

BREEAM New Construction 2014

Oldham Street Retail Units

Post Construction (Final, as-built)

Oldham Street Retail Units

20 July 2023

Assessment Report



Marks & Spencer's BREEAM Excellent Cheshire Oaks store (Image: Marks & Spencer)

Assessment references

Registration number:	BREEAM-0073-1778	Date created:	31/1/2020
Assessor name:		Surname:	
First:	Robert		Waiting
Assessor licence number:	RW16		
Assessor organisation:	Stroma Built Environment Ltd		
Architect name:	Frank Ellis Architects		
Developer name:	Kempton Homes Ltd.		
Property owner	Kempton Homes Ltd.		

Site details

Site name:	Oldham Street Retail Units
Address:	76-82 Oldham Street
	Manchester
Town:	
County:	Lancashire
Post code:	M4 1LF
Country:	

Certificate details

The certificate will have the name of the architect (if entered above) and the name of the developer (from above).

Any other names to appear on the certificate are listed below:

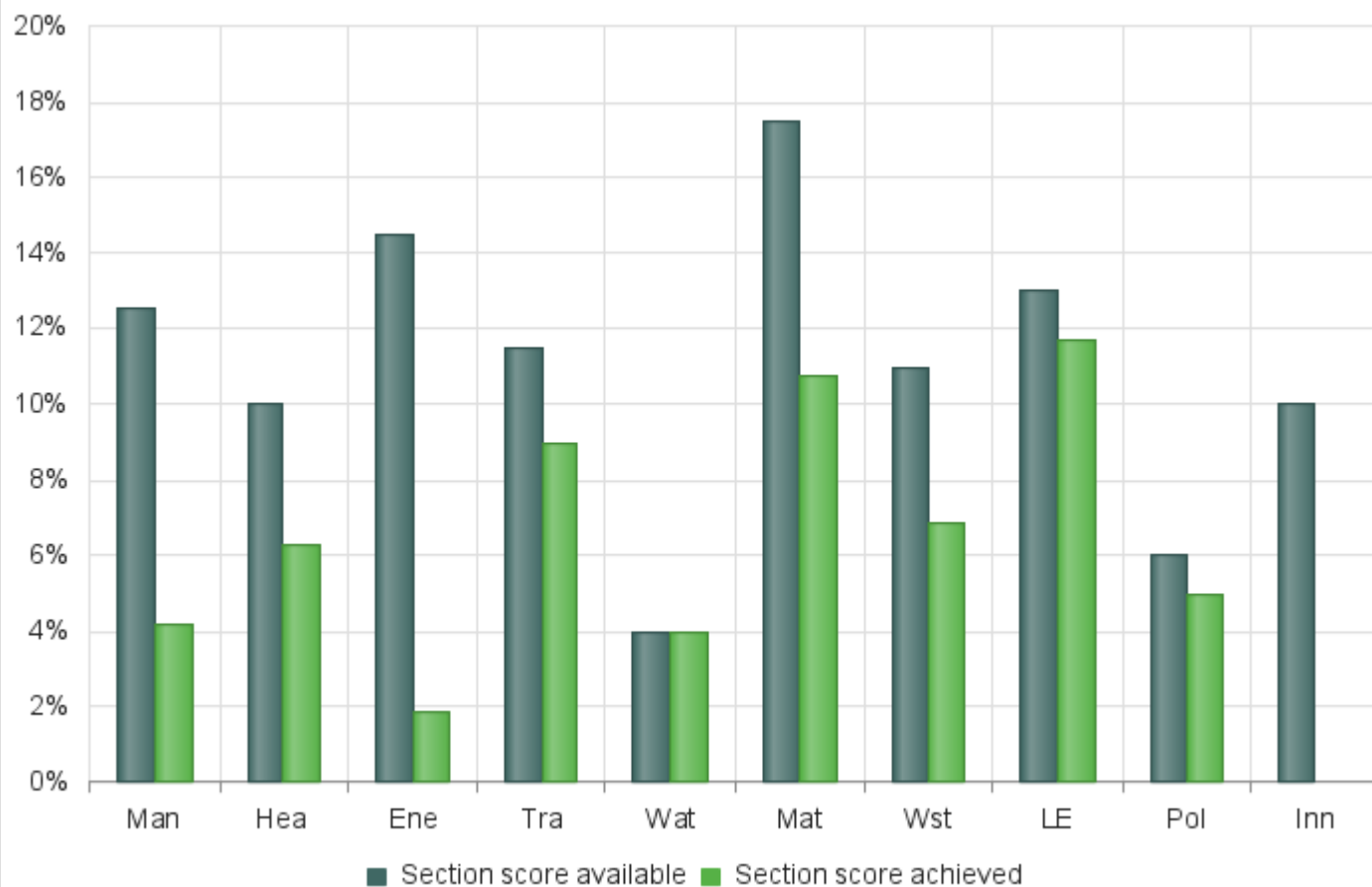
Name	Label
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TBC	Building end user/occupier
Elliott Group	Principal Contractor

BREEAM Rating

	Credits available	Credits achieved	% Credits achieved	Weighting	Category score
Man	15.0	5.0	33.33%	12.50%	4.16%
Hea	8.0	5.0	62.50%	10.00%	6.25%
Ene	16.0	2.0	12.50%	14.50%	1.81%
Tra	9.0	7.0	77.78%	11.50%	8.94%
Wat	3.0	3.0	100.00%	4.00%	4.00%
Mat	13.0	8.0	61.54%	17.50%	10.76%
Wst	8.0	5.0	62.50%	11.00%	6.87%
LE	10.0	9.0	90.00%	13.00%	11.70%
Pol	6.0	5.0	83.33%	6.00%	5.00%
Inn	10.0	0.0	0.00%	10.00%	0.00%
Total	98.0	49.0	50.00%	-	59.51%
Rating	-	-	-	-	 Very Good

Performance by environmental category



Indicator scores



Circularity



Wellbeing



Whole Life Carbon

More information (<https://www.breeam.com/news/new-breeam-indicators-to-be-added-to-breeam/>) about the BREEAM indicator scores

Issue scores

Please Note: X means the exemplary credit for the relevant issue

Management

Man 01 Project brief and design

0 / 4

Man 02 Life cycle cost and service life planning

1 / 4

Man 03 Responsible construction practices

4 / 6 X: 0 / 1

Man 04 Commissioning and handover

0 / 1

Man 05 Aftercare

N/A

Health and Wellbeing

Hea 01 Visual Comfort

2 / 4 X: 0 / 1

Hea 02 Indoor Air Quality

0 / 1

Hea 03 Safe containment in laboratories

N/A

Hea 04 Thermal comfort

N/A

Hea 05 Acoustic Performance

1 / 1

Hea 06 Safety and Security

2 / 2

Energy

Ene 01 Reduction of energy use and carbon emissions

0 / 12

Ene 02 Energy Monitoring

N/A

Ene 03 External Lighting

1 / 1

Ene 05 Energy Efficient Cold Storage

N/A

Ene 07 Energy Efficient Laboratory Systems

N/A

Ene 09 Drying Space

N/A

Ene 04 Low carbon design

1 / 3

Ene 06 Energy efficient transportation systems

N/A

Ene 08 Energy Efficient Equipment

N/A

Transport

Tra 01 Public Transport Accessibility

5 / 5

Tra 03 Cyclist facilities

0 / 2

Tra 05 Travel Plan

1 / 1

Tra 02 Proximity to Amenities

1 / 1

Tra 04 Maximum Car Parking Capacity

N/A

Water

Wat 01 Water Consumption

N/A

Wat 02 Water Monitoring

1 / 1

Wat 03 Water Leak
Detection

1 / 1

Wat 04 Water Efficient
Equipment

1 / 1

Materials

Mat 01 Life Cycle Impacts

3 / 5 X: 0 / 3

Mat 02 Hard Landscaping
and Boundary Protection

1 / 1

Mat 03 Responsible
Sourcing of materials

2 / 4 X: 0 / 1

Mat 04 Insulation

1 / 1

Mat 05 Designing for
durability and resilience

1 / 1

Mat 06 Material efficiency

0 / 1

Waste

Wst 01 Construction Waste
Management

4 / 4 X: 0 / 1

Wst 02 Recycled Aggregates

0 / 1 X: 0 / 1

Wst 03 Operational Waste

1 / 1

Wst 04 Speculative Floor
and Ceiling Finishes

N/A

Wst 05 Adaptation to climate
change

0 / 1

Wst 06 Functional
adaptability

0 / 1

Land Use and Ecology

LE 01 Site Selection

2 / 2LE 02 Ecological Value of
Site and Protection of
Ecological Features**2 / 2**LE 03 Minimising impact on
existing site ecology**1 / 2**LE 04 Enhancing Site
Ecology**2 / 2**LE 05 Long Term Impact on
Biodiversity**2 / 2**

Pollution

Pol 01 Impact of Refrigerants

N/A

Pol 02 NOx Emissions

N/A

Pol 03 Surface Water Run off

4 / 5Pol 04 Reduction of Night
Time Light Pollution**1 / 1**

Pol 05 Noise Attenuation

N/A

Innovation

Inn 01 Innovation

0 / 0 X: 0 / 10

Initial details

76-82 Oldham Street

Version number : v5.0

Project scope : New Construction (Shell only)

Building floor area (GIA) m2 : 762

Building floor area (NIFA) m2 : 762

Building type (main description) : Retail

Building type (sub-group) : Retail - Shop

Assessment stage : Post Construction (Final, as-built)

Location type : Large urban (>250,000 population)

Building services - heating system type : None

Building services - cooling system type : None

Building services - domestic hot water system type : None

Building service - controls : None

Does water heating contribute less than 10% of the buildings total energy consumption? : No

Commercial/industrial refrigeration and storage systems : No

Building user transportation systems (lifts and/or escalators) : No

Unregulated water uses present? (e.g. vehicle wash system, irrigation) : Yes

Is external lighting specified within the construction zone? : Yes

Are there any systems specified that contribute to the unregulated energy load? : No

Laboratory function/area and size category : No laboratory

Laboratory containment level : No laboratory

Fume cupboard(s) and/or other containment devices : No

Category assessment

Management (Man)

Man 01 Project brief and design

To recognise and encourage an integrated design process that optimises building performance.

Assessment Criteria

Stakeholder consultation (project delivery) :

Stakeholder consultation (third party) :

Sustainability champion (design) :

Credits awarded : 0

Evidence linked to Man 01

No evidence has been linked to this issue yet

Man 02 Life cycle cost and service life planning

To deliver whole life value from investment and promote economic sustainability by recognising and encouraging the use and sharing of life cycle costing and service life planning to improve design, specification and through-life maintenance and operation.

Assessment Criteria

Elemental life cycle cost (LCC) :

Component level LCC plan :

Capital cost reporting : Yes

Credits awarded : 1

Evidence linked to Man 02

No evidence has been linked to this issue yet

Man 03 Responsible construction practices

To recognise and encourage construction-sites which are managed in an environmentally and socially considerate, responsible and accountable manner.

Assessment Criteria

Is all site timber used in the project 'legally harvested and traded timber'? : Yes

Environmental Management : Yes

Construction stage sustainability champion : No

Considerate construction : 1

Monitoring of construction site impact (criterion 8) : Yes

Key Performance Indicators: Construction site energy use

Energy consumption (total) - site processes :

Energy consumption (intensity) - site processes :

Distance (total) - materials transport to site :

Distance (total) -waste transport from site :

Energy consumption (total) - materials transport to site :

Energy consumption (total) - waste transport from site :

Energy consumption (intensity) - materials transport to site : 0.0

Energy consumption (intensity) - waste transport from site : 0.0

Key Performance Indicators: Construction site greenhouse gas emissions

Process greenhouse gas emissions (total) - site processes :

Greenhouse gas emissions (intensity) - site processes :

Greenhouse gas emissions (total) - materials transport to site :

Greenhouse gas emissions (total) - waste transport from site :

Greenhouse gas emissions (intensity) - materials transport to site : 0.0

Greenhouse gas emissions (intensity) - waste transport from site : 0.0

Key Performance Indicators: Construction site use of freshwater resources

Use of freshwater resource (total) - site processes :

Use of freshwater resource (intensity) - site processes :

Credits awarded : 4

Evidence linked to Man 03

No evidence has been linked to this issue yet

Man 04 Commissioning and handover

To encourage a properly planned handover and commissioning process that reflects the needs of the building occupants.

Assessment Criteria

Testing and inspecting building fabric :

Credits awarded : 0

Evidence linked to Man 04

No evidence has been linked to this issue yet

Man 05 Aftercare

To provide post-handover aftercare to the building owner/occupants during the first year of occupation to ensure the building operates and adapts, where relevant, in accordance with the design intent and operational demands.

Assessment Criteria - Issue not applicable to building/development type

Credits awarded : 0

Evidence linked to Man 05

No evidence has been linked to this issue yet

Health and Wellbeing (Hea)

Hea 01 Visual Comfort

To ensure daylighting, artificial lighting and occupant controls are considered at the design stage to ensure best practice in visual performance and comfort for building occupants.

Assessment Criteria

Daylighting (building type dependant) :

View out : Yes

Internal and external lighting levels, zoning and controls : Yes

Exemplary level daylighting :

Credits awarded : 2

Evidence linked to Hea 01

No evidence has been linked to this issue yet

Hea 02 Indoor Air Quality

To recognise and encourage a healthy internal environment through the specification and installation of appropriate ventilation, equipment and finishes.

Assessment Criteria

Adaptability - potential for natural ventilation :

Key Performance Indicators: Indoor air quality

Concentration levels of formaldehyde :

Total volatile organic compound (TVOC) concentration :

Credits awarded : 0**Evidence linked to Hea 02**

No evidence has been linked to this issue yet

Hea 03 Safe containment in laboratories

To recognise and encourage a healthy internal environment through the safe containment and removal of pollutants.

Assessment Criteria - NA**Credits awarded : 0****Evidence linked to Hea 03**

No evidence has been linked to this issue yet

Hea 04 Thermal comfort

To ensure that appropriate thermal comfort levels are achieved through design, and controls are selected to maintain a thermally comfortable environment for occupants within the building.

Assessment Criteria - N/A**Credits awarded : 0****Evidence linked to Hea 04**

No evidence has been linked to this issue yet

Hea 05 Acoustic Performance

To ensure the building's acoustic performance including sound insulation meet the appropriate standards for its purpose.

Assessment Criteria

Acoustic performance standards and testing requirements : 1

Credits awarded : 1

Evidence linked to Hea 05

No evidence has been linked to this issue yet

Hea 06 Safety and Security

To recognise and encourage effective measures that promote safe and secure use and access to and from the building.

Assessment Criteria

Safe external access : Yes

Security of site and building : Yes

Credits awarded : 2

Evidence linked to Hea 06

No evidence has been linked to this issue yet

Energy (Ene)

Ene 01 Reduction of energy use and carbon emissions

To recognise and encourage buildings designed to minimise operational energy demand, primary energy consumption and CO₂ emissions.

Assessment criteria

Country :	England
Actual building - Energy Demand :	685.01 MJ/m ² /year
Notional building - Energy Demand :	681.05 MJ/m ² /year

Building Score

Total BREEAM credits achieved :	0.0
Heating and cooling demand energy performance ratio (EPRed) :	0.0

Assessment Criteria

Credits achieved :	0
Energy production from on or near site technologies :	

Credits awarded : 0

Evidence linked to Ene 01

No evidence has been linked to this issue yet

Ene 02 Energy Monitoring

To recognise and encourage the installation of energy sub-metering that facilitates the monitoring of operational energy consumption.

Assessment Criteria - Issue not applicable to building/development type

Credits awarded : 0

Evidence linked to Ene 02

No evidence has been linked to this issue yet

Ene 03 External Lighting

To recognise and encourage the specification of energy efficient light fittings for external areas of the development.

Assessment Criteria

Is external lighting specified in accordance with the relevant criteria? : Yes

Credits awarded : 1

Evidence linked to Ene 03

No evidence has been linked to this issue yet

Ene 04 Low carbon design

To encourage the adoption of design measures, which reduce building energy consumption and associated carbon emissions and minimise reliance on active building services systems.

Assessment Criteria

Passive design analysis :

Low and zero carbon technologies : Yes

KPI - Low and/or zero carbon energy generation

Total on-site and/or near-site LZC energy generation :

Credits awarded : 1

Evidence linked to Ene 04

No evidence has been linked to this issue yet

Ene 05 Energy Efficient Cold Storage

To recognise and encourage the installation of energy efficient refrigeration systems, therefore reducing operational greenhouse gas emissions resulting from the system's energy use.

Assessment Criteria - Issue not applicable to building/development type
Credits awarded : 0

Evidence linked to Ene 05

No evidence has been linked to this issue yet

Ene 06 Energy efficient transportation systems

To recognise and encourage the specification of energy efficient transportation systems.

Assessment Criteria - Issue not applicable to building/development type
Credits awarded : 0

Evidence linked to Ene 06

No evidence has been linked to this issue yet

Ene 07 Energy Efficient Laboratory Systems

To recognise and encourage laboratory areas that are designed to be energy efficient and minimise the CO2 emissions associated with their operational energy consumption.

Assessment Criteria - Issue not applicable to building/development type

Credits awarded : 0

Evidence linked to Ene 07

No evidence has been linked to this issue yet

Ene 08 Energy Efficient Equipment

To recognise and encourage procurement of energy efficient equipment to ensure optimum performance and energy savings in operation.

Assessment Criteria - Issue not applicable to building/development type

Credits awarded : 0

Evidence linked to Ene 08

No evidence has been linked to this issue yet

Ene 09 Drying Space

To provide a reduced energy means of drying clothes.

Assessment Criteria - This assessment issue is not applicable to shell only / shell and core developments

Credits awarded : 0

Evidence linked to Ene 09

No evidence has been linked to this issue yet

Transport (Tra)

Tra 01 Public Transport Accessibility

To recognise and encourage development in proximity of good public transport networks, thereby helping to reduce transport-related pollution and congestion.

Building type category (for purpose of Tra01 issue assessment)

Building type category (for purpose of Tra01 issue assessment) : Retail

Assessment Criteria

Public transport accessibility index : 18.19

Building dedicated bus service : No

Credits awarded : 5

Evidence linked to Tra 01

No evidence has been linked to this issue yet

Tra 02 Proximity to Amenities

To encourage and reward a building location that facilitates easy access to local services and so reduces the environmental, social and economic impacts resulting from multiple or extended building user journeys, including transport-related emissions and traffic congestion.

Assessment Criteria

Close proximity and accessible to applicable amenities : Yes

Credits awarded : 1

Evidence linked to Tra 02

No evidence has been linked to this issue yet

Tra 03 Cyclist facilities

To encourage building users to cycle, so promoting exercise and helping reduce congestion and emissions, by ensuring adequate provision of cyclist facilities.

Details

Building type category (for purpose of Tra03 issue assessment) : Retail à Individual retail unit

Number of compliant cycle storage spaces provided :

Cyclist facilities provided :

Assessment Criteria

Cycle storage spaces :

Credits awarded : 0

Evidence linked to Tra 03

No evidence has been linked to this issue yet

Tra 04 Maximum Car Parking Capacity

To encourage the use of alternative means of transport other than the private car to and from the building, thereby helping to reduce transport-related emissions and traffic congestion associated with the building's operation.

This issue is not applicable for the building type category you have defined (in issue Tra03)

Credits awarded : 0

Evidence linked to Tra 04

No evidence has been linked to this issue yet

Tra 05 Travel Plan

To recognise the consideration given to accommodating a range of travel options for building users, thereby encouraging the reduction of reliance on forms of travel that have the highest

environmental impact.

Assessment Criteria

Transport plan based on site specific travel survey/assessment : Yes

Credits awarded : 1

Evidence linked to Tra 05

No evidence has been linked to this issue yet

Water (Wat)

Wat 01 Water Consumption

To reduce the consumption of potable water for sanitary use in new buildings from all sources through the use of water efficient components and water recycling systems.

Approach - This assessment issue is not applicable to shell only developments

Credits awarded : 0

Evidence linked to Wat 01

No evidence has been linked to this issue yet

Wat 02 Water Monitoring

To ensure water consumption can be monitored and managed, and therefore encourage reductions.

Assessment Criteria

Water meter on the mains water supply to the building(s) :	Yes
Pulsed output on all relevant water meters :	Yes
Existing BMS connection :	N/A

Credits awarded : 1

Evidence linked to Wat 02

No evidence has been linked to this issue yet

Wat 03 Water Leak Detection

To reduce the impact of water leaks that may otherwise go undetected.

Assessment Criteria

Leak detection on building's mains water supply :

Yes

Credits awarded : 1

Evidence linked to Wat 03

No evidence has been linked to this issue yet

Wat 04 Water Efficient Equipment

To reduce unregulated water consumption by encouraging specification of water efficient equipment.

Assessment Criteria

Has a meaningful reduction in unregulated water demand been achieved? Yes
:

Credits awarded : 1

Evidence linked to Wat 04

No evidence has been linked to this issue yet

Materials (Mat)

Mat 01 Life Cycle Impacts

To recognise and encourage the use of construction materials with a low environmental impact (including embodied carbon) over the full life cycle of the building.

Assessment Criteria

Total Mat01 credits achieved : 3

Total Mat01 points achieved :

Number of building elements assessed :

Exemplary level compliant? :

Has IMPACT compliant software been used? :

Key Performance Indicator - embodied greenhouse gas emissions by element

Total area of element m2 :

External walls :

Windows :

Roof :

Upper floor construction :

Internal wall :

Floor finishes/coverings :

Total impact kgCO2 eq. :

External walls :

Windows :

Roof :

Upper floor construction :

Internal wall :

Floor finishes/coverings :

Area of element impact data relevant to m2 :

External walls :

Windows :

Roof :

Upper floor construction :

Internal wall :

Floor finishes/coverings :

Key Performance Indicator - embodied greenhouse gas emissions for building (assessed elements only)

Total embodied greenhouse gas emissions for building (by assessed elements) :	0.0 kgCO ₂ eq.
Total embodied greenhouse gas emissions for building (by assessed elements) per m ² :	0.0 kgCO ₂ eq./m ²
Proportion of applicable building elements that data reported covers :	0.0 %

Credits awarded : 3

Evidence linked to Mat 01

No evidence has been linked to this issue yet

Mat 02 Hard Landscaping and Boundary Protection

To recognise and encourage the specification of materials for boundary protection and external hard surfaces that have a low environmental impact, taking into account of the full life cycle of materials used.

Assessment Criteria

External hard landscaping and boundary protection :	Yes
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Credits awarded : 1

Evidence linked to Mat 02

No evidence has been linked to this issue yet

Mat 03 Responsible Sourcing of materials

To recognise and encourage the specification and procurement of responsibly sourced materials for key building elements.

Assessment Criteria

All timber and timber based products are 'Legally harvested and traded timber' : Yes

Is there a documented sustainable procurement plan : Yes

Percentage of available responsible sourcing of materials points achieved : 20.00

Please confirm the route used to assess Mat 03 :

Credits awarded : 2

Evidence linked to Mat 03

No evidence has been linked to this issue yet

Mat 04 Insulation

To recognise and encourage the use of thermal insulation which has a low embodied environmental impact relative to its thermal properties

Assessment Criteria

Embodied impact - insulation index : 2.50

Credits awarded : 1

Evidence linked to Mat 04

No evidence has been linked to this issue yet

Mat 05 Designing for durability and resilience

To recognise and encourage adequate protection of exposed elements of the building and

landscape, therefore minimising the frequency of replacement and maximising materials optimisation.

Assessment Criteria

Protecting vulnerable parts of the building from damage : Yes

Credits awarded : 1

Evidence linked to Mat 05

No evidence has been linked to this issue yet

Mat 06 Material efficiency

To recognise and encourage measures to optimise material efficiency in order to minimise environmental impact of material use and waste.

Assessment Criteria

Material optimisation measures investigated and implemented at relevant stages :

Credits awarded : 0

Evidence linked to Mat 06

No evidence has been linked to this issue yet

Waste (Wst)

Wst 01 Construction Waste Management

To promote resource efficiency via the effective management and reduction of construction waste.

Assessment Criteria

Construction resource management plan : Yes

Compliant Pre-demolition audit : N/A

Does the excavation waste meet the exemplary level requirements? :

Key Performance Indicators - Construction Waste

Measure/units for the data being reported : Tonnes

Non-hazardous construction waste data available : Yes

Non-hazardous non-demolition const. waste diverted from landfill data available : Yes

Total non-hazardous demolition waste diverted from landfill data available : Yes

Material for reuse :

Material for recycling :

Material for energy recovery :

Hazardous waste to disposal :

Credits awarded : 4

Evidence linked to Wst 01

No evidence has been linked to this issue yet

Wst 02 Recycled Aggregates

To recognise and encourage the use of recycled and secondary aggregates, thereby reducing the demand for virgin material and optimising material efficiency in construction.

Assessment Criteria

Total % of high-grade aggregate that is recycled/secondary aggregate (Standard) : 0.0 %

Total % of high-grade aggregate that is recycled/secondary aggregate (Exemplary) : 0.0 %

Contributing recycled or secondary aggregate has not been transported more than 30km by road :

% of high-grade aggregate that is recycled/secondary aggregate - by application

Structural frame is applicable :

Bitumen/hydraulically bound base, binder and surface courses for paved areas and roads applicable :

Building foundations is applicable :

Concrete road surfaces is applicable :

Pipe bedding is applicable :

Granular fill and capping is applicable :

Credits awarded : 0

Evidence linked to Wst 02

No evidence has been linked to this issue yet

Wst 03 Operational Waste

To recognise and encourage the provision of dedicated storage facilities for a building's operational-related recyclable waste streams, so that this waste is diverted from landfill or incineration.

Assessment Criteria

Segregation and storage of operational recyclable waste volumes : Yes

Credits awarded : 1

Evidence linked to Wst 03

No evidence has been linked to this issue yet

Wst 04 Speculative Floor and Ceiling Finishes

To encourage the specification and fitting of floor and ceiling finishes selected by the building occupant and therefore avoid unnecessary waste of materials.

Assessment Criteria - Issue not applicable to building/development type

Credits awarded : 0

Evidence linked to Wst 04

No evidence has been linked to this issue yet

Wst 05 Adaptation to climate change

To recognise and encourage measures taken to mitigate the impact of extreme weather conditions arising from climate change over the lifespan of the building.

Assessment Criteria

Adaptation to climate change - structural and fabric resilience :

Credits awarded : 0

Evidence linked to Wst 05

No evidence has been linked to this issue yet

Wst 06 Functional adaptability

To recognise and encourage measures taken to accommodate future changes of use of the building over its lifespan.

Assessment Criteria

Functional adaptability :

Credits awarded : 0

Evidence linked to Wst 06

No evidence has been linked to this issue yet

Land Use and Ecology (LE)

LE 01 Site Selection

To encourage the use of previously occupied and/or contaminated land and avoid land which has not been previously disturbed.

Assessment Criteria

Previously occupied land : Yes

Contaminated land : Yes

Credits awarded : 2

Evidence linked to LE 01

No evidence has been linked to this issue yet

LE 02 Ecological Value of Site and Protection of Ecological Features

To encourage development on land that already has limited value to wildlife and to protect existing ecological features from substantial damage during site preparation and completion of construction works.

Assessment Criteria

Ecological value of the land defined using : A Suitably Qualified Ecologist

Land of low ecological value : Yes

Protection of ecological features : Yes

Credits awarded : 2

Evidence linked to LE 02

No evidence has been linked to this issue yet

LE 03 Minimising impact on existing site ecology

To minimise the impact of a building development on existing site ecology.

Assessment Criteria

Data sourced for calculating the change in ecological value from :

Change in ecological value :	-1.00 Plant species richness
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Credits awarded : 1

Evidence linked to LE 03

No evidence has been linked to this issue yet

LE 04 Enhancing Site Ecology

To encourage actions taken to enhance the ecological value of the site as a result of development.

Assessment Criteria

Suitably Qualified Ecologist appointment (SQE) :	Yes
Ecologist's report and recommendations :	Yes
Increase in ecological value :	4 Plant species richness
Has the SQE confirmed that the required increase in ecological value of the site can be achieved without meeting the target of an increase of six plant species as per CN 3.5? :	Yes
: 2	Credits awarded

Evidence linked to LE 04

No evidence has been linked to this issue yet

LE 05 Long Term Impact on Biodiversity

To minimise the long term impact of the development on the site and the surrounding area's biodiversity.

Assessment Criteria

Suitably qualified ecologist (SQE) appointed : Yes

Credits awarded : 2

Evidence linked to LE 05

No evidence has been linked to this issue yet

Pollution (Pol)

Pol 01 Impact of Refrigerants

To reduce the level of greenhouse gas emissions arising from the leakage of refrigerants from building systems.

Assessment Criteria - Issue not applicable to building/development type

Credits awarded : 0

Evidence linked to Pol 01

No evidence has been linked to this issue yet

Pol 02 NOx Emissions

To contribute to a reduction in national NOx emission levels through the use of low emission heat sources in the building.

Assessment Criteria - Issue not applicable to building/development type

Credits awarded : 0

Evidence linked to Pol 02

No evidence has been linked to this issue yet

Pol 03 Surface Water Run off

To avoid, reduce and delay the discharge of rainfall to public sewers and watercourses, thereby minimising the risk and impact of localised flooding on and off-site, watercourse pollution and other environmental damage.

Assessment Criteria

Annual probability of flooding : Low

Flood Risk Assessment : Yes

Surface water run off - peak rate : Yes

Surface water run off - volume, attenuation and/or limiting discharge : Yes

Minimising watercourse pollution :

Credits awarded : 4

Evidence linked to Pol 03

No evidence has been linked to this issue yet

Pol 04 Reduction of Night Time Light Pollution

To ensure that external lighting is concentrated in the appropriate areas and that upward lighting is minimised, reducing unnecessary light pollution, energy consumption and nuisance to neighbouring properties.

Assessment Criteria

Is external lighting specified in accordance with the relevant criteria? : Yes

Credits awarded : 1

Evidence linked to Pol 04

No evidence has been linked to this issue yet

Pol 05 Noise Attenuation

To reduce the likelihood of noise arising from fixed installations on the new development affecting nearby noise-sensitive buildings.

Assessment Criteria - Issue not applicable to building/development type

Credits awarded : 0

Evidence linked to Pol 05

No evidence has been linked to this issue yet

Innovation (Inn)

Inn 01 Innovation

To support innovation within the construction industry through the recognition of sustainability related benefits which are not rewarded by standard BREEAM issues.

Please use this page to add only *approved innovations*. The exemplary credits awarded at the bottom of this page only include the *approved innovations*. The credits awarded through *approved innovations* as well as through exemplary level criteria are then added together and the total number of credits is calculated on the BREEAM rating page.

Assessment Criteria

Number of 'approved' innovation credits achieved? : 0

Credits awarded : 0

Evidence linked to Inn 01

No evidence has been linked to this issue yet