



BREEAM New Construction V6 (Office - Fully Fitted - Speculative)

Reedham House, 27-33 King Street West

April 2023

Rev B



Key

Mandatory Credit for Very Good

Credit not Targeted

TARGET (>55%)			62.04%	Very Good		
Credit Summary BREEAM V6: Office - Fully Fitted				Credit Ref.	Credits Available	Target Score
MANAGEMENT						
Credit Value 0.61%	Project Brief and Design	Project Delivery Planning		Man 01	1	0
		Stakeholder Consultation			1	1
		BREEAM Advisory Professional			1	0
					1	0
	Life Cycle Costing (LCC) and Service Life Planning	Elemental Life Cycle Cost		Man 02	2	0
		Component Life Cycle Cost			1	1
		Capital Cost Reporting			1	1
	Responsible Construction Practices	Legally harvested and traded timber - Pre-requisite		Man 03	-	Y
		Environmental Management			1	1
		Sustainability Champion			1	1
		Responsible Construction Management			2	2
		Monitoring of Construction Site Impacts			2	2
	Commissioning and Handover	Commissioning and Testing Schedule and Responsibilities		Man 04	1	1
		Commissioning Building Services			1	1
		Testing and Inspecting Building Fabric			1	0
		Handover			1	1
Section Credit Total					18	12
Weighted Section Total					11%	7.33%

HEALTH & WELLBEING					
Credit Value Credit Value 0.78%	Visual Comfort	Glare control	Hea 01	1	1
		Daylight factors		2	0
		View Out		1	0
		Internal & External Lighting Levels		1	1
	Indoor Air Quality	Indoor Air Quality Pre-Requisite	Hea 02	-	Y
		Ventilation		1	0
		VOC Emissions from Construction Products		2	0
		Post Construction Indoor Air Quality Management		1	1
	Thermal Comfort	Thermal modelling	Hea 04	1	1
		Adaptability for Projected Climate Change Scenario		1	1
		Thermal Zoning and Controls		1	1
	Acoustic Performance	Sound Insulation	Hea 05	1	1
		Indoor Ambient Noise Levels		1	1
		Room Acoustics		1	0
	Security		Hea 06	1	1
	Safe and Healthy Surroundings	Safe access	Hea 07	1	0
		Outside Space		1	0
Section Credit Total				18	9
Weighted Section Total				14%	7.00%
ENERGY					
Credit Value 0.70%	Reduction of Energy Use and CO2 Emissions	Energy Performance Ratio	Ene 01	9	3
		Prediction of Operational Energy Consumption		4	0
	Energy Monitoring	Sub-metering End-Use Categories (Credit mandatory for Very Good)	Ene 02	1	1
		Sub-metering of High Energy Load and Tenancy Areas		1	1
	External Lighting		Ene 03	1	1
	Low Carbon Design	Passive Design Analysis (PDA)	Ene 04	1	0
		Low and Zero Carbon Feasibility Study		1	1
		Free Cooling		1	0
	Energy Efficient Transportation Systems	Energy Consumption	Ene 06	1	1
		Energy Efficient Features		1	1
	Energy Efficient Equipment		Ene 08	2	2
Section Credit Total				23	11
Weighted Section Total				16%	7.65%
TRANSPORT					
Credit Value 0.83%	Transport Assessment and Travel Plan		Tra 01	2	2
	Sustainable Transport Measures		Tra 02	10	9
Section Credit Total				12	11
Weighted Section Total				10.0%	9.17%

WATER						
Credit Value 0.78%	Water Consumption (1 credit mandatory for Very Good)			Wat 01	5	2
	Water Monitoring			Wat 02	1	1
	Water Leak Detection & Prevention	Leak Detection System		Wat 03	1	1
		Flow Control Devices			1	1
	Water Efficient Equipment (Reduction in unregulated water demand)			Wat 04	1	1
Section Credit Total					9	6
Weighted Section Total					7%	4.67%
MATERIALS						
Credit Value 1.07%	Environmental Impacts from Construction Products - Building Life Cycle Assessment (LCA)			Mat 01	7	1
	Environmental Impacts from Construction Products - Environmental Product Declarations (EPD)			Mat 02	1	0
	Responsible Sourcing of Construction Products	Pre-requisite - Legal and Sustainable Timber		Mat 03	-	Y
		Enabling Sustainable Procurement			1	0
		Measuring Responsible Sourcing			3	2
	Designing for Durability and Resilience			Mat 05	1	1
	Material Efficiency			Mat 06	1	0
Section Credit Total					14	4
Weighted Section Total					15.0%	4.29%
WASTE						
Credit Value 0.55%	Construction Waste Management	Pre-Demolition Audit		Wst 01	1	1
		Construction Resource Efficiency			3	1
		Diversion of Resources from Landfill			1	1
	Use of Recycled and Sustainably Sourced Aggregates			Wst 02	1	0
	Operational Waste			Wst 03	1	1
	Speculative Floor Finishes (Offices only)			Wst 04	1	1
	Adaptation to Climate Change			Wst 05	1	1
	Design for Disassembly and Adaptability			Wst 06	2	0
Section Credit Total					11	6
Weighted Section Total					6%	3.27%
LAND USE & ECOLOGY						
Credit Value 1.00%	Site Selection	Previously Developed Land		LE 01	1	1
		Contaminated Land			1	0
	Ecological Risks and Opportunities			LE 02	2	2
	Managing Negative Impacts on Ecology	Prerequisite - Ecological risks and Opportunities		LE 03	-	Y
		Planning and Measures On-site			1	1
		Managing Negative Impacts			2	2
	Ecological Change and Enhancement	Prerequisite - Managing Negative Impacts on Ecology		LE 04	-	Y
		Ecological Enhancement			1	1
		Change and Enhancement of Ecology			3	2
	Long Term Ecological Management and Maintenance	Management and Maintenance throughout the Project			1	1
		Landscape and Ecology Management Plan			1	1
Section Credit Total					13	11
Weighted Section Total					13%	11.00%

POLLUTION					
Credit Value 0.67%	Impact of Refrigerants	Prerequisite	Pol 01	-	Y
		Impact of Refrigerants		2	1
		Leak Detection		1	1
	Local Air Quality		Pol 02	2	2
	Surface Water Run Off	Flood Resilience	Pol 03	2	2
		Surface Water Run-Off - Rate		1	1
		Surface Water Run-Off - Volume		1	1
		Minimising Watercourse Pollution		1	0
	Reduction of Night Time Light Pollution		Pol 04	1	1
	Reduction of Noise Pollution		Pol 05	1	1
Section Credit Total				12	10
Weighted Section Total				8%	6.67%
INNOVATION					
Credit Value 1.00%	Man 03 Responsible Construction Practices			1	1
	Hea 01 Visual Comfort			1	0
	Hea 06 Security			1	0
	Ene 01 Beyond Zero Net Regulated Carbon			5	0
	Ene 01 Post Occupancy Stage			0	0
	Wat 01 Water Consumption			1	0
	Mat 01 Life Cycle Impacts			3	0
	Mat 03 Responsible Sourcing of Materials			1	0
	Wst 01 Construction Waste Management			1	0
	Wst 02 Recycled Aggregates			1	0
	Wst 05 Adaptation to climate change			1	0
	LE 02 Ecological Risks and Opportunities			1	0
	LE 04 Ecological Change and Enhancement			1	0
Section Credit Total				10	1
Weighted Section Total				10%	1%
			TARGET SCORE		62.04%
			TARGET RATING		Very Good