

29881 Manchester Piccadilly Premier Inn

BREEAM Design Stage Tracker



BREEAM 2018 Residential Institution (Short term stay)

2nd September 2020

By - AW

Checked - AM

Notes

Target 55% Very Good

Minimum standard for Very Good Rating

Targeted
58.7%
V. Good

Credit Ref	Credit Name	Available Credits	Targeted	RIBA Stage
Management				
Each Credit is worth 0.52%				
Man 01	Project Delivery Planning	1	1	Stage 2
	Stakeholder consultation (interested parties)	1		Stage 2
	BREEAM AP - Design Stage	2	2	Stage 2
Man 02	Life Cycle Costing - Elemental Level	2		Stage 2
	Life Cycle Costing - Component Level	1		
	Capital Cost Reporting	1	1	
Man 03	Environmental Management	1	1	
	BREEAM AP - Construction Stage	1	1	
	Responsible Construction Management	2	2	
	Energy and Water Monitoring	1	1	
	Transportation of Construction Materials & Waste	1	1	
Man 04	Commissioning - Testing Schedule & Responsibilities	1	1	
	Commissioning - Design and Preparation	1	1	
	Building Fabric Commissioning	1		
	Building User Guide & Handover	1	1	
Man 05	Aftercare Support	1	1	
	Commissioning - Implementation	1	1	
	Post Occupancy Evaluation	1	1	
Health & Well-being				
Each Credit is worth 0.78%				
Hea 01	Glare Control	1	1	
	Daylighting	1		
	View Out	1		
	Internal & External Lighting	1	1	
Hea 02	Indoor Air Quality Plan	-	yes	
	Ventilation	1		
	VOC's Products	2	1	
	VOC's Post Construction	1		
Hea 04	Thermal Comfort	1	1	
	Future Thermal Comfort	1	1	
	Thermal Zoning and Controls	1	1	
Hea 05	Acoustic Performance Standards	4		
Hea 06	Security of Site and Building	1	1	Stage 2
Hea 07	Safe Access	1	1	
	Outside Space	1		

Credit Ref	Credit Name	Available Credits	Targeted	RIBA Stage
Energy				
Each Credit is worth 0.7%				
Ene 01	Reduction of Emissions - BRUKL	9	4	
	Predicted Energy Consumption	4	4	
Ene 02	Sub-metering of End-use Categories	1	1	
	Sub-metering of High Loads and Departments	1	1	
Ene 03	External Lighting	1	1	
Ene 04	Passive Design inc. Free Cooling	2	1	Stage 2
	LZC Technology Specification and Installation	1	1	Stage 2
Ene 06	Energy Efficient Transportation Systems	2	2	
Ene 08	Energy Efficient Equipment	2		
Transport				
Each Credit is worth 0.83%				
Tra 01	Transport Assessment and Travel Plan	2	2	Stage 2
Tra 02	Sustainable Transport Measures	10	3	
Water				
Each Credit is worth 0.78%				
Wat 01	Water Consumption	5	1	
Wat 02	Water Monitoring	1	1	
Wat 03	Water Leak Detection & Prevention	2	1	
Wat 04	Water Efficient Equipment	1	1	
Materials				
Each Credit is worth 1.07%				
Mat 01	Materials LCA	7	7	
Mat 02	Construction Products EPDs	1		
Mat 03	Responsible Procurement Plan	1	1	Stage 1
	Responsible Sourcing of Materials	3	1	
Mat 05	Designing for Durability and Resilience	1	1	
Mat 06	Material Efficiency	1	1	Stage 2
Waste				
Each Credit is worth 0.6%				
Wst 01	Pre-demolition Audit	1		Stage 2
	Construction Resource Efficiency	3	1	
	Diversion of Resources from Landfill	1	1	
Wst 02	Recycled Aggregates	1		
Wst 03	Operational Waste	1	1	
Wst 05	Adaptation to Climate Change	1	1	Stage 2
Wst 06	Disassembly and Adaptability	2	2	Stage 2
Land Use & Ecology				
Each Credit is worth 1%				
LE 01	Previously Developed Land	1	1	
	Contaminated Land	1		
LE 02	Understanding Risks and Opportunities	2	2	Stage 2
LE 03	Managing Negative Impacts	3	1	
LE 04	Change and Enhancement of Ecology	4	1	
LE 05	Long Term Impact on Biodiversity	2	2	

Credit Ref	Credit Name	Available Credits	Targeted	RIBA Stage
Pollution				
Each Credit is worth 0.67%				
Pol 01	Impact of Refrigerants	3	1	
Pol 02	Local Air Quality	2		
Pol 03	Flood Risk	2	2	
	Surface Water Run-Off	2	1	
	Minimising Water Course Pollution	1		
Pol 04	Reduction of Night-time Light Pollution	1	1	
Pol 05	Noise Attenuation	1	1	
Exemplary Credits				
Each Credit is worth 1%				
Man 03	Responsible Construction Practices	1		
Hea 01	Visual Comfort	2		
Hea 02	Indoor Air Quality	1		
Hea 06	Security	1		
Ene 01	Reduction of CO2 Emissions	5		
Wat 01	Water Consumption	1		
Mat 01	Life Cycle Impacts	3		
Mat 03	Responsible Sourcing of Materials	1		
Wst 01	Construction Site Waste Management	2		
Wst 02	Recycled Aggregates	1		
Wst 05	Adaption to Climate Change	1		
LE 02	Ecological Risks and Opportunities	1		
LE 04	Change and enhancement of ecological value	1		

Disclaimer:

This document should be read in conjunction with the BREEAM 2018 New Construction technical guidance. The credits considered "awarded" in this summary represent the information received to date. Their status can and will change should a discrepancy arise when all supporting evidence is supplied. The responsibility for awarding of credits ultimate lies with the BRE / Stroma through their quality assurance process following their audit of information submitted for review by SCS.

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Discussion

This pre-assessment has been undertaken by licenced BREEAM Assessor (AW07) and Advisory Professional Adam Watkins for Sustainable Construction Services, based on meetings and consultations with the professional design team and client, to establish the preferred route to achieve a target of BREEAM Very Good.

It must be considered that to safely target Very Good, a minimum score of 55% must be achieved, with all applicable minimum standards, and it is advocated a margin of comfort is also built into the score to allow for unforeseen credit losses between now and practical completion. This is why a score in excess of 55% is targeted.

The majority of time-bound credits have been reported against at the stipulated deadlines, in particular the Mat01 materials LCA study was completed prior to both the planning application submission and end of concept design stage.

Ecology credits are targeted and can only be maintained if the suitably qualified ecologist undertakes a site inspection and completes the GN40 BREEAM checklist at concept design stage. This is vital as 6% of BREEAM score relies on this being completed.