



Winners Chapel

Sustainability Statement for Planning Application

October 2024

Document Revision Control

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0. Executive Summary

This report has been prepared by Harley Haddow Manchester Ltd in support of the planning application being submitted to Manchester City Council over the public worship building located off Chain Road, Blackley, Manchester – Winners' Chapel.

The proposal involves the demolition of existing building and erection of Place of Worship, with associated landscaping, parking, and alterations to existing access, with a gross internal area (GIA) of 4,800 m².

The proposed development is subject to the following national and local policy drivers.

- National Planning Policy Framework (2023).
- Building Regulations UK Part L2, 2021 (with 2023 amendments).
- Places for Everyone: joint development plan document for Bolton, Bury, Manchester, Oldham Rochdale, Salford, Tameside, Trafford, and Wigan (2024).
- Manchester City Council's Local Development Framework: Core Strategy (2012).

Other sustainability drivers that this development will achieve is BREEAM very good and a whole life carbon reporting. A BREEAM pre-assessment has been undertaken and a score of 60.14% has been targeted to achieve a 'Very Good' rating. However, the final score will be determined based on evidence acquired throughout the design process.



Figure 1: Render of the Proposed Development, Winners Chapel

1. Introduction

1.1. Purpose of Statement

This Sustainability Statement has been prepared in response to the following:

- Manchester City Council's (MCC) Core Strategy (2012),
- MCC's Planning Validation Checklist (2020), and
- Places for Everyone Joint Development Plan Document (2024)

All of which states that all schemes must consider sustainable development principles from the start of the design process. This report will address sustainability ratings and the provision of renewable energy within the development.

For non-domestic developments, a BREEAM pre-assessment demonstrating an 'Very Good' rating must be provided, this is achieved in this project as shown in Appendix A of this statement. It also demonstrates that a BREEAM excellent equivalent is achieved for the ENE01 credit – reduction of energy use and carbon emissions, in line with the Places for Everyone Policy JP-S2 5.e.

1.2. Location and background

The site is located within the administrative boundary of Manchester City Council, within the suburban area of Blackley in a predominantly residential setting. The site is located south of the M60 outer ring road with an adjacent school to the west of the site.

The proposal involves the development of a circa 5282 m² church building that includes a main auditorium/chapel, several Sunday school classrooms for the attendee's children, and staff office spaces.

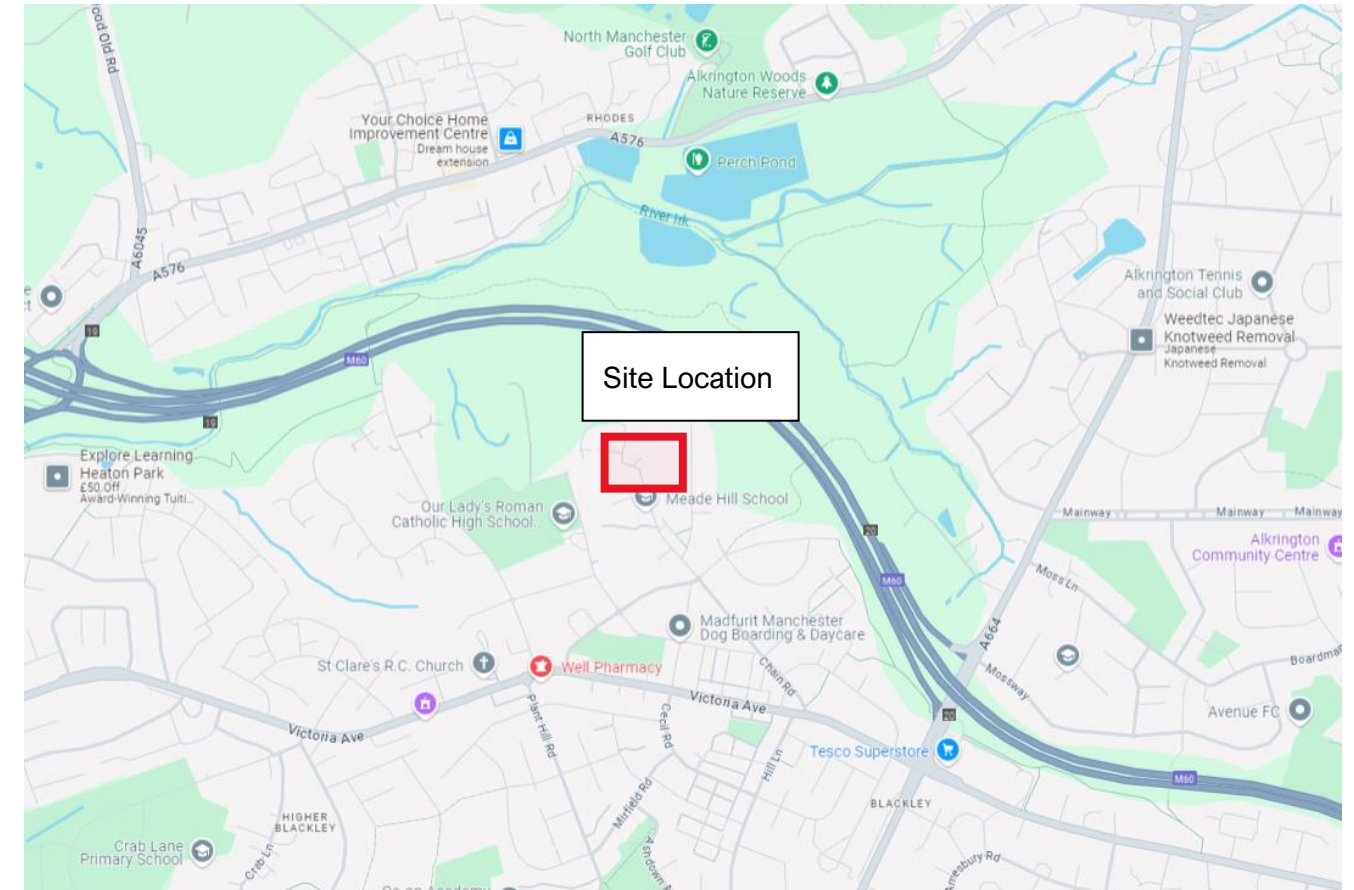


Figure 2: Existing site highlighted by red boundary.

2. Sustainability Drivers and Policy Context

2.1. National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in July 2021 (amended in December 2023) and sets out the government’s planning policies for England. The following table sets out the energy standards that are applicable to this development and therefore have been considered.

Table 1: Relevant NPPF Objective

Section	Requirement	Design Response
14. Meeting the challenge of climate change, flooding and coastal change	To support the transition to a low carbon future in a changing climate, taking account of flood risk and coastal change. New development should be planned such that it can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government’s policy for national technical standards. Increase use and supply of renewable and low carbon energy and heat.	Energy Statement submitted for this proposed development provides an overview of the energy strategy, using the ‘Be Lean, Be Clean, and Be Green’ energy hierarchy principles, to reduce carbon emissions. The energy statement outlines the appropriate low and zero carbon technology that are applicable and feasible to minimise the energy consumption of this development.

2.2. Places for Everyone Joint Development Plan 2022 to 2039 (March 2024)

The adopted Places for Everyone Joint Development Plan 2022 to 2039 (March 2024) provides a set of guidelines for new development within Greater Manchester. The following relevant sections within the document have been considered and responded in this report.

Table 2: Relevant PfE Policies

Section	Requirement	Design Response
Policy JP-S1: Sustainable Development	This policy addresses climate change and the impact that developments can make on the economic, social, and environmental aspects of sustainability. This includes a target to be carbon neutral by 2038 by supporting low carbon growth and the upscaling of renewable energy generation. Key measurable targets to be achieved are: • New development will need to achieve net zero carbon by 2028, through on-site or off-site renewable energy sources and any remaining to be offset. • Defined pathway to net-zero by following the energy hierarchy and adopting fabric first approach. • Maximise on-site energy generation and where a development has demonstrated that the hierarchy has been followed and there are no reasonable alternatives to meet the minimum carbon reductions, then payment to offset remaining emissions will also be required, to help fund Greater Manchester meet the 5-year environment plan targets.	The proposed development will follow the principles of the Energy Hierarchy by adopting a fabric-first approach, with a high efficiency air-sourced heat pump to supply the clean energy and by maximising on-site renewable energy generation through PV panels. A full energy strategy is provided in an Energy Statement submitted for the planning application of this proposed development.
Policy JP-S2: carbon and Energy	This policy focuses on minimising carbon emissions and promoting energy efficiency in Greater Manchester to achieve carbon neutrality no later than 2038, which will be supported through measures including: • Promoting the retrofit of existing buildings. • Promoting use of life cycle cost and carbon assessment tools.	Renewable technologies such as ASHP and PV panels on the south facing roof have been considered and are proposed for this development. BREEAM ‘Very Good’ rating can be achieved for this development, as shown in Appendix A of this

	• Taking positive approach to renewable and low carbon energy schemes. • Increase range of nature-based solutions. • An expectation that new development will, where practicable and achievable, be net zero in its regulated operational carbon emissions and from 2028 be net zero in all emissions, and prioritise connection to renewable or low carbon energy networks. • Identify heat networks where available.	report. The total score achieved is 60.14%. For the reduction of energy use and carbon emissions credit ENE01, 7 credits are achieved which is equivalent to a BREEAM excellent.
Policy JP-S3: Heat and Energy Networks	This policy covers the importance of heat and energy networks within the Greater Manchester to transition to a low-carbon future. Delivery of renewable and low carbon energy schemes will be supported.	Based on the Manchester Local Area Energy Plan (2021), the proposed site does not fall within a district heat network priority area.
Policy JP-S4: Flood Risk and the Water Environment	This policy covers flood risk and water environment, to ensure that developments have undertaken the necessary precautions to avoid and/or prevent flooding.	A flood risk assessment has been undertaken and shown that the proposed development falls within a low-risk flood area. Sustainable Drainage System (SuDS) strategy has been undertaken to address flood risk and water quality issues.
Policy JP-S5: Clean Air	This policy covers the air quality issues within the Greater Manchester area, including ones that come from transportation and the built environment. This policy sets out measures to help reduce air pollution caused by NOx, especially within the Air Quality Management Area.	The proposed development will be using 100% electric solution for its heating and hot water. No combustion system is being proposed and therefore there will be no local emission generation. Air quality assessment has been undertaken for the proposed development.
Policy JP-S6: Resource Efficiency	This policy addresses the role of circular economy and a zero-waste economy on the Greater Manchester's ambition towards becoming a green city by 2038.	Sustainable design through the following measures will be considered, these items are also important in order to achieve a BREEAM 'Very Good' rating: • Responsible sourcing of materials. • Maximising the diversion of construction materials from landfill.

		• Undertake whole life carbon assessment. • Responsible sourcing of materials.
JP-G8: A Net Enhancement of Biodiversity and Geodiversity	This policy ensures that a net enhancement of biodiversity resources will be sought.	An Ecological Impact Assessment has been undertaken is submitted alongside this document for planning application. The document covers an ecological risk assessment and opportunities, as well as how to manage and prevent negative impact on the site's ecology.

2.3. Manchester City Council's Core Strategy (2012)



Manchester's Local Development Framework

Core Strategy Development Plan Document

Adopted 11th July 2012

Published by Manchester City Council
planningstrategy@manchester.gov.uk



Figure 3: Manchester Local Plan (2023)

The following local planning requirements from Manchester City Council have been considered during the production of this report:

Table 3: Relevant Manchester City Council Core Strategy Policy

Policy	Applicable Requirement	Design Response
Policy EN4: Reducing CO2 Emissions by Enabling Low and Zero Carbon Development	- Adopting the principles of energy hierarchy. - Energy generation plant to be located and designed to allow opportunities for low and zero carbon energy supplies. - Where appropriate, to allow future connection to any existing or potential decentralised energy schemes.	A full energy strategy is provided in an Energy Statement submitted for the planning application of this proposed development.
Policy EN6: Target Framework for CO2 Reductions from Low or Zero Carbon Energy Supplies	Applications for non-residential development over 1000 m2 is required to meet Table 12.2 of Policy EN6. In this case, a 15% reduction over Part L 2010.	The proposed development will meet the latest building regulations requirement Part L 2021, which is a more onerous assessment than Part L 2010. It has also been assessed using Part L 2010 which shows a 43.7% savings.
Policy EN8: Adaptation to Climate Change	All new developments will be expected to be adaptable to climate change, this includes the need to control overheating through passive design.	An overheating risk assessment has been undertaken in line with CIBSE TM52 methodology, which is provided in Appendix B of this report.
Policy EN14: Flood Risk	Development should be directed away from sites at the greatest risk of flooding towards site with little or no risk of flooding. Site specific Flood Risk Assessment will be required for all new development proposals and minimise surface water run-off through SUDS.	A flood risk assessment has been undertaken and shown that the proposed development falls within a low-risk flood area. Sustainable Drainage System (SuDS) strategy has been undertaken to address flood risk and water quality issues.
Policy EN15: Biodiversity and Geological Conservation	The council will seek to maintain or enhance sites of biodiversity and geological value throughout the city. Developers will be expected to identify and implement reasonable opportunities to enhance, restore, or create new biodiversity, either on-site or adjacent to the site.	An Ecological Impact Assessment has been undertaken is submitted alongside this document for planning application. The document covers an ecological risk assessment and opportunities, as well as how to manage and prevent negative impact on the site's ecology.

3. Sustainability Aspirations

Energy

This category ensures that the proposed development will be designed with energy-efficient solutions, systems, and equipment to reduce energy consumption and carbon dioxide emissions and to maximise energy produced from renewable sources.

- To meet the requirements set out in Building Regulations Part L2 2021, by specifying better building fabrics and systems than what is set out for the notional performance. The energy strategy for this development will follow a Be Lean, Be Clean, and Be Green energy hierarchy approach where it prioritises energy demand reduction first:
 - Be Lean: fabric-first approach and other energy-efficient measures.
 - U-values to exceed Part L2's limiting fabric parameters.
 - Highly efficient LED lighting and daylight dimming.
 - Heat recovery to be at least 80%.
 - Specific fan power to meet or exceed notional values.
 - Be Clean: No existing heat network is present within the vicinity of the proposed development. The building has therefore been designed to be supplied with an all-electric solution, i.e. ASHP.
 - Be Green: on-site renewable energy generation and/or Low and Zero Carbon (LZC) technologies have been reviewed and considered for the proposed development. The provision of PV panels has been maximised, and heating and hot water will be provided by ASHP.

Nature

This category encourages enhancement of the existing ecology and improvements in biodiversity throughout the course.

- An ecologist has been employed and has undertaken an ecological survey.
- Risks and opportunities had been identified to maximise ecological enhancement.
 - A biodiversity net gain has been identified, with some loss in habitat units and some net gain in hedgerow units. a 10% net gain in biodiversity units will be required off-site and secured through a section 106 agreement, in line with the local, National Planning Policy Framework, and the Town and Country Planning Act 2023.

Water

This category encourages sustainable water use in the operation of the building and its site.

- The development will be designed with efficient water fittings with low flow rates. The overall water consumption of the building will be calculated and targeted to achieve 2 credits under Wat 01 credit.
- Water consumption will be metered to allow for management and monitoring.
- Water leak detection and flow control devices have also been specified.

Materials

This category encourages the use of sustainable materials for the construction of the development, by considering the products' whole lifecycle. A Whole life carbon assessment will be undertaken and submitted alongside the planning application.

- Any timber used in the construction will be either FSC or PEFC certified, to ensure that it has been sourced from a sustainably managed forest source.
- The building will be designed and built with durability and resilience in mind, therefore, areas with a high risk of degradation or high usage areas will be identified.
- Materials used for construction will be responsibly sourced and their use will be optimised at each of the key stages. Construction waste will be minimised and as much material will be recycled where possible to divert from landfill.
- Operational waste will be separated between general waste and mixed recycling. The details of the bin provision are provided in the Design and Access Statement.

Pollution

This category addresses the prevention and control of pollution and surface water run-off associated with the building's location and use.

- There will be no direct emissions for space heating and water heating for the development as the building is designed to be all-electric using ASHP.
- A Sustainable Urban Drainage System will be proposed to manage surface water run-off.
- Construction Environmental Management Plans will be incorporated to prevent pollution during construction.

Community, health and wellbeing

This category addresses the opportunity that the proposed development can offer to the local community in terms of its socio-economic benefit. It also addresses how health and well-being aspects have been considered for this development.

- The main function of the proposed development is to serve as a community church to attract local visitors. This will serve as a gathering and worship place, which also serves as a community facility.
- Occupied spaces within the building have been proposed to be air-conditioned to provide thermal comfort. The following passive measures are implemented to reduce cooling demand:
 - G-value is proposed to be 0.4 on the external windows and 0.35 on the rooflight, to minimise solar gains.

Transport connectivity

This category ensures provision and improved access to local amenities and encourages the use of sustainable modes of transport.

- A transport statement and sustainable travel plan have been undertaken by a suitable transport consultant to assess the current conditions of the site and where improvements can be made to encourage more sustainable transportation options.
- External cycle storage will be provided on site to promote sustainable transport mode.

4. Conclusion

The sustainability strategy for the proposed development encompasses a comprehensive approach across several key areas.

- The focus on energy efficiency aims to reduce consumption and carbon emissions using the 'Be Lean', 'Be Clean' and 'Be Green' strategy, through efficient building fabrics, ASHP, maximized PV panel usage, and highly efficient systems. The proposed development has met Building Regulations Part L2 2021 requirement. The full compliance results are detailed in the Energy Statement report.
- Ecology and biodiversity are prioritized, with measures in place to enhance the natural environment.
- Sustainable water use will be achieved through efficient fittings and monitoring, aiming to meet high environmental standards.
- Responsibly sourced materials will be used, with an emphasis on minimizing waste and ensuring durability.
- Pollution control measures include the use of all-electric systems, efficient equipment, and sustainable drainage systems.
- The project is designed to serve the community, promoting health and well-being through comfortable, well-lit, and thermally balanced spaces.
- Sustainable transportation options, such as cycle storage, will encourage eco-friendly commuting.

All of the above strategies align with Manchester City Council's vision for achieving sustainability in any new developments.

Appendix A – BREEAM Pre-assessment

BREEAM New Construction V6.1 Tracker

Rev. 00 Pre-assessment workshop

Criteria Summary

Project:	Winners Chapel
Report:	Pre Assessment Stage
Pre-Assessment:	Very Good-60.14%
Potential Rating:	Not Classified - 0.00%
Design Rating:	Not Classified - 0.00%

RAG Rating

RED	High risk of not achieving, ensure someone to monitor this credit
AMBER	Medium risk of not achieving, would require a higher someone to monitor
GREEN	Low risk of not achieving, lower degree of monitoring.

Refer to Main BREEAM report for the Compliance Requirements.
Responses should be made in detail against each requirement.
The type of evidence which should be provided is detailed below. Evidence should be collated in individual credit folders (electronically) along with a statement where further explanation is required.



Credit			Credits Applicable	Credits Targeted	Design Stage Responsibility	RAG Rating	Information Required	Time Critical	Mandatory (Excellent)	Note	Notes
Man 01	Project Brief and Design	Project delivery planning	1	1	Client	GREEN	A list of all the stakeholders consulted and their roles & responsibilities for each key phases of the project delivery. Agenda/minutes from the project stakeholders meetings showing collaborations between the full project delivery team from incept to concept design stage.	Stage 2 and 3 Input			
		Stakeholder consultation	1	1	Public consultation consultant	GREEN	Public consultaion between relevant stakeholders which covers sustainability issues. Agenda/minutes from the consultation meeting. Documentation demonstrating consultation feedback and subsequent outcomes on the design				
		BREEAM AP	2	0	PM	GREEN	Formally agree to strategic performance targets in early design process and appoint BREEAM AP at concept design stage and developed design. Work with project team and monitor progress.				
Man 02	Life cycle cost and service life planning	Elemental life cycle cost	2	0	Quantity Surveyor	GREEN	The entire asset elemental life cycle cost plan Examples provided by the design team of how the LCC plan has been used to influence building and system/s design to minimise life cycle costs and maximise critical value.			Not targeted	
		Component level life cycle cost appraisal	1	0	Quantity Surveyor	GREEN	A component level Life Cycle Cost options appraisal which details the different component types. Examples provided by the design team of how the LCC plan has been used to influence building and system/s design to minimise life cycle costs and maximise critical value.				
		Capital cost reporting	1	1	Cost Consultant	GREEN	Predicted capital costs via BREEAM Projects. (in pounds per sq metre).	Stage 2 and 3 Input		Appointed already for stage 2, capital costing can be done.	
Man 03	Responsible construction practices	Pre-requisite, legally harvested and traded timber	Y	Y	Contractor	GREEN	Written confirmation from the supplier/s that all timber is sourced in compliance with the UK Government Timber Procurement Policy for legal and sustainable sourcing OR Copies of the actual chain of custody evidence in accordance with CPET requirements OR A specification or letter of intent from the design team confirming that all timber will be procured in accordance with the policy.			Will need to be specified.	
		Environmental management	1	1	Contractor	GREEN	Relevant section/clause of the building contract which confirms a Environmental Management System (EMS). Relevant section/clause of the building contract which confirms pollution prevention policies & procedures.			Will need to be specified, to be put to contractor's responsibility.	
		BREEAM AP (Site)	1	0	Contractor	GREEN	Project roles table identifying the appointed AP and their specific roles, specifically to facilitate the setting and achievement of BREEAM targets for the project. Meetings minutes, communication records, formal notes of conversations and other statements reporting on discussions related to performance targets and maximising performance. Progress report for each work stage. Construction Stage BREEAM assessment report.				
		Responsible construction management	2	2	Contractor	GREEN	Main contractor to be registered with the CCS		Not required for Very Good		
		Monitoring of construction site impacts	2	1	Contractor	GREEN	A formal letter of commitment from the contractor confirming any identified risks will be managed to minimise them. Project roles table identifying the responsibility of an individual/s for monitoring, recording and reporting energy use, water and transport data. A formal letter of commitment from the client/developer confirming that these items will be monitored.				
Man 04	Commissioning & handover	Commissioning - testing schedule and responsibilities	1	1	Architect/Services Engineer/ Contractor/Client	GREEN	Schedule of commissioning and testing including timescales. Relevant section of the building specification which outlines the roles & responsibilities of the project team or a responsibilities schedule. Main contractors programme.		Yes commissioning-test schedule and responsibilities	Need to be specified for contractor	
		Commissioning - design and preparation	1	0	Architect/Services Engineer/ Contractor/Client	GREEN	Achieve Commissioning - testing schedule and responsible to appoint an appropriate commissioning manager.				
		Testing and inspecting building fabric	1	0	Architect/Services Engineer/ Contractor/Client	GREEN	Achieve Commissioning - testing schedule and responsibilities credits Programme of works including the testing and inspection of building fabric, thermographic survey and air testing. A formal letter of commitment from the client/contractor confirming any defects will be rectified prior to handover.				
		Handover	1	1	Architect/Services Engineer/ Contractor/Client	GREEN	Technical Building User Guide Non-technical Building User Guide Technical Training Schedule Non-technical Training Schedule OR A formal letter of commitment from the client/contractor confirming the above will be prepared prior to handover		Yes Criterion 11 building user guide	Need to be specified for contractor	
Man 05	Aftercare	Aftercare support	1	1	Architect/Services Engineer/ Contractor/Client	GREEN	Evidence of a commitment/contract to provide compliant aftercare support and training. Minutes from the aftercare support and building user meeting Appointment letter(s) and/or commissioning responsibilities schedule. The Building User Guide Training Schedule Evidence of a commitment/contract to collect and monitor energy and water consumption post construction.				
		Seasonal commissioning	1	1	Architect/Services Engineer/ Contractor/Client	GREEN	Appointment letter(s) and/or commissioning responsibilities schedule		Not for Very Good		
		Post occupancy evaluation	1	1	Architect/Services Engineer/ Contractor/Client	GREEN	A letter of commitment by the client/developer or future building occupier to carry out a POE - has to be signed and dated.				
		Total	21	12							
		% Weighting	11%	6.29%							
Hea 01	Visual comfort	Glare control	1	1	Architect/Services Engineer	GREEN	Copy of the Glare control assessment Relevant section of project strategy or design drawings to show glare control strategy.			Report to specify internal blinds	
		Daylighting	1	0	Architect/Services Engineer	GREEN	Daylighting calculations - Initial calculations carried out Design drawings and specification				
		View out	1	0	Architect/Services Engineer	GREEN	Design drawings showing window positions or permanent openings that provide adequate view out. Window opening size schedule				Check which rooms are required to achieve
		Internal and external lighting	1	1	Architect/Services Engineer	GREEN	Design drawings and/or room data sheets/schedules. Relevant section of the building specification OR a letter of formal confirmation of compliance from the relevant design team member.				
Hea 02	Indoor air quality	Indoor air quality plan	Pre-requisite	Y	Air quality assessor	GREEN	Indoor air quality plan produced and implemented in accordance with GN06.				
		Ventilation	1	1	M&E	GREEN	Fresh air provision and indoor CO2 concentration				
		Emission from construction products	2	0	Architect	GREEN	Paints and varnishes to meet the emission limit as listed in BREEAM v6.1 table 5.11.				
		Post-construction IAQ measurement	1	0	Contractor	GREEN	Post-construction indoor air quality testing is completed to determine levels of formaldehyde and TVOCs.				

Credit			Credits Applicable	Credits Targeted	Design Stage Responsibility	RAG Rating	Information Required	Time Critical	Mandatory (Excellent)	Note	Notes
Hea 04	Thermal comfort	Thermal Modelling	1	1	Services Engineer	GREEN	Approved thermal modelling software results against CIBSE TM52 criteria. AND/OR For Air conditioned buildings calculations or a statement confirming the PMV (predicted mean vote) and PPD (predicted percentage of dissatisfied)				
		Design for future thermal comfort	1	1	Services Engineer	GREEN	For Air conditioned buildings calculations or a statement confirming the PMV (predicted mean vote) and PPD (predicted percentage of dissatisfied) OR Relevant section of the building specification which identifies if thermal comfort criteria isn't met for project climate change environment, how the building has been adapted or designed to be easily adapted in the future.				
		Thermal zoning and controls	1	1	Services Engineer	GREEN	Thermal comfort strategy highlighting the points that have been considered and decisions on zoning and control strategy taken accordingly			Overheating risk assessment was done. Thermal zoning and controls will be provided as part of the MEP strategy.	
Hea 05	Acoustic Performance	Sound insulation	1	1	Acoustician	GREEN	Achieve sound insulation performance standards detailed in the relevant section Table 5.14-5.18 of BREEAM UK NC 2018, demonstrated pre-completion.				
		Indoor ambient noise level	1	1	Acoustician	GREEN	Achieve indoor ambient noise level criteria detailed in the relevant section Table 5.14-5.18 of BREEAM UK NC 2018, demonstrated at pre completion via on site testing.				
		Room acoustics	1	1	Acoustician	GREEN	Achieve room acoustics performance standards detailed in the relevant section Table 5.14-5.18 of BREEAM UK NC 2018, demonstrated pre-completion.	Stage 2 and 3 Input			
Hea 06	Security	Security of site and building	1	1	Architect & Security Consultant	GREEN	Security Needs Assessment conducted by a Suitably Qualified Security Specialist including recommendations and/or solutions. Design drawings or relevant sections in the specification that identifies the recommendations/solutions are implemented.	Stage 2 and 3 Input		Safety consultant employed and a report was done as part of planning application. Negotiations underway regarding meeting their requirement.	
Hea 07	Safe and healthy surrounding	Safe access	1	0	Architect & Security Consultant	GREEN					
		Outside space	1	1	Architect & Security Consultant	GREEN					
		Total	17	11							
		% Weighting	14%	9.06%							
Ene 01	Reduction of energy use and carbon emissions	Energy performance	9	7	Services Engineer	GREEN	A copy of the Building Regulations Output Document from an approved software. The output documents must be based on the design stage of analysis. A copy of the Building Regulations Output Document from the design stage SAP calculations (where relevant for multi-residential buildings). Energy Performance Ratio for New Construction (EPR NC) Calculations. Minimum of 4 credits to achieve Excellent.		Yes 4 Credits minimum for Excellent	BRUKL report currently achieved 6 credits	
		Prediction of operational energy consumption	4	0	Services Engineer	GREEN	Detailed energy modelling to predict building energy consumption, including sensitivity analysis which would be used to discuss with the project team and client.Determine energy target for the building based on scenario modelling.				
Ene 02	Energy monitoring	Sub-metering of end-use categories	1	1	Services Engineer	GREEN	Relevant section/clauses of the building specification or contract which details energy monitoring Design drawings		Yes First Sub Metering credit		
		Sub-metering of high energy load and tenancy areas	1	1	Services Engineer	GREEN	Relevant section/clauses of the building specification or contract which details energy monitoring Design drawings				
Ene 03	External Lighting	External Lighting	1	1	Services Engineer	GREEN	1 Credit automatically awarded if there is no external lighting (which includes lighting on the building, at entrances and signs) Otherwise Please Provide: Relevant section/clauses of the building specification or contract which confirms the external lighting design. Design drawings			assessment required as part of the planning submission?	
Ene 04	Low carbon design	Passive design analysis	1	1	Services Engineer	GREEN	BREEAM Hea 04 Thermal Comfort to be achieved. Project strategy showing the analysis of passive design. Results from a dynamic simulation model demonstrating the reduced energy demand and CO ₂ emissions.				
		Free cooling	1	0	Services Engineer	GREEN	BREEAM Hea 04 Thermal Comfort to be achieved. Project strategy showing the analysis of passive design. Results from a dynamic simulation model demonstrating the reduced energy demand and CO ₂ emissions.				
		Low and zero carbon technologies	1	1	Services Engineer	GREEN	Feasibility study report Results from a dynamic simulation model demonstrating demand reductions from the specified low zero carbon technology. Design drawings/specification/schedules of LZC technologies Statement/design drawings confirming the built form can allow for the future installation of the most cost-effective LZC options	LZC Stage 2 and 3			
Ene 06	Energy efficient transportation systems	Energy Consumption	1	1	Lift Consultant/Services Engineer	GREEN	Professional report/study of transportation analysis and calculations in accordance with BS EN ISO 25745 Part 2 or Part 3 Specification of the transport system				
		Energy efficient features	1	1	Lift Consultant/Services Engineer	GREEN	Relevant section/clauses of the building specification or contract AND EITHER Manufacturers product details OR Formal letter of commitment from the system(s) manufacturer/supplier.				
Ene 08	Energy Efficient Equipment	Energy Efficient Equipment	2	2	Client	GREEN	2 credits Calculation of the building's annual unregulated loads and demonstrate reduction in the consumption.				
		Total	23	16							
		% Weighting	16%	11.13%							
Tra 1	Transport assessment and travel plan	Transport assessment and travel plan	2	2	Architect/Transport Consultant	GREEN	Transport assessment and travel plan is completed prior to the end of RIBA stage 2. The site transport assessment should cover as minimum the list provided in Table 7.1 of BREEAM V6.1.				
Tra 2	Sustainable transport measures	Transport options implemented	10	2	Architect/Transport Consultant	GREEN	Calculate the acessibility index of the project and the total number ofpoints achieved for the options implemented.				Tra 01 calculator to be filled in
		Total	12	4							
		% Weighting	10%	3.33%							

Credit			Credits Applicable	Credits Targeted	Design Stage Responsibility	RAG Rating	Information Required	Time Critical	Mandatory (Excellent)	Note	Notes
Wat 01	Water Consumption	Water Consumption	5	2	Architect/Client	GREEN	Please Provide: A completed copy of the BREEAM Wat 01 calculator. Documentary evidence supporting the data used to complete the calculator tool. Relevant section of the building specification or design drawings confirming technical details of sanitary components and rainwater and greywater collection system. OR where detailed documentary evidence is not available at this stage; The completed BREEAM Wat 01 calculator A letter of instruction to a contractor/supplier or a formal letter from the developer giving a specific undertaking, providing sufficient information to allow the water calculations to be completed.		Yes Minimum of 1 credit		
Wat 02	Water Monitoring	Water Monitoring	1	1	Services Engineer	GREEN	Please Provide: Relevant section/clauses of the building specification or contract Design drawings		Yes Criteria 1		
Wat 03	Water Leak Detection	Leak detection system	1	1	Services Engineer	GREEN	Relevant section/clauses of the building specification or contract. Design drawings. Manufacturers product details.				
		Flow control devices	1	1	Services Engineer	GREEN	Relevant section/clauses of the building specification or contract. Flow control device manufacturer specification & details. Design drawings showing the installation.				
		Total	8	5							
		% Weighting	7%	4.38%							
Mat 01	Environmental impacts from construction products - Building life cycle assessment (LCA)	Superstructure	6	2	Architect/Structural Engineer/ HH	AMBER	At concept design stage: Carry out LCA options appraisal of 2 to 4 different superstructure design options. Record using the Mat 01/02 results submission tool. Provide an options appraisal summary document At technical design stage: Carry out LCA options appraisal of 2 to 3 different superstructure design options Submit Mat 01/02 calculator tool	Stage 2 and 3 Input			
		Substructure and hard landscaping options during concept design	1	0	Architect/Structural Engineer/ HH	GREEN	Carry out LCA options appraisals of a total of 6 different substructure or hard landscaping design.	Stage 2 and 3 Input			

Credit			Credits Applicable	Credits Targeted	Design Stage Responsibility	RAG Rating	Information Required	Time Critical	Mandatory (Excellent)	Note	Notes
Mat 02	Environmental impacts from construction products (EPD)	Hard landscaping and boundary protection	1	1	Architect	GREEN	Please Provide: Specification of products with a recognised environmental product declaration (EPD) (1 credit) Relevant section/clauses of the building specification or contract and/or design drawings confirming a detailed description of each applicable product, its constituent materials. Design drawings showing the location of each product with EPD. Mat 01/02 Results Submission tool Copies of EPD Certificates				
Mat 03	Responsible sourcing of construction products	Legal and sustainable timber	Pre-requisite	Y	Architect / Services Engineer / Contractor / Structural Engineer / Landscape Architect	GREEN	Written confirmation from the supplier/s that all timber is sourced in compliance with the UK Government Timber Procurement Policy for legal and sustainable sourcing OR Copies of the actual chain of custody evidence in accordance with CPET requirements OR A specification or letter of intent from the design team confirming that all timber will be procured in accordance with the policy.		Yes Criteria 1		
		Enabling sustainable procurement	1	0	Architect / Services Engineer / Contractor / Structural Engineer / Landscape Architect	AMBER	Sustainable procurement plan (SPP)				
		Measuring responsible sourcing	3	1	Architect / Services Engineer / Contractor / Structural Engineer / Landscape Architect	AMBER	Completed copy of the Mat 03 Calculator tool Documentary evidence detailing how the Calculator tool has been completed. Design plan and/or specification confirming: 1. The building elements. 2. Details of the materials specification for each element. A copy of the relevant responsible sourcing scheme certificate(s) for the relevant specification/products. AND/OR A letter of intent from the design team or other detailed documentary evidence confirming the product shall be sourced from suppliers capable of providing certification to the level required for the particular tier claimed.				
Mat 05	Designing for Durability and Resilience	Designing for Durability and Resilience	1	1	Architect	GREEN	Please Provide: Protecting vulnerable parts of the building from damage Design drawings showing vulnerable areas/parts of the building. And/or relevant section/clauses of the building specification or contract confirming the durability measures specified. Protecting exposed parts of the building from material degradation Design drawings and/or relevant section/clauses of the building specification or contract confirming the durability measures specified. Risk assessment AND EITHER Elements or products manufacturer specifications and/or statement of quality standards and design guides met OR A detailed element resilience assessment				
Mat 06	Material efficiency	Material efficiency	1	0	Client / Architect / Structural Engineer / Services Engineer / Contractor	AMBER	Please Provide Evidence at all stages of design/construction: Preparation and Brief Stages - Dedicated report that sets out a clear framework to guide material efficiency activities. The report should set out aims, objectives, targets, performance indicators, opportunities, constraints and responsibilities to guide material efficiency activities. Concept Stage - Minutes of the workshops held. Documentation demonstrating how the feedback from the workshop has been incorporated in the concept design of the project, for example: outline specification for materials selection, report on approximate predicted reductions in material quantities. Developed design and technical design - Report on deviations from previous stages and additional actions to be taken. Documentation demonstrating the incorporation of the outcomes from the concept stage and additional actions, for example: design drawings or specifications demonstrating materials efficiency measures undertaken. Construction Stage - Report on deviations from previous stages. Documented evidence of activity to further identify efficiencies, for example: meeting minutes, training events, waste reduction documentation etc.	Stage 2 and 3 Input			
		Total	14	5							
		% Weighting	15%	5.36%							
Wst 01	Construction waste management	Predemolition audit	1	1	Contractor / Prelims	AMBER	Pre-demolition audit of all existing structures or hard surfaces within the site. Maximise the recovery of material for subsequent high grade or value applications.	Stage 2 input			
		Construction resource efficiency	3	2	Contractor / Prelims	AMBER	A copy of the Resource Management Plan and where relevant, a copy of the pre-demolition audit. A copy of the compliant Site Waste Management Plan. Relevant section/clauses of the building specification or contract AND/OR A letter from the client or their representative				

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		Diversion of resources from landfill	1	1	Contractor / Prelims	AMBER	A copy of the Resource Management Plan and where relevant, a copy of the pre-demolition audit. A copy of the compliant Site Waste Management Plan. A letter from the client or the contractor				
Wst 02	Recycled Aggregates	Use of recycled and sustainably sourced aggregates	1	0		GREEN	Calculation of all aggregates used and distance travelled by transport, using Wst 02 calculator.				
Wst 03	Operational waste	Operational Waste	1	1	Architect /Client/Contractor	GREEN	Please Provide: Design drawings and/or relevant section/clauses of the building specification or contract confirming provision and scope of dedicated facilities. Project team meeting minutes / letter / specification confirming likely building waste streams and indicative volumes.		Not for Very Good		
Wst 05	Adaption to Climate Change	Adaption to Climate Change	1	1	Architect/ Services engineer/Structures	GREEN	Concept stage Climate change adaptation strategy appraisal including a systematic (structural and fabric resilience specific) risk assessment including recommendations & Solutions. Design drawings and/or relevant specification section/clauses to support the recommendations in the CCASA. Any omitted recommendations to be justified in writing by the assessor.	Stage 2 and 3 Input			
Wst 06	Functional adaptability	Design for disassembly and adaptability	2	0	Structures and Services Engineer	GREEN	A functional adaptation strategy report during or prior to concept design, including recommendations for measures to be incorporated to facilitate future adaptation. Achieve the above and update during technical design where things have changed or have been implemented, along with a guide for prospective tenants.	Stage 2 and 3 Input			
		Total	10	6							
		% Weighting	6%	3.60%							
Le 1	Site Selection	Previously occupied land	1	0	Client / Contractor	GREEN	AT least 75% of the proposed development is on previously occupied land				
		Contaminated Land	1	0	Client / Contractor	GREEN	Site investigation and study on the contaminated land and remediation strategy.				
		Survey and evaluation	1	1	Ecologist / Client	GREEN	Suitable Qualified Ecologist (SQE) carries out survey to determine ecological baseline and recommendations from the survey				
Le 2	Ecological risks and opportunities	Determining ecological outcomes	1	1	Ecologist / Client	GREEN	Suitable Qualified Ecologist (SQE) to to be contracted prior to any preliminary site refurbishment works. Please provide the SQE's qualifications and professional status and experience. A copy of the ecological report based on a site survey. Confirmation the data collated has been shared with the project team. All existing features of ecological value within and surrounding the boundary area are protected from damage. Comprehensive route to be undertaken	Ecology survey prior to site start		Ecologist is employed to undertake survey	
		Ecological risks and opportunities	Pre-requisite	Y	Ecologist / Design Team	GREEN	LE2 credits to be achieved The client or contractor has confirmed that compliance is monitored against all relevant UK, and EU or International legislation relating to the ecology of the site.	Stage 2 and 3 Input			
Le 3	Managing impacts on ecology	Planning and measures on-site	1	1	Ecologist / Design Team	GREEN	Site preparation planning to avoid and manage negative impacts. Based on project team collaboration with representative stakeholders.	Stage 2 and 3 Input			

Credit			Credits Applicable	Credits Targeted	Design Stage Responsibility	RAG Rating	Information Required	Time Critical	Mandatory (Excellent)	Note	Notes
		Managing negative impacts	2	2	Ecologist / Design Team	GREEN	Plan to avoid negative impacts A copy of the ecological assessment report (Guidance Note 40 template can be referred to for evidence) A letter from the client/contractor confirming a commitment to manage negative impacts Design drawings and/or relevant specification section/clauses to support any change in ecological value				
Le 4	Ecological change and enhancement	Managing negative impacts on ecology	Pre-requisite	Y	Ecologist / Design Team	GREEN	Le03 has been achieved and client or contractor to confirm compliance is monitored against all relevant UK, EU, or international legislation				
		Ecological enhancement	1	1	Ecologist / Design Team	GREEN	Provide report or drawings to show that measures have been implemented on-site. Data collated are analysed, and where valuable to be provided to local environment records centres nearest to the site.				
		Change and enhancement of ecology	3	1	Ecologist / Design Team	GREEN	Credis awarded based on the change in ecological value, to be calculated using the process set out in GN36 BREEAM calculation methodology.				
Le 5	Long term ecological management	Management and maintenance throughout the project	1	1	Ecologist/ Contractor/ Client	GREEN	Monitoring and review plans to ensure that measures in place for LE02, LE03, and LE04 are implemented. A section on Ecology and Biodiversity are to be included as part of the tenant information. This should included detailed management and maintenance plans as part of the handover information.				
		Landscape and ecology management plan	1	1	Ecologist/ Contractor/ Client	GREEN	Landscape and habitat management plan is produced to cover first five ears after project completion, to be handed over to building owner.				
		Total	13	9							
		% Weighting	13%	9.00%							
Pol 01	Impact of Refrigerants	Impact of Refrigerants	2	2	Services Engineer	GREEN	A copy of the specification clauses or manufacturer product details for Ammonia Refrigeration Systems. A copy of the specification clause or letter from the M&E engineer/system manufacturer confirming the relevant refrigerant type and system information. A completed copy of the BREEAM Pol 01 calculator tool & documentary evidence supporting the data used to complete the calculator tool. Confirmation of Direct Effect Life Cycle CO2 equivalent emissions for the relevant heating/cooling plant.				

Credit			Credits Applicable	Credits Targeted	Design Stage Responsibility	RAG Rating	Information Required	Time Critical	Mandatory (Excellent)	Note	Notes
		Leak detection	1	1	Services Engineer	GREEN	Leak Detection details for the refrigerant systems.				
Pol 02	Local air quality	Non-combustion system	2	2	Services Engineer	GREEN	Nox emission levels to meet the specified level depending on heating and hot water demands (mg/kWh)			by default, no local combustible heating or hot water system	
Pol 03	Flood and surface water management	Flood resilience	2	2	Civil Engineer	GREEN	A site-specific flood risk assessment (FRA) Design drawings Where appropriate, correspondence from the appropriate statutory body confirming reduced annual probability of flooding due to existing flood defences.			Area in high flood risk?	
		Surface water run off	2	2	Civil Engineer	GREEN	One credit could be achieved based on achieving neutral impact on surface water. Two credits based on reducing run off.				
		Minimising watercourse pollution	1	1	Civil Engineer	GREEN	One credit achieved where first 5mm of rainfall can be attenuated on site, pollution prevention treatment is provided, etc.			SuDS strategy and identification of flood risk will be provided, as part planning requirement	

Credit			Credits Applicable	Credits Targeted	Design Stage Responsibility	RAG Rating	Information Required	Time Critical	Mandatory (Excellent)	Note	Notes
Pol 04	Reduction of Night Time Light Pollution	Reduction of Night Time Light Pollution	1	1	Client/Services Engineer	GREEN	Where there is external lighting, it needs to be in compliance with table 2 of ILP guidance notes, lights to automatically switch off between 23:00 - 07:00, security lighting at night to be at lower levels. Please provide report, design drawings, and manufacturer spec.				
Pol 05	Reduction of Noise Pollution	Reduction of Noise Pollution	1	1	Acoustician	GREEN	Credits could be achieved if there are no noise sensitive areas within 800m of the building or assessed site. OR If there are, a noise impact assessment to be carried out.	Noise Survey prior to site start		Miller Goodall	
		Total	12	12							
		% Weighting	8%	8.00%							
Inn 01		Innovation	10	0	Design team	GREEN	Demonstrate exemplary level of performance in existing BREEAM issues. Or Approved innovations by BRE global.				
		Total	10	0							
		% Weighting	10%	0.00%							
Overall Target Score: 60.14% "Very Good" Rating											
Confirmed Score: "Unclassified" Rating											