

BREEAM 2018
Ecology Calculation
Goulden St, New Cross, Manchester

Route 2 Full Methodology
No linear habitats
Site area = 1200m2

Area calculations

A) Habitats present	Area m2	Condition	Distinctiveness	Pre-Development Biodiversity Unit per habitat type	Notation
Ephemeral/Short perennial Low value	64.2	1	2	128.4	A
Tall ruderal	128.7	1	2	257.4	
Self-seeded shrub	267.6	1	2	535.2	
Unmanaged neutral grassland	197.8	1	2	395.6	
Buildings and hardstanding	541.7	0	0	0	
Total pre-development biodiversity units				1316.6	B

B) (a) Habitats LOST	Area m2	Condition	Distinctiveness	Pre-Development Biodiversity Unit per habitat type	Notation
Ephemeral/Short perennial Low value	64.2	1	2	128.4	C
Tall ruderal	128.7	1	2	257.4	
Self-seeded shrub	267.6	1	2	535.2	
Unmanaged neutral grassland	197.8	1	2	395.6	
Buildings and hardstanding	541.7	0	0	0	
Total pre-development biodiversity units LOST				1316.6	D

B) (b) Habitats GAINED	Area m2	Condition	Distinctiveness	Delivery risk	Temporal risk	Spatial risk	Post-Development Biodiversity Unit per habitat type	Notation
Terrace garden & landscape planting	169	3	2	1	1	1	1014	E
Buildings and hardstanding	1031	0	0	0	0	0	0	
Habitats enhanced	0						0	F

B) (c) Total post-development area biodiversity units	Calc	Notation
	(B - D) + (E + F)	1014 G
B) (d) Percentage change area biodiversity units	Calc	Notation
	(G / B) x 100	77 percent

minimising loss
but see justification for no net loss in GN40

Baseline habitat covers approximately 658.3m2, based on the 2018 survey

Category	Change	Credits awarded
Minimising loss	75 - 94%	1
No net loss	95 - 104%	2
Net gain	105 - 109%	3
Significant net gain (exemplary)	110% or above	1 extra credit

A linear feature needs to be included
in the design to gain 2 or more credits