BREEAM 2011 New Construction Pre-Assessment Estimator

Building details

Building name	Ward Hall, Xaverian College	
Building type (main description)	Education	*
Building type (sub-group)	Education - Further Education/Vocational College	*
Project type	Major Refurbishment (fully fitted)	*
Will the building be heated and/or cooled?	Yes	*
If applicable, does this industrial building have a heated or cooled operational area?	Option not applicable to building type	
Commercial/industrial refrigeration and storage systems	No	*
Internal or external planting and/or soft landscaping	Yes	*
Building user transportation systems (lifts and/or escalators)	Yes	*
Laboratory function/area and size category	No laboratory	*
Laboratory containment level	No laboratory	*
Fume cupboard(s) and/or other containment devices	No	*
Vehicle Wash System	No	*
If applicable, will this healthcare building house inpatients?	Option not applicable to building type	
If applicable, does this industrial building have an office area?	Option not applicable to building type	

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Building name	Ward Hall, Xaverian College
Indicative building score (%)	56.16%
Indicative BREEAM rating	Pre-Assessment result indicates potential for BREEAM Very Good rating
Indicative minimum standards level achieved	Pre-Assessment result indicates the minimum standards for Very Good level

MANAGEMENT — Section Weighting 12.00% — Indicative Section Score 5.45%

Man01 Sustainable Procurement

No. of BREEAM credits available	8	Available contribution to overall score	4.36%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will roles, responsibilities and a training schedule be defined in accordance with BREEAM?	Yes	1	1
Will a BREEAM AP be appointed at RIBA stage A/B and performance targets contractually agreed?	No	1	0
Will a BREEAM AP be appointed to monitor and report progress during RIBA stage B-E ?	No	1	0
Willa BREEAM AP be appointed to monitor and report progress during RIBA stage F-L?	No	1	0
Will a thermographic survey be conducted and any defects uncovered remedied?	Yes	1	1
Will compliant commissioning of building services be carried out?	Yes	1	1
Will compliant seasonal commissioning of building services be carried out?	No	1	0
Will water/energy consumption data be recorded and aftercare support provided for 12 months?	Yes	1	0
Will water/energy consumption be recorded/reported for 3 years post construction?	No	1	0

Total indicative BREEAM credits achieved	3
Total indicative contribution to overall building score	1.64%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

Although only 1 credit is required for BREEAM Very Good, it is thought that at least 4 credits will be awarded. It is assumed that credits will be awarded for the allocation of roles, responsibilities and a training schedule from RIBA stage B, as defined in the BREEAM Guidance. In addition it is assumed that a thermographic survey shall be carried out and any defects remedied. Further credits will be awarded where there is compliance commissioning of building services and for the monitoring or water and energy consumption for 12 months post construction. Further credits are available, if necessary, where water / energy consumption is monitored for 3 years post construction, and where a BREEAM AP is appointed.

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Man02 Responsible Construction Practices

No. of BREEAM credits available	2	Available contribution to overall score	1.09%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Pre-Assessment question/criteria

Which considerate construction scheme will be used or required to be used by the principal contractor?	Considerate Constructors Scheme
For the required scheme, what will be the target performance level set for the site/contractor?	A CCS score between 24 and 31.5

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.55%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Excellent level

Comments/notes:

The development will be registered with the Considerate Constructors Scheme. As a minimum, the scheme will comply with best practice in order to achieve at least 1 credit under Man 02.

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Man03 Construction Site Impacts

No. of BREEAM credits available	5	Available contribution to overall score	2.73%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will site energy consumption be metered/monitored?	Yes	1	1
Will site water consumption be metered/monitored?	Yes	1	1
Will the transport of construction materials and waste to/from site be measured/monitored?	Yes	1	1
Will timber be sourced in accordance with the Government's Timber Procurement Policy?	Yes	1	1
Will/does the principal contractor operate a compliant Environmental Management System?	No	1	0
Will the principal contractor adopt best practice pollution prevention policies & procedures?	No		

Total indicative BREEAM credits achieved	4
Total indicative contribution to overall building score	2.18%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

It is thought that at least 4 credits will be awarded for monitoring / metering site energy use, water consumption and measurement/monitoring of transport of construction materials and waste to and from the site. In addition, the contractor/developer must be able to provide evidence to confirm that all timber used has been sourced in accordance with the Government's Timber Procurement Policy. A further 1 credit is available where the principal contractor operates a compliant EMS and adopts best practice pollution prevention policies and procedures.

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Man04 Stakeholder Participation

No. of BREEAM credits available	4	Available contribution to overall score	2.18%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will an appropriate level of consultation activities be undertaken?	No	1	0
Will an access statement be developed and appropriate building user facilities provided?	Yes	1	1
Will building user guides and relevant user information be provided?	Yes	1	1
Will a post occupancy evaluation assessment be undertaken and information disseminated?	No	1	0

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	1.09%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

It is assumed that credits will be awarded where the building has been designed to be inclusive and accessible, as defined in the BREEAM guidance, and for the provision of a compliant building user guide. Further credits are available where, during the preparation of the brief, all relevant parties and relevant bodies are identified and consulted by the design team and the consultation findings then have influence on the design, and where a post occupancy evaluation is undertaken one year after completion.

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Man05 Life cycle cost and service life planning

No. of BREEAM credits available	3	Available contribution to overall score	1.64%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will a feasibility stage Life Cycle Cost (LCC) analysis be commissioned and completed?	No	1	0
Will a strategic and system level LCC be commissioned and completed?	No	1	0
Will a technical design LCC to be commissioned and completed?	No	1	0

Total indicative BREEAM credits achieved	0
Total indicative contribution to overall building score	0.00%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

These credits are awarded for life cycle costing and service life planning in order to improve design, specification and through-life maintenance and operation. At this stage it has been assumed that these credits will not be sought.

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HEALTH & WELLBEING	Section Weighting	15.00%	Indicative Section Score	9.64%

Hea01 Visual Comfort

No. of BREEAM credits available	3	Available contribution to overall score	3.21%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will all fluorescent lamps be fitted with high frequency ballasts?	Yes	N/A	N/A
Will all relevant building areas be designed to achieve the appropriate daylight factor(s)?	Yes	1	1
Will the design provide adequate glare control and view out for building users?	Yes	1	1
Will internal/external lighting be specified in accordance with the relevant CIBSE Guides/British Standards?	Yes	1	1
Will all relevant building areas be designed to achieve exemplary level daylight factor(s)?	No	1	0

Total indicative BREEAM credits achieved	3
Total indicative contribution to overall building score	3.21%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

It is a pre-requisite for all BREEAM levels that any fluorescent and compact fluorescent lamps be fitted with high frequency ballasts. In addition, it is thought that at least 80% of all occupied areas (rooms that are likely to be occupied for at least 30 minutes at a time) will achieve a daylight factor of at least 2% to secure 1 credit. In addition for designing out the potential for disabling glare, all relevant areas will have a 'view out' (i.e. all relevant buildings areas will be within 7m of a wall which has a window which is at least 20% of the surrounding wall area). Finally, all internal and external lighting will be specified in accordance with the relevant standards, as described in the BREEAM guidance, and appropriate zoning / occupant controls put in place.

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Hea02 Indoor Air Quality

No. of BREEAM credits available	4	Available contribution to overall score	4.29%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will an air quality plan be produced?	No	1	0
Will the building be designed to minimise sources of internal air pollution?	No		
Will the relevant products be specified to meet the VOC testing and emission levels required?	No	1	0
Will formaldehyde and total VOC levels be measured post construction?	No	1	0
Will the building be designed to, or have the potential to provide, natural ventilation?	No	1	0

Total indicative BREEAM credits achieved	0
Total indicative contribution to overall building score	0.00%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

At this stage it is assumed that an indoor air quality plan will not be produced, although these credits may be sought if required. Although relevant products (paints, adhesives etc) specified may meeting the relevant testing and emissions level requirements, without the provision of the air quality plan these credits may not be awarded. The extension has not been designed with the potential to provide natural ventilation.

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Hea03 Thermal Comfort

No. of BREEAM credits available	2	Available contribution to overall score	2.14%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will thermal modelling of the design be carried out?	Yes	1	1
Will the modelling inform the development of a thermal zoning and control strategy?	Yes	1	1

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	2.14%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Credits will be provided where thermal modelling has been carried out using software in accordance with CIBSE AM11 Building Energy and Environmental Modelling, and where this modelling demonstrates that the building design and services strategy can deliver thermal comfort levels in occupied spaces in accordance with the criteria set out in the relevant industry standards (e.g. CIBSE Guide A Environmental Design). The second credit is awarded where the thermal modelling analysis has informed the temperature control strategy for the building and its users.

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Hea04 Water Quality

No. of BREEAM credits available	1	Available contribution to overall score	1.07%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will all water systems be designed to comply with the relevant HSE Approved Code of Practice and Guidance?	Yes	1	1
Where humidification is to be provided, will a failsafe humidification system be specified?	N/A		
Will a wholesome supply of accessible, clean and fresh drinking water be supplied for building users?	Yes		

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	1.07%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

These credits are awarded where water systems in both the new extension and existing building are designed in compliance with the measures outlined in the Health and Safety Executive's "Legionnaires' disease - The control of legionella bacteria in water systems". Approved Code of Practice and Guidance, 20001 and, where relevant, other industry/sector best practice guidance. In addition, building occupants will be provided with a wholesome supply of accessible, clean and fresh drinking water as follows:
(a) Educational buildings: chilled, mains-fed point-of-use water coolers accessible throughout the day; provision in safe and convenient locations; one compliant point-of-use water cooler is provided for every 200 building users, subject to a minimum of one water cooler being provided for any building with less than 200 building users; all coolers must be attached to both the wall and the floor to prevent vandalism, and contain security covers to protect all water and electrical connections.
(b) Permanently staffed buildings/office areas: chilled, mains-fed point-of-use water supply or point-of-use water coolers; provision in each staff kitchenette, or in a suitable location on each floor level, and in a staff canteen (if provided)

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Hea05 Acoustic Performance

No. of BREEAM credits available	2	Available contribution to overall score	2.14%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will/has a suitably qualified acoustician be appointed to provide appropriate design advice?	Yes		
Will the building meet the relevant acoustic performance standards and testing requirements?	Yes	2	1

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	1.07%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

In order to achieve BREEAM Very Good it is mandatory that a suitably qualified acoustician is appointed by the client at the appropriate stage of the project to provide early advice on influencing outline design solutions to external sources of noise impacting the chosen site, site layout and zoning of the building for good acoustics, acoustic requirements for users with special hearing and communication needs and acoustic treatment of different zones and facades. It is thought that at least 1 credit will then be provided for meeting the relevant acoustic performance standards and testing requirements for the various function areas, as detailed in the BREEAM guidance.

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Hea06 Safety and Security

No. of BREEAM credits available	2	Available contribution to overall score	2.14%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Where external site areas are present, will safe access be designed for pedestrians and cyclists?	Yes	1	1
Will a suitably qualified security consultant be appointed and security considerations accounted for?	Yes	1	1

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	2.14%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

External site areas will comply with BREEAM 'safe access' criteria (e.g. provision of compliant cycle lanes and footpaths). The second credit will be awarded where the project team have accounted for security considerations in the new building design and site layout through consultation with a suitably qualified security consultant.

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ENERGY	Section Weighting	19.00%	Indicative Section Score	7.74%

Ene01 Reduction of CO_2 Emissions

No. of BREEAM credits available	15	Available contribution to overall score	10.56%
No. of BREEAM innovation credits available	5	Minimum standards applicable	Yes

How do you wish to assess the number of BREEAM credits achieved for this issue?	Define a target number of BREEAM credits achieved		
Select the target number of BREEAM credits for the Ene01 issue	5	BREEAM Innovation credits	

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Total indicative BREEAM credits achieved	5
Total indicative contribution to overall building score	3.52%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Very Good level

Comments/notes:

At this early stage it is assumed that at least 5 credits will be awarded. This requires a performance improvement progressively better than the notional building level (as defined in the 2010 version of the Building Regulations, Part L2a).

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Ene02 Energy Monitoring

No. of BREEAM credits available	2	Available contribution to overall score	1.41%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will a BMS or sub-meters be specified to monitor energy use from major building services systems?	Yes	1	1
Will a BMS or sub-meters be specified to monitor energy use by tenant/building function areas?	No	1	0

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.70%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

In order to achieve BREEAM Very Good the following major energy consuming systems (where present) must be monitored using either a Building Energy Management System (BEMS) or separate accessible energy sub-meters with a pulsed output to enable future connection to a BEMS: space heating; domestic hot water; humidification; cooling; fans (major); lighting; small power (lighting and small power can be on the same sub-meter where supplies are taken at each floor/department) and any other major energy-consuming items where appropriate. The end energy consuming use must be identifiable to the building user through labelling or data outputs. It is not thought that the second credit for sub-metering of difference function areas will be sought.

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Ene03 External Lighting

No. of BREEAM credits available	1	Available contribution to overall score	0.70%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will external light fittings and controls be specified in accordance with the BREEAM criteria?	Yes	1	1

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.70%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

All new external lighting and external lighting within the construction zone will BREEAM compliant and controlled through a time switch or daylight sensor to prevent operation during daylight hours (a daylight sensor override on a manually switched lighting circuit is acceptable).

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Ene04 Low and Zero Carbon Technology

No. of BREEAM credits available	5	Available contribution to overall score	3.52%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
No compliant feasibility study or renewable energy supply contract	No	2	0
Additional BREEAM credits not achievable for above option selection		2	0
Building does not require any form of cooling i.e. naturally ventilated	Yes	1	1

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.70%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

It is assumed that LZC technologies will not form part of the development. However, it is assumed that the extension will be naturally ventilated and therefore will not require any form of cooling. As such 1 credit may be awarded under Ene 04. Please note that for this credit to be awarded the first Hea 03 credit for carrying out thermal modelling must be sought.

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Ene05 Energy Efficient Cold Storage

Assessment Issue Not Applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved

Total indicative BREEAM credits achieved	N/A
Total indicative contribution to overall building score	N/A
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

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Ene06 Energy Efficient Transportation Systems

No. of BREEAM credits available	2	Available contribution to overall score	1.41%
No. of BREEAM innovation credits available	0	Minimum standards applicable	N/A

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will a transportation system analysis be carried out to determine the optimum number and size of lifts?	Yes	1	1
Will three energy-efficient features offering the greatest potential energy savings be part of the system?	No	1	0

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.70%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Where lifts are being installed, this credit will be awarded where an analysis of the transportation demand and usage patterns for the building has been carried out by the design team to determine the optimum number and size of lift (including counter-balancing ratio). In addition, the energy consumption must be estimated for at least two types of system, an arrangement of systems (e.g. for lifts, hydraulic, traction, MRL) or a system strategy which is 'fit for purpose' (scheduling). The lift system/strategy with the lowest energy consumption must then be specified. A further credit is available where lifts with the energy efficient features specified in the BREEAM guidance are specified for the build.

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Ene07 Energy Efficient Laboratory Systems **Assessment Issue Not Applicable**

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved

Total indicative BREEAM credits achieved	N/A
Total indicative contribution to overall building score	N/A
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

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Ene08 Energy Efficient Equipment

No. of BREEAM credits available	2	Available contribution to overall score	1.41%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Present	Significant majority contributor
Which of the following will be present and likely to be a/the major contributor to 'unregulated' energy use:		
Small power/plug in equipment?	Yes	No
Swimming pool?	No	
Communal laundry?	No	
Data centre?	Yes	Yes
IT-intensive operation areas?	Yes	Yes
Residential areas?	No	
Healthcare?	No	
Kitchen and catering facilities?	No	

	Indicative compliance?	Credits available	Indicative credits achieved	
Will the significant majority contributor(s) to 'unregulated' energy use (above) meet the BREEAM criteria?	Yes	2	2	N/A

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	1.41%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Any rooms which contain enterprise servers, server communication equipment, cooling equipment and power equipment must be designed in accordance with the 'Best practices for the EU Code of Conduct on Data Centres' 5 principles with the data centre achieving at least the 'Expected minimum practice' level (as defined in the Code of Conduct). In addition, temperature set points must not be less than 24 degrees Celsius, as measured at the inlet of the equipment in the rack.
With regards to the IT rooms, these must have a natural ventilation and cooling strategy as standard, with forced ventilation only to be used when the internal temperature exceeds 20 degrees Celsius and active cooling only when the internal temperature exceeds 22 degrees Celsius. There must also be a mechanism to achieve automatic power-down of equipment when not in use, including overnight.

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Ene09 Drying Space **Assessment Issue Not Applicable**

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved

Total indicative BREEAM credits achieved	N/A
Total indicative contribution to overall building score	N/A
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

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TRANSPORT	Section Weighting	8.00%	Indicative Section Score	4.36%

Tra01 Public Transport Accessibility

No. of BREEAM credits available	5	Available contribution to overall score	3.64%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria

What is the building type category (for the purpose of Tra01 issue assessment)?	Further Education/Vocational College
What is the degree of public transport provision for the building's location?	Very Good provision of public transport i.e. small/medium urban centre
Building's indicative Accessibility Index	10
Does the building have a dedicated bus service?	

Total indicative BREEAM credits achieved	3
Total indicative contribution to overall building score	2.18%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Due to the location of the development, it is thought that at least 3 credits will be awarded for the frequency of busses serving the site.

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Tra02 Proximity to Amenities

No. of BREEAM credits available	1	Available contribution to overall score	0.73%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will the building be in close proximity of and accessible to applicable amenities?	Yes	1	1

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.73%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

This credit will be awarded as there is a post box, cash machine and grocery/food shop located within 500m of the development.

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Tra03 Cyclist facilities

No. of BREEAM credits available	2	Available contribution to overall score	1.45%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

What is the building type category (for the purpose of Tra03 issue assessment)?	Further & Higher Education

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will cycle storage spaces be provided?	Yes	2	1
Will cyclist facilities be provided?	No		

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.73%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

1 compliant cycle space per 10 staff / pupils will be provided in order to achieve this credit. No cyclist facilities will be provided.

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Tra04 Maximum Car Parking Capacity

No. of BREEAM credits available	2	Available contribution to overall score	1.45%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Building type category (for the purpose of Tra04 issue)?	Further & Higher Education
Buildings indicative Accessibility Index (sourced from issue Tra01)	10

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will the building meet BREEAM's maximum parking capacity criteria for this building type/Accessibility Index?	Yes	2	1

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.73%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

It is assumed that at least 1 parking space per 25 building users will be provided in order to achieve 1 credit. Two credits are awarded where 1 parking space is provided per 30 users.

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Tra05 Travel Plan

No. of BREEAM credits available	1	Available contribution to overall score	0.73%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will a transport plan based on site specific travel survey/assessment be developed?	No	1	0

Total indicative BREEAM credits achieved	0
Total indicative contribution to overall building score	0.00%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

This credit may be sought where a compliant travel plan has been developed as part of the feasibility and design stages and considers all types of travel relevant to the building type and users.

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WATER	Section Weighting	6.00%	Indicative Section Score	4.67%

Wat01 Water Consumption

No. of BREEAM credits available	5	Available contribution to overall score	3.33%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Select the level that corresponds closely to the target or likely water component specification?	Level 3 - Three credits

Total indicative BREEAM credits achieved	3
Total indicative contribution to overall building score	2.00%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

Although 1 credit is required for BREEAM Very Good, it is thought that at least 3 credits will be sought under Wat 01 for a 40% improvement over baseline performance for further education buildings.

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Wat02 Water Monitoring

No. of BREEAM credits available	1	Available contribution to overall score	0.67%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will there be a water meter on the mains water supply to the building(s)?	Yes	1	1
Will metering/monitoring equipment be specified on the water supply to any relevant plant/building areas?	Yes		
Will all specified water meters have a pulsed output?	Yes		
If the site/building has an existing BMS connection, will all pulsed meters be connected to the BMS?	Yes		

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.67%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

In order to achieve BREEAM Very Good the assessment requires the specification of a water meter on the mains water supply to each building within the development. In order for the credit to be awarded, the water-consuming plant or building areas (consuming 10% or more of the building's total water demand) must either be fitted with sub meters or have water monitoring equipment integral to the plant or area. Each meter (main and sub) must have a pulsed output to enable connection to a Building Management System (BMS) for the monitoring of water consumption. If the site on which the building is located has an existing BMS, managed by the same occupier/owner (as the new building), the pulsed water meter(s) for the new building must be connected to the existing BMS.

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Wat03 Water Leak Detection and Prevention

No. of BREEAM credits available	2	Available contribution to overall score	1.33%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will a mains water leak detection system be installed on the building's mains water supply?	Yes	1	1
Will flow control devices be installed in each sanitary area/facility?	Yes	1	1

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	1.33%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

The first credit is awarded for the provision of a BREEAM compliant leak detection system which is capable of detecting a major water leak on the mains water supply within the building and between the building and the utilities water meter. The second credit can be awarded where one of the flow control device listed with the Guidance is fitted to each WC area/facility to ensure water is supplied only when needed (and therefore prevent minor water leaks). It must be noted that where the water supply to the new extension is via the existing building, the water supply to the existing building must be assessed against the criteria of this issue.

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Wat04 Water Efficient Equipment

No. of BREEAM credits available	1	Available contribution to overall score	0.67%
No. of BREEAM innovation credits available	No	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will water efficient irrigation methods and/or vehicle wash systems (if relevant) be installed?	Yes	1	1

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.67%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

This credit will be awarded where an irrigation method specified for internal or external planting and/or landscaping complies with any one of the following: drip feed subsurface irrigation that incorporates soil moisture sensors; reclaimed water from a rainwater or greywater system; external landscaping and planting that relies solely on precipitation, during all seasons of the year; all planting specified is restricted to species that thrive in hot and dry conditions; where no dedicated, mains-supplied irrigation systems (including pop-up sprinklers and hoses) are specified and planting will rely solely on manual watering by building occupier or landlord.

Where a sub surface drip feed irrigation system is installed for external areas, a rain-stat must also be installed to prevent automatic irrigation of the planting and the landscape during periods of rainfall.

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MATERIALS	Section Weighting	12.50%	Indicative Section Score	9.62%

Mat01 Life Cycle Impacts

No. of BREEAM credits available	6	Available contribution to overall score	5.77%
No. of BREEAM innovation credits available	1	Minimum standards applicable	No

Pre-Assessment question/criteria

How do you wish to assess the number of BREEAM credits achieved for this issue?	Define a target number of BREEAM credits to be achieved		
Select the number of BREEAM credits being targeted for the Mat01 issue	4	BREEAM Innovation credits	

Total indicative BREEAM credits achieved	4
Total indicative contribution to overall building score	3.85%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	N/A

Comments/notes:

At this early stage it is thought that at least 4 credits will be awarded for the use of materials with low environmental impacts, based on ratings provided in the Green Guide to Specification.

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Mat02 Hard Landscaping and Boundary Protection

No. of BREEAM credits available	1	Available contribution to overall score	0.96%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will ≥80% of all external hard landscaping and boundary protection achieve a Green Guide A or A+ rating?	Yes	1	1

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.96%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Where any new hard landscaping or boundary protection is to be provided, at least 80% of the materials used must achieve an A or A+ rating, as defined in the Green Guide to Specification.

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Mat03 Responsible Sourcing

No. of BREEAM credits available	3	Available contribution to overall score	2.88%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Pre-Assessment question/criteria

How do you wish to assess the number of BREEAM credits achieved for this issue?	Define a target number of BREEAM credits		
Select the number of BREEAM credits being targeted for the Mat03 issue	2	BREEAM Innovation credits	0
Will all timber used on the project be sourced in accordance with the UK Govt's Timber Procurement Policy?	Yes		

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	1.92%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

At this early stage it is assumed that at least 2 of the 3 credits will be awarded for the responsible sourcing of materials used in the key building elements. The developer must be able to prove that all timber used has been sourced in accordance with the UK Governments Timber Procurement Policy.

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Mat04 Insulation

No. of BREEAM credits available	2	Available contribution to overall score	1.92%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Is the building targeting an insulating index of 2 or more?	Yes	1	1
Will the building's insulating materials be responsibly sourced?	Yes	1	1

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	1.92%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

In order to gain the first credit the building must achieve an insulating index of at least 2. This is determined by the Green Guide ratings and thermal conductivity of all new insulation used in the ground floor, roof, external walls and building services. The second credit is available where at least 80% of the insulating materials have been responsibly sourced.

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Mat05 Designing for Robustness

No. of BREEAM credits available	1	Available contribution to overall score	0.96%
No. of BREEAM innovation credits available	0	Minimum standards applicable	N/A

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will suitable durability/protection measures be specified and installed to vulnerable areas of the building?	Yes	1	1

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.96%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Internal and external areas of the building which will experience vehicular, trolley and pedestrian movement must be designed to incorporate suitable durability and protection measures or design features/solutions to prevent damage to the vulnerable parts of the building.

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WASTE	Section Weighting	7.50%	Indicative Section Score	3.75%

Wst01 Construction Waste Management

No. of BREEAM credits available	4	Available contribution to overall score	5.00%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Pre-Assessment question/criteria

How do you wish to assess the number of BREEAM credits achieved for this issue?	Define a target number of BREEAM credits to be achieved		
Select the number of BREEAM credits being targeted for the Wst01 issue	3	BREEAM Innovation credits	

Total indicative BREEAM credits achieved	3
Total indicative contribution to overall building score	3.75%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

At this early stage it is thought that at least 2 credits will be awarded where non-hazardous construction waste (excluding demolition and excavation waste) generated by the building's design and construction is less than 7.5m3 per 100m2 gross internal floor area, of less than 6.5tonnes per 100m2 gross internal floor area. The final credit will be awarded for the provision of a compliant SWMP and where at least 70% of non-hazardous non-demolition and 80% of non-hazardous demolition waste (by volume) is diverted from landfill.

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Wst02 Recycled Aggregates

No. of BREEAM credits available	1	Available contribution to overall score	1.25%
No. of BREEAM innovation credits available	1	Minimum standards applicable	No

Pre-Assessment question/criteria

How do you wish to assess the number of BREEAM credits achieved for this issue?	Define a target number of BREEAM credits to be achieved		
Select the number of BREEAM credits being targeted for the Wst02 issue	0	BREEAM Innovation credits	

Total indicative BREEAM credits achieved	0
Total indicative contribution to overall building score	0.00%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	N/A

Comments/notes:

This credit may be sought if required. If sought it will require the total amount of recycled and/or secondary aggregate specified to be greater than 25% (by weight or volume) of the total high-grade aggregate specified for the development. In addition, to contribute to the total amount, the percentage of high-grade aggregate specified per application (where present) that is recycled and/or secondary aggregate, must meet the following minimum levels as defined in the BREEAM Guidance.

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Wst03 Operational Waste

No. of BREEAM credits available	1	Available contribution to overall score	1.25%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will appropriate facilities for the storage of operational recyclable waste volumes be provided?	No	1	0
If relevant, will a static waste compactor(s) or baler(s) be specified/installed?			
If relevant, will a vessel for composting suitable organic waste be specified/installed?			

Total indicative BREEAM credits achieved	0
Total indicative contribution to overall building score	0.00%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Very Good level

Comments/notes:

It is assumed that the provision of appropriate facilities for operational recyclable waste will not fall within the scope of the extension. This credit may be awarded, however, where appropriate facilities exist within the existing building. The scope of these facilities must be adequate to cater for the total volume of predicted recyclable waste arising from the new and existing buildings.

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Wst04 Speculative Floor and Ceiling Finishes

Assessment Issue Not Applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved

Total indicative BREEAM credits achieved	N/A
Total indicative contribution to overall building score	N/A
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

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LAND USE & ECOLOGY	Section Weighting	10.00%	Indicative Section Score	4.00%

LE01 Site Selection

No. of BREEAM credits available	2	Available contribution to overall score	2.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will at least 75% of the proposed development's footprint be located on previously been developed land?	Yes	1	1
Is the site deemed to be significantly contaminated?	No	1	0

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	1.00%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

At least 75% of the new building is to be built on original hard standing which is classified as 'previously developed. Even if the site is considered to be 'significantly contaminated', it is deemed unlikely that any remediation works will be carried out in order for the second credit to be awarded.

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LE02 Ecological Value of Site and Protection of Ecological Features

No. of BREEAM credits available	1	Available contribution to overall score	1.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Can the land within the construction zone be defined as 'land of low ecological value'?	Yes	1	1
Will all features of ecological value surrounding the construction zone/site boundary be protected?	Yes		

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	1.00%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

The land within the construction zone will be classified as 'land of low ecological value' and any features of ecological value surrounding the construction zone, if present, will be protected.

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LE03 Mitigating Ecological Impact

No. of BREEAM credits available	2	Available contribution to overall score	2.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Pre-Assessment question/criteria

What is the likely change in ecological value (plant species richness) as a result of the sites development?	No negative change or improvement in plant species richness

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	2.00%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

Although only 1 credit is required for BREEAM Very Good, it is thought that an improvement / no negative change in plant species richness will secure 2 credits.

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LE04 Enhancing Site Ecology

No. of BREEAM credits available	3	Available contribution to overall score	3.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will a suitably qualified ecologist be appointed to report on enhancing and protecting site ecology?	No	3	0
Will the suitably qualified ecologists general recommendations be implemented?			
What is the targeted/intended improvement in ecological value as a result of enhancement actions?			

Total indicative BREEAM credits achieved	0
Total indicative contribution to overall building score	0.00%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

It is thought that an ecologist will not be appointed to provide landscaping advice as part of the development. If these credits are required, the recommendations made by the suitably qualified ecologist regarding ecological enhancement must be followed.

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LE05 Long Term Impact on Biodiversity

No. of BREEAM credits available	2	Available contribution to overall score	2.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will the building meet BREEAM's mandatory criteria for this BREEAM issue?	No	2	0
Will a Biodiversity Champion be appointed to monitor/minimise impacts of site activities on biodiversity?			
Will the contractor provide training for the site workforce on how to protect ecology during the project?			
Will the contractor record actions to protect biodiversity and monitor their effectiveness during construction?			
Will a new ecologically valuable habitat, appropriate to the local area, be created?			
Where flora/fauna habitats exist on site, will the contractor programme site works to minimise disturbance?			
Will a partnership be set up by the design team with a local group that has wildlife expertise?			

Total indicative BREEAM credits achieved	0
Total indicative contribution to overall building score	0.00%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

It is thought than an ecologist will not be appointed to provide this advice as part of this project. Le05 credits will therefore not be available.

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POLLUTION	Section Weighting	10.00%	Indicative Section Score	6.92%

Pol01 Impact of Refrigerants

No. of BREEAM credits available	3	Available contribution to overall score	2.31%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will refrigerant containing systems be installed in the assessed building?	Yes	2	2
Is the Global Warming Potential of the specified refrigerant(s) likely to be 10 or less?	Yes		
What is the target range Direct Effect Life Cycle CO_2eq. emissions for the system?		kgCO2eq/kW coolth capacity	
Will a refrigerant leak detection and containment system be specified/installed?	No	1	0

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	1.54%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

It is thought that refrigerants will be required for the plant room. In order to gain the credits the GWP of the specified refrigerant(s) must be 10 or less. It has been assumed that a leak detection and containment system will not be specified.

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Pol02 NO_x Emissions

No. of BREEAM credits available	3	Available contribution to overall score	2.31%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	
Please enter the target/maximum NO_x emission level for space heating system	100.00	mg/kWh
Please enter the target/maximum NO_x emission level for the water heating system		mg/kWh

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.77%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

It is assumed that at least 1 credit will be awarded where the plant installed to meet the new extension's/refurbishment's delivered space heating demand has, under normal operating conditions, a dry NOx emission level (measured at 0% excessO2) of ≤ 100 mg/kWh. Two credits can be awarded where the NOx emission level is ≤ 70 mg/kWh.

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Pol03 Surface Water Run off

No. of BREEAM credits available	5	Available contribution to overall score	3.85%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
What is the actual/likely annual probability of flooding for the assessed site?	Low	2	2
Will a compliant Flood Risk Assessment be undertaken?	Yes		
Will the site meet the BREEAM criteria for peak rate surface water run off?	Yes	1	1
Will the site meet the criteria for surface water run off volume, attenuation and/or limiting discharge?	Yes	1	1
Will the site be designed to minimise watercourse pollution in accordance with the BREEAM criteria?	No	1	0

Total indicative BREEAM credits achieved	4
Total indicative contribution to overall building score	3.08%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

A flood risk assessment will confirm the development to lie within an area of low flooding probability in order to achieve the first 2 credits. A further 2 credits are to be awarded where the appropriately qualified professional can confirm that the site meets the criteria for peak rate surface water runoff and surface water runoff volume, attenuation and/or limiting discharge.

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Pol04 Reduction of Night Time Light Pollution

No. of BREEAM credits available	1	Available contribution to overall score	0.77%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will the external lighting be designed to reduce light pollution?	Yes	1	1

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.77%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

In order for this credit to be awarded the external lighting strategy (for new external lighting only) must be designed in compliance with Table 2 of the ILP Guidance notes for the reduction of obtrusive light, 2011. All new external lighting (except for safety and security lighting) must be automatically switched off between 23:00 - 07:00. If safety or security lighting is provided and will be used between 23:00 - 07:00, this part of the lighting system must comply with the lower levels of lighting recommended during these hours in Table 2 of the ILP's Guidance notes, for example by using an automatic switch to reduce the lighting levels at 23:00 hr or earlier.

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Pol05 Noise Attenuation

No. of BREEAM credits available	1	Available contribution to overall score	0.77%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will there be, or is there noise-sensitive areas/buildings within 800m radius of the development?	Yes	1	1
Will a noise impact assessment be completed and, if applicable, noise attenuation measures specified?	Yes		

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.77%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

As noise-sensitive areas exist within an 800m radius of the development (e.g. residential areas), a compliant noise impact assessment is required for this credit. Relevant noise levels are then required to be measured. The credit is then awarded where the noise level from the proposed building, as measured in the locality of the nearest or most exposed noise-sensitive development, is a difference no greater than +5dB during the day (07:00 - 23:00 hr) and +3dB at night (23:00 - 07:00) compared to the background noise level. Alternatively, where the noise source(s) from the proposed site/building is greater than the levels described, measures must be installed to attenuate the noise at its source to a level where it will comply.

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INNOVATION	Section Weighting	10.00%	Indicative Section Score	0.00%

Inn01 Innovation

No. of BREEAM innovation credits available	10	Available contribution to overall score	10.00%
		Minimum standards applicable	No

Pre-Assessment question/criteria	Exemplary level achieved	Credits available	Indicative credits achieved
Man01 Sustainable Procurement	No	1	0
Man02 Responsible Construction Practices	No	1	0
Hea01 Visual Comfort	No	1	0
Ene01 Reduction of CO2 Emissions	No	5	0
Ene04 Low and Zero Carbon Technology	No	1	0
Ene05 Energy Efficient Cold Storage	N/A	N/A	N/A
Wat01 Water Consumption	No	1	0
Mat01 Life Cycle Impacts	No	1	0
Mat03 Responsible Sourcing of Materials	No	1	0
Wst01 Construction Waste Management	No	1	0
Wst02 Recycled Aggregates	No	1	0

Total indicative BREEAM credits achieved	0
Total indicative contribution to overall building score	0.00%
Indicative minimum standard(s) level	N/A

Comments/notes:

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BREEAM 2011 New Construction Assessment Report: Rating & Key Performance Indicators

This assessment and indicative BREEAM rating is not a formal certified BREEAM assessment or rating and must not be communicated as such. The score presented is indicative of a buildings potential performance and is based on a simplified pre-formal BREEAM assessment and unverified commitments given at an early stage in the design process.

Overall Indicative Building Performance

Building name	Ward Hall, Xaverian College
Indicative building score (%)	56.16%
Indicative BREEAM rating	Pre-Assessment result indicates potential for BREEAM Very Good rating
Indicative minimum standards level achieved	Pre-Assessment result indicates the minimum standards for Very Good level

Summary of Indicative Building Performance by Environmental Section and Assessment Issue

Management	Indicative no. credits available	Indicative no. credits Achieved	Indicative contribution to score	Minimum standards level achieved
Man01 Sustainable Procurement	8.0	3.0	1.64%	Pre-Assessment result indicates the minimum standards for Outstanding level
Man02 Responsible Construction Practices	2.0	1.0	0.55%	Pre-Assessment result indicates the minimum standards for Excellent level
Man03 Construction Site Impacts	5.0	4.0	2.18%	N/A
Man04 Stakeholder Participation	4.0	2.0	1.09%	Pre-Assessment result indicates the minimum standards for Outstanding level
Man05 Life cycle cost and service life planning	3.0	0.0	0.00%	N/A
Total indicative environmental section performance	**22.0**	**10.0**	**5.45%**	
Health & Wellbeing				
Hea01 Visual Comfort	3.0	3.0	3.21%	Pre-Assessment result indicates the minimum standards for Outstanding level
Hea02 Indoor Air Quality	4.0	0.0	0.00%	N/A
Hea03 Thermal Comfort	2.0	2.0	2.14%	N/A
Hea04 Water Quality	1.0	1.0	1.07%	Pre-Assessment result indicates the minimum standards for Outstanding level
Hea05 Acoustic Performance	2.0	1.0	1.07%	N/A
Hea06 Safety and Security	2.0	2.0	2.14%	N/A
Total indicative environmental section performance	**14.0**	**9.0**	**9.64%**	
Energy				
Ene01 Reduction of CO2 Emissions	15.0	5.0	3.52%	Pre-Assessment result indicates the minimum standards for Very Good level
Ene02 Energy Monitoring	2.0	1.0	0.70%	Pre-Assessment result indicates the minimum standards for Outstanding level
Ene03 External Lighting	1.0	1.0	0.70%	N/A
Ene04 Low and Zero Carbon Technology	5.0	1.0	0.70%	Pre-Assessment result indicates the minimum standards for Outstanding level
Ene05 Energy Efficient Cold Storage	N/A	N/A	N/A	N/A
Ene06 Energy Efficient Transportation Systems	2.0	1.0	0.70%	N/A
Ene07 Energy Efficient Laboratory Systems	N/A	N/A	N/A	N/A
Ene08 Energy Efficient Equipment	2.0	2.0	1.41%	N/A
Ene09 Drying Space	N/A	N/A	N/A	N/A
Total indicative environmental section performance	**27.0**	**11.00**	**7.74%**	
Transport				
Tra01 Public Transport Accessibility	5.0	3.0	2.18%	N/A
Tra02 Proximity to Amenities	1.0	1.0	0.73%	N/A
Tra03 Cyclist facilities	2.0	1.0	0.73%	N/A
Tra04 Maximum Car Parking Capacity	2.0	1.0	0.73%	N/A
Tra05 Travel Plan	1.0	0.0	0.00%	N/A
Total indicative environmental section performance	**11.0**	**6.0**	**4.36%**	
Water				
Wat01 Water Consumption	5.0	3.0	2.00%	Pre-Assessment result indicates the minimum standards for Outstanding level
Wat02 Water Monitoring	1.0	1.0	0.67%	Pre-Assessment result indicates the minimum standards for Outstanding level
Wat03 Water Leak Detection and Prevention	2.0	2.0	1.33%	N/A
Wat04 Water Efficient Equipment	1.0	1.0	0.67%	N/A
Total indicative environmental section performance	**9.0**	**7.0**	**4.67%**	
Materials				
Mat01 Life Cycle Impacts	6.0	4.0	3.85%	N/A
Mat02 Hard Landscaping and Boundary Protection	1.0	1.0	0.96%	N/A
Mat03 Responsible Sourcing	3.0	2.0	1.92%	Pre-Assessment result indicates the minimum standards for Outstanding level
Mat04 Insulation	2.0	2.0	1.92%	N/A
Mat05 Designing for Robustness	1.0	1.0	0.96%	N/A
Total indicative environmental section performance	**13.0**	**10.00**	**9.62%**	
Waste				
Wst01 Construction Waste Management	4.0	3.0	3.75%	Pre-Assessment result indicates the minimum standards for Outstanding level
Wst02 Recycled Aggregates	1.0	0.0	0.00%	N/A
Wst03 Operational Waste	1.0	0.0	0.00%	Pre-Assessment result indicates the minimum standards for Very Good level
Wst04 Speculative Floor and Ceiling Finishes	N/A	N/A	N/A	N/A
Total indicative environmental section performance	**6.0**	**3.00**	**3.75%**	
Land Use and Ecology				
LE01 Site Selection	2.0	1.0	1.00%	N/A
LE02 Ecological Value of Site and Protection of Ecological Features	1.0	1.0	1.00%	N/A
LE03 Mitigating Ecological Impact	2.0	2.0	2.00%	Pre-Assessment result indicates the minimum standards for Outstanding level
LE04 Enhancing Site Ecology	3.0	0.0	0.00%	N/A
LE05 Long Term Impact on Biodiversity	2.0	0.0	0.00%	N/A
Total indicative environmental section performance	**10.0**	**4.00**	**4.00%**	
Pollution				
Pol01 Impact of Refrigerants	3.0	2.0	1.54%	N/A
Pol02 NOx Emissions	3.0	1.0	0.77%	N/A
Pol03 Surface Water Run off	5.0	4.0	3.08%	N/A
Pol04 Reduction of Night Time Light Pollution	1.0	1.0	0.77%	N/A
Pol05 Noise Attenuation	1.0	1.0	0.77%	N/A
Total indicative environmental section performance	**13.0**	**9.00**	**6.92%**	
Innovation				
Inn01 Innovation	10.0	0.0	0.00%	N/A
Total indicative environmental section performance	**10.0**	**0.00**	**0.00%**	

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