Managing impacts on ecology

To avoid, or limit as far as possible, negative ecological impacts associated with the site and surrounding areas resulting from the project.

Assessment criteria

Assessment route :	Comprehensive
Prerequisite - Ecological risks and opportunities :	Yes

Credits awarded : 2

Evidence linked to LE 03

Document Type	Document Reference	Comments
Consultant's report	Guidance Note 40 Ecology Report	Criteria 1 - 4 & 8 1 - Page 21 2 - Page 21 3 - Page 21 4 - Page 21 8 - Page 22 - 1 credit achieved
Consultant's report	Preliminary Ecological Appraisal	Criteria 1 - 4 & 8
Consultant's report	Arboricultural Report	Criteria 1 - 4 & 8

LE 04 Ecological change and enhancement

To enhance ecological value of the area associated with the site in support of local, regional and national priorities.

Assessment criteria

Assessment route :	Comprehensive
Prerequisite - Managing negative impacts on ecology :	Yes
Ecological enhancement (Comprehensive route only) :	Yes
Change and enhancement of ecology (Comprehensive route only) :	1

Credits awarded : 2

Evidence linked to LE 04

Document Type	Document Reference	Comments
BREEAM Assessment Scoring and Reporting Excel Tool	Change in Ecological Value Calculator	Criterion 6 Total Post Development % of Pre Development (Lowest Score) - 88 % so 1 credit awarded
Consultant's report	Guidance Note 40 Ecology Report	Criteria 1 - 2 & 4 - 6 1 - Page 23 2 - Page 23 4a - Page 24

4b - Not pursued

5 - Page 24

6 - Page 25

Consultant's report	Preliminary Ecological Appraisal	Criteria 1 - 2 & 4 - 6
Consultant's report	Arboricultural Report	Criteria 1 - 2 & 4 - 6

LE 05 Long term ecology management and maintenance

To secure ongoing monitoring, management and maintenance of the site and its habitats and ecological features, to ensure intended outcomes are realised for the long term.

Assessment criteria

Assessment route : Comprehensive

At least one credit achieved under LE 04 for 'Change and Enhancement of Ecology' : Yes

Prerequisite - Statutory obligations, planning and site implementation : Yes

Management and maintenance throughout the project : Yes

Landscape and ecology management plan : Yes

Credits awarded : 2

Evidence linked to LE 05

Document Type	Document Reference	Comments
Consultant's report	Guidance Note 40 Ecology Report	Criteria 1 - 6 1 - Page 26 2 - Page 26 3 - Pages 26 - 27 4 - Pages 26 - 27 5-6 - Page 27 - Landscape and ecology management plan has been developed
Consultant's report	Landscape and Ecological Management Plan	Criteria 5 - 6 5a - Section 3.1 - Page 8 5b - Section 2.0 - Pages 6 -7 5c - Section 3.2 - Pages 9 - 14 5d - Section 3.2 - Pages 9 - 14 5e - Section 3.1 - Page 8 6 - Section 3.1 - Page 8

Consultant's
report

Preliminary Ecological
Appraisal

Criteria 1 - 4

Pollution (Pol)

Pol 01 Impact of refrigerants

To reduce the level of greenhouse gas emissions arising from the leakage of refrigerants from building systems.

Leak detection

Are all the systems hermetically sealed? : Yes

Assessment criteria

Prerequisite: All systems (with electric compressors) comply with BS EN 378:2016 (parts 2 and 3) and (where applicable) Institute of Refrigeration Ammonia Refrigeration Systems code of practice? : Yes
Total Direct Effect Life Cycle CO₂eq (DELCO). Emissions from the system :
Refrigerant containing systems installed in the assessed building? : Yes

Global Warming Potential (GWP) of the specified refrigerant(s) 10 or less? No
:

Credits awarded : 1

Evidence linked to Pol 01

Document Type	Document Reference	Comments
Specification	P24-0002-DSSR-XX-XX-SH-M-55001 C01.pdf	c1 VRF/DX schedule. Based on the use of R410a, the system does not require leak detection under EN378, but as pump down is required to gain the BREEAM credit the pump down is activated via leak detector. Therefore, leak detectors have been added per room where the FCU are.

Pol 02 Local air quality

To contribute to a reduction in local air pollution through the use of low emission combustion appliances in the building.

Assessment criteria

Is the project required to connect to a District Heating system, and it supplies all heating and hot water demands to the building? : No

How many credits have been achieved? :

0

Credits awarded : 0

Evidence linked to Pol 02

No evidence has been linked to this issue yet

Pol 03 Flood and surface water management

To avoid, reduce and delay the discharge of rainfall to public sewers and watercourses, thereby minimising the risk and impact of localised flooding on-site and off-site, watercourse pollution and other environmental damage.

Assessment criteria

Prerequisite: Has an appropriate consultant demonstrated and confirmed the development's compliance with all criteria? : Yes

Has a site-specific flood risk assessment been conducted? : Yes

Annual probability of flooding : Low

Has the pre-requisite for the Surface Water Run-Off credits been achieved? : Yes

Has the Surface Water Run-Off - Rate credit been achieved? : Yes

Flooding of property will not occur in the event of local drainage system failure : Yes

Has the Surface Water Run-Off - Volume credit been achieved? : Yes

Minimising watercourse pollution : Yes

Credits awarded : 5

Evidence linked to Pol 03

Document Type	Document Reference	Comments
Consultant's report	Drainage Strategy Report	Criteria 1, 2 & 5-16 1 An appropriate consultant is appointed to carry out and demonstrate the development's compliance with all criteria. (Page 1) 2 A site-specific flood risk assessment

(FRA) confirms the development is in a flood zone that is defined as having a low annual probability of flooding. The FRA takes all current and future sources of flooding into consideration (see Sources of flooding). (Page 2)

5 Surface water run-off design solutions must be bespoke, i.e. they must take account of the specific site requirements and natural or man-made environment of and surrounding the site. The priority levels detailed in the Methodology must be followed, with justification given by the appropriate consultant where water is allowed to leave the site. (Page 10)

6 For brownfield sites, drainage measures are specified so that the peak rate of run-off from the site to the watercourses (natural or municipal) shows a 30% improvement for the developed site compared with the pre-developed site. This should comply at the 1-year and 100-year return period events. (Page 10)

7 For Greenfield sites, drainage measures are specified so that the peak rate of run-off from the site to the watercourses (natural or municipal) is no greater for the developed site than it was for the pre-development site. This should comply at the 1-year and 100-year return period events. (Page 10)

8 Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified Sustainable Drainage Systems (SuDS) are in place. (Page 13)

9 Calculations include an allowance for climate change. This should be made in accordance with current best practice planning guidance (Page 13)

10 Flooding of property will not occur in the event of local drainage system failure (caused either by extreme rainfall or a lack of maintenance) (Page 4)

11 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 (Page 12)

12 Any additional predicted volume of run-off for this event is prevented from leaving the site by using infiltration or other SuDS techniques. (Page 13)

13 Justification from the appropriate consultant indicating why the above criteria cannot be achieved, i.e. where infiltration or other SuDS techniques are not technically viable options. (Page

14 Drainage design measures are specified so that the post-development peak rate of run-off is reduced to the limiting discharge. The limiting discharge is defined as the highest flow rate from the following options:

14.a: The pre-development one-year peak flow rate (Page 12)

14.b: The mean annual flow rate (Qbar) (Page 39)

14.c: 2L/s/ha. (Page 39)

15 Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified SuDS are in place. (Page 15)

16 For either option, above calculations must include an allowance for climate change; this should be made in accordance with current best practice planning guidance. (Page 18)

Consultant's report	Model Output C02	Drainage Calculations
Consultant's report	Proposed Drainage Strategy and drawings RBH	Proposed Drainage Strategy and drawings RBH
Drawing/Plan	RBH-DD-XX-XX-RP-D-0500 C05	RBH-DD-XX-XX-RP-D-0500 C05 identifying Drainage Strategy

Consultant's
report

GN38 Report

Criteria 1, 5-24

1 - Section C: Consultant's qualifications - Page 3

5 - Section D: Awarding of credits - Page 3

6 - Section D: Awarding of credits - Page 3

7 - Section D: Awarding of credits - Page 3

8 - Section D: Awarding of credits - Page 3

9 - Section D: Awarding of credits - Page 3

10 - Section D: Awarding of credits - SECOND CREDIT: Volume of Run-off - Page 4

11 - Section D: Awarding of credits - SECOND CREDIT: Volume of Run-off - Page 4

12 - Section D: Awarding of credits - SECOND CREDIT: Volume of Run-off - Page 4

13 - Section D: Awarding of credits - SECOND CREDIT: Volume of Run-off - Page 5

14 - Section D: Awarding of credits - SECOND CREDIT: Volume of Run-off - Page 5

15 - Section D: Awarding of credits - SECOND CREDIT: Volume of Run-off - Pages 4 & 5

16 - Section D: Awarding of credits - SECOND CREDIT: Volume of Run-off - Pages 4 & 5

17 - Section D: Awarding of credits â€” THIRD CREDIT: Minimising Watercourse Pollution - Page 6

18 - Section D: Awarding of credits â€” THIRD CREDIT: Minimising Watercourse Pollution - Page 6

19 - Section D: Awarding of credits â€” THIRD CREDIT: Minimising Watercourse Pollution - Page 6

20 - Section D: Awarding of credits â€” THIRD CREDIT: Minimising Watercourse Pollution - Page 6

21 - Section D: Awarding of credits â€” THIRD CREDIT: Minimising Watercourse Pollution - Page 6

22 - Section D: Awarding of credits â€” THIRD CREDIT: Minimising Watercourse Pollution - Page 6

23 - Section D: Awarding of credits â€” THIRD CREDIT: Minimising Watercourse Pollution - Page 7

Pol 04 Reduction of Night Time Light Pollution

To ensure that external lighting is concentrated in the appropriate areas and that upward lighting is minimised, reducing unnecessary light pollution, energy consumption and nuisance to neighbouring properties.

Assessment criteria

External lighting has been designed out? :	No
Does external lighting meet all relevant criteria? :	Yes

Credits awarded : 1

Evidence linked to Pol 04

Document Type	Document Reference	Comments
Consultant's report	RIBA Stage 2 Output Report	Criterion 2 - 4 Page 61 - Compliant external lighting to be proposed within design.
Consultant's report	P24-0002-DSSR-XX-XX-RP-E-0001 P02 (External Lighting Statement)	External Lighting Statement
Letter	Pol 4 - Evidence Letter	Criterion 2-5 - a letter of commitment stating all necessary information to award a credit
General Documents	Amenity Lighting Spec	Criterion 2 - Page 53 - First line after notes Criterion 3 - Page 53 -third line after notes Criterion 4- Page 53 -Fourth line after Notes Criterion 5- Page 54 -Top line

Pol 05 Noise attenuation

To reduce the likelihood of noise arising from fixed installations on the new development affecting nearby noise-sensitive buildings.

Assessment criteria

Noise-sensitive areas/buildings within 800m radius of the development : Yes

Is the site compliant with all relevant criteria? : Yes

Credits awarded : 1

Evidence linked to Pol 05

Document Type	Document Reference	Comments
Consultant's report	Acoustic Report	Criteria 2-5 2 Where there are noise-sensitive areas within the assessed building or noise-sensitive areas within 800 m radius of the assessed site, a noise impact assessment compliant with BS 4142:20141 is commissioned. Noise levels must be measured or determined for: 2.a: Existing background noise levels: (Page 7) 2.a. at the nearest or most exposed noise-sensitive development to the proposed assessed site (Page 7) 2.b: Noise rating level from the assessed building. (Page 7) 3 The noise impact assessment must be carried out by a suitably qualified acoustic consultant. (Page 3) 4 The noise level from the assessed building, as measured in the locality of the nearest or most exposed noise-sensitive development, must be at least 5dB lower than the background noise throughout the day and night. (Page 7)

Innovation (Inn)

Inn 01 Innovation

To support innovation within the construction industry through the recognition of sustainability related benefits which are not rewarded by standard BREEAM issues.

Assessment criteria

Number of 'approved' innovation credits achieved? : 0

Credits awarded : 0

Evidence linked to Inn 01

No evidence has been linked to this issue yet