Assessment Summary

Maine Road Primary School is a new 2 form-entry primary school, being created by the amalgamation of 2 existing local RC primary schools. The new school is to be built on a redeveloped brown-field site close to the existing St. Edwards RC Primary School in Rusholme, Manchester. The project will be assessed as a Design & Procurement Assessment under BREEAM Schools 2006. This report summarises the results of the initial assessment meeting held on 20th March 2008 with the design team:

Client	- Manchester City Council
Architects	– Robinsons
M&E Engineers	- Gill Massey
Structural/Civil Engineers	- GCM
Landscape Architects	- Robinsons
Framework Contractor	- Willmott Dixon

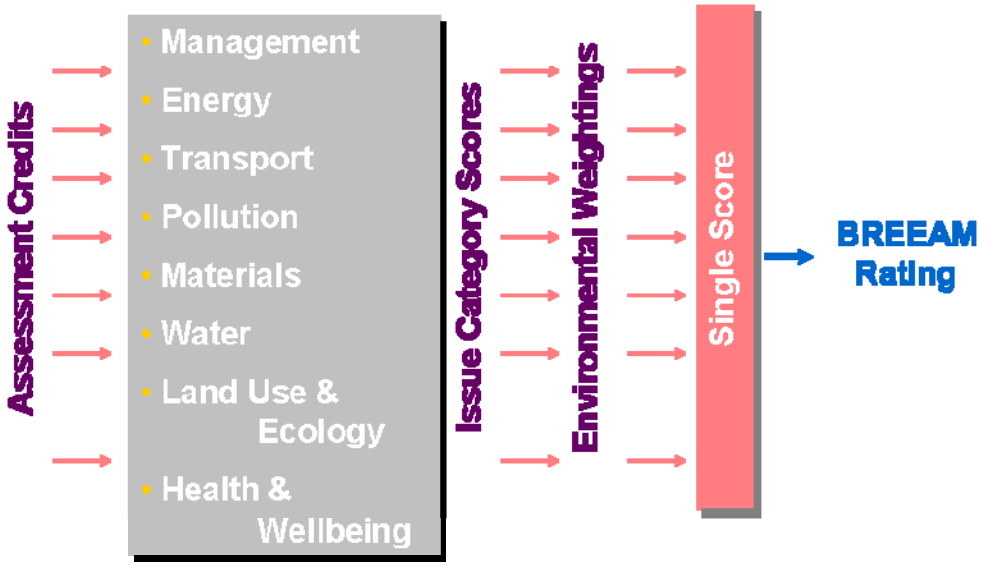
The project objective is to achieve a VERY GOOD rating. The calculated BREEAM assessment rating, based on the design information and team input available at the time of assessment, was as follows:

49.6%	based on likely credits	**Rating - GOOD**
79.2%	based on all additional potential credits	**Rating - EXCELLENT**

The predicted ratings are based on all necessary evidence documents and information being provided in accordance with BREEAM requirements.

Please refer to the following detailed information on the BREEAM process and initial assessment.

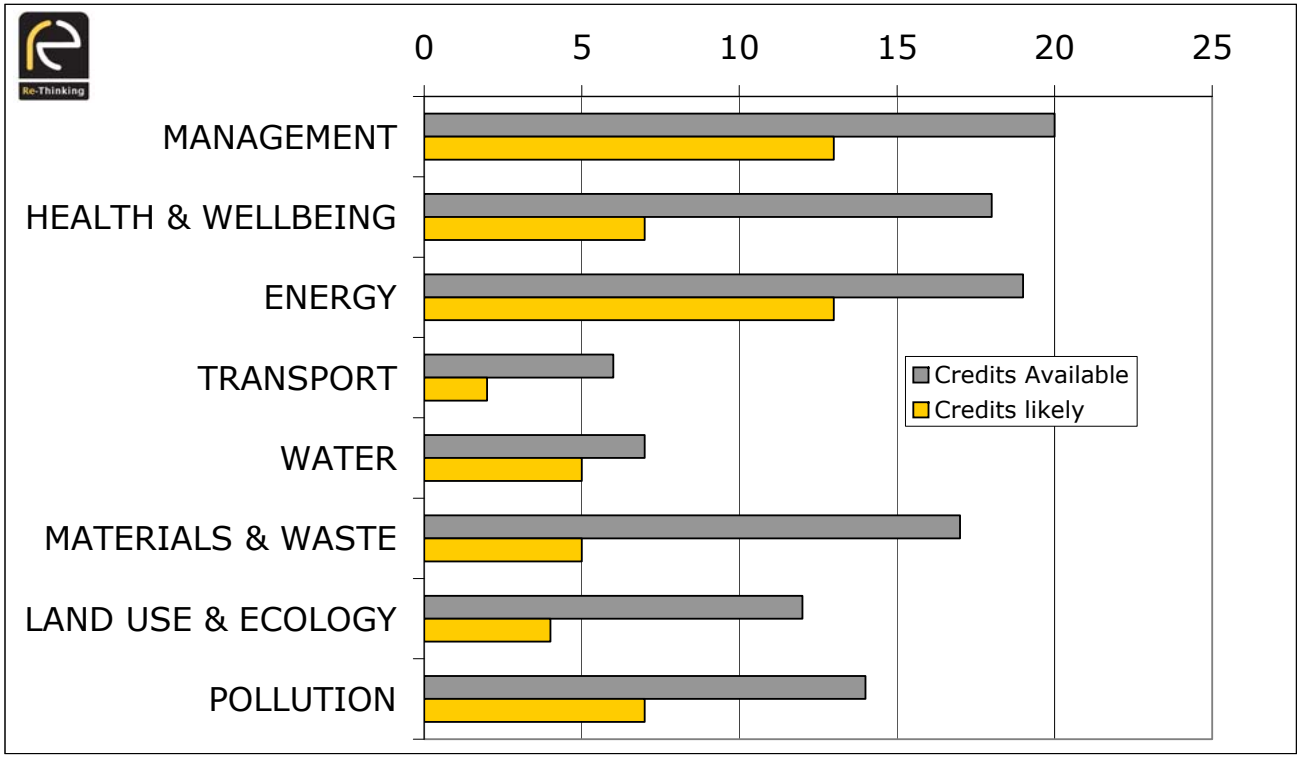
The BREEAM Process



BREEAM Rating	% Benchmark
Unclassified	<25
Pass	≥25 - <40
Good	≥40 - <55
Very Good	≥55 - <70
Excellent	≥70

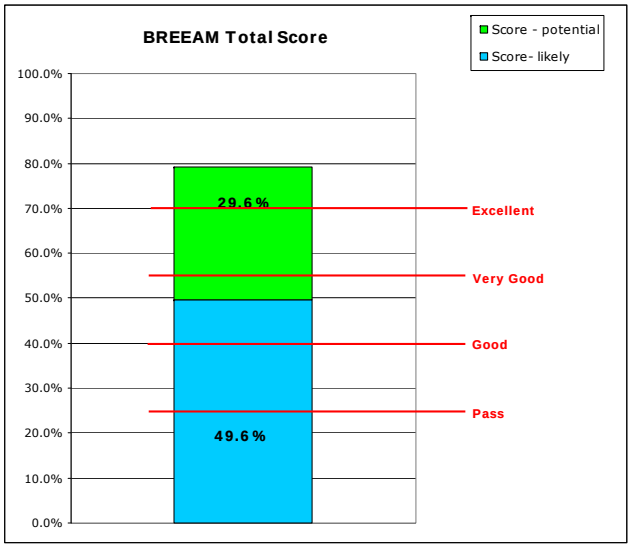
Credit Category	Main Information Providers	Main information required
Management	Construction contractor, Client, Architect	Site environmental peformance, consultation with users
Health & Wellbeing	Architect, M&E Engineers	M&E and building design details
Energy	M&E Engineers	Building energy model, M&E design details
Transport	Client, Architect	public transport plans & facilities provided
Water	M&E Engineers	Mech design details
Materials	Architect	Material selections, waste recycling policies
Land Use & Ecology	Architect, Contractor	Land use plans, site ecology measures
Pollution	Architect, M&E Engineers	M&E design details, site details, renewable energy plans

Initial Assessment Data



POTENTIAL ADDITIONAL CREDITS	
4	MANAGEMENT
6	HEALTH & WELLBEING
4	ENERGY
2	TRANSPORT
2	WATER
4	MATERIALS & WASTE
6	LAND USE & ECOLOGY
4	POLLUTION

Maine Road Primary School, Manchester



	Credits Available	Credits likely	Additional Credit Potential	Weighting Factor	%-likely	Score- likely	Score - potential	Score total
MANAGEMENT	20	13	4	0.15	65.0%	9.8%	3.0%	12.8%
HEALTH & WELLBEING	18	7	6	0.15	38.9%	5.8%	5.0%	10.8%
ENERGY	19	13	4	0.25		13.0%	4.0%	17.0%
TRANSPORT	6	2	2	0.25	60.0%	2.0%	2.0%	4.0%
WATER	7	5	2	0.05	71.4%	3.6%	1.4%	5.0%
MATERIALS & WASTE	17	5	4	0.1	29.4%	2.9%	2.4%	5.3%
LAND USE & ECOLOGY	12	4	6	0.15	33.3%	5.0%	7.5%	12.5%
POLLUTION	14	7	4	0.15	50.0%	7.5%	4.3%	11.8%
Total	**113**	**56**	**32**			**49.6%**	**29.6%**	**79.2%**

Please refer to separate report for details of assessment criteria and actions required from the design team.

A summary of the potential additional credits identified during the initial assessment is given in the table below. These are listed in ascending order of cost/difficulty per % score point as a suggested action plan. If this action plan is followed and results in the predicted outcome, it should be feasible to achieve BREEAM VERY GOOD certification for the project.

BREEAM SCHOOLS 2006 ASSESSMENT

Maine Road Primary School **Revision A - 20/03/08**

Details of the potential additional credits available in descending order of estimated value (in terms of impact to the total BREEAM score) relative to the cost/difficulty of implementation.

Credit Details			Potential Credits	% Rating	Comments	Action by:	Cost & Difficulty *	%Rating /C&D	Cumulative % Rating	BREEAM RATING
Rating based on likely credits									49.6%	GOOD
M	9	Shared facilities	2	1.50	Whole front area of school is planned for shared use - will be separately secured. Need to provide evidence of link to consultation.	Robinsons/MCC	1	1.50	51.1%	GOOD
LE	5	Enhancing site ecology	2	2.50	Plan to hire ecologist (Thameside ?) to provde all BREEAM needs	WDC	2	1.25	53.6%	GOOD
LE	8	Local wildlife partnerships	1	1.25	Will check with local contacts for suitable group. Proposed working with Groundwork NW ? -	MCC/School	1	1.25	54.8%	GOOD
E	1	Reduction of CO_2 emissions	1	1.00	100% of space heating & hot water from biomass fueled DHS - may be funded by G2D2 requirements. No gas boilers on site. Estimated values based on Cowley School data - to be confirmed by GM. **1st further credit.**	GM	1	1.00	55.8%	VERY GOOD
M	5	Construction site impacts	1	0.75	WDC site Enviro Mgt System will achieve items a, c, d, e. WDC may also commit to f & g. FSC temp site timber will be specifed for hoardings - write into spec (provide details)	WDC	1	0.75	56.6%	VERY GOOD
LE	2	Contaminated land	1	1.25	Contamination identified and capping planned, need EA involvement/approval	GCM	2	0.63	57.8%	VERY GOOD
LE	6	Long term impact on biodiversity	1	1.25	Plan to hire ecologist (Thameside ?) to provde all BREEAM needs. Will also require WDC site enviro statements.	WDC	2	0.63	59.1%	VERY GOOD
LE	7	Consultation with students and staff	1	1.25	Will do consultation on habitat garden etc in line with BREEAM needs	Robinsons/MCC	2	0.63	60.3%	VERY GOOD
P	1	Refrigerant GWP - Building services	1	1.07	Will aim for < 5kg refrigerant charge per unit, depends on ICT needs	GM	2	0.54	61.4%	VERY GOOD
P	4	Insulant ODP & GWP	1	1.07	Assuming blockwork, mineral wool to be used on walls. Foam spec on roof needs checking. Services/piping/water tanks will be spec'd to achieve credit needs.	GM - services Robinsons - building fabric	2	0.54	62.5%	VERY GOOD
P	7	Flood risk	1	1.07	No flood risk assessment yet, but probably low risk. Possible SUDS planned on landscaping drainage.	GCM	2	0.54	63.6%	VERY GOOD
E	1	Reduction of CO_2 emissions	1	1.00	100% of space heating & hot water from biomass fueled DHS - may be funded by G2D2 requirements. No gas boilers on site. Estimated values based on Cowley School data - to be confirmed by GM. **2nd further credit.**	GM	2	0.50	64.6%	VERY GOOD
E	20	Free cooling	1	1.00	Need to do calcs on nat vent system to prove free-cooling achieved, also check on cooled ICT room implications	GM	2	0.50	65.6%	VERY GOOD
T	1	Provision of public transport	1	1.00	New bus services planned on new link road, will stop outside school (Service 111). No school bus.	Robinsons/MCC	2	0.50	66.6%	VERY GOOD
T	5	Cyclist facilities	1	1.00	40 kids racks + 10 staff racks planned. No showers planned however ? Hygiene shower + drying room ? Changing/lockers not planned. 2 FE school.	Robinsons	2	0.50	67.6%	VERY GOOD
HW	1	Daylighting	1	0.83	Daylight levels good throughout, Robinsons to be responsible for modelling calcs needed to confirm if credit can be gained.	Robinsons	2	0.42	68.4%	VERY GOOD
HW	2	View out	1	0.83	All rooms apart from ICT room will comply - check issue of internal view through 2 windows against credit needs.	Robinsons	2	0.42	69.2%	VERY GOOD
HW	8	Potential for natural ventilation	1	0.83	Predominantly using monodraughts + openable windows - combined total ventilation area needs checking (eg 1m2 per 50m2 room). Some other rooms may be mech vented also - provide details.	Robinsons	2	0.42	70.1%	EXCELLENT
HW	13	Volatile organic compounds	1	0.83	Potentiallly achievable, will advise	Robinsons	2	0.42	70.9%	EXCELLENT
W	1	Water consumption	1	0.71	No sanitaryware spec yet, rainwater collection on 100% of roof area. Estimated 2 credits with 3rd if extra low-use fittings used.	Robinsons/GM	2	0.36	71.6%	EXCELLENT
W	4	Sanitary supply shut off	1	0.71	Consider as cost option	WDC/GM	2	0.36	72.3%	EXCELLENT
P	2	Preventing refrigerant leaks	1	1.07	May be option dependent on unit design	GM	3	0.36	73.4%	EXCELLENT
E	1	Reduction of CO_2 emissions	1	1.00	100% of space heating & hot water from biomass fueled DHS - may be funded by G2D2 requirements. No gas boilers on site. Estimated values based on Cowley School data - to be confirmed by GM. **3rd further credit.**	GM	3	0.33	74.4%	EXCELLENT
MW	1	Materials specification (major building elements)	1	0.59	Ext walls - 2 leaf block/masonary (likely A rated), Internal walls - fairface blockwork (likely A rated), Roof - metal deck/ins/membrane (likely A rated), Upper floor - in-situ concrete (not A rated), Windows - aluminium (not A rated) Floor finishes - **not yet decided**	Robinsons	2	0.29	75.0%	EXCELLENT
MW	10	Designing for robustness	1	0.59	Will investigate if acheivable, possible if blockwork walls meet required ratings	Robinsons	2	0.29	75.6%	EXCELLENT
HW	14	Thermal comfort	1	0.83	Cooling on ICT room only. Thermal modellling not yet done.	GM	3	0.28	76.4%	EXCELLENT
HW	17	Acoustic performance	1	0.83	Testing/rectification to BB93 not an option due to additional cost. Acoustic calculations on achieving rainwater noise credit are planned, depending on flat roof structure. There is no dedicated music room/space.	WDC/PACE	3	0.28	77.2%	EXCELLENT
M	8	Consultation	1	0.75	School design festival already held, planning open day etc. Provide details of BREEAM consultation needs. Loughborough consultant involved, check details on process used - not DQI	MCC- Alan A / Robinsons	3	0.25	78.0%	EXCELLENT
MW	7	Recycled aggregates	1	0.59	Will attempt to achieve based on site derived stabilised material, potential acheivement depends on concrete/tarmac % of total aggregate needs.	WDC	3	0.20	78.6%	EXCELLENT
MW	8	Responsible sourcing of materials	1	0.59	1 potential credit based on ISO supplied blockwork/frane	WDC	3	0.20	79.2%	EXCELLENT
Rating based on all additional potential credits									79.2%	EXCELLENT

* Cost/difficulty 1 = low 3 = high

BREEAM SCHOOLS 2006 ASSESSMENT

Maine Road Primary School **Revision A - 20/03/08**

This is a tool to assist at the initial assessment meeting, and the complete list of "information required" is identified in the assessor manual

Credit		Category	Credit overview	Credits Available	Credits likely	Additional Credit Potential	Meeting Notes 20/03/08	Action by
		MANAGEMENT						
M	**1**	Commissioning	**First credit:** One credit is awarded where evidence provided demonstrates that an appropriate project team member has been appointed to monitor commissioning on behalf of the client to ensure commissioning will be carried out in line with current Building Regulations and (where applicable), best practice. **Second Credit:** One credit is awarded where evidence provided demonstrates that seasonal commissioning will be carried out during the first year of occupation, post construction (or post fit out).	**2**	**2**	**0**	WDC commit to achieving both credits, seasonal commissioning costed for and will be wriiten into spec. Complex plant requiring specialist agents are BMS, solar hot water, Monodraft ventilation	WDC GM
M	**4**	Considerate Constructors	**First credit:** One credit is awarded where evidence provided demonstrates that there is a commitment to comply with best practice site management principles. **Second credit:** Two credits are awarded where evidence provided demonstrates that there is a commitment to go significantly beyond best practice site management principles.	**2**	**2**	**0**	WDC will committ to scoring > 32	WDC
M	**5**	Construction site impacts	Up to four credits are awarded where established good practice is adopted on site in line with the BREEAM Construction Site Impacts Checklist A3 and include; a. Monitor, report and set targets for CO2 or energy arising from site activities; b. Monitor, report and set targets for CO2 or energy arising from transport to and from site; c. Monitor, report and set targets for water consumption arising from site activities; d. Monitor construction waste on site; e. Sort and recycle construction waste; f. Adopt best practice policies in respect of air (dust) pollution arising from the site; g. Adopt best practice policies in respect of water (ground and surface) pollution occurring on the site.	**4**	**3**	**1**	WDC site Enviro Mgt System will achieve items a, c, d, e. WDC may also commit to f & g. FSC temp site timber will be specifed for hoardings - write into spec (provide details)	WDC
M	**6**	Site investigation	One credit is awarded where evidence provided demonstrates that the design team has carried out a detailed site investigation of the selected site.	**1**	**1**	**0**	Site survey being completed now, assume to BREEAM standards. MCC will make required heritage/archeo enquries (no issues likely)	GCM - site survey MCC - heritage/archeo aspects
M	**8**	Consultation	**First Credit:** One credit is awarded where evidence provided demonstrates that consultation has been undertaken and feedback given to the local community and building users. **Second Credit:** One credit is awarded where the first credit has been achieved and where evidence provided demonstrates that the consultation process is undertaken using an independent method such as DQI, DQM or School Works, facilitated by a third party.	**2**	**1**	**1**	School design festival already held, planning open day etc. Provide details of BREEAM consultation needs. Loughborough consultant involved, check details on process used - not DQI	MCC- Alan A / Robinsons
M	**9**	Shared facilities	**First Credit:** One credit is awarded where at least one credit is achieved under M8 and where evidence provided demonstrates that shared facilities have been provided as a consequence of consultation feedback. **Second Credit:** One credit is awarded, where the first credit is achieved and where evidence provided demonstrates that these facilities can be accessed without compromising the safety of the building and its occupants.	**2**	**0**	**2**	Whole front area of school is planned for shared use - will be separately secured. Need to provide evidence of link to consultation.	Robinsons/MCC
M	**10**	Security	One credit is awarded where evidence provided demonstrates that the project team has consulted with the Architectural Liaison Officer (ALO) or the Crime Reduction Design Adviser (CRDA) and has carried out a Crime Pattern Analysis for the site to assess the level of risk.	**1**	**1**	**0**	Already in process with local ALO, full Secured by Design process will be followed.	Robinsons

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Credit		Category	Credit overview	Credits Available	Credits likely	Additional Credit Potential	Meeting Notes 20/03/08	Action by
M	12	Building user guide	One credit is awarded where evidence provided demonstrates the provision of a simple guide that covers information relevant to the tenant/occupants and non-technical building manager on the operation and environmental performance of the building.	1	1	0	WDC confirm will be supplied. GM to draft contents in line with BREEAM needs.	GM
M	14	Publication of building information	One credit is awarded where evidence provided demonstrates that the design team are committed to publicising information about the new development via the internet, newsletters, site visits, presentations etc.	1	1	0	Will be done on council or Manchester Regen website, provide list of info needed/letter	MCC
M	16	The development as a learning resource.	One credit is awarded where evidence provided demonstrates that the proposed building and landscape design provides a learning resource that can be used to facilitate development of environmental issues within the school curriculum.	1	1	0	Building - planning information/energy readout in entrance (subject to G2D2 funding). Landscape - wildlife/habitat garden planned in	GM - services Robinsons - building/landscape
M	20	Ease of maintenance	One credit is awarded where evidence provided demonstrates that specifications for the building and the building services / systems and landscaping have considered ease and efficiency of maintenance in line with best practice.	1	0	0	Not planning to carry out	-
M	21	Whole life costing	First Credit One credit is awarded where evidence provided demonstrates that an assessment of Whole Life Costing has been undertaken on the building design at Strategic Level. **Second Credit** One credit is awarded where the first credit has been achieved and where evidence provided demonstrates that an assessment of Whole Life Costing has been undertaken on the building design at Component Level.	2	0	0	Not planning to carry out	-
			Total	20	13	4		
		HEALTH & WELLBEING						
HW	1	Daylighting	First Credit: One credit is awarded where evidence provided demonstrates that at least 80% of occupied spaces will be adequately daylit with an average daylight factor exceeding 2%. **Second Credit:** One credit is awarded where evidence provided demonstrates that all spaces will be adequately daylit with an average daylight factor exceeding 4% in single storey and 3% in multi-storey buildings.	2	0	1	Daylight levels good throughout, Robinsons to be responsible for modelling calcs needed to confirm if credit can be gained.	Robinsons
HW	2	View out	All occupants <7m from a window (an internal view).	1	0	1	All rooms apart from ICT room will comply - check issue of internal view through 2 windows against credit needs.	Robinsons
HW	3	Glare control	Where evidence provided demonstrates that an occupant controlled glare control system (e.g. internal or external blinds) is fitted on all windows	1	1	0	Occupant controlled blinds on all windows in architectural spec	Robinsons
HW	4	High frequency lighting	One credit is awarded where evidence provided demonstrates that high frequency ballasts are installed on all fluorescent and compact fluorescent lamps.	1	1	0	In M&E spec	GM

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Credit		Category	Credit overview	Credits Available	Credits likely	Additional Credit Potential	Meeting Notes 20/03/08	Action by
HW	5	Internal and external lighting levels	One credit is awarded where evidence provided demonstrates that all internal and external lighting, where relevant, is specified in accordance with the appropriate maintained illuminance levels (in lux) recommended by CIBSE.	1	1	0	In M&E spec	GM
HW	6	Lighting zones	One credit is awarded where evidence provided demonstrates that lighting, in all occupied areas, is zoned to allow separate control.	1	1	0	Will be in M&E spec for classrooms/office areas where needed	GM
HW	8	Potential for natural ventilation	One credit is awarded where evidence provided demonstrates that the natural ventilation strategy allows for sufficient control of the supply of fresh air.	1	0	1	Predominantly using monodraughts + openable windows - combined total ventilation area needs checking (eg 1m2 per 50m2 room). Some other rooms may be mech vented also - provide details.	Robinsons
HW	9	Internal air pollution	One credit is awarded where evidence provided demonstrates that air intakes serving occupied areas avoid major sources of external pollution and recirculation of exhaust air.	1	0	0	Will not be achieved due to proximity to roads.	-
HW	11	Ventilation rates	One credit is awarded where evidence provided demonstrates that each space within the development achieves recommended minimum fresh air rates	1	1	0	In M&E spec	GM
HW	13	Volatile organic compounds	One credit is awarded where evidence provided demonstrates the design team has carried out a review of all finishes and fittings containing volatile organic compounds (VOCs).	1	0	1	Potentiallly achievable, will advise	Robinsons
HW	14	Thermal comfort	One credit is awarded where evidence provided demonstrates thermal comfort levels are assessed at design stage, this is used to evaluate appropriate servicing options, and appropriate thermal comfort levels are achieved	1	0	1	Cooling on ICT room only. Thermal modellling not yet done.	GM
HW	15	Thermal zoning	One credit is awarded where evidence provided demonstrates that local control is available for temperature adjustment in each area to reflect differing load requirements.	1	0	0	UFH throughout so credit is not achievable due to long-lag nature of control.	-
HW	16	Microbial contamination	One credit is awarded where evidence provided demonstrates that the risk of waterborne and airborne legionella contamination has been minimised. AND Where evidence provided demonstrates that no humidification is present , or only steam humidification is provided.	1	1	0	In M&E spec, note that rainwater storage system also planned.	GM
HW	17	Acoustic performance	Up to three credits are awarded where evidence provided demonstrates that the acoustic performance of the building meets the appropriate standard for it's purpose.	3	0	1	Testing/rectification to BB93 not an option due to additional cost. Acoustic calculations on achieving rainwater noise credit are planned, depending on flat roof structure. There is no dedicated music room/space.	WDC/PACE
HW	24	Drinking water	One credit is awarded where evidence provided demonstrates chilled mains fed dispensers are provided for pupil and staff use throughout the day.	1	1	0	One planned on each floor, to be located in public area	GM
			Total	18	7	6		
		ENERGY						
E	1	Reduction of CO_2 emissions	Up to 15 credits are available where evidence provided demonstrates that the building achieves a percentage improvement above the requirement for CO2 emissions as set out in the Building Regulations.	15	10	3	100% of space heating & hot water from biomass fueled DHS - may be funded by G2D2 requirements. No gas boilers on site. Estimated values based on Cowley School data - to be confirmed by GM	GM

BREEAM SCHOOLS 2006 ASSESSMENT

Maine Road Primary School **Revision A - 20/03/08**

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Credit		Category	Credit overview	Credits Available	Credits likely	Additional Credit Potential	Meeting Notes 20/03/08	Action by
E	2	Sub-metering of substantial energy uses	First Credit: One credit is awarded where evidence is provided to demonstrate the provision of direct sub-metering of substantive energy uses within the building. Second Credit: One credit is awarded where evidence provided demonstrates sub-meters are specified with a pulsed output for remote monitoring	2	2	0	In M&E spec, biomass heating will also be metered.	GM
E	4	External lighting	One credit is awarded where energy efficient external luminaires are specified and all light fittings controlled for the presence of daylight.	1	1	0	In M&E spec	GM
E	20	Free cooling	One credit is awarded where evidence provided demonstrates the design incorporates a system of providing free cooling to completely displace the need for conventional mechanical cooling systems (excluding exceptional localised circumstances with small scale systems, for example server rooms) and the thermal comfort requirements of credit HW08 are achieved	1	0	1	Need to do calcs on nat vent system to prove free-cooling achieved, also check on cooled ICT room implications	GM
			Total	**19**	**13**	**4**		
		TRANSPORT						
T	1	Provision of public transport	First Credit:One credit is awarded where evidence provided demonstrates a transport node is within 800m of the school with a frequent service at peak times OR Where a school bus service is provided at the beginning and end of the school day. Second Credit: One credit is awarded where evidence provided demonstrates a transport node is within 400m of the school with a frequent service at peak times.	2	1	1	New bus services planned on new link road, will stop outside school (Service 111). No school bus.	Robinsons/MCC
T	5	Cyclist facilities	First credit: One credit is awarded where evidence provided demonstrates that covered, secure and well lit cycle racks are provided with a minimum of five spaces per single form entry for pupils, staff, community users and parents. This must also include the provision of adequate showers, lockers and changing facilities in accordance with the credit compliance requirements. Second credit: Two credits are awarded where evidence provided demonstrates that additional cyclist lock up facilities are provided for pupils, staff, community users and parents in accordance with the credit compliance requirements. This must also include additional showers, lockers and changing facilities.	2	0	1	40 kids racks + 10 staff racks planned. No showers planned however ? Hygiene shower + drying room ? Changing/lockers not planned. 2 FE school.	Robinsons
T	6	Pedestrian and cycle safety	One credit is awarded where evidence provided demonstrates that the site layout has been designed to minimise risks to pedestrians and cyclists.	1	0	0	Tough to achieve cycle/people separations - assume not achieved	Robinsons
T	8	Travel plan	One credit is awarded where evidence provided demonstrates that a travel plan has been developed and tailored to the specific needs of the users of the assessed development.	1	1	0	Plan in development, is being done to BREEAM standards	MCC/School
			Total	**6**	**2**	**2**		
		WATER						
W	1	Water consumption	Up to three credits can be awarded on the basis of the predicted potable water consumption for sanitary use within the building.	3	2	1	No sanitaryware spec yet, rainwater collection on 100% of roof area. Estimated 2 credits with 3rd if extra low-use fittings used.	Robinsons/GM
W	2	Water meter	One credit is awarded where evidence provided demonstrates that a water meter with a pulsed output will be installed on the mains supply to each building	1	1	0	In M&E spec	GM
W	3	Major leak detection	One credit is awarded where evidence provided demonstrates that a leak detection system is specified or installed and is capable of identifying major leaks both within the building and between the building and the site boundary, and should cover all mains water supplies to the building.	1	1	0	Will write BMS software and additional connection to UU meter to achieve this credit - provide details	GM

BREEAM SCHOOLS 2006 ASSESSMENT

Maine Road Primary School **Revision A - 20/03/08**

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Credit		Category	Credit overview	Credits Available	Credits likely	Additional Credit Potential	Meeting Notes 20/03/08	Action by
W	4	Sanitary supply shut off	One credit where evidence provided demonstrates that proximity detection shut off is provided to the water supply to all urinals and WC's.	1	0	1	Consider as cost option	WDC/GM
W	5	Water recycling	One credit is awarded where evidence is provided to demonstrate the specification of systems that collect, store, and where necessary, treat rainwater or greywater for WC and urinal flushing purposes.	1	1	0	Wiill achieve 50% of annual flushing demand sizing needed for credit based on whole roof collection.	GM
			Total	7	5	2		
		MATERIALS & WASTE						
MW	1	Materials specification (major building elements)	Up to 7 credits are awarded where evidence provided demonstrates that the major building elements specified have an 'A rating', as defined in the Green Guide to Specification.	7	3	1	Ext walls - 2 leaf block/masonary (likely A rated), Internal walls - fairface blockwork (likely A rated), Roof - metal deck/ins/membrane (likely A rated), Upper floor - in-situ concrete (not A rated), Windows - aluminium (not A rated) Floor finishes - not yet decided	Robinsons
MW	2	Hard landscaping and boundary protection	One credit is awarded where evidence provided demonstrates that at least 80% of the combined area of external hard landscaping and boundary protection specifications achieve an A rating, as defined by the Green Guide to Specification.	1	0	0	>90% of external area is hard landscaping/tarmac	-
MW	5	Re-use of building façade	One credit is awarded where evidence provided demonstrates that at least 50% of the total façade (by area) is reused and at least 80% of the reused façade (by mass) comprises in-situ reused material.	1	0	0	New build	-
MW	6	Re-use of building structure	One credit is awarded where evidence provided demonstrates that a design reuses at least 80% of an existing primary structure and for part refurbishment and part new build, the volume of the reused structure comprises at least 50% of the final structure's volume.	1	0	0	New build	-
MW	7	Recycled aggregates	One credit is awarded where evidence provided demonstrates significant use of crushed aggregate, crushed masonry or alternative aggregates (manufactured from recycled materials) are specified for 'high grade' aggregate uses (such as the building structure, ground slabs, roads, etc.).	1	0	1	Will attempt to achieve based on site derived stabilised material, potential acheivement depends on concrete/tarmac % of total aggregate needs.	WDC
MW	8	Responsible sourcing of materials	Up to three credits are awarded where evidence provided demonstrates materials used in structural and non-structural elements are responsibly sourced.	3	0	1	1 potential credit based on ISO supplied blockwork/frane	WDC
MW	10	Designing for robustness	One credit is awarded where evidence provided demonstrates that protection is given to vulnerable parts of the building such as areas exposed to high pedestrian traffic, vehicular and trolley movements.	1	0	1	Will investigate if acheivable, possible if blockwork walls meet required ratings	Robinsons
MW	12	Storage of recyclable waste	First credit: One credit is awarded where evidence provided demonstrates that a central, dedicated storage space is provided for materials that can be recycled. This can be either within the building itself, or on site using skips, (provided there is good access for collections and it is within easy reach of the building). Second credit: One credit is awarded where, in addition to the above, evidence provided demonstrates that policies/procedures have been established at the design/construction stages which: a. include procedures for collection and recycling of consumables; b. are endorsed at governor level; c. are or will be operational at a local level.	2	2	0	6m2 dedicated storage space to be shown on drawings, policy could be put in place by school and endorsed (policy at St Ed's already)	Robinsons/School
			Total	17	5	4		
		LAND USE & ECOLOGY						

BREEAM SCHOOLS 2006 ASSESSMENT

Maine Road Primary School **Revision A - 20/03/08**

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Credit		Category	Credit overview	Credits Available	Credits likely	Additional Credit Potential	Meeting Notes 20/03/08	Action by
LE	1	Re use of land	One credit is awarded where evidence provided demonstrates that the footprint of the proposed development largely falls within the boundary of land previously developed.	1	1	0	Footprint of new build 100% on old car park	Robinsons
LE	2	Contaminated land	One credit is awarded where evidence provided demonstrates that the land used for the new development has, prior to development, been defined as contaminated, and where adequate remedial steps have been taken to decontaminate the site prior to construction.	1	0	1	Contamination identified and capping planned, need EA involvement/approval	GCM
LE	3	Ecological value of site AND Protection of ecological features	One credit is awarded where evidence provided demonstrates that the construction zone is defined as land of low ecological value and all existing features of ecological value will be fully protected from damage during site preparation and construction works.	1	1	0	Topo survey confirms zero eco value, need WDC site eco protection policies also included	WDC
LE	4	Mitigating ecological impact	**First Credit:** One credit is awarded where evidence provided demonstrates the change in ecological value of the site, as a result of development, is less than zero and equal to, or greater than, minus nine species, i.e. a small negative change. **Second Credit**: Two credist are awarded where evidence provided demonstrates there is no negative change in the ecological value of the site as a result of development, i.e. equal to, or greater than, zero species.	2	2	0	No change or +ve change in species levels likely as essentially 100% hard landscaping before, and enhanced after development.	Robinsons
LE	5	Enhancing site ecology	First Credit: One credit is awarded where evidence provided demonstrates that the design team (or client) has I) appointed a professional to advise and report on enhancing and protecting the ecological value of the site; and ii) implemented the professional's recommendations for general enhancement and protection for site ecology.Additional credits: Up to two credits are awarded where the first credit has been achieved and where evidence provided demonstrates a positive increase in the ecological value of the site.	3	0	2	Plan to hire ecologist (Thameside ?) to provde all BREEAM needs	WDC
LE	6	Long term impact on biodiversity	First Credit: One credit is awarded where evidence provided demonstrates that the client has committed to achieving the mandatory requirements and at least two of the additional requirements as listed in the credit Compliance Requirements. **Second Credit:** Two credits are awarded where evidence provided demonstrates that the client has committed to achieving the mandatory requirements and at least four of the additional requirements as listed in the credit Compliance Requirements.	2	0	1	Plan to hire ecologist (Thameside ?) to provde all BREEAM needs. Will also require WDC site enviro statements.	WDC
LE	7	Consultation with students and staff	One Credit is awarded where evidence provided demonstrates the design team consults with staff and pupils, to determine (i) their educational and social requirements for the school grounds, (ii) their ideas for the school ground's design and (iii) where the design team agrees to keep students and staff informed of how their ideas are built into the design.	1	0	1	Will do consultation on habitat garden etc in line with BREEAM needs	Robinsons/MCC
LE	8	Local wildlife partnerships	One Credit is awarded where evidence provided demonstrates the design team have set up a partnership with a local group that has wildlife expertise (e.g. the local wildlife trust).	1	0	1	Will check with local contacts for suitable group. Proposed working with Groundwork NW ? -	MCC/School
			Total	12	4	6		
		POLLUTION						
P	1	Refrigerant GWP - Building services	One credit is awarded where evidence provided demonstrates the use of refrigerants with a global warming potential (GWP) of less than 5 or where there are no refrigerants specified for use in building services.	1	0	1	Will aim for < 5kg refrigerant charge per unit, depends on ICT needs	GM
P	2	Preventing refrigerant leaks	One credit is awarded where evidence provided demonstrates that refrigerant leaks can be detected AND that the provision of automatic refrigerant pump down is made to a heat exchanger (or dedicated storage tanks) with isolation valves or where there are no refrigerants specified for the development.	1	0	1	May be option dependent on unit design	GM

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Credit		Category	Credit overview	Credits Available	Credits likely	Additional Credit Potential	Meeting Notes 20/03/08	Action by
P	4	Insulant ODP & GWP	One credit is awarded where evidence provided demonstrates that the specification of insulating materials avoids the use of substances with a global warming potential (GWP) of 5 or more in either manufacture or composition	1	0	1	Assuming blockwork, mineral wool to be used on walls. Foam spec on roof needs checking. Services/piping/water tanks will be spec'd to achieve credit needs.	GM - services Robinsons - building fabric
P	6	NOx emissions from heating source	Up to three credits are available, depending on the dry NOx emissions from space heating energy: 1 credit where dry NOx emissions are ≤100 mg/kWh (at 0% excess O2); 2 credits where dry NOx emissions are ≤70 mg/kWh (at 0% excess O2); 3 credits where dry NOx emissions are ≤40 mg/kWh delivered heating energy. **AND** where emissions from delivered water heating energy are 100 mg/kWh or less (at 0% excess O2).	3	0	0	High NOx on biomass heating, zero credits	GM
P	7	Flood risk	Two credits are awarded where evidence provided demonstrates that the assessed development is situated in a flood zone that is defined as having a low annual probability of flooding. **OR** One credit is awarded where evidence provided demonstrates that the assessed development is located in a zone defined as having a medium annual probability of flooding and the ground level of the building, car parking and access is above the design flood level for the site's location.**Additional credit:** Where evidence provided demonstrates that Sustainable Urban Drainage techniques are specified to minimise the risk of localised flooding, resulting from a loss of flood storage on site through development.	3	2	1	No flood risk assessment yet, but probably low risk. Possible SUDS planned on landscaping drainage.	GCM
P	8	Minimising watercourse pollution	One credit is awarded where evidence provided demonstrates that on site treatment such as oil separators/interceptors or filtration have been specified for areas at risk from pollution, i.e. vehicle manoeuvring areas, car parks, waste disposal facilities, delivery facilities or plant areas.	1	1	0	Interceptors planned	GCM
P	11	Renewable and low emission energy	First Credit: One credit is awarded where evidence provided demonstrates that a feasibility study considering renewable and low emission energy has been carried out and the results implemented.**Additional Credits:** Up to two credits are awarded where a percentage of total energy demand for the building/development is supplied from local renewable, or low emission energy, sources.	3	3	0	Feasability study will been done by WDC/Mark Pickens. Biomass likely to provide >15% of total energy load.	WDC/GM
P	12	Reduction of night time light pollution	One credit is awarded where evidence provided demonstrates that the external lighting design is in compliance with the guidance in the Institution of Lighting Engineers (ILE) Guidance notes for the reduction of obtrusive light, 2005.	1	1	0	In M&E spec	GM
			Total	14	7	4		