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Airport City Limited Partnership

Plot H5 Premier Inn

240190

BREEAM V6 New Construction
BREEAM-0122-4310

**Residential Institution (Short Term Stay) Pre-
Assessment Report**

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Document Revision History			Ref	240190 Plot H5 Premier Inn
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Prepared on behalf of Couch Perry and Wilkes by

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BREEAM V6 New Construction Pre-Assessment Report



Executive Summary

Couch Perry and Wilkes LLP (CPW) has undertaken a BREEAM (Building Research Establishment's Environmental Assessment Method) pre-assessment of the Plot H5 Premier Inn. This report details the aspirational performance of Plot H5 Premier Inn against the BREEAM V6 New Construction Residential Institution (Short Term Stay) Design Stage criteria. The building currently targets a score of 73.9% which translates into a BREEAM rating of EXCELLENT. The object of the assessment was to establish a base score for the scheme against the current design.

BREEAM Excellent represents performance equivalent to the top 10% of UK new non-domestic buildings.

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1.0 Introduction

Couch Perry and Wilkes LLP (CPW) has undertaken a BREEAM (Building Research Establishment's Environmental Assessment Method) pre-assessment of the Plot H5 Premier Inn. The pre-assessment was conducted by Jaime Oliver of CPW. This report has been compiled to summarise the findings of the pre-assessment against the BREEAM V6 New Construction Residential Institution (Short Term Stay) criteria.

1.1 BREEAM

BREEAM is a voluntary scheme that aims to quantify and reduce the environmental burdens of buildings by rewarding those designs that take positive steps to minimise their environmental impacts. Projects are assessed using a system of credits. The credits are grouped within the following categories:

- Management
- Health and Wellbeing
- Energy
- Transport
- Water
- Materials
- Waste
- Land Use and Ecology
- Pollution

The assessment process results in a report covering the issues assessed together with a formal certification giving a rating on a scale of UNCLASSIFIED, PASS, GOOD, VERY GOOD, EXCELLENT and OUTSTANDING. The diagram and text below describe how BREEAM scores and rates an assessed building:

BREEAM Rating	Score (%)
UNCLASSIFIED	<30
PASS	≥30
GOOD	≥45
VERY GOOD	≥55
EXCELLENT	≥70
OUTSTANDING	≥85

The BREEAM categories contain a number of environmental issues, which reflect the options available when designing, procuring and constructing a building.

Tradable Credits

Each environmental issue has a set number of 'credits' available and these credits are awarded where the building demonstrates that it complies with the requirements of that issue.

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Minimum Standards

A number of issues within a category have set minimum standards, i.e. a minimum number of credits that must be achieved in order for a particular BREEAM rating level to be met.

Minimum Standards by BREEAM Rating Level					
BREEAM Issue	Pass	Good	Very Good	Excellent	Outstanding
Man 03: Responsible construction practices	None	None	None	One credit (Responsible construction mgmt.)	Two credits (Responsible construction mgmt.)
Man 04: Commissioning and handover	None	None	One credit (commissioning test schedule & responsibilities)	One credit (commissioning test schedule & responsibilities)	One credit (commissioning test schedule & responsibilities)
Man 04: Commissioning and 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 implementation)	One credit (commissioning implementation)
Ene 01: Reduction of energy use and carbon emissions	None	None	None	Four credits	Six credits
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
Wat 02: Water monitoring	None	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only
Mat 03: Responsible sourcing of construction products	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

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Section Weightings

Within each of the BREEAM categories outlined below, there are a number of credit requirements that reflect the options available to designers and managers of buildings.

An environmental weighting is applied to the scores achieved under each category, as shown below, in order to calculate the final BREEAM score. The weighting factors have been derived from consensus-based research with various groups such as government, material suppliers and lobbyists. This research was carried out by BRE Global to establish the relative importance of each environmental issue.

The environmental weightings are as follows:

BREEAM Section	Weighting (%)
Management	11.0
Health and Wellbeing	14.0
Energy	16.0
Transport	10.0
Water	7.0
Materials	15.0
Waste	6.0
Land Use and Ecology	13.0
Pollution	8.0

Innovation Credits

Innovation credits provide additional recognition for a building that innovates in the field of sustainable performance, above and beyond the level that is currently recognised and rewarded by standard BREEAM issues. Innovation credits are awarded for either complying with pre-defined BREEAM issue exemplary level requirements, or via application to BRE Global to have a particular building feature, system or process recognised as 'innovative'.

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2.0 Summary of Building Performance and Score Calculation

The proposed Plot H5 Premier Inn development currently targets a score of 73.9% against the BREEAM V6 New Construction Residential Institution (Short Term Stay) criteria; this translates into an overall BREEAM rating of Excellent.

The table below illustrates how the BREEAM score has been calculated.

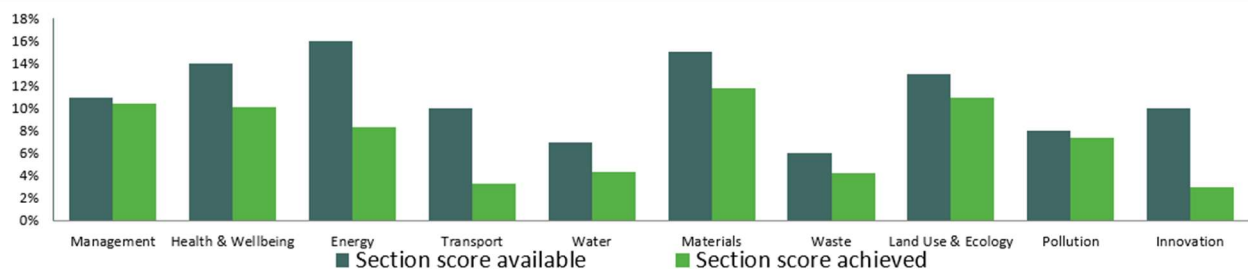
BREEAM UK New Construction Version 6 Assessment Report: Rating & Key Performance Indicators



Overall Building Performance

Building name	Plot H5 Premier Inn
BREEAM rating	Excellent
Total Score	73.90%
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	21	20	95.24%	11.00%	10.47%
Health & Wellbeing	18	13	72.22%	14.00%	10.11%
Energy	23	12	52.17%	16.00%	8.34%
Transport	12	4	33.33%	10.00%	3.33%
Water	8	5	62.50%	7.00%	4.37%
Materials	14	11	78.57%	15.00%	11.78%
Waste	10	7	70.00%	6.00%	4.20%
Land Use & Ecology	13	11	84.62%	13.00%	11.00%
Pollution	12	11	91.67%	8.00%	7.33%
Innovation	10	3	30.00%	10.00%	3.00%

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3.0 Comments Relating to the Pre-Assessment

The full output from the BREEAM V6 New Construction Plot H5 Premier Inn pre-assessment has been sent as a separate document and shows a breakdown of the individual credits that have been targeted resulting in a BREEAM rating of Excellent.

The following section provides some comments relating to those credits already being pursued. In addition to the credits which have been targeted by the design, the table shows those credits that could potentially be targeted by the design team to increase the number of credits targeted and to improve the certainty that a Excellent rating will be achieved at the time of the post construction stage assessment.

Mandatory credits that must be achieved for an Excellent rating have been highlighted in GREY.

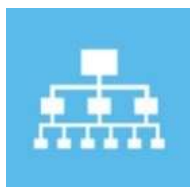
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3.1 Management

This category encourages the adoption of sustainable management practices in connection with design, construction, commissioning, handover, and aftercare activities to ensure that robust sustainability objectives are set and followed through into the operation of the building. Issues in this section focus on embedding sustainability actions through the key stages of design, procurement and initial occupation from the initial project brief stage to the appropriate provision of aftercare.

01	Project Brief and Design	Available	Targeted	Potential	
	Project delivery planning	1	1	-	Roles and responsibilities are defined before the end of Stage 2. Meeting minutes showing criteria 2a-h have been considered. Examples of how project team collaboration have influenced Project Brief, Project Execution Plan, Communication Strategy and Concept Design.
	Stakeholder consultation (Interested parties)	1	1	-	Third party consultation comments have influenced the initial project at early design stages.
	PRE-REQUISITE: BREEAM AP	N/A	Y	-	BREEAM Advisory Professional appointed to formally agree strategic performance targets early in the design process.
	BREEAM AP (Concept design)	1	1	-	BREEAM Advisory Professional is appointed to monitor progress against and maximise the project's overall performance targets through concept design.
	BREEAM AP (Developed design)	1	1	-	BREEAM Advisory Professional is appointed to monitor progress against and maximise the project's overall performance targets through technical design.

02	Life Cycle Cost and Service Life Planning	Available	Targeted	Potential	
	Elemental Life Cycle Cost (LCC)	2	2	-	Outline LCC study to be undertaken at Stage 2.
	Component Level LCC option appraisal	1	1	-	In-depth, component level LCC plan at Stage 4, and implementing all the results.
	Capital cost reporting	1	1	-	Capital costs (excluding land purchase) to be confidentially provided to the BRE.

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03	Responsible Construction Practices	Available	Targeted	Potential	
	PRE-REQUISITE: Legal and sustainable timber	N/A	Y	-	All timber must be legally and sustainably sourced to achieve the remaining credits in this section.
	Environmental management	1	1	-	Any contractor managing the site to have ISO14001 certification.
	PRE-REQUISITE: BREEAM AP	N/A	Y	-	Client and main contractor to formally agree performance targets.
	BREEAM AP (Site)	1	1	-	Contractor to employ their own qualified BREEAM AP for Stage 4 onwards.
	Responsible construction management (Compliance)	2	2	-	MINIMUM STANDARD: One credit is required for an 'Excellent' rating. 2 credits targeted for a Considerate Constructors Scheme (CCS) score at least 39, plus a clean and safe site at handover.
	Monitoring of construction-site impacts (Utilities)	1	1	-	Contractor must record data on water and energy use during construction.
	Monitoring of construction-site impacts (Transport of construction materials and waste)	1	1	-	Contractor records data on transport of materials from factory gate to site (including intermediate storage and distribution) AND transport of waste from site to disposal centre.
	EXEMPLARY CREDIT: Considerate construction	1	1	-	All responsible construction management items to be achieved, including requirements for fleet operators. This can be achieved through certification with FORS.

04	Commissioning and Handover	Available	Targeted	Potential	
	Commissioning: Testing schedule and responsibilities	1	1	-	MINIMUM STANDARD: Commissioning responsibilities, commissioning schedule, and relevant codes to meet the requirements of the credit.
	Commissioning: Design and preparation	1	1	-	Project team member appointed at Stage 2 to oversee design reviews and commissioning management.
	Testing and inspecting of building fabric	1	1	-	Thermographic study is commissioned, and any defects are rectified.

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	Handover	1	1	-	MINIMUM STANDARD: Two Building User Guides are required for a 'Very Good' rating: One technical and one non-technical. Draft copies to be developed and discussed with users first where building occupants are known. Two handover training schedules required: One technical and one non-technical.
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05	Aftercare	Available	Targeted	Potential	
	Aftercare Support	1	1	-	Commitment to provide compliant aftercare support through meetings between support team and occupiers and on-site facilities management training.
	Commissioning: Implementation	1	1	-	MINIMUM STANDARD: Seasonal commissioning - To include interviews with building occupants, monthly reports comparing sub-metered energy performance to predicted.
	Post-Occupancy Evaluation	1	-	1	Client/developer appoints an independent party to carry out one-year post occupancy evaluation review.

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3.2 Health and Wellbeing

This category encourages the increased comfort, health and safety of building occupants, visitors and others within the vicinity. Issues in this section aim to enhance the quality of life in buildings by recognising those that encourage a healthy and safe internal and external environment for occupants.

01	Visual Comfort	Available	Targeted	Potential	
	Control of Glare from Sunlight	1	1	-	Glare Control Assessment and Glare control strategy required to identify areas at risk from glare and design out any issues.
	Daylighting	2	0	-	Achieve 2% daylight factors for 80% of occupied spaces. Not targeted due to difficult achieving this with current layouts.
	View out	1	-	1	Require 95% of relevant floor areas to be within 7m of a window and have a view out of over 10m
	Internal and external lighting levels, zoning and control	1	1	-	Lighting to be designed to the relevant British Standards. Controls to be installed and lighting zoned in relevant areas.
	EXEMPLARY CREDIT: Daylighting	1	0	-	Criteria unlikely to be met as requires high levels of Daylight within rooms.
	EXEMPLARY CREDIT: Internal and external lighting levels, zoning and control	1	0	-	Lighting in each zone can be manually dimmed by occupants down to 20% of the maximum light output using dimmer switches positioned in accessible locations. Not targeted as this does not align with the client spec.

02	Indoor Air Quality	Available	Targeted	Potential	
	PRE-REQUISITE: Indoor Air Quality (IAQ) plan	N/A	Y	-	An IAQ plan is produced, outlining the measures undertaken to reduce indoor air pollution.
	Ventilation	1	-	-	Requires careful planning of air intake/extract locations plus CO ₂ sensors in relevant areas. Not targeted due to limited space for services making the distance between intake/extract difficult to achieve.
	Emissions from construction products	2	1	1	For two credits, all product types listed must comply with the

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					emission limits, testing requirements and any additional requirements.
	Post-construction indoor air quality measurement	1	1	-	Physical VOC and formaldehyde level testing after painting is completed but prior to handover.
	EXEMPLARY CREDITS: Minimising sources of air pollution - Emissions from construction products	1	0	-	Not targeted as specified products will have to meet more stringent emission limits and testing requirements.

04	Thermal Comfort	Available	Targeted	Potential	
	Thermal modelling	1	1	-	Thermal modelling to be carried out and evidence presented.
	Design for Future Thermal Comfort	1	1	-	Thermal model is re-run under different external temperatures (2030 weather file). Building will or can be adapted to withstand effects of climate change.
	Thermal Zoning and Controls	1	1	-	A compliant heating and cooling strategy to be completed.

05	Acoustic Performance	Available	Targeted	Potential	
	Acoustic performance	4	4	-	Acoustician appointed to provide advice and carry out pre-completion testing, to ensure criteria are met. The building meets the appropriate acoustic performance standards and testing requirements.

06	Security	Available	Targeted	Potential	
	Security of site and building	1	1	-	A Security Specialist undertakes a Security Needs Assessment before the end of Stage 2. All recommendations to be implemented.
	EXEMPLARY CREDIT: Security of site and building	1	0	-	Not targeted. Requires specific security assessment by suitably qualified person.

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07	Safe and Healthy Surroundings	Available	Targeted	Potential	
	Safe access	1	1	-	Site drawings showing paths, cycle lanes, and vehicle delivery routes.
	Outside space	1	1	-	Design drawings showing an external amenity area for building users that is non-smoking, has seating and avoids areas that have disturbances from noise.

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3.3 Energy

This category encourages the specification and design of energy efficient building solutions, systems and equipment that support the sustainable use of energy in the building and sustainable management in the building's operation. Issues in this section assess measures to improve the inherent energy efficiency of the building, encourage the reduction of carbon emissions and support efficient management throughout the operational phase of the building's

life.

01	Reduction of Energy Use and Carbon Emissions	Available	Targeted	Potential	
	Energy performance	9	4	-	MINIMUM STANDARD: 4 credits are required for an 'Excellent' rating. Credits depending on the BRUKL output.
	Prediction of Operational Energy Consumption	4	0	-	Undertake detailed energy scenario modelling to inform improvements to the building design and operational strategies. Use results to determine an energy target for the building. Must be updated at PC to reflect the as-built specification. Not targeted as not a current desire from client and cost associated with modelling.
	EXEMPLARY CREDITS: Beyond zero net regulated carbon OR carbon negative	2	0	-	Requires a Zero Carbon building. Not targeted as unlikely to achieve.
	EXEMPLARY CREDITS: Post-occupancy Stage	2	0	-	Requires additional modelling after the building is occupied. Not targeted as not a current desire from client and cost associated with modelling.

02	Energy Monitoring	Available	Targeted	Potential	
	Sub-metering of end-use categories	1	1	-	MINIMUM STANDARD: All major energy consuming systems must be sub-metered and connected to the BMS for an 'Very Good' rating.
	Sub-metering of high energy load and tenancy areas	1	1	-	Monitor the significant majority of the energy supply within tenant or function areas. Drawings must show location of meters.

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03	External Lighting	Available	Targeted	Potential	
	Luminaire efficiency and lighting control	1	1	-	External lighting to have a minimum 70lm/cW, switching and PIRs if necessary. All fittings to be automatically controlled.

04	Low Carbon Design	Available	Targeted	Potential	
	Passive design analysis	1	1	-	Require report outlining passive design features and subsequent reduction in energy demand. Analysis to be completed at Stage 2.
	Free cooling	1	0	-	Identify opportunities for the implementation of free cooling solutions. Not targeted as mechanical ventilation is the design for this project.
	Low and Zero Carbon technologies	1	1	-	LZC feasibility study at Stage 2. LZC technology will need to be specified in line with the study's findings and achieve a meaningful CO ₂ emissions reduction of at least 5%.

05	Energy Efficient Cold Storage	Available	Targeted	Potential	
	Refrigeration energy consumption	1	1	-	Design, install and commission the refrigeration system in accordance with relevant standards.
	Indirect greenhouse gas emissions	1	0	1	Demonstrate a saving in indirect greenhouse gas emissions (CO ₂ -eq) from the installed refrigeration system over the course of its operational life. Not currently targeted as unknown specification from the refrigeration specialists.

06	Energy Efficient Transportation Systems	Available	Targeted	Potential	
	Energy consumption	1	1	-	Compliant lift traffic analysis required, plus confirmation most energy efficient of two lifts installed for the credit.
	Energy efficient features	2	2	-	Lifts with energy efficient features to be installed.

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3.4 Transport

This category encourages better access to sustainable means of transport for building users. Issues in this section focus on the accessibility of public transport and other alternative transport solutions (cyclist facilities, provision of amenities local to a building) that support reductions in car journeys and, therefore, congestion and CO₂ emissions over the life of the building.

01	Transport Assessment and Travel plan	Available	Targeted	Potential	
	Transport assessment and travel plan	2	2	-	By Concept Design a site-specific transport assessment and travel plan to encourage sustainable travel must be developed. Existing amenities within 500m and disability access must be reported. Current levels of public transport to be included.
02	Sustainable Transport Measures	Available	Targeted	Potential	
	PRE-REQUISITE: Transport assessment and travel plan (Tra 01) achieved	N/A	Y	-	Travel plan and survey must be completed. Must include AI figure, and disabled access.
	Transport options implementation	10	2	3	Credits can be gained for providing compliant levels of cycle storage, facilities for cyclists such as showers and lockers, electric car charging points for 10% of the parking spaces, priority car-share parking spaces, improvement of local pedestrian or cycle routes, a public transport information system, additional amenities, diverted bus routes etc.

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3.5 Water

This category encourages sustainable water use in the operation of the building and its site. Issues in this section focus on identifying means of reducing potable water consumption (internal and external) over the lifetime of the building and minimising losses through leakage.

01	Water Consumption	Available	Targeted	Potential	
	Limiting water consumption	5	2	1	MINIMUM STANDARD: One credit is required for a 'Good' rating. Two credits targeted for 25% improvement upon baseline performance. Five credits for rainwater harvesting. No rain/grey water harvesting, therefore additional credits unlikely.
	EXEMPLARY CREDIT: Improvement by 65% or more on the baseline performance	1	0	-	Unavailable without rainwater harvesting.

02	Water Monitoring	Available	Targeted	Potential	
	PRE-REQUISITE: A water meter is specified on the mains to each building	N/A	Y	-	MINIMUM STANDARD: Water meter on the mains supply is required for an 'Good' rating.
	Consumption is monitored by suitable sub-meters	1	1	-	Areas with high water use (10% or more of total) e.g. kitchens, should be separately metered. Must be connected to BMS.

03	Water Leak Detection	Available	Targeted	Potential	
	Leak detection system	1	1	-	Leak detection system between site boundary and building entrance meter will be specified.
	Flow control devices	1	1	-	Solenoid valves to be fitted on cold water supply to bathroom areas, and to be connected to PIRs.

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3.6 Materials

This category encourages steps taken to reduce the impact of construction materials through design, construction, maintenance and repair. Issues in this section focus on the procurement of materials that are sourced in a responsible way and have a low embodied impact over their life including extraction, processing and manufacture and recycling.

01	Environmental Impacts from Construction Products - LCA	Available	Targeted	Potential	
	Life Cycle Assessment - Superstructure	6	5	-	Building Life Cycle Assessment (LCA) to be undertaken at Stage 2, and include options appraisal of the superstructure design. Results must be submitted to the BRE prior to planning. Further credits for updating the LCA at Stage 4.
	Life Cycle Assessment - Substructure & hard landscaping	1	1	-	Stage 2 LCA to include options appraisal of substructure and hard landscaping design.
	EXEMPLARY CREDIT: Core building services options appraisal during Concept Design	1	1	-	Stage 2 LCA to include options appraisal of core building services.
	EXEMPLARY CREDITS: LCA and LCC alignment	1	0	-	Stage 2 and Stage 4 LCA to align with the design options considered for the Man 02 Life Cycle Costing. Not targeted due to LCC and LCA programme overlapping not allowing time for alignment.
	EXEMPLARY CREDITS: Third party verification	1	1	-	Stage 2 and Stage 4 LCA to be completed or verified by a suitably qualified third party.

02	Environmental Impacts from Construction Products - EPD	Available	Targeted	Potential	
	Specification of products with a recognised environmental product declaration (EPD)	1	1	-	Find enough products with an EPD to gain a credit (A total EPD points score of at least 20 is needed to achieve the credit).

03	Responsible Sourcing of Materials	Available	Targeted	Potential	
	PRE-REQUISITE: Legal and sustainable timber	N/A	Y	-	MINIMUM STANDARD: 100% of timber from a legal and sustainable source is required for an 'Pass'.

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	Enabling sustainable procurement	1	1	-	A sustainable procurement plan must be used by the design team and be in place by Concept Design.
	Measuring responsible sourcing	3	1	1	Superstructure, internal finishes, and substructure/hard landscaping to be responsibly sourced by main contractor. Materials making up each building element to have certification such as BES 6001 or ISO 14001.
	EXEMPLARY CREDIT: >50% of the available measuring responsible sourcing points are achieved	1	0	-	Requires significant amount of recycled materials within the building.

05	Designing for Durability and Resilience	<i>Available</i>	<i>Targeted</i>	<i>Potential</i>	
	Protecting vulnerable and exposed parts of the building from damage and degradation.	1	1	-	Confirmation of durability measures which will be implemented and how each applicable building element is protected from potential environmental degradation. Convenient access to roof and façade is achieved.

06	Material Efficiency	<i>Available</i>	<i>Targeted</i>	<i>Potential</i>	
	Target, report and implement material efficiency opportunities	1	1	-	BREEAM compliant reports at each RIBA stage confirming designing for and consideration of, material efficiency in accordance with BS 8895 &/or WRAP.

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3.7 Waste

This category encourages the sustainable management (and reuse where feasible) of construction, operational waste and waste through future maintenance and repairs associated with the building structure. By encouraging good design and construction practices, issues in this section aim to reduce the waste arising from the construction and operation of the building, encouraging its diversion from landfill. It includes recognition of measures to reduce future waste as a result of the need to alter the building in the light of future changes to climate.

01	Construction Waste Management	Available	Targeted	Potential	
	Pre-demolition audit	1	1	-	At Concept Design, existing buildings and hard surfaces should be considered for re-use/refurbishment/recovery potential. Pre-demolition audit required prior to demolition and to be updated against predicted waste volumes.
	Construction resource efficiency	3	1	1	One credit targeted for less than 13.3m ³ by volume or 11.1 tonnes of non-hazardous construction waste generated per 100m ² GIFA. Two credits achieved for less than 7.5m ³ by volume or 6.5 tonnes of non-hazardous construction waste.
	Diversion of resources from landfill	1	1	-	One credit targeted for non-hazardous construction waste diverted from landfill: non-demolition waste 70% by volume/ 80% tonnage; demolition waste 80% by volume/ 90% tonnage. Excavation waste is excluded.
	EXEMPLARY CREDIT: Exceptional diversion from landfill and low waste production	1	0	-	Meet exemplary level benchmarks for construction resource efficiency and diversion from landfill. Not targeted at this stage due to no contractor on board at this stage.

02	Use of Recycled and Sustainably Sourced Aggregates	Available	Targeted	Potential	
	PRE-REQUISITE: Pre-demolition audit	N/A	Y	-	If demolition is occurring to encourage the reuse of site-won material on site, complete a pre-demolition audit of any existing buildings, structures or hard surfaces in accordance with Wst 01 pre-demolition audit criteria 1 & 2.

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	Project sustainable aggregate points	1	0	-	Identify all aggregate uses, types and quantity (Tonnes) on the project. Distance in Km travelled by transport type also required. Not targeted as little aggregate use on site.
	EXEMPLARY CREDIT: Higher percentages of recycled aggregates used	1	0	-	Unavailable as requires higher levels of secondary or recycled local aggregate to come from within 30km.

03	Operational Waste	Available	Targeted	Potential	
	Operational waste	1	1	-	MINIMUM STANDARD: Dedicated storage space for recyclable waste, with minimum size requirement to be met of 2m ² per 1,000m ² of net floor area. Water outlet to be provided for areas with organic waste storage.

05	Adaptation to Climate Change	Available	Targeted	Potential	
	Resilience of structure, fabric, building services and renewables installation	1	1	-	BREEAM compliant Climate Change adaptation strategy appraisal required at Stage 2. To be updated at Technical Design demonstrating how the recommendations proposed have been implemented.
	EXEMPLARY CREDIT: Responding to climate change	1	0	-	TBC by other credits achieved: Hea 04 thermal comfort criterion 6; Ene 01 6 credits; Ene 04 passive design analysis; Wat 01 3 credits; Mat 05; Pol 03 flood resilience 1 credit, surface water run off 2 credits. Not targeted as not targeting 6 credits under Ene 01.

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06	Design for Disassembly and adaptability	Available	Targeted	Potential	
	Design for disassembly and functional adaptability - recommendations	1	1	-	By the end of Concept Design conduct a study to explore ease of disassembly and functional adaptability potential of different design options.
	Disassembly and functional adaptability – implementation	1	1	-	Update of study at Technical Design. Recommendations to be implemented where practical. A building adaptability and disassembly guide is to be produced for the tenant.

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3.8 Land Use and Ecology

This category encourages sustainable land use, habitat protection and creation, and improvement of long-term biodiversity for the building's site and surrounding land. Issues in this section relate to the reuse of brownfield sites or those of low ecological value, mitigation and enhancement of ecology and long-term biodiversity management.

01	Site Selection	Available	Targeted	Potential	
	Previously occupied land	1	1	-	75% of the development's footprint needs to be on land that was previously occupied by buildings or fixed surface infrastructure.
	Contaminated land	1	0	-	Not targeted as no contaminated land.

02	Ecological Risks and Opportunities	Available	Targeted	Potential	
	PRE-REQUISITE: Statutory obligations	N/A	Y	-	The client or contractor confirms compliance is monitored against all relevant UK and EU or international legislation relating to the ecology of the site.
	Survey and evaluation and determining ecological outcomes	2	2	-	An ecologist is required to target both credits. Must provide a copy of the Ecological Survey and Evaluation document, for Route 2 & maximum credits.
	EXEMPLARY CREDIT: Wider site sustainability	1	0	-	Both credits in Hea 07 need to be achieved, as well as Pol 03 and Pol 05. Not targeting as not targeting Pol 03.

03	Managing Impacts on Ecology	Available	Targeted	Potential	
	PRE-REQUISITE: Ecological risks and opportunities	N/A	Y	-	LE 02's Survey and Evaluation and Determining Ecological Outcomes criteria have been achieved.
	Planning and measures on site	1	1	-	Project team and relevant stakeholders collaborate to ensure negative ecological impacts are avoided or managed early enough to influence Concept Design. Measures for managing negative impacts are implemented.
	Managing negative impacts	2	2	-	Negative impacts from site preparation and construction

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					works have been managed. Loss of ecological value has been minimised (No overall loss required for two credits).
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04	Ecological Change and Enhancement	Available	Targeted	Potential	
	PRE-REQUISITE: Managing negative impacts on ecology	N/A	Y	-	All relevant UK/EU legislation has been complied with. LE 03's Negative impacts from site preparation and construction works criteria have been achieved.
	Change and enhancement of ecology / Ecological enhancement	1	1	-	Relevant ecological measures have been implemented that enhance the site's ecological value (a) on site (b) off site within the zone of influence.
	Change and enhancement of ecology	3	2	1	Up to three credits are awarded based on the change in ecological value occurring as a result of the project (One credit targeted for for limiting loss).
	EXEMPLARY CREDIT: Change and enhancement of ecology	1	0	-	The calculated change in ecological value would have to confirm significant net gain has been achieved.

05	Long Term Ecological Management and Maintenance	Available	Targeted	Potential	
	PRE-REQUISITE: Statutory obligations, planning and site implementation	N/A	Y	-	All relevant UK/EU legislation has been complied with. LE 03's Negative impacts from site preparation and construction works criteria have been achieved. Criterion 8 in LE 03 and one credit achieved in LE 04.
	Management and maintenance throughout the project	1	1	-	Measures have been implemented to manage and maintain ecology throughout the project. The success of which must be reviewed. Information on ecology and biodiversity passed on to the tenant.

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	Landscape and ecology management plan	1	1	-	A landscape and ecology management plan covering the first 5 years after handover is produced and provided to the tenant.
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3.9 Pollution

This category addresses the prevention and control of pollution and surface water run-off associated with the building's location and use. Issues in this section aim to reduce the building's impact on surrounding communities and environments arising from light-pollution, noise, flooding and emissions to air, land and water.

01	Impact of Refrigerants	Available	Targeted	Potential	
	PRE-REQUISITE: All systems comply with BS EN 378:2008	N/A	N	-	All systems (with electric compressors) must comply with the requirements of BS EN 378:2016 (Parts 2 and 3).
	Impact of refrigerant	2	1	-	One credit targeted for a DELC of of ≤1000 CO ₂ -eq/kW for refrigerant containing systems.
	Leak detection	1	1	-	All systems are hermetically sealed or only use environmentally benign refrigerants; or, a permanent automated refrigerant leak detection system is required.

02	Local Air Quality	Available	Targeted	Potential	
	NOx, PM10 and VOC emissions of heating fuels	2	2	-	Two credits if all heating and hot water is supplied by non-combustion systems.

03	Flood and Surface Water Management	Available	Targeted	Potential	
	PRE-REQUISITE: Appropriate consultant engaged	N/A	Y	-	An appropriate consultant is appointed to carry out and demonstrate the development's compliance with all criteria.
	Flood resilience	2	2	-	Flood Risk Assessment confirms site has a low risk of flooding from all sources.
	PRE-REQUISITE: Surface water run-off	N/A	Y	-	Surface water run-off design solutions must be bespoke, i.e. site-specific.
	Surface water run-off - Rate	1	1	-	Greenfield sites: run-off rate is no greater than the pre-developed site. Calculations should include an allowance for climate change.

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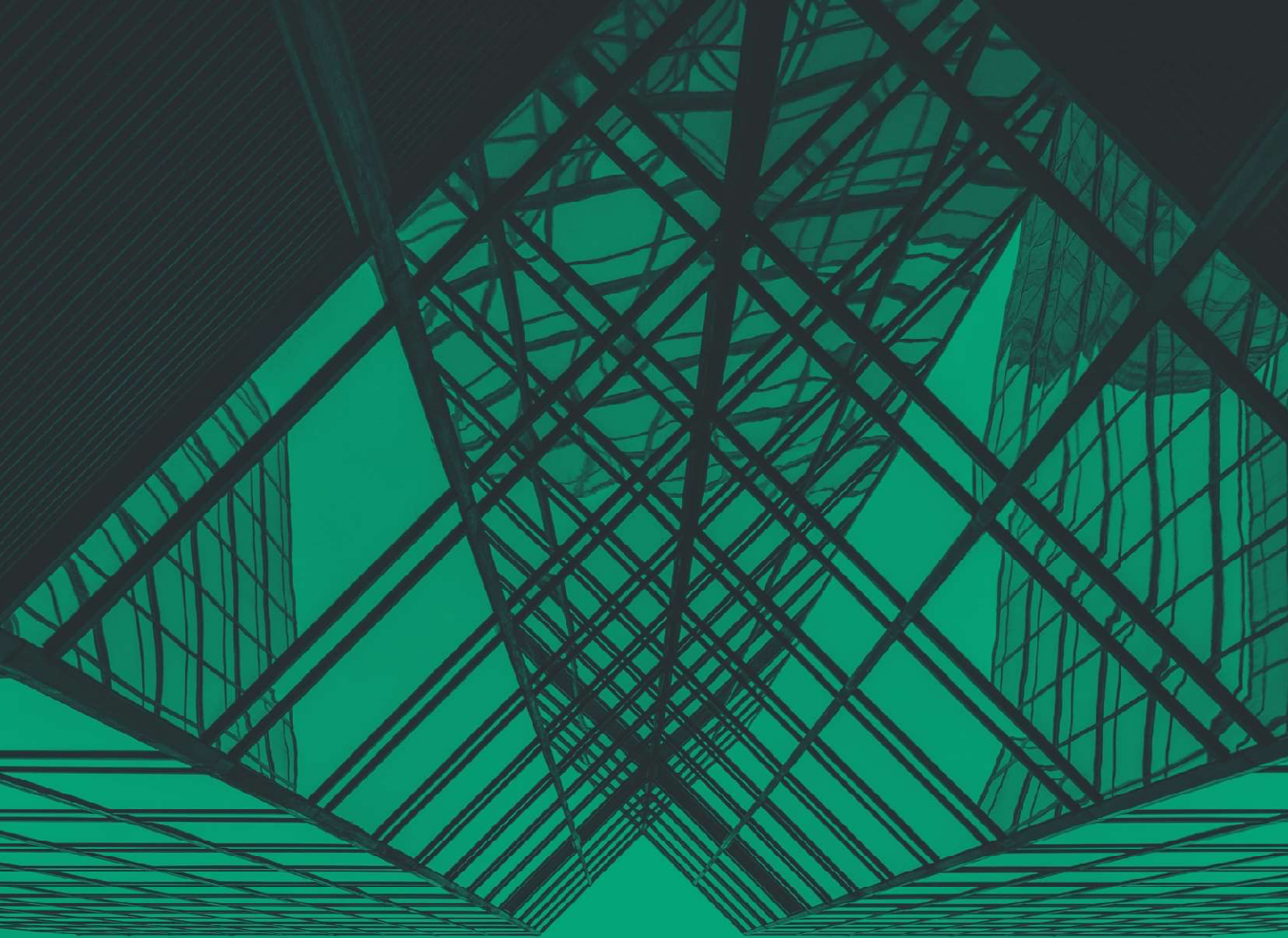
Requirements



	Surface water run-off - Volume	1	1	-	Must demonstrate that site won't flood in the event of drainage failure. Run-off volume will need to be managed.
	Minimising watercourse pollution	1	0	-	No discharge from the developed site for rainfall up to 5mm, plus pollution prevention measures. Compliant pollution prevention treatment/ SuDS techniques are provided and installed if required. Not targeted as SuDS not currently in the design.

04	Reduction of Night-time Light Pollution	<i>Available</i>	<i>Targeted</i>	<i>Potential</i>	
	External light pollution minimised	1	1	-	External lighting to follow ILP guidelines and can be switched down or off from 11pm to 7am.

05	Reduction of Noise Pollution	<i>Available</i>	<i>Targeted</i>	<i>Potential</i>	
	External plant noise reduced	1	1	-	Noise to be no more than 5dB below existing background levels. Any noise attenuation measures recommended to be installed.



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