



1 Christchurch Road

BREEAM Pre-assessment Summary Report

Pre-assessment

09 Jan 2026

GREEN EASY

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Introduction

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

Project Name	1 Christchurch Road
Version	BREEAM 2014 Domestic Refurb
Assessment stage	Pre Assessment
Lead Consultant	Tom Abbott
Target Rating	Very Good (55%)
Downloaded By	Tom Abbott
Download Date	09/01/26
Download Time	18:36:58 (GMT)

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.
- Scenario 2 - Scenario 1, plus credits which can be won but not so easily.

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

Scenario	Score	BREEAM Rating
Current	67.3%	Very Good
Scenario 1	0%	Unclassified
Scenario 2	0%	Unclassified

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	Scenario 2
Hea 05 - Ventilation	✓	✗	✗
Hea 06 - Safety	✓	✗	✗
Ene 02 - Energy Efficiency Rating Post Refurbishment	✓	✗	✗
Wat 01 - Internal Water Use	✓	✗	✗
Pol 03 - Flooding	✓	✓	✓
Mat 02 - Responsible Sourcing of Materials	✓	✗	✗

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.
Scenario 2	Scenario 1, plus credits which can be won but not so easily.

Credit Progress Log

Management						
Man 01 - Home Users Guide						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments
1	Provision of a home users guide containing the information listed in the 'User Guide Contents List' to all homes.	3	3	0	0	
Man 02 - Responsible Construction Practices						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments
1	Use of Considerate Constructors Scheme (or suitable alternative)	2	2	0	0	
Man 03 - Construction Site Impacts						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments
1	Construction site management	1	1	0	0	
Man 04 - Security						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments

1	Secure windows / doors OR Secured by Design	2	2	0	0	
Man 05 - Protection and Enhancement of Ecological Features						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments
1	Protecting ecological features	1	0	0	0	
Man 06 - Project Management						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments
1	Project roles & responsibilities	1	0	0	0	
2	Handover & aftercare	1	0	0	0	
		11	8	0	0	Standard Management Credit Total
		0	0	0	0	Exemplary Management Credit Total
		11.99	8.72	0	0	% Management Total (Standard + Exemplary)
Health & Wellbeing						
Hea 01 - Daylighting						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments
1	Maintaining good daylighting	1	0	0	0	
2	Minimum daylighting	1	0	0	0	
Hea 02 - Sound Insulation						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments

1	Achieving and going beyond national regulations	4	4	0	0	
Hea 03 - Volatile Organic Compounds						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments
1	Avoiding the use of VOCs	1	1	0	0	
Hea 04 - Inclusive Design						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments
1	Accessibility	2	0	0	0	
Hea 05 - Ventilation						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments
1	Minimum ventilation requirements & advanced ventilation	2	1	0	0	
Hea 06 - Safety						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments
1	Fire and carbon monoxide (CO) detection and alarm systems	1	1	0	0	
		12	7	0	0	Standard Health & Wellbeing Credit Total
		0	0	0	0	Exemplary Health & Wellbeing Credit Total
		17.04	9.94	0	0	% Health & Wellbeing Total (Standard + Exemplary)
Energy						

Ene 01 - Improvement in Energy Efficiency Rating						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments
1	Improving the dwellings' Energy Efficiency rating (EER)	6	5	0	0	
Ene 02 - Energy Efficiency Rating Post Refurbishment						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments
1	EER post refurbishment	4	4	0	0	
Ene 03 - Primary Energy Demand						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments
1	Primary energy demand targets	7	5	0	0	
Ene 04 - Renewable Technologies						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments
1	10 - 20% of Primary Energy Demand supplied by LZC technologies	2	2	0	0	
Ene 05 - Energy Labelled White Goods						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments

1	Fridges, freezers & fridge-freezers	1	1	0	0	
2	Washing machines, dishwashers, tumble dryers & washer-dryers	1	0	0	0	
Ene 06 - Drying Space						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments
1	Internal or external drying space	1	0	0	0	
Ene 07 - Lighting						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments
1	External lighting	1	1	0	0	
2	Internal lighting	1	0	0	0	
Ene 08 - Energy Display Devices						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments
1	Electricity & primary fuel heating consumption display	2	0	0	0	
Ene 09 - Cycle Storage						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments

1	Individual or communal cycle storage	2	0	0	0	
Ene 10 - Home Office						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments
1	Home office	1	0	0	0	
		29	18	0	0	Standard Energy Credit Total
		0	0	0	0	Exemplary Energy Credit Total
		42.92	26.64	0	0	% Energy Total (Standard + Exemplary)
Water						
Wat 01 - Internal Water Use						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments
1	Internal water use	3	2	0	0	
Wat 02 - External Water Use						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments
1	Rainwater collection for external irrigation	1	1	0	0	
Wat 03 - Water Meter						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments
1	Water meter	1	1	0	0	
		5	4	0	0	Standard Water Credit Total
		0	0	0	0	Exemplary Water Credit Total
		11	8.80	0	0	% Water Total (Standard + Exemplary)
Materials						
Mat 01 - Environmental Impact of Materials						

	Credit	Available	Current	Scenario 1	Scenario 2	Comments
1	Environmental impact of major building elements	25	15	0	0	
Mat 02 - Responsible Sourcing of Materials						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments
Pre-req	Pre-requisite: Legally sourced timber		✓	✗	✗	
1	Sustainable procurement plan	3	3	0	0	
2	Responsible sourcing of key building elements	12	8	0	0	
Mat 03 - Insulation						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments
1	Embodied impact	4	4	0	0	
2	Responsible sourcing	4	4	0	0	
		48	34	0	0	Standard Materials Credit Total
		0	0	0	0	Exemplary Materials Credit Total
		8.16	5.78	0	0	% Materials Total (Standard + Exemplary)
Waste						
Wst 01 - Household Waste						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments

1	Recycling facilities	1	1	0	0	
2	Composting facilities	1	1	0	0	
Wst 02 - Refurbishment Site Waste Management						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments
1	Limiting of waste generation	3	3	0	0	
		5	5	0	0	Standard Waste Credit Total
		0	0	0	0	Exemplary Waste Credit Total
		3	3	0	0	% Waste Total (Standard + Exemplary)
Pollution						
Pol 01 - Nitrogen Oxide Emissions						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments
1	Low NOx space heating and hot water systems	3	2	0	0	
Pol 02 - Surface Water Runoff						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments
1	Surface water runoff	3	2	0	0	
Pol 03 - Flooding						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments
1	Low flood risk or flood mitigation	2	2	0	0	
		8	6	0	0	Standard Pollution Credit Total

	0	0	0	0	Exemplary Pollution Credit Total	
	6	4.50	0	0	% Pollution Total (Standard + Exemplary)	
Innovation						
Man 02 - Responsible Construction Practices						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments
1	Exemplary credit performance	1	0	0	0	
Man 05 - Protection and Enhancement of Ecological Value						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments
1	Exemplary credit performance	1	0	0	0	
Man 06 - Project Management						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments
1	Early design input	1	0	0	0	
2	Thermographic surveying & airtightness testing	1	0	0	0	
Hea 04 - Inclusive Design						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments
1	Exemplary credit performance	1	0	0	0	
Ene 02 - Energy Efficiency Rating Post Refurbishment						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments

1	Exemplary credit performance	2	0	0	0	
Ene 08 - Display Energy Devices						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments
1	Exemplary performance requirements	1	0	0	0	
Wat 01 - Internal Water Use						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments
1	Exemplary credit performance	1	0	0	0	
Wst 02 - Refurbishment Site Waste Management						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments
1	Exemplary credit performance	1	0	0	0	
Pol 02 - Surface Water Run-off						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments
1	Exemplary credit performance	1	0	0	0	
AI - Approved Innovation						
	Credit	Available	Current	Scenario 1	Scenario 2	Comments
1	Approved innovation	1	0	0	0	
		0	0	0	0	Standard Innovation Credit Total

	12	0	0	0	Exemplary Innovation Credit Total
	12	0	0	0	% Innovation Total (Standard + Exemplary)