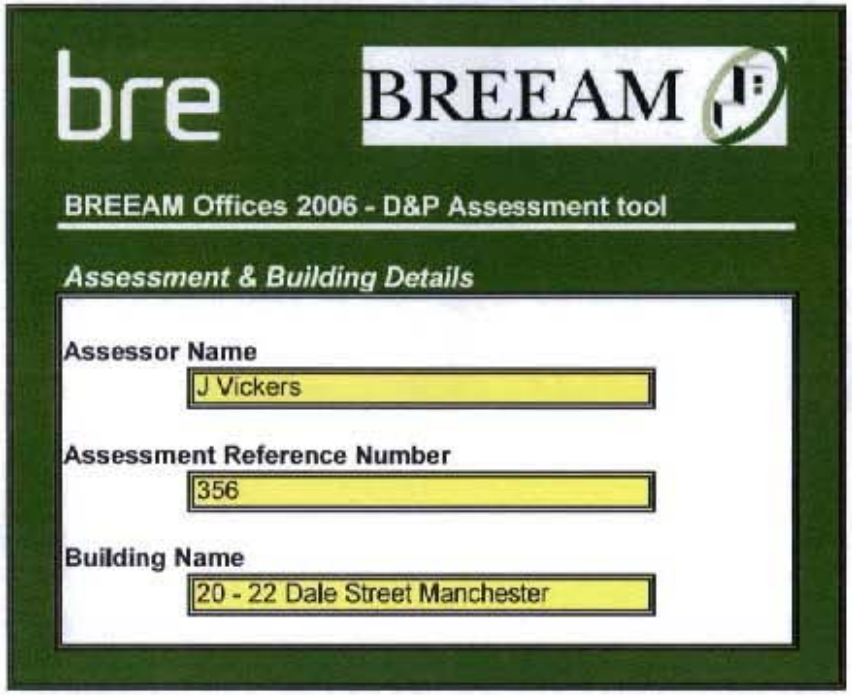
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BREEAM
BREEAM Offices 2006 - D&P Assessment tool
Assessment & Building Details
Assessor Name
J Vickers
Assessment Reference Number
356
Building Name
20 - 22 Dale Street Manchester

Credit ref	Credit title	Credit Criteria	Number of credits achieved	Number of credits available
Management Section				
M1	Commissioning	**First credit:** 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:** 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
M4	Considerate Constructors	**First credit:** Where evidence provided demonstrates that there is a commitment to comply with best practice site management principles. **Second credit:** Where evidence provided demonstrates that there is a commitment to go significantly beyond best practice site management principles.	1	2
M5	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. Use the BREEAM calculators to determine the number of credits achieved Please input the number of points achieved from the Construction Site Impacts calculator	1	4
M12	Building Users 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

Health & Wellbeing Section

HW1	Daylighting	One credit is awarded where evidence provided demonstrates that at least 80% of net lettable office floor area is adequately daylit.	0	1
HW2	View Out	One credit is awarded where evidence provided demonstrates that all desks are within a 7m radius of a window.	0	1
HW3	Glare Control	One credit is awarded where evidence provided demonstrates that an occupant controlled glare control system (e.g. internal or external blinds) is fitted.	1	1
HW4	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
HW5	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
HW6	Lighting Zones	One credit is awarded where evidence provided demonstrates that lighting, in all occupied areas, is zoned to allow separate control.	1	1
HW8	Potential for Natural Ventilation	One credit is awarded where evidence provided demonstrates that external façade windows to all occupied areas are openable and at least on opposite sides for accommodation over 7m deep. The openable area should be equivalent to 5% of the gross floor area of the building. This should have an even distribution across the office area so as to promote adequate cross ventilation.	0	1

HW9	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.	0	1
HW11	Ventilation Rates	One credit is awarded where evidence provided demonstrates that each space within the development achieves recommended minimum fresh air rates	0	1
HW14	Thermal Comfort	One credit is awarded where evidence provided demonstrates that thermal comfort levels are assessed at design stage, this is used to evaluate appropriate servicing options, and appropriate thermal comfort levels are achieved.	0	1
HW15	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	1
HW16	Microbial Contamination	One credit is awarded where evidence provided demonstrates that the risk of waterborne and airborne legionella contamination has been minimised. **AND** One credit is awarded where evidence provided demonstrates that no humidification is present , or only steam humidification is provided.	1	1
HW17	Acoustic Performance	Where evidence provided demonstrates that the building design can be shown to achieve indoor ambient noise levels that fall within the following ranges in occupied offices: a) 35-40dB LAeqT in small offices b) 40-45dB LAeqT in medium offices c) 45-50dB LAeqT in large offices	0	1

Energy Section

E1	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 CO_2 emissions as set out in the Building Regulations. ENTER the percentage improvement over 2005 Building Regulation requirement:	0	15
E2	Sub-metering of Substantial Energy Uses	One credit is awarded where evidence is provided to demonstrate the provision of direct sub-metering of substantive energy uses within the building.	1	1
E3	Sub-metering of Areas/Tenancy	One credit is awarded where evidence provided demonstrates sub-metering of energy use by tenancy/areas is installed within the building.	1	1
E4	External Lighting	One credit is awarded where evidence provided demonstrates energy efficient external luminaires are specified and all light fittings controlled for the presence of daylight.	1	1

Transport Section

T1	Provision of Public Transport	**First Credit:** One credit is awarded where evidence provided demonstrates good access is available to and from public transport networks for commuting. **Second Credit:** One credit is awarded where evidence provided demonstrates there is good access to and from public transport networks for business travel.	2	2
T2	Transport CO_2	Up to ten credits are available on the basis of net CO_2 emissions resulting from commuting. Using the BREEAM calculators ENTER CO_2 emissions (kg/person/year) =	10	10
T5	Cyclist Facilities	**First credit:** Where evidence provided demonstrates that there is adequate provision of covered, secure and well lit cycle racks and showers.	0	1
		Second credit: Where in addition to the above, evidence provided demonstrates adequate provision of changing facilities and lockers for clothes or a dedicated drying space for wet clothes.	0	1
T8	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.	0	1

Water Section				
W1	Water Consumption	Up to three credits can be awarded on the basis of the predicted potable water consumption for sanitary use within the building. Using the BREEAM calculators ENTER consumption in m^3/person/year =	2	3
W2	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.	0	1
W3	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.	0	1
W4	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.	0	1

Materials Section				
MW1	Materials Specification - Major Building Elements	Up to four credits are available where evidence provided demonstrates that the major building elements specified have an 'A rating', as defined in the Green Guide to Specification.	4	4
MW3	Floor Finishes	One credit is awarded where evidence provided demonstrates that carpets and other floor finishes are specified by the future occupant or, in tenant areas of speculative buildings, where carpets or floor finishes are installed in a limited show area only.	1	1
MW5	Reuse 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	1
MW6	Reuse 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	1

MW7	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	1
MW8	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.	0	3
MW12	Storage of Recyclable Waste	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).	1	1

Land Use & Ecology

LE1	Reuse 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
LE2	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.	0	1
LE3	Ecological Value of Land 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
LE4	Mitigating Ecological Impacts	**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:** Once credit is 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
		Using the BREEAM calculators ENTER Change in Ecological Value =		
LE5	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.	1	1
		Additional credits: Up to two credits are awarded where in addition to the above, evidence provided demonstrates a positive increase in the ecological value of the site.	1	2
LE6	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:** One credit is 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	2

Pollution Section

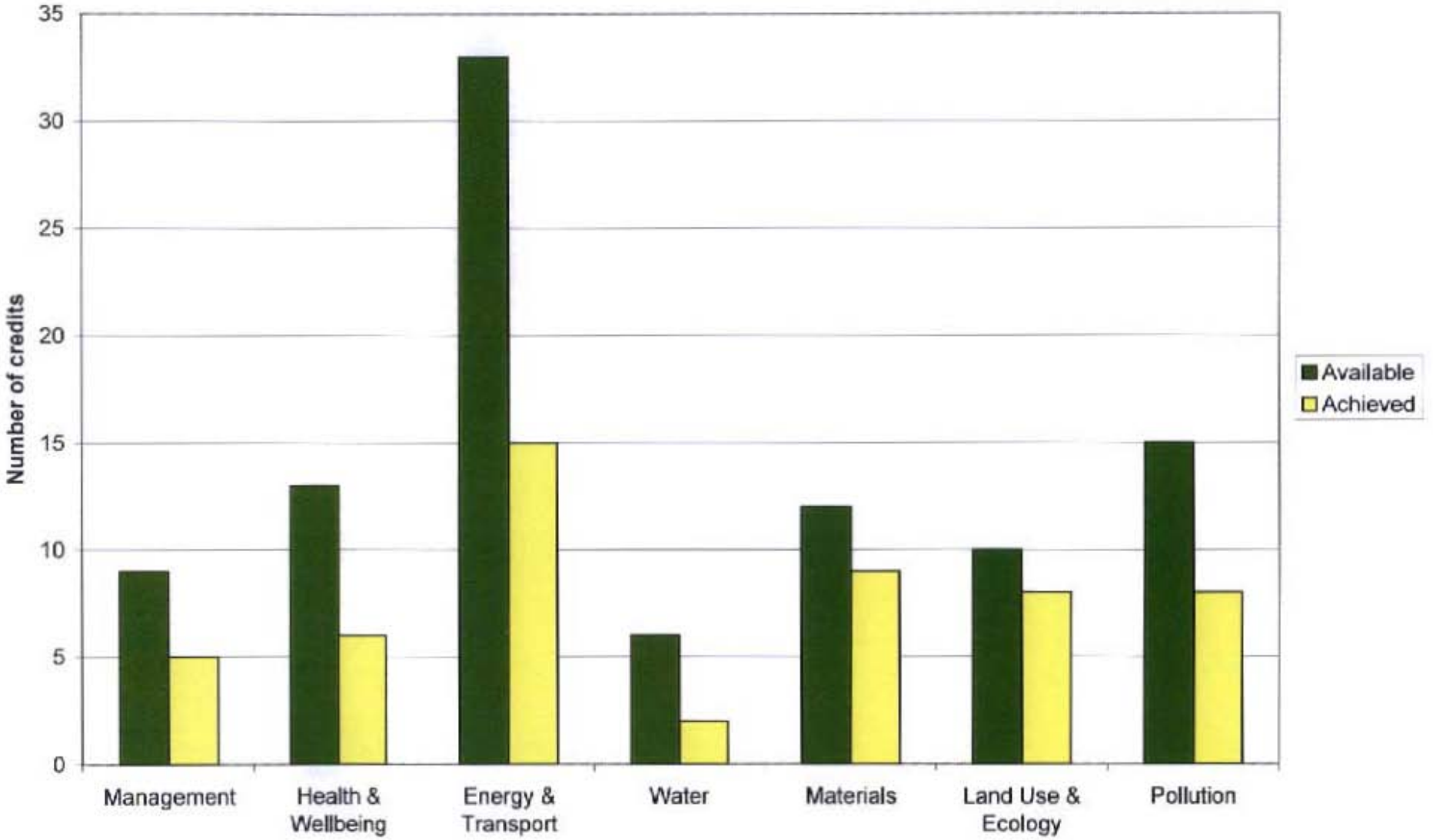
P1	Refrigerant GWP - Building Services	Where evidence provided demonstrates the use of refrigerants with a global warming potential (GWP) of less than 5 or where there are no refrigerants specified for use in building services.	1	1
P2	Preventing Refrigerant Leaks	**First Credit:** One credit is awarded where evidence provided demonstrates that refrigerant leaks can be detected or where there are no refrigerants specified for use in the building or development. **Second Credit:** One credit is awarded where evidence provided demonstrates 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.	2	2
P4	Insulant 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	1
P6	NOx Emissions of Heating Source	Up to three credits available, depending on the dry NOx emissions from delivered 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 (at 0% excess O2). ENTER NOx emission rate (mg/kWh) =	1	3
P7	Flood Risk / Water Run-off	Two credits are awarded where evidence provided demonstrates that the assessed development is situated in a flood zone that is defined as having a <u>low annual probability</u> 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.	2	2
		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.	0	1

P8	Minimising Water Course 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.	0	1
P11	Renewable & Low Emission Energy	**First Credit:** Once credits is awarded where evidence provided demonstrates that a feasibility study considering renewable and low emission energy has been carried out and the results implemented.	0	1
		Additional Credits: Up to two credits are awarded where the first credit is achieved and where evidence provided demonstrates that a percentage of total energy demand for the building/development is supplied from local renewable, or low emission energy, sources.	0	2
P12	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

BREEAM Rating:	20 - 22 Dale Street Manc	Very Good

Core & Design & Procurement Credit Allocation Table					
Overall Credit Allocation	Env Weighting	Available	Achieved	Percentage section credits achieved	Overall Weighted Percentage
Management	15%	9	5	55.56%	8.33%
Health & Wellbeing	15%	13	6	46.15%	6.92%
Energy		18	3	16.67%	
Transport		15	12	80.00%	
Energy & Transport	25%	33	15	45.45%	11.36%
Water	5%	6	2	33.33%	1.67%
Materials	10%	12	9	75.00%	7.50%
Land Use & Ecology	15%	10	8	80.00%	12.00%
Pollution	15%	15	8	53.33%	8.00%
				Totals	55.79%

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


35
30
25
20
15
10
5
0
Number of credits
Available
Achieved
Management
Health & Wellbeing
Energy & Transport
Water
Materials
Land Use & Ecology
Pollution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