

Assessment report: Victoria House - Retail

Site name: Victoria House

Client name:

Date: 9/11/2018

Assessment ref: 2018.098

Assessment details

Assessment references

Registration number:	2018.098	Date created:	9/11/2018
Created by:	Stacey Downes {Element Sustainability Ltd}		
Architect name:	x		
Developer name:	x		
Property owner	x		

Site details

Site name:	Victoria House
Address:	Victoria Street
Town:	Manchester
County:	
Post code:	
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:

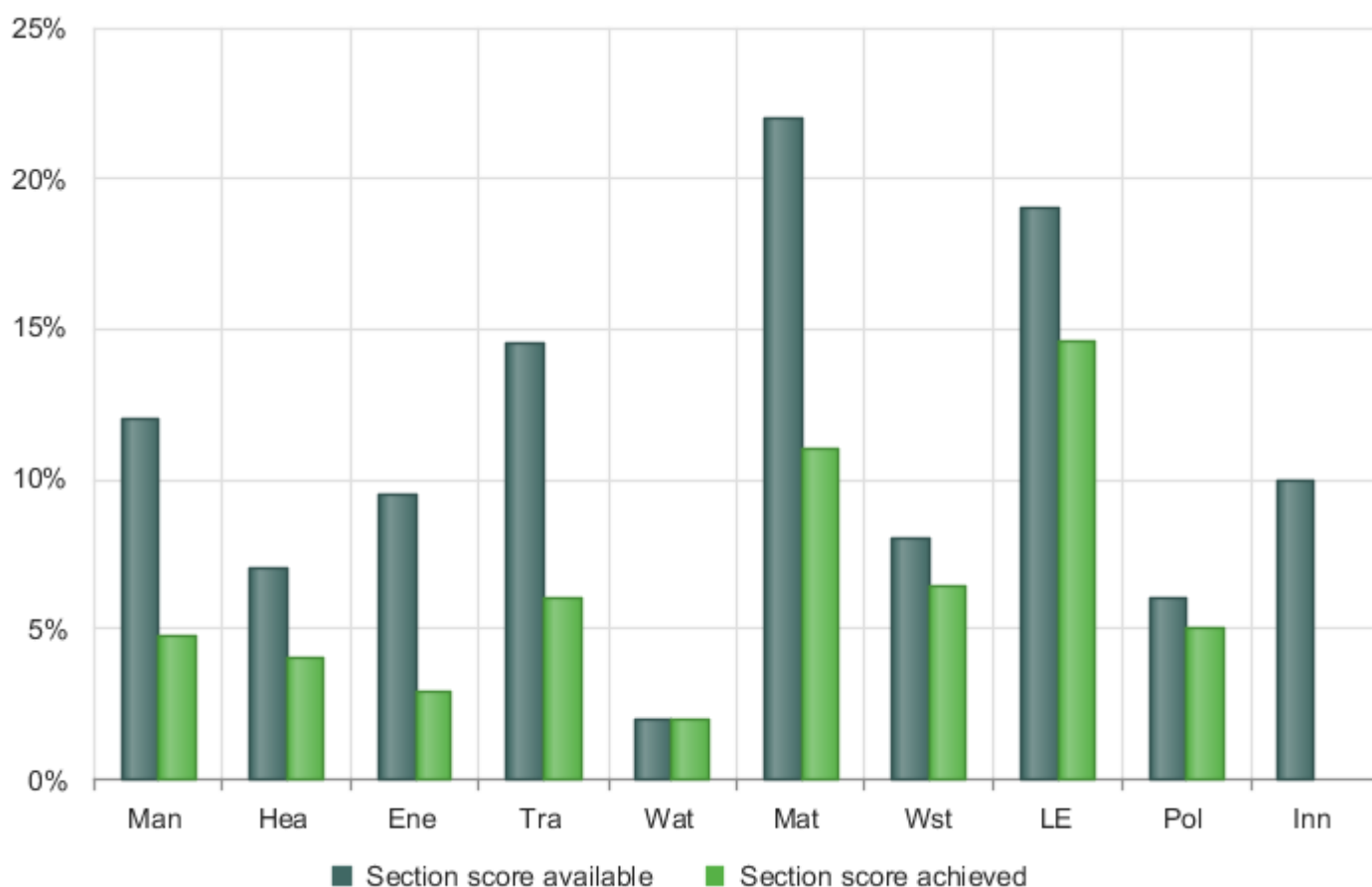
Name	Label
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BREEAM rating

BREEAM Rating

	Credits available	Credits achieved	% Credits achieved	Weighting	Category score
Man	15.0	6.0	40.00%	12.00%	4.80%
Hea	7.0	4.0	57.14%	7.00%	4.00%
Ene	13.0	4.0	30.77%	9.50%	2.92%
Tra	12.0	5.0	41.67%	14.50%	6.04%
Wat	2.0	2.0	100.00%	2.00%	2.00%
Mat	14.0	7.0	50.00%	22.00%	11.00%
Wst	10.0	8.0	80.00%	8.00%	6.40%
LE	13.0	10.0	76.92%	19.00%	14.61%
Pol	6.0	5.0	83.33%	6.00%	5.00%
Inn	10.0	0.0	0.00%	10.00%	0.00%
Total	102.0	51.0	50.00%	-	56.78%
Rating	-	-	-	-	Very Good

Performance by environmental category



Issue scores

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

Management

Man01 Project Brief and design	Man02 Life cycle cost and service life planning	Man03 Responsible construction practices	Man04 Commissioning and handover	Man05 Aftercare
1 / 4	1 / 4	3 / 6 X: 0 / 1	1 / 1	N/A

Health and Wellbeing

Hea01 Visual comfort	Hea02 Indoor air quality	Hea04 Thermal comfort	Hea05 Acoustic performance	Hea06 Security	Hea07 Safe and Healthy Surroundings
2 / 4 X: 0 / 1	N/A	N/A	1 / 1	1 / 1 X: 0 / 1	0 / 1

Energy

Ene01 Reduction of energy use and carbon emissions	Ene02 Energy monitoring	Ene03 External lighting	Ene04 Low carbon design	Ene05 Energy efficient cold storage	Ene06 Energy efficient transportation systems	Ene07 Energy efficient laboratory systems	Ene08 Energy efficient equipment
3 / 9	N/A	1 / 1	0 / 3	N/A	N/A	N/A	N/A

Transport

Tra01 Transport assessment and travel plan	Tra02 Sustainable transport measures
2 / 2	3 / 10

Water

Wat01 Water consumption	Wat02 Water monitoring	Wat03 Water leak detection	Wat04 Water efficient equipment
N/A	1 / 1	1 / 1	N/A

Materials

Mat01 Life cycle impacts	Mat02 Environmental impacts from construction products	Mat03 Responsible sourcing	Mat05 Designing for durability and resilience	Mat06 Material efficiency
2 / 7 X: 0 / 2	1 / 1	2 / 4 X: 0 / 1	1 / 1	1 / 1

Waste

Wst01 Construction waste management	Wst02 Use of recycled and sustainably sourced aggregates	Wst03 Operational waste	Wst04 Speculative finishes (Offices only)	Wst05 Adaptation to climate change	Wst06 Design for disassembly and adaptability
5 / 5 X: 0 / 1	0 / 1 X: 0 / 1	1 / 1	N/A	1 / 1	1 / 2

Land use and ecology

LE01 Site selection	LE02 Identifying and understanding the risks and opportunities for the site	LE03 Managing negative impacts on ecology	LE04 Change and enhancement of ecological value	LE05 Long term impact on biodiversity
1 / 2	2 / 2 X: 0 / 1	3 / 3	2 / 4 X: 0 / 1	2 / 2

Pollution

Pol01 Impact of refrigerants	Pol02 Local air quality	Pol03 Flood risk management and reducing surface water run-off	Pol04 Reduction of Night Time Light Pollution	Pol05 Noise attenuation
N/A	N/A	4 / 5	1 / 1	N/A

Innovation

Inn01 Innovation

Initial details

Victoria Street

Initial details

Technical manual issue number : Issue 1.0

Project scope : Shell only

Building type (main description) : Retail

Sub-group : Shop or shopping centre

Assessment stage :

Building floor area (GIA) : 350 m²

Building floor area (NIFA) : 350 m²

Is the building designed to be untreated? : No

Building services - heating system type : Other type of heating system

Building services - cooling system type : Comfort cooling

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 laboratories present? : No

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

Are there any water demands present other than those assessed in Wat 01? : No

Does the building have external areas within the boundary of the assessed development? : No

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? : No

Are the Post-occupancy stage credits targeted in Ene 01 issue? : 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.

Site : Victoria Street

ASSESSMENT CRITERIA

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

Credits awarded : 1

Comments :

Project Delivery (1no. credit) - Identify variation in stakeholder needs, so maximising benefits and acceptability of the project in operation to users and those affected by it. Enhanced project team integration and efficiency.

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.

Site : Victoria Street

ASSESSMENT CRITERIA

Elemental LCC :	No
Component level LCC options appraisal :	No
Capital cost reporting :	Yes
Capital cost of the project :	1111 Â£k/m ²

Credits awarded : 1

Comments :

Capital Cost to be reported (1no. credit) - Capital cost reporting provides invaluable feedback into the design process improving future design decisions and helping to reinforce the business case for more sustainable buildings.

Man 03 Responsible construction practices

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

Site : Victoria Street

ASSESSMENT CRITERIA

Prerequisite: Are all timber and timber-based products used during the construction process of the project 'legally harvested and traded timber'? :	Yes
Environmental management :	Yes
Prerequisite: Have the client and the contractor formally agreed performance targets? :	No

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 :

Distance (total) - materials transport to site :

Distance (total) - waste transport from site :

KEY PERFORMANCE INDICATORS: CONSTRUCTION SITE GREENHOUSE GAS EMISSIONS

Process greenhouse gas emissions (total) - site processes :

Carbon dioxide emissions (intensity) - site processes :

Carbon dioxide emissions (total) - materials transport to site :

Carbon dioxide emissions (total) - waste transport from site :

Carbon dioxide emissions (intensity) - materials transport to site :

Carbon dioxide emissions (intensity) - waste transport from site :

KEY PERFORMANCE INDICATORS: CONSTRUCTION SITE USE OF POTABLE WATER RESOURCES:

Use of potable water resource (total) - site processes :

Use of potable water resource (intensity) - site processes :

Credits awarded : 3

Comments :

- Pre-req - All timber and timber-based products used during the construction process of the project are 'legally harvested and traded timber'.
- EMS (1no. credits) - All parties who at any stage manage the construction site (e.g. the principal contractor, the demolition contractor) operate an EMS covering their main operations (ISO 14001).
- Responsible construction management (2no. credits)
- Monitoring of construction site impacts - Energy, water and transportation of waste and materials (2no. credits)

Man 04 Commissioning and handover

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

Site : Victoria Street

ASSESSMENT CRITERIA

Testing and inspecting building fabric :	Yes
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Credits awarded : 1

Comments :

Complete post-construction testing and inspection to quality-assure the integrity of the building fabric, including continuity of insulation, avoidance of thermal bridging and air leakage paths (this is through airtightness testing and a thermographic survey). A suitably qualified professional undertakes the survey and testing in accordance with the appropriate standard - (1no. credits).

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.

Site : Victoria Street

ASSESSMENT CRITERIA - N/A

Hea 01 Visual comfort

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

Site : Victoria Street

ASSESSMENT CRITERIA

Daylighting (building type dependent) :	0
View Out :	Yes
External lighting for Shell and core, and Shell only assessments :	Yes

Credits awarded : 2

Comments :

View Out - 95% of the floor area in 95% of spaces for each relevant building area is within 8 m of an external wall. The external wall has a window or permanent opening that provides an adequate view out. The window or opening must be >= 20% of the surrounding wall area. Where the room depth is greater than 8 m, compliance is only possible where the percentage of window or opening is the same as, or greater than, the values in Table 1.0 of BS 8206: part 2.
 External Lighting - All external lighting located within the construction zone is specified in accordance with BS 5489-1:2013 Code for the practice for the design of road lighting. Lighting of roads and public amenity areas and BS EN 12464-2:2014 Light and lighting - Lighting of work places - Part 2: Outdoor work places. External lighting should provide illuminance levels that enable users to perform outdoor visual tasks efficiently and accurately, especially during the night.

Hea 02 Indoor air quality

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

Site : Victoria Street

ASSESSMENT CRITERIA - N/A

Hea 04 Thermal comfort

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

Site : Victoria Street

ASSESSMENT CRITERIA - N/A

Hea 05 Acoustic performance

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

Site : Victoria Street

ASSESSMENT CRITERIA

Criteria performance requirements or SQA bespoke requirements? :	Criteria performance requirements
Indoor ambient noise level :	Yes

Credits awarded : 1

Comments :

Shell Only Assessments - Assessment of the Indoor Ambient Noise Levels - Alternative means of compliance
The basic built form has a large impact on the acoustic performance of the building and would be outside the control of the tenant. A suitably qualified acoustician (SQA) must carry out a quantifiable assessment of the specification of the build form, construction and any external factors likely to affect the indoor ambient noise levels. The SQA must then confirm the developer's works will enable a future tenant utilising a typical fit-out and specification to meet the levels required to demonstrate compliance.

Hea 06 Security

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

Site : Victoria Street

ASSESSMENT CRITERIA

Security of site and building : Yes

Exemplary level criteria : No

Credits awarded : 1

Comments :

Secure By Design - A Suitably Qualified Security Specialist (SQSS) conducts an evidence-based Security Needs Assessment (SNA) during or prior to Concept Design (RIBA Stage 2 or equivalent). The purpose of the SNA will be to identify attributes of the proposal, site and surroundings which may influence the approach to security for the development . 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. The controls and recommendations shall be incorporated into proposals and implemented in the as-built development.

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. .

Site : Victoria Street

ASSESSMENT CRITERIA

Outside Space : No

Credits awarded : 0

Comments :

No outdoor Space associated with the retail spaces.

Ene 01 Reduction of energy use and carbon emissions

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

Site : Victoria Street

ASSESSMENT CRITERIA

Country :	England
Actual building energy demand :	180 MJ/m ² yr
Notional building energy demand :	210 MJ/m ² yr
Actual building primary energy consumption :	
Notional building primary energy consumption :	
Actual building CO ₂ -eq emissions (BER) :	
Notional building CO ₂ -eq emissions (TER) :	

BUILDING SCORE

Total BREEAM credits achieved :	3.0
Heating and cooling demand energy performance ratio (EPR _{dem}) :	0.337
Primary consumption energy performance ratio (EPR _{pc}) :	0.0
CO ₂ -eq energy performance ratio (EPR _{co2-eq}) :	0.0
Overall building energy performance ratio (EPR _{nc}) :	0.337
% improvement BER/TER :	0.0 %

ASSESSMENT CRITERIA (EXEMPLARY CREDITS)

Zero net CO ₂ -eq emissions :	No
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Credits awarded : 3

Comments :

3no. credits awarded - Requires a performance improvement progressively better than the relevant national building regulations compliant standard - To be confirmed by Design Stage SBEM Model.

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.

Site : Victoria Street

ASSESSMENT CRITERIA - N/A

Ene 03 External lighting

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

Site : Victoria Street

ASSESSMENT CRITERIA

External lighting has been designed out? : Yes

Credits awarded : 1

Comments :

External light fittings within the construction zone to include:

a Average initial luminous efficacy of not less than 70 luminaire lumens per circuit Watt.

b Automatic control to prevent operation during daylight hours

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.

Site : Victoria Street

ASSESSMENT CRITERIA

Passive design analysis : No

Free cooling : No

Low and zero carbon technologies : No

KPI

Total on-site and/or near-site LZC energy generation :

Expected energy demand and CO₂-eq emissions reduction resulting from passive design measures :

Expected energy demand and CO₂-eq emissions reduction resulting from passive design measures as a percentage :

Expected reduction in CO₂-eq emissions resulting from the LZC technologies :

Expected reduction in CO₂-eq emissions resulting from the LZC technologies as a percentage :

Credits awarded : 0

Comments :

Credit Not Sought

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.

Site : Victoria Street

ASSESSMENT CRITERIA - N/A

Ene 06 Energy efficient transportation systems

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

Site : Victoria Street

ASSESSMENT CRITERIA - N/A

Ene 07 Energy efficient laboratory systems

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

Site : Victoria Street

ASSESSMENT CRITERIA - N/A

Ene 08 Energy efficient equipment

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

Site : Victoria Street

ASSESSMENT CRITERIA - N/A

Tra 01 Transport assessment and travel plan

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

Site : Victoria Street

ASSESSMENT CRITERIA

Travel plan :	Yes
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Credits awarded : 2

Comments :

Travel Plan to be prepared as part of the Feasibility Stage - Recognising developments in proximity to good public transport networks, thereby helping to reduce transport-related pollution and congestion.

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.

Site : Victoria Street

ASSESSMENT CRITERIA

Prerequisite :	Yes
Location type (based on existing AI) :	AI <25
Number of points achieved overall :	3

Credits awarded : 3

Comments :

Recognising developments in close proximity of, and accessible to, local amenities which are likely to be frequently required and used by building occupants.

3 credits awarded for the following:

- An AI greater than 8 (1 point)
- Install compliant cycle storage spaces (1 point)
- At least three existing accessible amenities are present (1 point)

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.

Site : Victoria Street

ASSESSMENT CRITERIA - N/A

Wat 02 Water monitoring

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

Site : Victoria Street

ASSESSMENT CRITERIA

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

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

Credits awarded : 1

Comments :

The specification of a pulsed output water meters to allow for management and monitoring of water use in the building. This encourages reductions in water use by identifying areas of high usage and investigating potential causes.

Wat 03 Water leak detection

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

Site : Victoria Street

ASSESSMENT CRITERIA

Leak detection system : Yes

Credits awarded : 1

Comments :

Specification of a leak detection systems capable of detecting a major water leak on the mains water supply

Wat 04 Water efficient equipment

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

Site : Victoria Street

ASSESSMENT CRITERIA - N/A

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.

Site : Victoria Street

ASSESSMENT CRITERIA

Total Mat 01 credits achieved - taken from the Mat 01/02 Results Submission Tool :	2
Total Exemplary credits achieved - taken from the Mat 01/02 Results Submission Tool :	0

Credits awarded : 2

Comments :

Credits targeted on the reducing buildings' environmental life cycle impacts through conducting Life Cycle Assessment and integrating its outcomes in the design decision-making process.

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.

Site : Victoria Street

ASSESSMENT CRITERIA

Mat 02 credit achieved - Taken from the Mat 01/02 Results Submission Tool. :	1
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Credits awarded : 1

Comments :

Credit awarded to encourage availability of robust and comparable data on the impacts of construction products by rewarding the specification of products with environmental products declarations.

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.

Site : Victoria Street

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
Percentage of available for percentage of RSM points achieved :	18 %

Credits awarded : 2

Comments :

Credits awarded to Recognising and encouraging responsible sourcing of construction products. This includes the source of products and the intermediary companies processing and transporting the product to site.

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.

Site : Victoria Street

ASSESSMENT CRITERIA

Protecting vulnerable parts of the building from damage and exposed parts of the building from material degradation : Yes

Credits awarded : 1

Comments :

Credits awarded where it has been designed if to avoid the following:

- Avoid unnecessary cost and material use resulting from the need to repair and replace damaged elements as a result of operational wear and tear.

- Â Minimise costs and disruption resulting from environmental degradation to building elements as a result of avoidable weathering and changes to climatic conditions over time.

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.

Site : Victoria Street

ASSESSMENT CRITERIA

Material optimisation measures investigated and implemented at all relevant stages : Yes

Credits awarded : 1

Wst 01 Construction waste management

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

Site : Victoria Street

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? :	Yes
Exemplary level criteria :	No

KPI

Measure/units for the data being reported :	m ³
Non-hazardous construction waste (excluding demolition/excavation) - fill in to award 'Construction resource efficiency' credits :	3.2 m3/100m2
Total non-hazardous construction waste generated :	1 m3
Non-hazardous non-demolition construction waste diverted from landfill - fill in to award diversion from landfill credit :	80 %
Total non-hazardous non-demolition construction waste diverted from landfill :	80 m3
Non-hazardous demolition waste diverted from landfill - fill in to award diversion from landfill credit :	80 %
Total non-hazardous demolition waste generated :	0 m3
Total non-hazardous demolition waste to disposal :	0 m3
Non-hazardous excavation waste diverted from landfill - fill in to award credit :	85 %
Material for reuse :	0 m3
Material for recycling :	0 m3
Material for energy recovery :	0 m3
Hazardous waste to disposal :	0 m3

Credits awarded : 5

Comments :

Credits awarded on the resource efficiency through developing a pre-demolition audit and a Resource Management Plan, maximising the recovery of material during demolition and diverting non-hazardous waste from landfill.

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.

Site : Victoria Street

ASSESSMENT CRITERIA

Is demolition occurring under the developer's ownership for the purpose of enabling the assessed development? :	Yes
Pre-requisite: pre-demolition audit :	Yes

Projects Sustainable Aggregate points :

0

KPI

Total quantity of aggregate :

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

Credits awarded : 0

Comments :

Credit Not Sought

Wst 03 Operational waste

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

Site : Victoria Street

ASSESSMENT CRITERIA

Compliant recycling and non-recyclable waste storage allocated : Yes

Static waste compactor(s) or baler(s) : N/A

Vessel(s) for composting suitable organic waste and water outlet : N/A

Credits awarded : 1

Comments :

Credit awarded for the provision of space and facilities to divert of operational waste form landfill through the provision of space and facilities allowing the segregation and storage of recyclable waste.

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.

Site : Victoria Street

ASSESSMENT CRITERIA - N/A

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.

Site : Victoria Street

ASSESSMENT CRITERIA

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

Credits awarded : 1

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.

Site : Victoria Street

ASSESSMENT CRITERIA

Design for disassembly and functional adaptability - recommendations :	Yes
Disassembly and functional adaptability - implementation :	No

Credits awarded : 1

Comments :

1 credit - Conduct a study to explore the ease of disassembly and the functional adaptation potential of different design scenarios by the end of Concept Design. Develop recommendations or solutions based on the study, during or prior to Concept Design, that aim to enable and facilitate disassembly and functional adaptation.

LE 01 Site selection

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

Site : Victoria Street

ASSESSMENT CRITERIA

Percentage of proposed development's footprint on previously occupied land: :	100 %
Contaminated land :	No

Credits awarded : 1

Comments :

1 credits - At least 75% of the land on which the new building will be sited must meet the definition of 'previously occupied'

LE 02 Identifying and understanding the risks and opportunities for the site

To determine the ecological baseline and zone of influence of the site and identify risks and opportunities for achieving optimum outcomes.

Site : Victoria Street

ASSESSMENT CRITERIA

Prerequisite - Assessment route selection :	Route 2
Prerequisite - The client or contractor confirms monitoring of compliance with all Relevant UK and EU or international legislation :	Yes
Survey and Evaluation :	Yes
Determining the ecological outcomes of the site :	Yes
Exemplary level - Determining the ecological outcomes of the site :	No

Credits awarded : 2

Comments :

2no. credits awarded for the the determination of the ecological baseline and zone of influence of the site and identify risks and opportunities for achieving optimum outcomes.

LE 03 Managing negative impacts on ecology

To avoid, or limit as far as possible, negative impacts on the ecology of the site and its zone of influence arising as a result of the project.

Site : Victoria Street

ASSESSMENT CRITERIA

Which assessment route is being followed? :	Route 2
Prerequisite - Identification and understanding the risks and opportunities for the site :	Yes
Planning, liaison and implementation :	Yes
Managing negative impacts of the project :	2

Credits awarded : 3

Comments :

Credits awarded for the avoidance, or limit as far as possible, negative impacts on the ecology of the site and its zone of influence arising as a result of the project.

LE 04 Change and enhancement of ecological value

To enhance the ecological value of the site and areas within its zone of influence in support of local, regional and national priorities.

Site : Victoria Street

ASSESSMENT CRITERIA

Which assessment route is being followed? :	Route 2
Prerequisite - Identification and understanding the risks and opportunities for the site :	Yes
Liaison, implementation and data (Route 2 only) :	Yes
Change and enhancement of ecology (route 2 only) :	1

Credits awarded : 2

Comments :

Credit awarded for potential enhancement the ecological value of the site and areas within its zone of influence in support of local, regional and national priorities.

LE 05 Long term impact on biodiversity

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

Site : Victoria Street

ASSESSMENT CRITERIA

Which assessment route is being followed? :	Route 2
Prerequisite - Roles and responsibilities, implementation, statutory obligations :	Yes
Liaison, monitoring implementation, evolving management and maintenance solutions :	Yes
Landscape and management plan :	Yes

Credits awarded : 2

Comments :

- Roles and responsibilities, implementation and statutory obligations (prerequisite)
 Â Planning, liaison, data, monitoring and review, management and maintenance
 Â Landscape and management plan.

Pol 01 Impact of refrigerants

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

Site : Victoria Street

ASSESSMENT CRITERIA - N/A

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.

Site : Victoria Street

ASSESSMENT CRITERIA - N/A

Pol 03 Flood risk management and reducing surface water run-off

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

Site : Victoria Street

ASSESSMENT CRITERIA

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

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

Minimising watercourse pollution : No

Credits awarded : 4

Comments :

2no. credits - 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.

1no. credits - 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.

1no. credit - 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.

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.

Site : Victoria Street

ASSESSMENT CRITERIA

External lighting has been designed out? :

No

Does external lighting meet all relevant criteria? :

Yes

Credits awarded : 1

Comments :

All external lighting (except for safety and security lighting) can be automatically switched off between 23:00 and 07:00.

If safety or security lighting is provided and will be used between 23:00 and 07:00, this part of the lighting system complies with the lower levels of lighting recommended during these hours in Table 2 of the ILP guidance notes.

Illuminated advertisements are designed in compliance with ILP PLG05 The Brightness of Illuminated Advertisements.

Pol 05 Noise attenuation

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

Site : Victoria Street

ASSESSMENT CRITERIA - N/A

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.

Site : Victoria Street

ASSESSMENT CRITERIA	
Number of 'approved' innovation credits achieved? :	0
Credits awarded : 0	