

**GUNNERSBURY PARK SPORTS CENTRE**

BREEAM New Construction UK 2014  
Preliminary Assessment Report

Date: 28<sup>th</sup> October 2015

Report prepared for:

**London Borough of Ealing**

**CAPITA**

DOCUMENT VERIFICATION/REVISION SHEET

Revision: Final

Date: 28<sup>th</sup> October 2015

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## **1. Introduction**

This report concerns the preliminary BREEAM New Construction UK 2014 assessment for the new build Gunnelsbury Park Sports Centre, Ealing, London.

BREEAM (Building Research Establishment Environmental Assessment Method) is a tool that allows designers to review and improve the environmental performance of a building. It is a widely accepted and respected scheme that sets a benchmark for environmental performance and provides a wide range of benefits. It is independent and authoritative, being based on many years of construction and environmental research carried out at BRE together with the input and experience of the construction and property industries, Government and building regulators.

At the outset, the proposed development has sought to design a building to a BREEAM 'Excellent' rating. In identifying the predicted framework of credits for the maximum achievable BREEAM rating, the developer and design team have sought to balance the sustainability performance requirements with the need to deliver a building that meets key development objectives, including:

- Maximising community benefit through the provision of much needed sports and leisure facilities;
- Provision of facilities to support the ongoing Community Sports Development Programme;
- Provision of high quality facilities to National Governing Body (NGB) and Sport England compliant specifications and grant funding requirements; and
- Sensitive building design ensuring existing landscape and ecological features (such as trees) are maintained and protected.

This preliminary report details the results of the BREEAM pre-assessment process undertaken by the developer and design team. The BREEAM pre-assessment tool has been completed with the predicted framework of credits, based on the responses provided by the developer and design team during a BREEAM review meeting held on 2<sup>nd</sup> July 2015.

It is stressed at this stage that many of the credits are subject to confirmation as the development design is progressed. Therefore the credits targeted and the associated rating predicted is not guaranteed at this stage.

## **BREEAM**

BREEAM New Construction UK 2014 awards an environmental label as a result of assessing buildings against a range of environmental issues that cover impacts on the environment at global, local and indoor levels.

For each issue, there are a number of 'credits' available. Where buildings have attained or exceeded various benchmarks of performance, an appropriate number of credits are awarded. The relative importance of the credits awarded under each issue is taken into account in the final score, which is interpreted in the form of an overall rating of:

Outstanding	(≥ 85%)
Excellent	(≥ 70%)
Very Good	(≥ 55%)
Good	(≥ 45%)
Pass	(≥ 30%)
Unclassified	(< 30%)

### Mandatory Credits

The BREEAM New Construction UK 2014 scheme includes mandatory credits that are required in order to achieve different BREEAM ratings. For example, in order to achieve a PASS rating, one credit must be achieved for Mat 03 under criterion 1. The mandatory credits that are required in order to achieve a specific rating level under BREEAM New Construction UK 2014 have been highlighted in the table below:

**Table 1: Minimum credit requirements within BREEAM New Construction UK 2014**

Minimum standards by BREEAM rating level					
BREEAM Issue	PASS	GOOD	VERY GOOD	EXCELLENT	OUTSTANDING
Man 03: Responsible construction practices	None	None	None	One credit (Considerate construction)	Two credits (Considerate construction)
Man 04: Commissioning and handover	None	None	None	Criterion 10 (Building User Guide)	Criterion 10 (Building User Guide)
Man 05: Aftercare	None	None	None	One credit (Seasonal commissioning)	One credit (Seasonal commissioning)
Ene 01: Reduction of energy use and carbon emissions	None	None	None	Five credits	Eight credits
Ene 02: Energy monitoring	None	None	One credit (First sub-metering credit)	One credit (First sub-metering credit)	One credit (First sub-metering credit)
Wat 01: Water consumption	None	One credit	One credit	One credit	Two credits
Wat 02: Water monitoring	None	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only
Mat 03: Responsible sourcing of materials	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only
Wst 01: Project waste management	None	None	None	None	One credit
Wst 03: Operational waste	None	None	None	One credit	One credit
LE 03: Minimising impact on site ecology	None	None	One credit	One credit	One credit

### Innovation Credits

Another feature of the BREEAM New Construction UK 2014 scheme is the Innovation credits. The award of these credits provides additional recognition for a building that leads in the field of sustainable performance, above and beyond the level that is currently recognised and rewarded within standard BREEAM issues. Innovation credits can be achieved by meeting levels of exemplary performance requirements. The table below shows all the items which have exemplary criteria and apply to the scheme:

<b>Man 03</b> – Responsible construction practices
<b>Man 05</b> – Aftercare
<b>Hea 01</b> – Visual comfort
<b>Hea 02</b> – Indoor air quality
<b>Ene 01</b> – Reduction of energy use and carbon emissions
<b>Wat 01</b> – Water consumption
<b>Mat 01</b> – Environmental impact of materials
<b>Mat 03</b> – Responsible sourcing of materials
<b>Wst 01</b> – Construction site waste management
<b>Wst 02</b> – Recycled aggregates
<b>Wst 05</b> – Adaptation to climate change

## 2. Development Background

This report concerns the preliminary BREEAM New Construction UK 2014 assessment for the new build Gunnersbury Park Sports Centre, Ealing, London.

A BREEAM rating is required to ensure the best possible environmental performance both during and after construction, and to ensure the environmental sustainability of the individual aspects of the development.

The inclusion of some credits in a BREEAM New Construction UK 2014 assessment is dependent on the presence of various items/features in the design. The following table details what criteria are assumed or excluded for this assessment based on discussions with the design team:

Building Details	
Building type	Assembly & Leisure
Project type	New construction
Location	London Borough
Commercial/industrial refrigeration and storage systems	No
Lifts/escalators	Yes
Laboratory areas	No
Fume cupboards	No
Unregulated water uses such as vehicle wash systems	No



### 3. BREEAM Rating

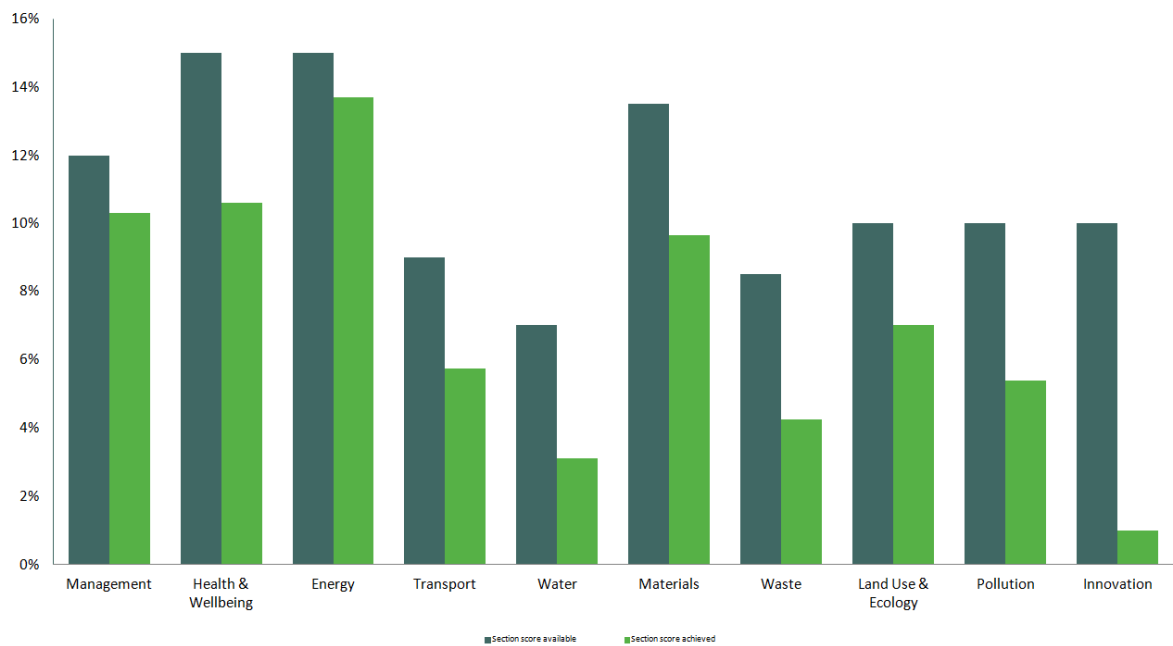
The rating and score output from the BREEAM Pre-assessment scoring tool for Gunnersbury Park Sports Centre is shown in Figure 1. It can be seen that the pre-assessment score is 70.69% based on the current target credits for Gunnersbury Park Sports Centre, which equates to a BREEAM rating of ‘Excellent’. A detailed breakdown of the credit output from the BREEAM Pre-assessment scoring tool is provided within Appendix A.

**Figure 1: Section scores achieved from the BREEAM Pre-assessment**

**Overall Building Performance**

Building name	Gunnersbury Park Sports Centre
Indicative BREEAM rating	Excellent
Indicative Total Score	70.7%
Min. standards level achieved	Outstanding level

**Building Performance by Environment Section**



Environmental Section	No. credits available	Indicative no. credits Achieved	% credits achieved	Section Weighting	Indicative Section Score
Management	21	18	85.7%	12.0%	10.3%
Health & Wellbeing	17	12	70.6%	15.0%	10.6%
Energy	23	21	91.3%	15.0%	13.7%
Transport	11	7	63.6%	9.0%	5.7%
Water	9	4	44.4%	7.0%	3.1%
Materials	14	10	71.4%	13.5%	9.6%
Waste	8	4	50.0%	8.5%	4.3%
Land Use & Ecology	10	7	70.0%	10.0%	7.0%
Pollution	13	7	53.8%	10.0%	5.4%
Innovation	10	1	10.0%	10.0%	1.0%

As shown in Figure 1, there are a number of credits remaining in the following areas that have not been targeted:

- Health and Wellbeing
- Waste
- Pollution

There are a number of credits that are not within the control of the design team due to site constraints, such as within the Transport and Ecology section, but there is scope within the assessment to improve the assessment score by targeting available credits that the design team can influence. The following section provides recommendations on how the score can be improved upon if other credits are deemed to be unachievable.

#### 4. Assessor Comment and Recommended Improvements

It is recommended that the remaining available credits are fully investigated to act as 'potential credits' in order to secure the predicted 'Excellent' rating. It recommended that a minimum score in the region of 5-10% is pursued in the final assessment to secure a buffer on the achievable rating

Analysis of this information shows that there are credits that are potentially available to achieve, as well as credits that are not within the influence of the design team. The table below details any credits currently not targeted and describes the potential for achieving them along with the percentage increase they will give the overall score. We suggest that this table is reviewed in the light of additional costs for seeking these potential credits, to aid in decision making with regards to increasing the target BREEAM score.

For more detailed information on the potential to achieve each credit, please refer to the BREEAM New Construction UK 2014 manual:

<http://www.breem.org/BREEAMUK2014SchemeDocument/>

Credit Reference	Title	Potential for Achievement	Potential Additional Percentage
Man 02	Life cycle costing & service life planning	<p>One credit is targeted for capital cost reporting to the BRE. No credits have currently been targeted for Life Cycle Cost (LCC) analysis.</p> <p>The first and second credits require LCC analysis at elemental and component levels, comparing different design options.</p> <p>The first credit would require LCC analysis to take place a stage equivalent to RIBA Stage 2 (Concept Design).</p>	1.71% (0.57% per credit)
Hea 01	Visual comfort	<p>Credits are currently targeted for control of glare, and compliance with CIBSE Guides &amp; British Standards.</p> <p>The two credits for providing view out and achieving specified daylight factors are not achievable, due to the presence of internal occupied spaces, such as offices.</p>	0.88%
Hea 02	Indoor air quality	<p>Credits are currently targeted for production of an Indoor Air Quality Plan and designing the building to minimise air pollution along with specifying VOC containing products that have been tested in accordance with the required standards.</p> <p>One credit is considered potentially achievable for designing the building to minimise air pollution, including the requirement for air intakes and exhausts to be 10m apart, and situating intakes 20m away from sources of external pollution.</p> <p>As the building will be mechanically ventilated, the 'natural ventilation credit is not considered achievable.</p> <p>Post construction formaldehyde and total VOC concentration levels could be measured for an additional cost, and additional credit.</p>	0.88%

<b>Hea 05</b>	Acoustic performance	Two out of three credits have been targeted for this issue. The third credit is potentially achievable; this should be further assessed by a suitably qualified acoustician.	0.88%
<b>Ene 01</b>	Reduction of energy use and CO <sub>2</sub> emissions	Eleven out of twelve credits have been targeted, based on the concept energy strategy.  The EPR and % improvement figures are based on building demand, building consumption and reduction in CO <sub>2</sub> calculations derived from the Part L BRUKL document. At this stage, it is difficult to predict accurately the number of credits that are achievable. The potential to achieve additional credits should be investigated.	0.65% per credit
<b>Ene 04</b>	Low carbon design	A credit has currently been targeted for the provision of a compliant LZC feasibility study, with the recommended technologies included within the design.  A further credit is targeted for undertaking a passive design analysis at RIBA Stage 2, with measures included in the design to reduce the total heating, cooling, mechanical ventilation, lighting loads and energy consumption.  The free cooling credit is deemed not achievable at this stage.	0.65%
<b>Tra 04</b>	Maximum car parking capacity	Car parking for the site is shared with other facilities and attractions. Up to two additional credits are achievable, depending upon the calculation of proportionate car parking spaces to building users.	1.64% (0.82% per credit)
<b>Wat 01</b>	Water consumption	Two out of five available credits have been targeted, as achieved by reducing the water consumption of the building by 25% on the baseline. One further credit could be targeted by increasing this to 40% reduction and specifying compliant fittings.	0.78%
<b>Wat 03</b>	Water leak detection and prevention	The two credits for this issue are currently not targeted; the credits are available respectively for installation of mains leak detection, and for the installation of local flow control devices to regulate the supply of water to each WC area/facility.	1.56% (0.78% per credit)
<b>Mat 01</b>	Life cycle impacts	Currently four of the six available credits have been targeted. The potential to achieve further credits should be considered following review of building material specifications	0.96% per credit
<b>Mat 03</b>	Responsible sourcing of materials	Two credits are currently targeted for responsible sourcing of materials.  One further credit is available where it can be demonstrated that further materials for key parts of the building are responsibly sourced.	1.04%
<b>Mat 06</b>	Material efficiency	A study could be undertaken to investigate the optimisation of material use during design, procurement, construction, maintenance and end of life. This would need to be looked at during RIBA Stages 1 through to 6. It is unlikely that the timing aspect of this credit could be met.	1.04%

<b>Wst 01</b>	Construction waste management	Currently three out of four credits have been targeted. An additional credit is potentially achievable by attaining higher levels of resource efficiency. This should be discussed with the contractor.	1.06%
<b>Wst 02</b>	Recycled aggregates	The one credit for this issue has not been targeted. The ability to achieve credits is highly dependent on the availability of sources of recycled and secondary aggregate. This is considered difficult to achieve.	1.06%
<b>Wst 05</b>	Adaptation to climate change	It was thought unlikely that this credit could be achieved for undertaking a climate change adaptation strategy looking at structural and fabric resilience as this is required at RIBA Stage 2.	1.06%
<b>Wst 06</b>	Functional adaptability	It was thought unlikely that this credit could be achieved for undertaking a building-specific functional adaptation strategy looking at structural and fabric resilience as this is required at RIBA Stage 2.	1.06%
<b>LE01</b>	Site selection	The proposed site is located on a former bowls green, as such the site does not qualify as 'previously occupied' for one credit.  The one credit for development on contaminated land is also not targeted.	1.00%
<b>LE02</b>	Ecological value and protection.	The first credit is not currently targeted. The ecological value of the site must be assessed in order to determine if the credit is achievable.  The second credit is targeted for protection of ecological features surrounding the site boundary.	1.00%
<b>Pol 01</b>	Impact of refrigerants	One credit could be achieved for the inclusion of refrigerant leak detection systems for cooling plant.  Two further credits for minimising refrigerant impact are not considered achievable.	0.77% per credit.
<b>Pol 02</b>	NOx emissions	The design team advised that the BREEAM benchmarks for Pol 02 are not considered achievable.	0.77% per credit

### Innovation/ Exemplary Credits

<b>Credit Reference</b>	<b>Title</b>	<b>Potential for Achievement</b>	<b>Potential Additional Percentage</b>
<b>Innovation Man 05</b>	Aftercare	An additional innovation credit is available should performance data be collected on the building for three years after occupation.	1.00%
<b>Innovation Hea 01</b>	Visual comfort - Daylighting	Innovation credit available where exemplary levels of daylighting have been met, as provided in the BREEAM New Construction UK 2014 manual.  Early calculations show that these extra levels will not be met.	1.00%
<b>Innovation Ene 01</b>	Reduction of CO <sub>2</sub> emissions	Up to five Innovation credits are available for carbon neutral or true zero carbon buildings.  It is unlikely that the credit requirements will be satisfied as the full standard 15 credits are currently not assumed.	1.00%
<b>Innovation Wat 01</b>	Water consumption	Innovation credit available where water consuming components have exceptionally low water consumption.  As all the regular credits for Wat 01 have not been targeted, the innovation credit cannot be achieved.	1.00%

Credit Reference	Title	Potential for Achievement	Potential Additional Percentage
<b>Innovation Mat 01</b>	Environmental impact of materials	Innovation credit available where the building achieves at least 85% in the Mat 01 calculator under the standard BREEAM requirements. This cannot be achieved unless the full credits are scored on the regular Mat 1 credit.	1.00%
<b>Innovation Mat 03</b>	Responsible sourcing of materials	Innovation credit available where 70% of the available responsible sourcing points have been achieved. This cannot be achieved unless the full credits are scored under the regular Mat 03 credits.	1.00%
<b>Innovation Wst 01</b>	Construction waste management	One innovation credit is available where, in addition to achieving all Wst 01 credits, at least 97% by weight of non-hazardous construction waste and 95% by weight of demolition can be diverted from landfill. This credit could be looked at post construction once the contractor is confident of the waste amounts produced and diverted from landfill.	1.00%
<b>Innovation Wst 02</b>	Recycled aggregates	An innovation credit is available where the recycled and secondary aggregate percentages meet the exemplary levels. This cannot be achieved unless the regular credit is also achieved.	1.00%
<b>Innovation Wst 05</b>	Adaptation to climate change	One innovation credit is available where the initial credit is achieved along with criterion 7 of Hea 04, eight credits for Ene 01, the passive design analysis credit for Ene 04, three credits for Wat 01, criterion 2 within Mat 05 along with one credit for the FRA and two credits for the surface water runoff within Pol 03. As these elements are not currently targeted, this credit cannot be targeted.	1.00%

## **5. Conclusion**

The preliminary assessment shows that a predicted score of 70.69% is achievable, equivalent to a BREEAM rating of 'Excellent'.

The developer and design team have sought to design a building to a BREEAM 'Excellent' rating, the predicted score is considered to be the maximum achievable, taking into consideration the particular objectives of the proposed development. The design team in evaluating design measures to achieve an 'Excellent' have established that the rating can be achieved, whilst also meeting the key development objectives.

It is recommended that a minimum score in the region of 70 to 75% is pursued in the final assessment to secure a buffer on the achievable 'Excellent' rating and allow for the possibility of losing any credits in the BRE QA process. All potential additional credits should be reviewed as early as possible to establish achievability to contribute to securing the BREEAM rating.

## Appendix A – BREEAM Pre-assessment tool output

### MANAGEMENT

#### Man 01 Project brief and design

No. of BREEAM credits available	4	Available contribution to overall score	2.29%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will stakeholder consultation (project delivery) take place?	Yes	1	1
Will stakeholder consultation (third party) take place?	Yes	1	1
Will a sustainability champion (design) be assigned?	Yes	1	1
Will a sustainability champion (monitoring progress) be assigned?	Yes	1	1
<b>Total BREEAM credits achieved</b>		<b>4</b>	
<b>Total contribution to overall building score</b>		<b>2.29%</b>	
<b>Total BREEAM innovation credits achieved</b>		<b>0</b>	
<b>Minimum standard(s) level</b>	N/A		

#### Man 02 Life cycle cost and service life planning

No. of BREEAM credits available	4	Available contribution to overall score	2.29%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will an elemental life cycle cost (LCC) analyses be carried out?	No	2	0
Will a component level LCC plan be developed?	No	1	0
Will the predicted capital cost be reported?	Yes	1	1
Expected capital cost of the project (if available)	£123	£/m <sup>2</sup>	
<b>Total BREEAM credits achieved</b>		<b>1</b>	
<b>Total contribution to overall building score</b>		<b>0.57%</b>	
<b>Total BREEAM innovation credits achieved</b>		<b>N/A</b>	
<b>Minimum standard(s) level</b>	N/A		



**Man 03 Responsible construction practices**

No. of BREEAM credits available	6	Available contribution to overall score	3.43%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Assessment Criteria	Compliant?	Credits available	Credits achieved
Is all site timber used in the project 'legally harvested and traded timber'?	Yes		
Will/does the principal contractor operate a compliant Environmental Management System?	Yes	1	1
Will a construction stage sustainability champion be assigned?	Yes	1	1
Will a considerate construction scheme be used by the principal contractor? (One credit where 'compliance' has been achieved. Two credits where 'compliance' is significantly exceeded.)	2	2	2
Will construction site impacts be metered/monitored?	Yes		
Will site utility consumption be metered/monitored?	Yes	1	1
Will transport of construction materials and waste be metered/monitored?	Yes	1	1
Will exemplary level criteria be met?	No	1	0

Total BREEAM credits achieved	6
Total contribution to overall building score	3.43%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Outstanding level

**Man 04 Commissioning and handover**

No. of BREEAM credits available	4	Available contribution to overall score	2.29%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will commissioning schedule and responsibilities be developed & accounted for?	Yes	1	1
Will a commissioning manager be appointed?	Yes	1	1
Will the building fabric be commissioned?	Yes	1	1
Will a training schedule for building occupiers/managers at Handover?	Yes	1	1
Will a building user guide be developed prior to handover?	Yes		

Total BREEAM credits achieved	4
Total contribution to overall building score	2.29%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

**Man 05 Aftercare**

No. of BREEAM credits available	3	Available contribution to overall score	1.71%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will aftercare support be provided to building occupiers?	Yes	1	1
Will seasonal commissioning occur over 12months once substantially occupied?	Yes	1	1
Will a post occupancy evaluation be carried out 1 year after occupation?	Yes	1	1
Will exemplary level criteria be met?	Yes	1	1

Total BREEAM credits achieved	3
Total contribution to overall building score	1.71%
Total BREEAM innovation credits achieved	1
Minimum standard(s) level	Outstanding level

**HEALTH & WELLBEING**

**Hea 01 Visual Comfort**

No. of BREEAM credits available	4	Available contribution to overall score	3.53%
No. of BREEAM innovation credits available	1	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will the design provide adequate glare control for building users?	Yes	1	1
Will relevant building areas be designed to achieve appropriate daylight factor(s)?	0	1	0
Will the design provide adequate view out for building users?	No	1	0
Will internal/external lighting levels, zoning and controls be specified in accordance with the relevant CIBSE Guides/British Standards?	Yes	1	1
Will exemplary level criteria be met?	No	1	0

Total BREEAM credits achieved	2
Total contribution to overall building score	1.76%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

**Hea 02 Indoor Air Quality**

No. of BREEAM credits available	5	Available contribution to overall score	4.41%
No. of BREEAM innovation credits available	2	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will an air quality plan be produced and building designed to minimise air pollution?	Yes	1	1
Will building be designed to minimise the concentration and recirculation of pollutants in the building?	Yes	1	1
Will the relevant products be specified to meet the VOC testing and emission levels required?	Yes	1	1
Will formaldehyde and total VOC levels be measured post construction?	No	1	0
Will the building be designed to, or have the potential to provide, natural ventilation?	No	1	0
Will exemplary level VOCs (products) criteria be met?	0	2	0

Total BREEAM credits achieved	3
Total contribution to overall building score	2.65%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

**Hea 04 Thermal comfort**

No. of BREEAM credits available	3	Available contribution to overall score	2.65%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will thermal modelling of the design be carried out?	Yes	1	1
Will the building design be adapted for a projected climate change scenario?	Yes	1	1
Will the modelling inform the development of a thermal zoning and control strategy?	Yes	1	1

Total BREEAM credits achieved	3
Total contribution to overall building score	2.65%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Hea 05 Acoustic Performance**

No. of BREEAM credits available	3	Available contribution to overall score	2.65%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Credits	Credits available	Credits achieved
Will the building meet the appropriate acoustic performance standards and testing requirements for: a. Sound insulation b. Indoor ambient noise level c. Reverberation times?	2	3	2

Total BREEAM credits achieved	2
Total contribution to overall building score	1.76%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Hea 06 Safety and Security**

No. of BREEAM credits available	2	Available contribution to overall score	1.76%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

**Assessment Criteria**

Assessment Criteria	Compliant?	Credits available	Credits achieved
Where external site areas are present, will safe access be designed for pedestrians and cyclists?	Yes	1	1
Will a suitably qualified security consultant be appointed and security considerations accounted for?	Yes	1	1

Total BREEAM credits achieved	2
Total contribution to overall building score	1.76%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**ENERGY**

**Ene 01 Reduction of energy use and carbon emissions**

No. of BREEAM credits available	12	Available contribution to overall score	7.83%
No. of BREEAM innovation credits available	5	Minimum standards applicable	Yes

How do you wish to assess the number of BREEAM credits achieved for this issue?

Ene 01 Calculator

Country of the UK where the building is located	England	Confirm building regulation and version to be used:	England Part L2A 2013
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New Construction (Fully fitted)

Building floor area	3195	m2
Notional building heating and cooling energy demand	47.72	MJ/m2yr
Actual building heating and cooling energy demand	37.33	MJ/m2yr
Notional building primary energy consumption	872.11	kWh/m2yr
Actual building primary energy consumption	658.19	kWh/m2yr
Target emission rate (TER)	153.10	kgCO2/m2yr
Building emission rate (BER)	99.2	kgCO2/m2yr
Building emission rate improvement over TER	35.2%	
Heating & cooling demand energy performance ratio (EPR <sub>td</sub> )	0.231	
Primary consumption energy performance ratio (EPR <sub>pc</sub> )	0.310	
CO <sub>2</sub> Energy performance ratio (EPR <sub>co2</sub> )	0.322	
Overall building energy performance ratio (EPR <sub>nc</sub> )	0.864	

Where specified, please confirm the energy production from onsite or near site energy generation technologies Equivalent % of the building's 'regulated' energy consumption generated by carbon neutral sources and used to meet energy demand from 'unregulated' building systems or processes?	
Is the building designed to be 'carbon negative' ?	
If the building is defined as 'carbon negative' what is the total (modelled) renewable/carbon neutral energy generated and exported?	

Total BREEAM credits achieved	11
Total contribution to overall building score	7.17%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Outstanding level

**Ene 02 Energy monitoring**

No. of BREEAM credits available	2	Available contribution to overall score	1.30%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Assessment criteria

Assessment criteria	Compliant?	Credits available	Credits achieved
Will a BMS or sub-meters be specified to monitor energy use from major building services systems?	Yes	1	1
Will a BMS or sub-meters be specified to monitor energy use by tenant/building function areas?	Yes	1	1

Total BREEAM credits achieved	2
Total contribution to overall building score	1.30%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

**Ene 03 External lighting**

No. of BREEAM credits available	1	Available contribution to overall score	0.65%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment criteria	Compliant?	Credits available	Credits achieved
Will external light fittings and controls be specified in accordance with the BREEAM criteria?	Yes	1	1
<b>Total BREEAM credits achieved</b>		<b>1</b>	
<b>Total contribution to overall building score</b>		<b>0.65%</b>	
<b>Total BREEAM innovation credits achieved</b>		<b>N/A</b>	
<b>Minimum standard(s) level</b>		<b>N/A</b>	

**Ene 04 Low carbon design**

No. of BREEAM credits available	3	Available contribution to overall score	1.96%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment criteria	Compliant?	Credits available	Credits achieved
Will passive design measures be used in line with an analysis be carried out during concept design stage (RIBA stage 2 or equivalent)?	Yes	1	1
Will free cooling measures be implemented in the whole building in line with the passive design analysis?	No	1	0
Will a LZC technology be specified in line with a feasibility study carried out by the completion of the Concept Design stage (RIBA Stage 2 or equivalent)?	Yes	1	1
<b>Total BREEAM credits achieved</b>		<b>2</b>	
<b>Total contribution to overall building score</b>		<b>1.30%</b>	
<b>Total BREEAM innovation credits achieved</b>		<b>N/A</b>	
<b>Minimum standard(s) level</b>		<b>N/A</b>	

**Ene 06 Energy efficient transportation systems**

No. of BREEAM credits available	3	Available contribution to overall score	1.96%
No. of BREEAM innovation credits available	0	Minimum standards applicable	N/A

Assessment criteria	Compliant?	Credits available	Credits achieved
Will a transportation system analysis be carried out to determine and specify the optimum number, size and type of lifts that is most energy efficient?	Yes	1	1
Will the relevant energy-efficient features criteria be met?	Yes	2	2
<b>Total BREEAM credits achieved</b>		<b>3</b>	
<b>Total contribution to overall building score</b>		<b>1.96%</b>	
<b>Total BREEAM innovation credits achieved</b>		<b>N/A</b>	
<b>Minimum standard(s) level</b>		<b>N/A</b>	

**Ene 08 Energy efficient equipment**

No. of BREEAM credits available	2	Available contribution to overall score	1.30%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment criteria

Which of the following will be present and likely to be a/the major contributor to 'unregulated' energy use?	Present	Major impact
Ref A Small power and plug in equipment?	Yes	
Ref B Swimming pool?	No	
Ref C Communal laundry?	No	
Ref D Data centre?	No	
Ref E IT-intensive operation areas?	Yes	Yes
Ref F Residential areas?	No	
Ref G Healthcare?	No	
Ref H Kitchen and catering facilities?	Yes	No

	Compliant	Credits available	Credits achieved
Will the significant majority contributor(s) to 'unregulated' energy use above meet the BREEAM criteria?	Yes	2	2

Total BREEAM credits achieved	2
Total contribution to overall building score	1.30%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**TRANSPORT**

**Tra 01 Public Transport Accessibility**

No. of BREEAM credits available	5	Available contribution to overall score	4.09%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Building type category (for purpose of Tra01 issue assessment)	Other Building Type 2
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Assessment Criteria

	Compliant	Credits available	Credits achieved
Indicative public transport accessibility index (AI):	11.78		3
Will the building have a dedicated bus service?		5	N/A

AI	Indicative Accessibility Index for pre-assessment
0	Poor or no public transport provision
1	A single BREEAM compliant public transport node available
2	Some BREEAM compliant public transport nodes/services available
4	A selection of BREEAM compliant public transport nodes/services available
8	Good provision of public transport i.e. small urban centre / suburban area
10	Very Good provision of public transport i.e. small/medium urban centre
12	Excellent provision of public transport, i.e. medium urban centre
18	Excellent provision of public transport, i.e. large urban/metropolitan city centre

Total BREEAM credits achieved	3
Total contribution to overall building score	2.45%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Tra 02 Proximity to Amenities**

No. of BREEAM credits available	1	Available contribution to overall score	0.82%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will the building be in close proximity of and accessible to applicable amenities?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.82%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Tra 03 Cyclist facilities**

No. of BREEAM credits available	2	Available contribution to overall score	1.64%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Building type category (for purpose of Tra03 issue assessment)	Other Building - transport type 2
How many compliant cycle storage spaces will be provided?	10
What cyclist facilities will be provided?	Showers and changing facilities and lockers

Assessment Criteria	Compliant?	Credits available	Credits achieved
Cycle storage spaces	Yes	2	2
Cyclist facilities	Yes		

Total BREEAM credits achieved	2
Total contribution to overall building score	1.64%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Tra 05 Travel Plan**

No. of BREEAM credits available	1	Available contribution to overall score	0.82%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will a transport plan based on site specific travel survey/assessment be developed?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.82%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

## WATER

### Wat 01 Water Consumption

No. of BREEAM credits available	5	Available contribution to overall score	3.89%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

How do you wish to assess the number of BREEAM credits to be achieved for this issue?	Define a target % improvement over baseline sanitary fittings
What is the target for % reduction in potable water consumption for sanitary use in the building?	25% - two credits

Please select the calculation procedure used

#### Standard approach data

Water Consumption from building micro-components	<input type="text"/>	L/person/day
Water demand met via greywater/rainwater sources	<input type="text"/>	L/person/day
Total net water consumption	<input type="text"/>	L/person/day
Improvement on baseline performance	<input type="text"/>	%

#### Key Performance Indicator - use of freshwater resource

Total net Water Consumption	<input type="text"/>	m3/person/yr
Default building occupancy	<input type="text"/>	

#### Alternative approach data

Overall microcomponent performance level achieved	<input type="text"/>
<input type="text"/>	<input type="text"/>

Total BREEAM credits achieved	2
Total contribution to overall building score	1.56%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Outstanding level

### Wat 02 Water Monitoring

No. of BREEAM credits available	1	Available contribution to overall score	0.78%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

#### Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will there be a water meter on the mains water supply to the building(s)?	Yes	1	1
Will metering/monitoring equipment be specified on the water supply to any relevant	Yes		
Will all specified water meters have a pulsed output?	Yes		
If the site/building has an existing BMS connection, will all pulsed meters be connected to the BMS?	Yes		

Total BREEAM credits achieved	1
Total contribution to overall building score	0.78%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

### Wat 04 Water Efficient Equipment

No. of BREEAM credits available	1	Available contribution to overall score	0.78%
No. of BREEAM innovation credits available	No	Minimum standards applicable	No

#### Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Has a meaningful reduction in unregulated water demand been achieved?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.78%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A



## MATERIALS

### Mat 01 Life Cycle Impacts

No. of BREEAM credits available	6	Available contribution to overall score	5.79%
No. of BREEAM innovation credits available	3	Minimum standards applicable	No

How do you wish to assess the number of BREEAM credits to be achieved for this issue? Use the Mat 01 Calculator to determine the Mat 01 credits achieved

#### Assessment Criteria

Predicted total Mat01 credits achieved	4
Predicted total Mat01 points achieved	10.00
Number of building elements assessed	5
Green Guide exemplary level compliant?	No
Has IMPACT compliant software been used?	No

Total BREEAM credits achieved	4
Total contribution to overall building score	3.86%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

### Mat 02 Hard Landscaping and Boundary Protection

No. of BREEAM credits available	1	Available contribution to overall score	0.96%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

#### Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will ≥80% of all external hard landscaping and boundary protection achieve a Green Guide A or A+ rating?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.96%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

### Mat 03 Responsible Sourcing

No. of BREEAM credits available	4	Available contribution to overall score	3.86%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

#### Assessment Criteria

Assessment Criteria	Compliant	Credits available	Credits achieved
All timber and timber based products are 'legally harvested and traded timber'	Yes		
Is there a documented sustainable procurement plan?	Yes	1	1
Percentage of available responsible sourcing of materials points achieved	40.00%	3	2

Please confirm the route used to assess Mat03 Route 3: Combination of routes

Total BREEAM credits achieved	3
Total contribution to overall building score	2.89%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Outstanding level

**Mat 04 Insulation**

No. of BREEAM credits available	1	Available contribution to overall score	0.96%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

		Credits available	Credits achieved	
What is the building's targeted insulating index?	2.50	1	1	Note: An insulati
Total BREEAM credits achieved	1			
Total contribution to overall building score	0.96%			
Total BREEAM innovation credits achieved	N/A			
Minimum standard(s) level	N/A			

**Mat 05 Designing for durability and resilience**

No. of BREEAM credits available	1	Available contribution to overall score	0.96%
No. of BREEAM innovation credits available	0	Minimum standards applicable	N/A

Assessment Criteria

	Compliant?	Credits available	Credits achieved
Will suitable durability/protection measures be specified and installed to vulnerable areas of the building?	Yes	1	1
Will suitable durability/protection measures be specified and installed to exposed parts of the building?	Yes		
Total BREEAM credits achieved	1		
Total contribution to overall building score	0.96%		
Total BREEAM innovation credits achieved	N/A		
Minimum standard(s) level	N/A		

**Mat 06 Material efficiency**

No. of BREEAM credits available	1	Available contribution to overall score	0.96%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

	Compliant?	Credits available	Credits achieved
Will material efficiency measures be identified & implemented during all RIBA stages?	No	1	0
Total BREEAM credits achieved	0		
Total contribution to overall building score	0.00%		
Total BREEAM innovation credits achieved	N/A		
Minimum standard(s) level	N/A		

**WASTE**

**Wst 01 Construction Waste Management**

No. of BREEAM credits available	4	Available contribution to overall score	4.25%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

How do you wish to assess the number of BREEAM credits to be achieved for this issue?

Select the number of BREEAM credits being targeted for issue Wst 01:  BREEAM Wst01 Innovation credits:

Assessment Criteria	Compliant?
Construction resource management plan	<input type="checkbox"/>
Compliant Pre-demolition audit	<input type="checkbox"/>
Does the excavation waste meet the exemplary level requirements?	<input type="checkbox"/>

**Key Performance Indicators - Construction Waste**

Measure/units for the data being reported	
Non-hazardous construction waste (excluding demolition/excavation)	<input type="text"/>
Total non-hazardous construction waste generated	<input type="text"/>
Non-hazardous non-demolition const. waste diverted from landfill	<input type="text"/>
Total non-hazardous non-demolition const. waste diverted from landfill	<input type="text"/>
Total non-hazardous demolition waste generated	<input type="text"/>
Non-hazardous demolition waste diverted from landfill	<input type="text"/>
Total non-hazardous demolition waste to disposal	<input type="text"/>
Material for reuse	<input type="text"/>
Material for recycling	<input type="text"/>
Material for energy recovery	<input type="text"/>
Hazardous waste to disposal	<input type="text"/>

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Total BREEAM credits achieved	2
Total contribution to overall building score	2.13%
Total BREEAM innovation credits achieved	1
Minimum standard(s) level	Outstanding level

**Wst 02 Recycled Aggregates**

No. of BREEAM credits available	1	Available contribution to overall score	1.06%
No. of BREEAM innovation credits available	1	Minimum standards applicable	No

Assessment Criteria	Total
What is the target total % of high-grade aggregate that will be recycled/secondary aggregate?	0%

**% of high-grade aggregate that is recycled/secondary aggregate - by application**

Structural frame	<input type="text"/>
Bitumen/hydraulically bound base, binder and surface courses	<input type="text"/>
Building foundations	<input type="text"/>
Concrete road surfaces	<input type="text"/>
Pipe bedding	<input type="text"/>
Granular fill and capping	<input type="text"/>

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

**Wst 03 Operational Waste**

No. of BREEAM credits available	1	Available contribution to overall score	1.06%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will operational recyclable waste volumes be segregated and stored?	Yes	1	1
Will static waste compactor(s) or baler(s) be specified where appropriate?	N/A		
Will vessel(s) for composting suitable organic waste where appropriate?	N/A		

Total BREEAM credits achieved	1
Total contribution to overall building score	1.06%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

**LAND USE & ECOLOGY**

**LE 01 Site Selection**

No. of BREEAM credits available	2	Available contribution to overall score	2.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will at least 75% of the proposed development's footprint be located on previously occupied land?	No	1	0
Is the site deemed to be significantly contaminated?	No	1	0

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**LE 02 Ecological Value of Site and Protection of Ecological Features**

No. of BREEAM credits available	2	Available contribution to overall score	2.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Can the land within the construction zone be defined as 'land of low ecological value'?	No	1	0
Will all features of ecological value surrounding the construction zone/site boundary be protected?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	1.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**LE 03 Mitigating Ecological Impact**

No. of BREEAM credits available	2	Available contribution to overall score	2.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Assessment Criteria	Compliant?	Credits available	Credits achieved
What is the likely change in ecological value as a result of the sites development?	≥0 species (i.e. no negative change)		Plant species richness

Total BREEAM credits achieved	2
Total contribution to overall building score	2.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

**LE 04 Enhancing Site Ecology**

No. of BREEAM credits available	2	Available contribution to overall score	2.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will a suitably qualified ecologist be appointed to report on enhancing and protecting site ecology?	Yes	2	2
Will the suitably qualified ecologist's general recommendations be implemented?	Yes		
What is the targeted/intended improvement in ecological value as a result of enhancement actions?	≥6 species (large positive change)		Plant species richness

Total BREEAM credits achieved	2
Total contribution to overall building score	2.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**LE 05 Long Term Impact on Biodiversity**

No. of BREEAM credits available	2	Available contribution to overall score	2.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will a Suitably Qualified Ecologist be appointed to monitor/minimise impacts of site activities on biodiversity?	Yes	2	2
Will a landscape and habitat management plan be produced covering at least the first five years after project completion in accordance with British Standards?	Yes		
Number of applicable measures to improve biodiversity confirmed by SQE:	4		
Number of applicable measures implemented:	4		

Total BREEAM credits achieved	2
Total contribution to overall building score	2.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**POLLUTION**

**Pol 03 Surface Water Run off**

No. of BREEAM credits available	5	Available contribution to overall score	3.85%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
What is the actual/likely annual probability of flooding for the assessed site?	Low		
Will a Flood Risk Assessment be undertaken?	Yes	2	2
Will the site meet the BREEAM criteria for peak rate surface water run off?	Yes	1	1
Will the site meet the criteria for surface water run off volume, attenuation and/or limiting discharge?	Yes	1	1
Will the site be designed to minimise watercourse pollution in accordance with the BREEAM criteria?	Yes	1	1

Total BREEAM credits achieved	5
Total contribution to overall building score	3.85%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

**Pol 04 Reduction of Night Time Light Pollution**

No. of BREEAM credits available	1	Available contribution to overall score	0.77%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will the external lighting specification be designed to reduce light pollution?	Yes	1	1
<b>Total BREEAM credits achieved</b>		<b>1</b>	
<b>Total contribution to overall building score</b>		<b>0.77%</b>	
<b>Total BREEAM innovation credits achieved</b>		<b>N/A</b>	
<b>Minimum standard(s) level</b>		<b>N/A</b>	

**Pol 05 Noise Attenuation**

No. of BREEAM credits available	1	Available contribution to overall score	0.77%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant	Credits available	Credits achieved
Will there be noise-sensitive areas/buildings within 800m radius of the development?	Yes	1	1
Will a noise impact assessment be carried out and, if applicable, noise attenuation measures specified?	Yes		
<b>Total BREEAM credits achieved</b>		<b>1</b>	
<b>Total contribution to overall building score</b>		<b>0.77%</b>	
<b>Total BREEAM innovation credits achieved</b>		<b>N/A</b>	
<b>Minimum standard(s) level</b>		<b>N/A</b>	

**INNOVATION**

**Inn 01 Innovation**

No. of BREEAM innovation credits available	10	Available contribution to overall score	10.00%
		Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Man 03 Responsible construction practices	No	1	0
Man 05 Aftercare	Yes	1	1
Hea 01 Visual Comfort	No	1	0
Hea 02 Indoor Air Quality	No	2	0
Ene 01 Reduction of energy use and carbon emissions	No	5	0
Wat 01 Water Consumption	No	1	0
Mat01 Life Cycle Impacts	No	3	0
Mat03 Responsible Sourcing of Materials	No	1	0
Wst01 Construction Waste Management	Yes	1	1
Wst02 Recycled Aggregates	No	1	0
Wst 05 Adaption to climate change	No	1	0

Number of 'approved' innovation credits achieved?

<b>Total BREEAM innovation credits achieved</b>	<b>2</b>
<b>Total contribution to overall building score</b>	<b>2.00%</b>
<b>Minimum standard(s) level</b>	<b>N/A</b>

The following credits are excluded from the list of BREEAM issues, as issues not applicable to the proposed development.

Hea 03 - Safe Containment in Laboratories

Ene 05 – Energy Efficient cold storage

Ene 07 – Energy Efficient laboratory systems

Ene 09 – Drying Space (relating to residential buildings only)

Wst 04 – Speculative Floor & Ceiling Finishes.

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