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PROPERTY DIVISION

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CHORLTON PRECINCT REDEVELOPMENT
MANCHESTER

BREEAM PRE-ASSESSMENT REPORT

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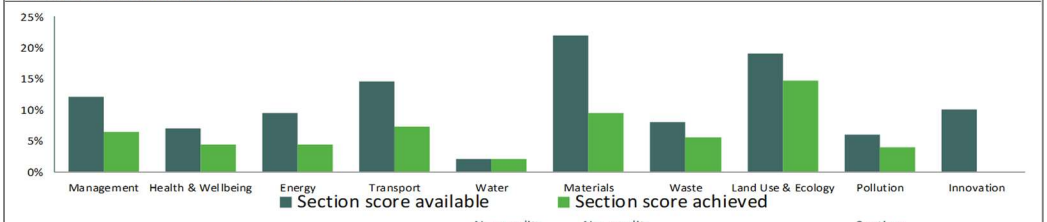
EXECUTIVE SUMMARY

EXECUTIVE SUMMARY	
Objective	This BREEAM Pre-Assessment has been produced to accompany a detailed planning application for a residential-led redevelopment (the 'Proposed Development') of the Chorlton Precinct site in Manchester (the 'Site'). This BREEAM Pre-Assessment is only applicable to the commercial unit (976 m²) and targets an overall rating of 'Very Good', with an 'Excellent' rating score (4 credits minimum) targeted under Energy Performance (ENE01) in accordance with the Places for Everyone policy JP-S2, which mandates an 'Excellent' rating for non-residential schemes in respect of ENE01. This BREEAM New Construction V6.1 Pre-Assessment has been carried out by BWB Consulting Limited (Sara Bakri – a licensed BREEAM Assessor No. SB62) to establish the rating of this proposed development based on information and commitments provided by the Project design team.
Assessment Process	The BREEAM assessment process awards a number of credits depending upon whether or not the sufficient evidence can be provided to demonstrate that the BREEAM requirements have been fulfilled. For each BREEAM section the number of credits awarded must be determined by a BREEAM assessor in accordance with BREEAM's assessment criteria (detailed in the technical sections of the scheme manual). One of the strengths of the BREEAM Assessment process is that it examines the performance of a development over a wide range of issues. These issues are weighted according to their perceived importance, with the credits in some sections being more valuable than others.
Current Score	Given the consultation with the design team and workshop during which the credit criteria were explained and examined and each credit evaluated we (BWB Consulting) are confident this pre-assessment provides a robust forecast of the likely BREEAM rating.
Conclusions	This BREEAM pre-assessment has demonstrated how the proposed development can achieve a BREEAM 'Very Good" rating. An expected BREEAM score of **58.00%** will be achieved if the recommendations are followed.

Overall Building Performance

Building name	Chorlton Precinct Redevelopment
BREEAM rating	Very Good
Total Score	58.00%
Min. standards level achieved	Excellent level

Building Performance by Environment Section



Environmental Section	No. credits available	No. credits Achieved	% credits achieved	Section Weighting	Section Score
Management	15	8	53.33%	12.00%	6.40%
Health & Wellbeing	8	5	62.50%	7.00%	4.37%
Energy	13	6	46.15%	9.50%	4.38%
Transport	12	6	50.00%	14.50%	7.25%
Water	3	3	100.00%	2.00%	2.00%
Materials	14	6	42.86%	22.00%	9.42%
Waste	10	7	70.00%	8.00%	5.60%
Land Use & Ecology	13	10	76.92%	19.00%	14.61%
Pollution	6	4	66.67%	6.00%	4.00%
Innovation	10	0	0.00%	10.00%	0.00%

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1. INTRODUCTION

Instruction

1.1 BWB Consulting (BWB) was instructed by P J Livesey Homes (6) Limited (the Client) to carry out a BREEAM Pre-Assessment in support of a full planning application for a residential-led mixed-use redevelopment of Chorlton precinct (including Graeme House office building). The site is currently vacant and hoarded off.

Site Location

1.2 The existing site is located within Chorlton district centre with surrounding uses including, retail, commercial, and residential area. The Site borders Nicolas Road to the north, where there are library and commercial buildings, and Barlow Moor Road to the east, with additional commercial use. To the south, it adjoins Wilbraham Road, which has retail and commercial units, while the western boundary includes Chorlton Family Practice and nearby residential properties on Oswald Road.

Figure 1.1: Proposed Site Plan

Assessment Tracking and Management

1.3 This BREEAM Pre-Assessment is only applicable to the commercial unit (976 m²) and targets an overall rating of 'Very Good', with an 'Excellent' rating score (4 credits minimum) targeted under Energy Performance (ENE01) in accordance with the Places for Everyone policy JP-S2, which mandates an 'Excellent' rating for non-residential schemes in respect of ENE01.

1.4 A BREEAM New Construction V6.1 Pre-Assessment has been carried out by BWB Consulting Limited (Sara Bakri - a licensed BREEAM Assessor No. SB62) to establish the

rating of this proposed development based on information and commitments provided by the Project design team.

1.5 The project has been assessed under the 2018 version V6.1, Industrial unit – process, manufacturing or vehicle servicing scheme. This section of the document has therefore been prepared by BWB Consulting to demonstrate the results of the assessment exercise undertaken. Due to the nature of the pre-assessment being undertaken at an early stage, some assumptions have been made, and these shall all be clearly noted within the body of this report.

1.6 By its nature achieving a BREEAM rating must be a collaborative effort between the whole design and construction team, responsibility cannot be placed solely with one individual or organisation.

2. BREEAM NEW CONSTRUCTION V6.1

Context

2.1 The BRE Environmental Assessment Method (BREEAM) is a holistic measure of the sustainability of both new and majorly refurbished non-domestic buildings.

2.2 BREEAM is the leading and most widely used environmental assessment method for buildings and sets the standard for best practice in sustainable design.

2.3 The objectives of BREEAM are as follows:

- Provide market recognition for low environmental impact buildings;
- Ensure best environmental practice is incorporated in buildings;
- Set criteria and standards surpassing those required by regulations;
- Challenge the market to provide innovative solutions to minimise the environmental impact of the built environment;
- Raise awareness of the benefits of low environmental impact buildings to owners, occupants and operators; and
- Allow organisations to demonstrate progress towards corporate environmental objectives

Assessment Process

2.4 The BREEAM assessment process awards a number of credits depending upon whether or not the sufficient evidence can be provided to demonstrate that the BREEAM requirements have been fulfilled. For each BREEAM section the number of credits awarded must be determined by a BREEAM assessor in accordance with BREEAM's assessment criteria (detailed in the technical sections of the scheme manual).

2.5 One of the strengths of the BREEAM Assessment process is that it examines the performance of a development over a wide range of issues. These issues are weighted according to their perceived importance, with the credits in some sections being more valuable than others.

2.6 In order to standardise the BREEAM Assessment process there are a number of issues that are common to all building types. Within these common credits there are a number of mandatory minimum performance requirements that all building types need to achieve in order to secure a particular rating.

2.7 Please refer to Table 2 for details of the minimum performance standards for the BREEAM New Construction V6 scheme. The remaining credits are tradable and give the design team the flexibility to choose which credits to target in order to achieve a particular rating.

2.8 The requirements of individual credits vary considerably, both between credits and between schemes. BREEAM aims to assess many aspects of a project, from the initial decisions taken by clients and architects, through the detail of engineering design, to the policies, and agreements reached by, prospective tenants and building owners.

2.9 The BREEAM assessment is carried out by awarding credits for environmental improvement on each of the issues. Each credit awarded must be supported by full evidence in the form of details documented in the design drawings and specification.

2.10 There are additional Innovation Credits available as recognition for buildings that either meets exemplary performance standards for an existing BREEAM credit or for a particular building feature, system or process that is exemplary. This is determined by the BRE on a case by case basis.

2.11 An additional 1% can be awarded for each innovation credit achieved, up to a maximum of 10%.

BREEAM Submission and QA

2.12 On submission and successful QA of the Design Stage Assessment, an interim BREEAM rating is awarded to the development. The development is then assessed again at Post Construction stage upon successful submissions and QA of this report, the final BREEAM rating is awarded by the BRE. Formal certification cannot be achieved until this assessment is completed and submitted to BREEAM for approval.

2.13 BWB can make no warranty in respect of BREEAM predictions, as all credits are dependent on supporting evidence being provided to the BREEAM assessor at the time of the formal BREEAM assessment.

2.14 Until a formal BREEAM assessment takes place, with supporting evidence provided to a certified BREEAM Assessor and the BRE complete their quality assurance process, no building can claim to hold a BREEAM rating.

BREEAM Thresholds

2.15 BREEAM ratings range between 'Pass' and 'Outstanding.' The rating achieved is dependent on the percentage score achieved and achieving the required minimum standards appropriate to each rating level. Percentage thresholds are given in **Table 2.1** below.

Table 2.1: BREEAM Scoring Thresholds

BREEAM SCORING THRESHOLDS			
BREEAM Rating	% Score	Sustainability Performance	% Of UK new non-domestic buildings
Outstanding	≥85	Innovator	Less than top 1%
Excellent	≥70	Best Practice	Top 10%
Very Good	≥55	Advanced Good Practice	Top 25%
Good	≥45	Intermediate Good Practice	Top 50%
Pass	≥30	Standard Good Practice	Top 75%
Unclassified	<30		

Minimum Standards

2.16 BREEAM requires minimum standards to be met. The minimum standards for Pass, Good, Very Good, Excellent and Outstanding ratings are outlined in **Table 2.2**.

Table 2.2: BREEAM Minimum Standards

BREEAM Issue	MINIMUM STANDARDS BY BREEAM RATING LEVEL				
	Pass	Good	Very Good	Excellent	Outstanding
Man 03 - Responsible Construction Practices	None	None	None	One credit (Responsible construction management)	One credit (Responsible construction management)
Man 04 - Commissioning & Handover	None	None	One credit (Commissioning-test schedule & responsibilities)	One credit (Commissioning-test schedule & responsibilities)	One credit (Commissioning-test schedule & responsibilities)
Man 04 - Commissioning & Handover	None	None	Criterion 11 (Building User Guide)	Criterion 11 (Building User Guide)	Criterion 11 (Building User Guide)
Man 05 - Aftercare	None	None	None	One credit (Commissioning implementing)	One credit (Commissioning implementing)
Ene 01 - Reduction of energy use and carbon emissions	None	None	None	Four credits (Energy performance)	Six credits (Energy performance), Four credits (Energy modelling)
Ene 02 - Energy Monitoring	None	None	One credit (First sub-metering credit)	One credit (First sub-metering credit)	One credit (First sub-metering credit)
Wat 01 - Water consumption	None	One credit	One credit	One credit	Two credits

BREEAM Issue	MINIMUM STANDARDS BY BREEAM RATING LEVEL				
	Pass	Good	Very Good	Excellent	Outstanding
Wat 02 - Water monitoring	None	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only
Mat 03 - Responsible sourcing of materials	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only
Wst 01 - Construction Waste Management	None	None	None	None	One credit
Wst 03 - Operational Waste	None	None	None	One credit	One credit

3. ASSESSMENT CRITERIA

BREEAM Shell & Core Assessment

3.1 The proposed development (ground floor non-residential commercial units only) has been assessed under 'New Construction' compliance notes. The BREEAM assessment will include all aspects of the design as the commercial units will be Shell & Core.

3.2 'New Construction' is defined as development that results in a new standalone structure, or new extension to an existing structure, which will come into operation/use for the first time upon completion of the works.

3.3 It should be noted that if the required minimum standards are not met then the BREEAM 'Very Good' target rating will not be achieved regardless of overall score. The Minimum Standards Required for an 'Very Good' Rating (Shell Only) are:

- Man 04 – It is mandatory to prepare a schedule of commissioning and testing, identify the appropriate standards, appoint a project team member to monitor and programme pre-commissioning and for the principal contractor to account for commission within their budget;
- Man 04 – Building User Guide (Criterion 11 only): It is mandatory to develop two building user guides (non-technical for the occupier) & (technical for manager) prior to handover;
- Ene 01 – This is a minimum requirement for achieving an 'Excellent' Rating, but this development is required to meet this level by achieving at least four credits under Energy Performance or Prediction of Operational Energy Consumption;
- Ene 02 – Not Applicable to a Shell Only development;
- Wat 01 – Not Applicable to a Shell Only development;
- Wat 02 – Water Monitoring (Criterion 1 only): It is mandatory that each unit is provided with a water meter on the main supply to the building; and

- Mat 03 – Responsible Sourcing of Materials (Criterion 1 only): It is mandatory that all timber and timber-based products used on the project are legally harvested and traded timber as per the UK Government's Timber Procurement Policy (TPP).

Scoring Scenarios

3.4 The pre-assessment has been undertaken by BWB Consulting Ltd. This involved close consultation with the design team.

3.5 The proposed development requires a minimum score of at least 55% which equates to a building rating of "Very Good". The Pre-assessment shows a preliminary score of **58.00%**. There are additional credits available to the design team and client and these should be considered further to provide a buffer against any current credits not being achieved.

3.6 However, given the consultation with the design team and workshop during which the credit criteria were explained and examined and each credit evaluated and challenged we (BWB Consulting) are confident this pre-assessment provides a robust forecast of the likely BREEAM rating.

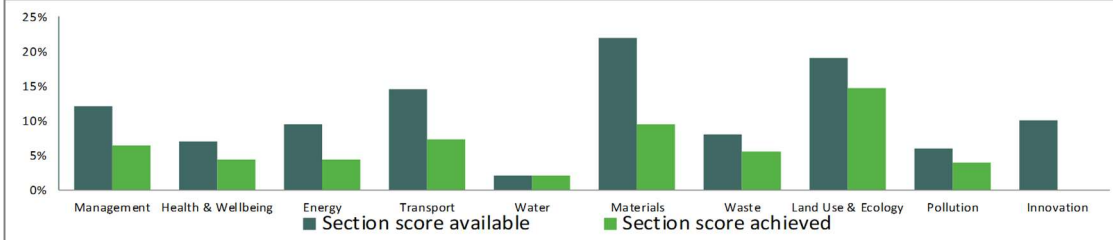
BREEAM Scoring Performance Result

3.7 **Figure 3.1** below shows the current assessment summary:

Overall Building Performance

Building name	Chorlton Precinct Redevelopment
BREEAM rating	Very Good
Total Score	58.00%
Min. standards level achieved	Excellent level

Building Performance by Environment Section



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Transport	12	6	50.00%	14.50%	7.25%
Water	3	3	100.00%	2.00%	2.00%
Materials	14	6	42.86%	22.00%	9.42%
Waste	10	7	70.00%	8.00%	5.60%
Land Use & Ecology	13	10	76.92%	19.00%	14.61%
Pollution	6	4	66.67%	6.00%	4.00%
Innovation	10	0	0.00%	10.00%	0.00%

Figure 3.1: Performance by Environmental Category

3.8 The individual credit by credit breakdown for each section and contribution to overall rating is contained within the appendices at the rear of this report.

4. CONCLUSION

4.1 BREEAM Pre-Assessment has been produced to accompany a detailed planning application for a residential-led redevelopment (the 'Proposed Development') of the Chorlton Precinct site in Manchester (the 'Site').

4.2 This BREEAM Pre-Assessment is only applicable to the commercial unit (976 m²) and targets an overall rating of 'Very Good', with an 'Excellent' rating score (4 credits minimum) targeted under Energy Performance (ENE01) in accordance with the Places for Everyone policy JP-S2, which mandates an 'Excellent' rating for non-residential schemes in respect of ENE01

4.3 This BREEAM pre-assessment demonstrates that the proposed development is capable of achieving a BREEAM 'Very Good' rating overall, while also meeting the 'Excellent' threshold for Ene01 by targeting a minimum of four credits. If the recommended measures are implemented, an estimated BREEAM score of **58.00%** can be achieved.

4.4 It should be ensured that all mandatory credits are achieved as required for BREEAM 'Very Good', otherwise this target rating cannot be achieved.

4.5 It may be prudent to look at potential additional credits to provide a buffer should any current credits fail to be achieved.

5. APPENDICES

APPENDIX 1: BREEAM Assessment Detailed Breakdown

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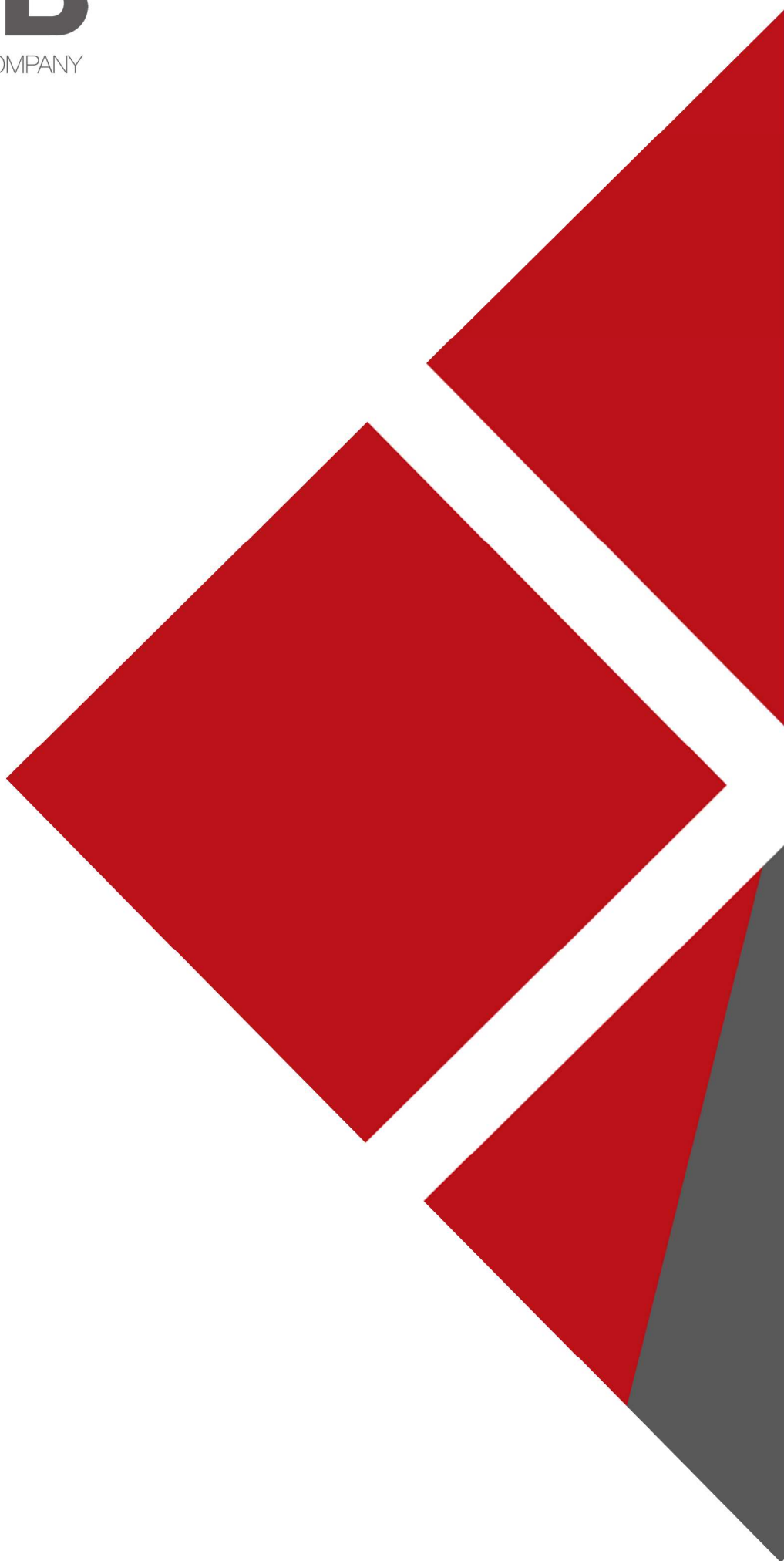

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