



Refurbishment of the Carriage Works, King Street West



BREEAM Refurb and Fit Out 2014 (Office)

Pre-assessment Rev B

Parts 1-3

April 2023

Key

Mandatory Credit for 'Very Good'

Credit not targeted

TARGET (>55%)		62.29%	Very Good		
Credit Summary BREEAM 2014: Refurb & Fit-Out			Credit Ref.	Credits Available	Target
MANAGEMENT					
Credit Value 0.68%	Project Brief and Design	Project Delivery Planning	Man 01	1	0
		Stakeholder Consultation		1	0
		Sustainability Champion (Design)		1	0
		Sustainability Champion (Monitoring Progress)		1	0
	Life Cycle Costing (LCC) and Service Life Planning	Elemental Life Cycle Cost	Man 02	2	0
		Component Life Cycle Cost		1	0
		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
		Considerate Construction		2	2
		Monitoring of Construction Site Impacts (Energy & Water)		1	1
		Monitoring of Construction Site Impacts (Transport of Materials & Waste)		1	1
	Commissioning and Handover	Commissioning and Testing Schedule and Responsibilities	Man 04	1	1
		Commissioning Building and Design		1	1
		Testing and Inspecting Building Fabric		1	0
		Handover		1	1
Section Credit Total				18	10
Weighted Section Total				12.31%	6.84%

HEALTH & WELLBEING						
0.82% Credit Value	Visual Comfort	Daylight factors		Hea 01	3	0
		View Out			2	0
		Internal and External Lighting Levels			1	1
	Indoor Air Quality	Indoor Air Quality (IAQ) Plan		Hea 02	1	1
		Ventilation			1	0
		Potential for Natural Ventilation			1	0
	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	0
		Indoor Ambient Noise Levels			1	0
	Security		Hea 06	1	1	
Section Credit Total				15	6	
Weighted Section Total				12.24%	4.90%	
ENERGY						
Credit Value 0.69%	Reduction of Energy Use and CO ₂ Emissions		Energy Performance Ratio	Ene 01	15	5
	Energy Monitoring	Sub-metering End-Use Categories		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
		Free Cooling			1	0
		Low and Zero Carbon Feasibility Study			1	1
	Energy Efficient Transportation Systems	Energy Consumption		Ene 06	1	1
		Energy Efficient Features			2	2
	Energy Efficient Equipment		Ene 08	2	0	
Section Credit Total				26	12	
Weighted Section Total				17.92%	8.27%	
TRANSPORT						
Credit Value 0.80%	Sustainable Transport Solutions (Accessibility Index)			Tra 01	3	3
	Proximity to Amenities			Tra 02	1	1
	Cyclist Facilities	Cycle Storage		Tra 03	1	1
		Cyclist Facilities			1	1
	Travel Plan			Tra 05	1	1
Section Credit Total				7	7	
Weighted Section Total				5.59%	5.59%	

WATER					
Credit Value 0.80%	Water Consumption (1 credit mandatory)		Wat 01	5	3
	Water Monitoring - <u>Underlined text mandatory</u>		Wat 02	1	1
	Water Leak Detection & Prevention	Leak Detection System	Wat 03	1	1
		Flow Control Devices		1	1
	Water Efficient Equipment		Wat 04	1	1
Section Credit Total				9	7
Weighted Section Total				7.18%	5.58%
MATERIALS					
Credit Value 1.15%	Environmental Impact of Materials (Project Life Cycle Assessment Study)		Mat 01	6	6
	Responsible Sourcing of Construction Products	Pre-requisite - Legal and Sustainable Timber	Mat 03	-	Y
		Enabling Sustainable Procurement		1	1
		Measuring Responsible Sourcing		3	1
	Insulation		Mat 04	1	1
	Designing for Durability and Resilience		Mat 05	1	1
	Material Efficiency		Mat 06	1	0
Section Credit Total				13	10
Weighted Section Total				14.97%	11.52%
WASTE					
Credit Value 0.75%	Project Waste Management	Pre-refurbishment Audit	Wst 01	1	1
		Reuse and Direct Recycling of Materials		2	0
		Construction Resource Efficiency		3	1
		Diversion of Waste from Landfill		1	1
	Recycled Aggregates		Wst 02	0	0
	Operational Waste		Wst 03	1	1
	Speculative Floor Finishes		Wst 04	1	1
	Adaptation to Climate Change		Wst 05	1	1
	Functional Adaptability		Wst 06	1	0
Section Credit Total				11	6
Weighted Section Total				8.23%	4.49%
LAND USE & ECOLOGY					
Credit Value 2.40%	Protection of Ecological Features		LE 02	1	1
	Enhancing Site Ecology		LE 04	1	1
	Long Term Impact on Biodiversity		LE 05	2	2
Section Credit Total				4	4
Weighted Section Total				9.58%	9.58%

POLLUTION					
Credit Value 0.92%	Impact of Refrigerants	Prerequisite	Pol 01	-	-
		Impact of Refrigerants		2	0
		Leak Detection		1	0
	NOx Emissions		Pol 02	3	0
	Flood Risk Management and Reducing Surface Water Run-Off	Flood Risk Management	Pol 03	2	2
		Surface Water Run-Off		2	2
		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				13
Weighted Section Total				11.97%	5.52%
INNOVATION					
Credit Value 1.00%	Man 03 Responsible Construction Practices			1	0
	Hea 01 Visual Comfort			1	0
	Hea 02 Indoor Air Quality			2	0
	Ene 01 Reduction of Energy Use and Carbon Emissions			5	0
	Wat 01 Water Consumption			1	0
	Mat 01 Life Cycle Impacts			1	0
	Mat 03 Responsible Sourcing of Materials			1	0
	Wst 01 Construction Waste Management			2	0
	Wst 02 Recycled Aggregates			1	0
	Wst 05 Adaptation to climate change			1	0
	Pol 03 Flood Risk Management and Reducing Surface Water Run-Off			1	0
Section Credit Total				17	0
Weighted Section Total				0%	
			TARGET RATING (Very Good - 55%)		62.29%