Etrop Court, Wythenshawe

BREEAM Retail
Pre-Assessment Summary Sheet
Revision A, 15 September 2008
Based on the BREEAM Retail 2006 Design and Procurement Criteria

Explanation of Scoring

Good Target	The Good Target is the BREEAM Assessor's recommended route to achieving a Good rating in the most feasible and cost effective way. The design team will need to integrate the full BREEAM requirements for these credits into the design to ensure this target is met.

Credit Title		CREDITS		Actionee	Summary of Requirements (Refer to the Halcrow Yolles BREEAM Briefing Document for the full requirements)	Comments/ Actions (Refer to the Halcrow Yolles BREEAM Briefing Document for standard clauses to insert into the appropriate place in the specification)
		Credits Available	Good Target			
MANAGEMENT						
M1	Commissioning	2	1	Prosurv	One credit is awarded if an appropriate project team member is appointed to monitor commissioning on behalf of the client, and all commissioning will be in line with current Building Regulations and CIBSE/BSRIA best practice guidelines, and commissioning of any complex systems such as mechanical ventilation systems, air conditioning or BMS shall be undertaken by a specialist commissioning agent. A second credit is awarded if seasonal commissioning is carried out during the first year of occupation (seasonal commissioning of complex systems must be by a specialist).	ACTION: Include in specification, and appoint commissioning monitor
M4	Considerate Constructors	2	2	Prosurv	One credit if the Contractor is contractually required to comply with the Considerate Constructors Scheme, with a score of at least 24 out of 40 and 3 in each section. The second credit is awarded if a CCS score of at least 32 out of 40 is required.	ACTION: Include in specification
M5	Construction Site Impacts	4	4	Prosurv	One credit is awarded if the main contract documents include a clause(s) requiring all temporary site timber (hoardings/formwork etc) to be FSC, CSA, SFI or PEFC certified, with evidence of full chain of custody, or re-used timber from another site. In addition, 3 credits are awarded if the contractor is required to adopt best practice site management policies regarding air and water pollution, monitoring of deliveries, energy and water use, monitoring and recycling of waste as per BREEAM Checklist A3 'Construction Site Impacts'.	ACTION: Include in specification
M7	Environmental Responsibility	1	1	Prosurv	Credit awarded if an appropriate individual is appointed to monitor and manage environmental responsibilities during the construction phase as per BREEAM guidelines. The individual should have sufficient authority to influence site based activities and for large projects must be based at site.	ACTION: Include in specification
M12	Building User Guide	1	1	Prosurv	Credit awarded if the specification includes a clause(s) to produce a separate 'building user guide' or stand-alone section of the O&M manuals giving non-technical information regarding the operation and environmental performance of the building for the building occupier and facilities staff. The contents of the guide must comply with the BREEAM guidelines for this credit.	ACTION: Include in specification
M13	Building User Education	1	1	Prosurv	Credit awarded if there is a commitment to provide training to the building occupants within 12 months after completion on the appropriate use of building controls and procedures to maintain efficient building operation and minimise operational environmental impacts.	ACTION: Include in specification
M18	Environmental Policy	1	1	St Modwen	Credit awarded if the developer has a formal company environmental policy, which has endorsement from senior company directors. The policy must address all issues stated in the BREEAM guidance and progress against policy objectives must be reported annually to staff and customers/clients. In addition, examples of how the policy is implemented at local level must be demonstrated.	It is believed St Modwen have a suitable environmental policy in place
M19	Environmental Purchasing Policy	1	0	Prosurv	Credit awarded if the Contractor has a formal environmental purchasing policy which has endorsement from senior directors, addresses all issues stated in the BREEAM guidelines and can demonstrate how it is implemented at local level.	This credit could be targeted, but this would limit the choice of Contractors

M22	Environmental Management System	2	0	Prosurv	One credit awarded if the developer has implemented an Environmental Management System (EMS) which is in compliance with BS 8555 2003 (1) and has reached phase four of the implementation stage and completed phase audits one to four as defined in BS 8555. Second credit awarded if the developer has an EMS that is third party certified to ISO14001/EMAS or equivalent.	It is understood that St Modwen do not have a suitable EMS in place
Sub-Total		**15**	**11**	One management credit= 1.00%		
Weighted Sub-Total		**15**	**11.00**			
HEALTH & WELLBEING						
HW1	Daylighting	2	0	Prosurv	One credit awarded if at least 35% of the sales and common floor area has an average daylight factor of 2% or more and a uniformity ratio of at least 0.4. Two credits awarded if 50% of the sales and common floor area has an average daylight factor of 2% or more and a uniformity ratio of at least 0.4. Spaces with glazed roofs must achieve a uniformity ratio of at least 0.7.	To gain these credits, specialist modelling would need to be carried out to determine whether units comply, and window areas may need to be amended accordingly
HW4	High Frequency Lighting	1	1	Prosurv	Credit awarded if high frequency ballasts will be installed on all fluorescent and compact fluorescent lamps to occupied areas.	The requirements are generally met as standard. ACTION: Include in specification
HW5	Internal & External Light Levels	1	1	Prosurv	Credit awarded if all internal lighting is specified in accordance with the appropriate maintained illuminance levels (in lux) recommended by the CIBSE Code for Lighting 2002 and its 2004 Addendum AND areas where computer screens are regularly used comply with CIBSE Lighting Guide 7 AND all external lighting complies with CIBSE Lighting Guide 6.	The requirements are generally met as standard. ACTION: Include in specification
HW9	Internal Air Pollution	1	0	N/A	Credit awarded if, for air conditioned and mixed mode buildings, air intakes are separated from air outlets by more than 10m and air intakes are over 20m from sources of air pollution such as roads or car parking. For naturally ventilated buildings, credit awarded if all openable windows are at least 10m from external sources of air pollution (such as roads or car parking).	Plans suggest that air intakes will be within 10m of roads/ car parking hence this credit is unachievable
HW11	Ventilation Rates	1	1	Prosurv	Credit awarded if each space within the development achieves the recommended minimum fresh air rates in line with CIBSE Guide B2 'Ventilation and Air-Conditioning'.	ACTION: Building services engineer to confirm
HW14	Thermal Comfort	1	0	Prosurv	Credit awarded if thermal modelling aimed at optimising thermal comfort (in line with BREEAM guidance notes) has been completed. The model must demonstrate that internal temperatures will be in line with CIBSE Guide A Section 1.3.	This credit may not be feasible for a shell only building
HW16	Microbial Contamination	1	1	Prosurv	Credit awarded if all water and HVAC systems are designed to meet HSE ACoP L8 "Legionnaires disease; The control of legionella bacteria in water systems" 2000 in order to minimise the risk of waterborne and airborne legionella.	The requirements are generally met as standard. ACTION: Include in specification
HW19	Safer Parking	1	0	AEW	Credit awarded of the car park is designed in accordance with the PARK MARK Safer Parking assessment guidance and achieves the PARK MARK Safer Parking Award prior to, or within three months of occupation.	
Sub-Total		**9**	**4**	One health and wellbeing credit= 1.67%		
Weighted Sub-Total		**15**	**6.67**			
ENERGY & TRANSPORT						
E1	Reduction of CO_2 Emissions	15	4	Prosurv	Up to 15 credits can be awarded based on % reductions in CO_2 emissions over and above that required for the 2006 Part L i.e. BREEAM % improvement= (BER-TER)/NER x 100% (for example for new builds 1 credit is awarded for a 1% reduction, 2 credits for a 2% reduction, 3 credits for a 4% reduction, 4 credits for a 6% reduction, 5 credits for a 8% reduction, up to 15 credits for a 70% reduction).	ACTION: Building services engineer to carry out initial SBEM calculations and advise on how to achieve at least 6% improvement.
E2	Sub-metering of Substantial Energy Uses	1	1	Prosurv	Credit awarded if the specification demonstrates the provision of direct sub-metering of substantive energy uses within the building, including separate sub-meters for space heating, humidification plant, cooling plant, major fans, lighting and small power (per floor plate), as applicable.	ACTION: Include in specification and show location of meters on drawings
E3	Sub-Metering Areas/Tenancy	1	1	Prosurv	Credit awarded if the specification demonstrates that each separate tenancy area and floor plate is separately sub-metered.	The requirements are generally met as standard. ACTION: Include in specification and show the location of meters on drawings
E4	External Lighting	1	1	Prosurv	Credit awarded if all external luminaires are controlled by either a time clock or daylight sensor AND lighting to car parks, access roads, flood and sign lighting has an efficacy of at least 70 lumens per circuit watt AND all external lighting of buildings, access ways and pathways has an efficacy of at least 50 lumens per circuit watt.	ACTION: Include in specification
T1	Provision of Public Transport	4	4	AEW	Up to four credits are awarded based on how far the nearest public transport node is and the frequency of service to and from the local urban centre. For example, to gain one credit a public transport node must be within 500m of the building entrance with a service frequency at least every 25 minutes. 4 credits awarded if the node is within 400m of the building entrance with a 5 min frequency.	As the development is adjacent to the bus station it is assumed that the requirements for 4 credits will be met

T5	Cyclist Facilities	2	2	AEW	*For large standalone retail developments and developments with dedicated parking or external areas:* First credit awarded if well lit and covered cycle racks is provided for 5% of the total number of customer car parking spaces (excluding disabled and mother and baby spaces where provided), subject to a minimum of 10, plus 10% of the total number of staff estimated to be employed in the development. *For small retail units that form part of a larger retail focused community:* First credit awarded if well lit and covered cycle facilities with pedestrian access are provided and are within a 250m radius of the main shop entrance and in view of shops and passers by. Second credit awarded if two of the following are provided in line with the BREEAM requirements: provision of changing facilities and lockers for staff use, one shower for every 10 cycle storage racks for staff use and/or drying space for wet clothes for staff use.	Plans show provision of 8 racks, which as long as there is enough space between the racks, could potentially lock 16 cycles. ACTION: Amend specification to ensure racks ate covered, and lit in accordance with BS5489 part 1. Amend drawings and specification to incorporate a shower, changing facility and lockers.
T6	Pedestrian and Cyclist Safety	2	1	AEW	One credit awarded if dedicated cycle lanes leading from the site entrance to on-site cyclist facilities exist and meet the requirements listed in the BREEAM guidance. One credit awarded if pedestrian routes form a direct route onto and off the site and meet the requirements listed in the BREEAM guidance.	ACTION: Architect to review
T8	Travel Plan	1	1	Prosurv	Credit awarded if a travel plan is developed, based on the findings of a site specific transport assessment, and tailored to the specific needs of the users and meets all of the BREEAM requirements listed in the guidance notes.	ACTION: Transport planner will need to be appointed.
T10	Travel Information Space	2	1	AEW	One credit awarded if there is a dedicated and secure space for the provision of public transport information and the space is adequately signed at its point of use and throughout publicly accessible areas of development. Second credit awarded if a real-time passenger information system is available, adequately signed.	The development is within 250m of the bus station, which could qualify as a travel information space. It is assumed that signage to the bus station will be provided. ACTION- Show signage on plans
Sub-Total		**29**	**16**	One energy and transport credit= 0.86%		
Weighted Sub-Total		**25**	**13.79**			
WATER						
W1	Water Consumption	3	2	Prosurv	Up to 3 credits can be awarded. One credit if all WCs have a 6/4 litre dual flush. Two credits if all WCs have a 4/2 litre dual flush. A third credit can be awarded if 2 of the following are specified: all wash hand basin taps are either timed turn off push taps, electronic sensor taps, spray taps or aerating taps, showers have a flow rate of 9 litres or less per minute at a 1.5 bar pressure and/or all urinals are either infra-red proximity detection with controls on each individual urinal or are waterless.	ACTION: Include in specification
W2	Water Meter	1	1	Prosurv	Credit awarded if a water meter with a pulsed output is specified on the mains to each building. For building with multiple retail units, separate pulsed meters are required for each tenanted area, common areas and service areas . For retail parks a pulsed water meter is specified on the supply to each retail unit.	ACTION: Include in specification
W3	Major Leak Detection	1	0	Prosurv	Credit awarded if a BREEAM-compliant water leak detection system is installed capable of identifying major leaks both within the building and between the building and the site boundary covering all mains water supplies.	
W4	Sanitary Supply Shut Off	1	1	Prosurv	Credit awarded if solenoid shut off valves are specified for all urinals and WC's, controlled by proximity sensors.	ACTION: Include in specification
W5	Water Recycling	2	0	Prosurv	2 credits awarded if any of the following are specified: - a rainwater collection tank sized to collect at least 50% of either the total predicted rainwater run off from roof areas or the total predicted flushing demand or - where waste water from wash hand basins and showers is collected from 80% or more of fittings and recycled to (partially) meet flushing demand or where waste water collection and storage facilities are sized to meet all flushing demand where demand can be matched by waste water supply or - a combination of greywater and rainwater collection that meets at least 50% of either total flushing demand or toilet flushing and irrigation of planting and landscaping demand.	
Sub-Total		**8**	**4**	One water credit= 0.63%		
Weighted Sub-Total		**5**	**2.50**			
MATERIALS & WASTE						
MW1	Major Building Elements	4	2	AEW	Up to four credits may be awarded if the external walls, windows, roof and upper floor slabs have an 'A rating', as defined in the Green Guide to Specification. Credits determined via the BREEAM spreadsheet tool which requires the area of each element.	It is assumed that the roof and some of the external wall will be A rated constructions, as per the Haletop scheme.
MW2	Hard Landscaping and Boundary Protection	1	0	AEW	Credit awarded if at least 80% of all external hard landscaping and boundary protection (by area) achieves an A rating as defined by the Green Guide to Specification.	Car park is asphalt which is C rated therefore it is thought this credit is not feasible

MW4	Low Impact Paints and Vanishes	1	1	Prosurv	Credit awarded if at least 80% (by volume or decorated area) of all paints and varnishes specified for internal decorative and durability purposes have either a European Eco-label or achieve an A rating as defined in the BRE Green Guide to Specification.	ACTION: Include in specification
MW5	Re-use of Façade	1	0	N/A	Credit awarded where 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. Note this credit is not achievable for new builds.	Credit not feasible as new build
MW6	Re-use of Building Structure	1	0	N/A	Credit awarded where the 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 of at least 50% of the final structure's volume. Note this credit is not achievable for new builds.	Credit not feasible as new build
MW7	Recycled Aggregate	1	0	Prosurv	Credit awarded where the amount of reused aggregate specified is at least 25% (by weight) of the 'high grade' aggregate used. 'High grade' aggregate is defined as that used in the structural frame, floor-slabs, asphalt road surfaces, gravel landscaping and site-derived masonry as hardcore under ground floor slabs, site roads and car parking. Recycled aggregates must be obtained on site or within a 30km radius or from non construction industrial by-products such as crushed glass pellets.	Potential sources and applications for recycled aggregates should be investigated.
MW8	Responsible Sourcing of Materials	3	0	N/A	Up to three credits awarded if materials used in key building elements are responsibly sourced as outlined in the BREEAM guidance. This requires that certified timber is procured, and other materials come from manufacturers with ISO14001 or EMAS accreditation.	The feasibility of this credit could be further investigated, but is generally considered hard to achieve as many suppliers do not have the required accreditation.
MW10	Designing for Robustness	1	1	AEW	Credit awarded if suitable durability measures are provided to vulnerable parts of the building such as bollards, barriers, raised kerbs, robust external wall construction, corridor walls specified to SD BS 5234-2, protection rails to walls of corridors, kick plates on doors and hard wearing, easily washable floors.	ACTION: Amend drawings and specification to show appropriate durability measures
MW13	Storage of Retailer Recyclable Waste	1	1	AEW	Credit awarded if dedicated space is provided for the separation and storage for 6 types of retail generated recyclable waste materials (such as paper, cardboard, packaging, plastics, glass, batteries, timber, fluorescent lamps, vegetable and mineral oils). For service providers, at least $2m^2$ per $1000m^2$ net floor area. For shopping centres or retail parks, sufficient space must be provided for each tenant. Smaller tenants may use centralised facilities but large units must have their own dedicated facilities.	ACTION: Amend drawings and specification
MW14	Storage of Household Recyclable Waste	1	0	AEW	Credit awarded if there is an dedicated area on site for the storage and collection for 6 types of customers household recyclable materials (e.g. glass, plastic, aluminium, cardboard, paper, textiles). The space for these facilities' must be accessible to customers, providing dedicated parking and unloading spaces and localised lighting.	The feasibility of this credit could be further investigated
MW17	Composting	1	0	N/A	Credit awarded if either there is a composting vessel on site for the storage of organic waste/material or there is a dedicated space for organic waste to be stored prior to removal and composting at an alternative site.	The feasibility of this credit could be further investigated
Sub-Total		**16**	**5**	One materials and waste credit= 0.63%		
Weighted Sub-Total		**10**	**3.13**			
LAND USE & ECOLOGY						
LE1	Re use of Land	1	1	AEW	Credit awarded where at least 75% of the proposed development's footprint is on an area of land that has been developed or used for industrial purposes in the last 50 years.	It has been assumed that the 75% of the site was previously developed; please confirm.
LE2	Contaminated Land	1	0	N/A	Credit awarded if the site is confirmed to be contaminated and has been decontaminated prior to construction.	It has been assumed that the site is not contaminated.
LE3	Ecological Value of Land and Protection of Ecological Features	1	1	AEW	Credit awarded if the construction zone is defined as being of 'low ecological value' by an ecologist, or using the BREEAM Checklist A4. All existing features of ecological value (including trees, hedges and watercourses) outside the construction zone must be fully protected from damage during site preparation and construction works, as per BREEAM guidance.	It has been assumed that there are no features of ecological value on the site; please provide completed checklist A4
LE4	Mitigating Ecological Impact	2	2	AEW	One credit is awarded if the estimated change in ecological value (as calculated using the BREEAM Ecology Calculator) is between -9 and 0. Two credits are awarded if the change in ecological value is 0 or more. Depending on the nature of the land prior to development, an ecologist may need to be appointed to gain these credits.	It has been assumed that there are no features of ecological value on the site; please confirm
LE5	Enhancing Site Ecology	3	0	N/A	One credit is awarded if an Ecologist advises on ecological protection and enhancement measures and the developer implements all recommendations. A second credit is awarded if a positive increase in the ecological value of the site of up to 6 species is demonstrated (using the BREEAM Ecology Calculator). A third credit is awarded if a positive increase in the ecological value of 6 or more species is demonstrated.	

LE6	Long Term Impact on Biodiversity	2	0	N/A	One credit is awarded if an Ecological Consultant produces a suitable 5 year ecological management plan and confirms that all relevant legislation (highlighted in their existing report) has been complied with. In addition, at least 2 'additional requirements' of the BREEAM guidance must be complied with. A second credit is awarded if four of the 'additional requirements' are met as outlined in the BREEAM guidance notes.	
Sub-Total		**10**	**4**	One land use and ecology credit= 1.50%		
Weighted Sub-Total		**15**	**6.00**			
POLLUTION						
P4	Insulant GWP	1	1	AEW and Prosurv	Credit is awarded if all insulation has a Global Warming Potential (GWP) of less than 5 and an Ozone Depleting Potential (ODP) of zero. This applies to all insulation including that used in the building fabric (walls, roof, floor, window frames, doors, cavity closure and lintels etc), building services (refrigerant pipework, ductwork, water tanks, water pipework etc) and internal sound proofing.	ACTION: Include in specification
P7	Minimising Flood Risk	3	2	Prosurv	Up to 3 credits can be awarded depending on the probability of flooding of the site, and the percentage attenuation of peak runoff rates provided by SUDs. For example, two credits are awarded the if the building is located in a zone defined as having a low annual probability of flooding and a third credit is awarded if Sustainable Urban Drainage techniques are specified to attenuate peak runoff rates by 50% during a design storm event.	EA flood risk map confirms that the development is of low flood risk.
P8	Minimising Watercourse Pollution	1	1	Prosurv	Credit awarded if adequate measures are specified to prevent watercourse pollution such as oil/petrol interceptors, soakaways, porous paving. The Environment Agency or Local Authority should confirm in writing that they are content with proposals.	ACTION: Appoint Engineer to advise. Include in specification.
P11	Renewable and Low Emission Energy	3	0	N/A	One credit is awarded if a renewable and low emission energy feasibility study has been undertaken and the results implemented. Up to 2 credits are awarded if 10% of total energy consumption is provided by on-site local renewable sources and up to 3 credits if 15%.	
P12	Reduction of Light Pollution	1	1	Prosurv	Credit awarded if the external lighting complies with the ILE Guidance notes for reduction of obtrusive light (2005) and can be automatically switched off between 2300 and 0700. Any safety or security lighting on during these hours should comply with lower levels of lighting recommended by the ILE guidance.	ACTION: Include suitable measures in specification
P13	Noise Attenuation	1	1	Prosurv	Credit awarded if a noise assessment is carried out in compliance with BS 4142:1997 to demonstrate that sources of noise from the development do not give rise to the likelihood of complaints from existing noise sensitive premises, amenity or wildlife areas that are within the locality of the site. If the noise from the site/building is greater than 5dB than the background noise level then suitable noise attenuation measures must be specified.	ACTION: Appoint an acoustician to carry out a noise impact assessment
Sub-Total		**10**	**6**	One pollution credit= 1.50%		
Weighted Sub-Total		**15**	**9.00**			

TOTALS

Good Target	**52.08**
Total required for 'Pass'	**35**
Total Required for 'Good'	**50**
Total required for 'Very Good'	**60**
Total required for 'Excellent'	**70**

PROJECT TEAM KEY:

Developer- St Modwen
QS/ Project Managers- Prosurv
Architect- AEW Consult Architects

Completed by: LAS Date: 15 September 2008

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