

Phase 3 Station Hill - retail.

BREEAM tenant fit-out requirements.

Introduction.

Policy CC2 states that all 'major' non-residential developments should meet BREEAM 'Excellent' standards, where possible. The Planning Conditions from the hybrid consent states that 'All non-residential floorspace within Phase 3 shall achieve a BREEAM Excellent rating. A copy of the Final BREEAM Certificates for that floorspace (in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor) shall be submitted to the Local Planning Authority for approval within six months of first occupation of the floorspace to which it relates.'

Due to the small scale of the retail units, it may be challenging for a tenant to achieve enough credits for a BREEAM "Excellent" for the fit-out works.

Therefore, it is proposed that the tenant must meet, at a minimum, the requirements set out in the following section. This note sets out the minimum credits for the following categories: Management, Energy Water, Materials, and Waste.

Additionally, many credits require additional appointments to achieve, and therefore carry an associated cost uplift. Due to the small scale of the retail unit, the cost uplift from these appointments may be disproportionate to the overall cost of the fit-out works. This note includes a list of the credits that typically require an additional appointment to complete.

Note that a BREEAM RFO 2014 pre-assessment strategy, specific to the tenant scope of works, would be required to determine which credits listed in the below sections are applicable for the tenant's BREEAM assessment.

Minimum criteria.

It is proposed that the tenant must ensure they can evidence compliance against the BREEAM RFO minimum requirements for "Excellent", set out in Table 1.

Table 1 Minimum criteria to be achieved under BREEAM RFO 2014

Category	Issue	Minimum to be achieved
Management	Man 03: Responsible Construction Practices	1 credit (Considerate Construction)
	Man 04: Commissioning and Handover	Criterion 9
	Man 05: Aftercare	1 credit (Seasonal Commissioning)
Energy	Ene 01: Reduction of Energy Use & CO ₂ Emissions	6 credits
	Ene 02: Energy Monitoring	1 credit
Water	Wat 01: Water Consumption	1 st credit only
	Wat 02: Water Monitoring	Part 2: Criterion 1 only
Materials	Mat 03: Responsible Sourcing of Materials	Criterion 1
Waste	Wst 01: Project Waste Management	1 credit
	Wst 03: Operational Waste	1 credit for Resource Efficiency

Additional appointments.

The achievement of certain BREEAM RFO 2014 credits typically require additional appointments to achieve, and therefore, have an associated cost uplift.

Table 2 lists the additional appointments, and the credits they relate to, that are typically applicable for an assessment of fit-out works.

Table 2 BREEAM RFO 2014 credits that typically require additional appointments and studies.

Additional Appointment	Credit(s)
Life Cycle Cost Consultant	Man 02: Lifecycle Cost and Service Life Planning - 3 credits: – Elemental life cycle cost (LCC) assessment – Component level LCC option appraisal
BREEAM AP	Man 01: Project Brief and Design – 2 credits: – One credit - Sustainability Champion (design) – One credit - Sustainability Champion (monitoring progress)
	Man 03 Responsible Construction Practices – 1 credit: – One credit – Sustainability Champion (construction)
Post Occupancy Evaluation Independent Party	Man 05: Aftercare – 1 credit: – Post occupancy evaluation
Daylighting Consultant	Hea 01: Visual Comfort – Up to 3 credits: – Daylighting modelling
Indoor Air Quality Consultant	Hea 02: Indoor Air Quality – 1 credit: – Indoor air quality plan
Thermal Modeller	Hea 04: Thermal Comfort – 2 credits: – Thermal modelling – Adaptability - modelling for a projected climate change scenario
Suitably Qualified Acoustician	Hea 05: Acoustic Performance – Up to 3 credits (Acoustic assessment)
	Pol 05: Reduction of Noise Pollution – 1 credit (Noise impact assessment)
Suitably Qualified Security Specialist	Hea 06: Safety and Security – 1 credit (Security needs assessment)
Energy Modeller (additional scope)	Ene 04: Low Carbon Design – 3 credits: – Passive design analysis – Free cooling analysis – Low and zero carbon feasibility study
Transport Consultant	Tra 05: Travel Plan – 1 credit
LCA Consultant	Mat 01: Environmental impact of materials – Up to 6 credits (Lifecycle analysis)
Suitably Qualified Ecologist	LE02: Protection of ecological features – 1 Credit (Ecologist survey and report)