

BREEAM New Construction 2014

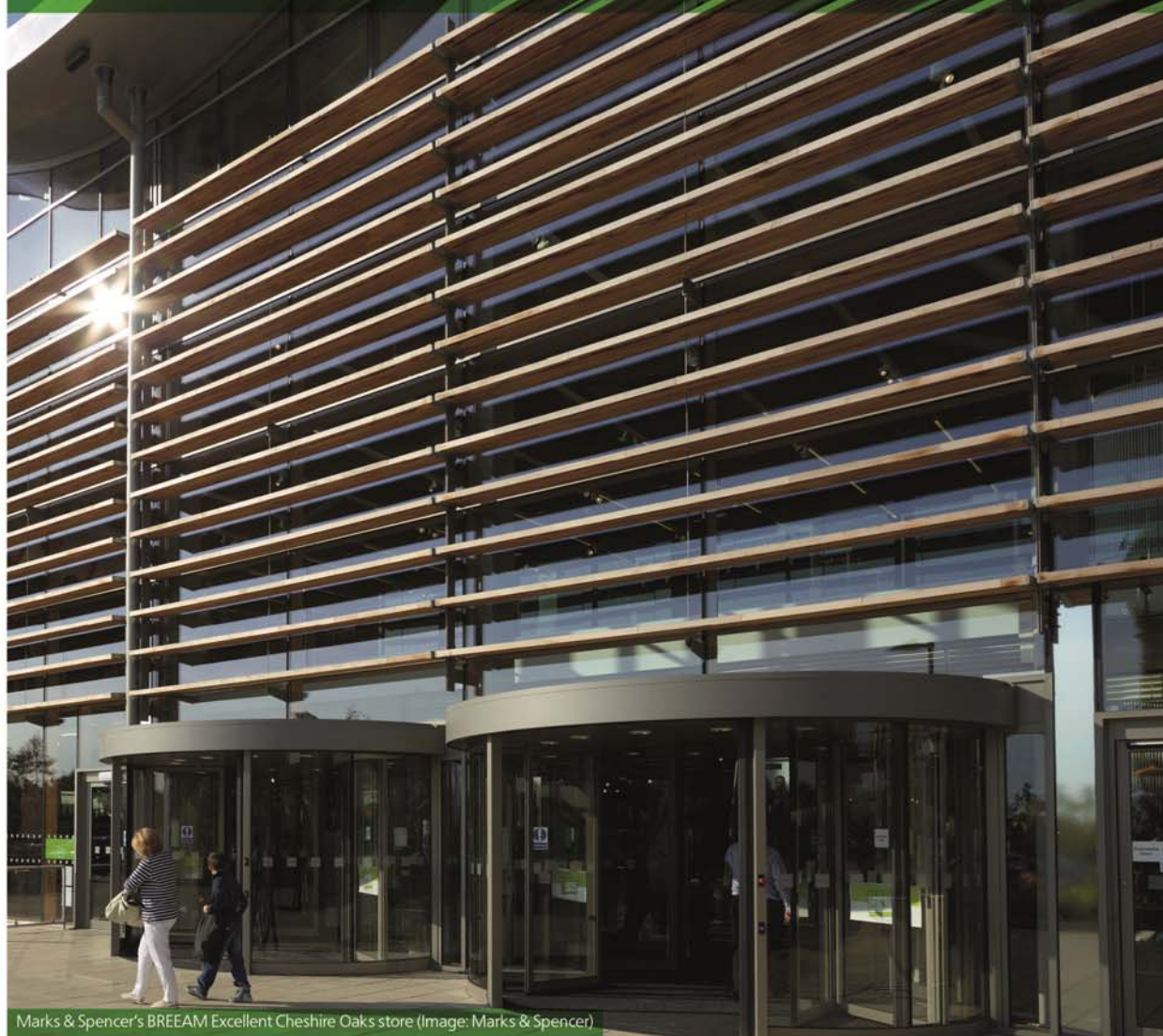
Church Inn Manchester

Post Construction (Final, as-built)

Church Inn, Manchester

24 January 2023

Assessment Report



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

Assessment references

Registration number:	BREEAM-0073-4442	Date created:	17/11/2021
Assessor name:		Surname:	
First:	Russell		Pitter
Assessor licence number:	RP06		
Assessor organisation:	RPS Consulting Services Ltd part of RPS Group		
Architect name:	Carson & Partners		
Developer name:	Alumno		
Property owner	Alumno		

Site details

Site name:	Church Inn, Manchester
Address:	84 Higher Cambridge Street
	Hulme
Town:	Manchester
County:	Greater Manchester
Post code:	M15 6BP
Country:	United Kingdom

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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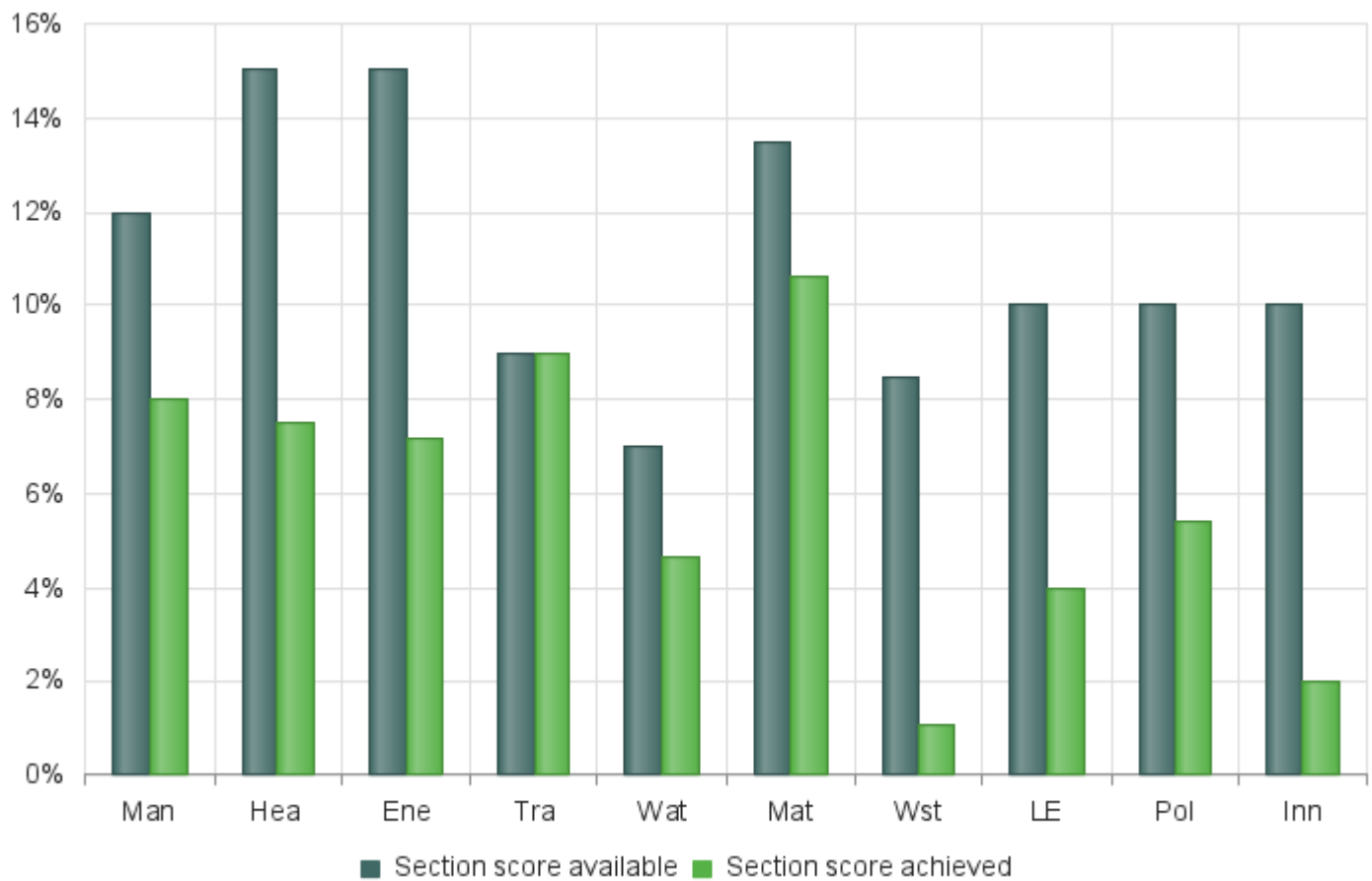
GMI Construction

Principal Contractor

BREEAM Rating

	Credits available	Credits achieved	% Credits achieved	Weighting	Category score
Man	21.0	14.0	66.67%	12.00%	8.00%
Hea	18.0	9.0	50.00%	15.00%	7.50%
Ene	23.0	11.0	47.83%	15.00%	7.17%
Tra	9.0	9.0	100.00%	9.00%	9.00%
Wat	9.0	6.0	66.67%	7.00%	4.66%
Mat	14.0	11.0	78.57%	13.50%	10.60%
Wst	8.0	1.0	12.50%	8.50%	1.06%
LE	10.0	4.0	40.00%	10.00%	4.00%
Pol	13.0	7.0	53.85%	10.00%	5.38%
Inn	10.0	2.0	20.00%	10.00%	2.00%
Total	135.0	74.0	54.81%	-	59.39%
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

2 / 4

Man 02 Life cycle cost and service life planning

1 / 4

Man 03 Responsible construction practices

5 / 6 X: 1 / 1

Man 04 Commissioning and handover

3 / 4

Man 05 Aftercare

3 / 3 X: 1 / 1

Health and Wellbeing

Hea 01 Visual Comfort

2 / 4 X: 0 / 1

Hea 02 Indoor Air Quality

1 / 5 X: 0 / 2

Hea 03 Safe containment in laboratories

N/A

Hea 04 Thermal comfort

3 / 3

Hea 05 Acoustic Performance

1 / 4

Hea 06 Safety and Security

2 / 2

Energy

Ene 01 Reduction of energy use and carbon emissions

5 / 12 X: 0 / 5

Ene 02 Energy Monitoring

1 / 1

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

0 / 1

Ene 04 Low carbon design

1 / 3

Ene 06 Energy efficient transportation systems

3 / 3

Ene 08 Energy Efficient Equipment

0 / 2

Transport

Tra 01 Public Transport Accessibility

3 / 3

Tra 03 Cyclist facilities

1 / 1

Tra 05 Travel Plan

1 / 1

Tra 02 Proximity to Amenities

2 / 2

Tra 04 Maximum Car Parking Capacity

2 / 2

Water

Wat 01 Water Consumption

2 / 5 X: 0 / 1

Wat 02 Water Monitoring

1 / 1

Wat 03 Water Leak
Detection

2 / 2

Wat 04 Water Efficient
Equipment

1 / 1

Materials

Mat 01 Life Cycle Impacts

5 / 6 X: 0 / 3

Mat 02 Hard Landscaping
and Boundary Protection

1 / 1

Mat 03 Responsible
Sourcing of materials

3 / 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

1 / 4 X: 0 / 1

Wst 02 Recycled Aggregates

0 / 1 X: 0 / 1

Wst 03 Operational Waste

0 / 1

Wst 04 Speculative Floor
and Ceiling Finishes

N/A

Wst 05 Adaptation to climate
change

0 / 1 X: 0 / 1

Wst 06 Functional
adaptability

0 / 1

Land Use and Ecology

LE 01 Site Selection

1 / 2LE 02 Ecological Value of
Site and Protection of
Ecological Features**1 / 2**LE 03 Minimising impact on
existing site ecology**1 / 2**LE 04 Enhancing Site
Ecology**1 / 2**LE 05 Long Term Impact on
Biodiversity**0 / 2**

Pollution

Pol 01 Impact of Refrigerants

1 / 3

Pol 02 NOx Emissions

0 / 3

Pol 03 Surface Water Run off

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

Pol 05 Noise Attenuation

1 / 1

Innovation

Inn 01 Innovation

0 / 0 X: 0 / 10

Initial details

84 Higher Cambridge Street

Version number : v5.0

Project scope : New Construction (Fully Fitted)

Building floor area (GIA) m2 : 2037

Building floor area (NIFA) m2 : 1801

Building type (main description) : Multi-Residential Accommodation

Building type (sub-group) : Multi-Residential - Halls of residence

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

Location type : Metropolitan built-up area (>250,000 population)

Building services - heating system type : Other type of heating system

Building services - cooling system type : Air-conditioning

Building services - domestic hot water system type : Centralised supply and distribution

Building service - controls : Standard controls (time/temperature)

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) : Yes

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? : Yes

Laboratory function/area and size category :

Laboratory containment level :

Fume cupboard(s) and/or other containment devices :

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) :	No
Stakeholder consultation (third party) :	No
Sustainability champion (design) :	Yes
Sustainability champion (monitoring progress) :	Yes

Credits awarded : 2

Comments :

1 credit awarded for Sustainability Champion (design). RPS are appointed BREEAM AP and issued regular updates during the design phase. This is demonstrated in Evidence Ref 1

1 credit awarded for Sustainability Champion (construction) RPS are appointed BREEAM AP and issued regular updates during the construction phase. This is demonstrated in Evidence Ref 2.

RP, DBK, Proposed BREEAM assessor services letter

Emails: Salome Joanno, RPS, Client Project Manager to Russell Pitter, RPS, BREEAM Assessor (Senior)

Evidence linked to Man 01

Document type	Document reference	Comments
Email	ChurchInn RPS BREEAM APCommunications	Emails: Salome Joanno, RPS, Client Project Manager to Russell Pitter, RPS, BREEAM Assessor (Senior) dated 02.11.18. Early email communications to build specification for project.
Letter	ChurchInn RPS BREEAMAssessorServices	Letter dated 6th March 2018 f(ref: RP/CIM) from Russell Pitter, RPS (formally DBK) Senior BREEAM Assessor to Natalie Greig, Alumno Developments (client) outlining assessor services to client. Date of letter provides evidence of when BREEAM assessor was engaged with project. Russell Pitter was appointed very early in

2018. Construction commenced on site in Feb 2021.

Consultant's report	BREEAM AP design stage	Evidence ref 1
Consultant's report	BREEAM AP Construction Stage	Evidence ref 2

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

Capital cost of the project : 2973

Credits awarded : 1

Comments :

Credit awarded at design stage: GMI Email - Tony Brading - CCR confirmation
Credit confirmed at construction stage. GMI have confirmed the final capital cost of the building. (PCR evidence ref 1)

Evidence linked to Man 02

Document type	Document reference	Comments
Email	ChurchInn GMI CCREmail	Email dated 24th Nov 2021 from Tony Brading, Commercial Manager, GMI reporting the capital cost for the building in pounds per square metre (GIFA) (£k/m²)
Email	RE Church Inn - BREEAM - Man 02	PCR evidence ref 1

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 :	Yes
Considerate construction :	2
Monitoring of construction site impact (criterion 8) :	Yes
Utility consumption :	Yes
Transport of construction material and waste :	No
Exemplary level criteria :	Yes

Key Performance Indicators: Construction site energy use

Energy consumption (total) - site processes :	377150
Energy consumption (intensity) - site processes :	6228
Distance (total) - materials transport to site :	
Distance (total) -waste transport from site :	
Energy consumption (total) - materials transport to site :	34601
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 : 1719

Use of freshwater resource (intensity) - site processes : 49

Credits awarded : 5

Exemplary credits awarded : 1

Comments :

GMI Construction Proforma MAN03 dated 15.04.2021

1 credit awarded for EMS. Principal contractor has a certified Environmental Management System. GMI Construction ISO14001 Accreditation certificate. Expiry date 04.08.2024

GMI Construction MAN 03 Sustainability Champion letter dated 26.11.21

2 credits awarded for Considerate Construction. CCS Site Monitors Report confirm that GMI have achieved a score of 40. GMI Construction CCS Site Registration. Dated 28.06.21. Reference - SRO 21692

GMI Construction CCS site visit report dated 19/01/22

GMI Construction Litres of fuel report

GMI Construction - Waste Resource Action Programme. QES_1_2_10. Dated 07.02.21. confirms pre requisite.

Monitoring of construction site impacts

1 credit awarded for monitoring and recording site energy and water consumption. Email from Steve Dunn of GMI dated 09.09.22 (PCR evidence ref 1)

Evidence linked to Man 03

Document type	Document reference	Comments
Letter	ChurchInn GMI ProformaMAN03 CCS	MAN03 Proforma has been completed by Sholto McDonald, GMI Construction Project Manager. Pre requisite confirms timber and timber based products will be sourced responsibly.
Other	ChurchInn GMI ISO14001 Accreditation Ex04.08.2024	Received copy of the current valid ISO14001 accreditation certificate for GMI Construction. Expiry date for certificate is 04.08.2024
Letter	ChurchInn GMI MAN03 SustainabilityChampion	Letter received from GMI Construction dated 26.11.21 confirming that Sholto McDonald, Project Manager is the Sustainability Champion for Church Inn project. Letter confirms the role and responsibilities for Sholto McDonald
Letter	ChurchInn GMI CCSRegistration SRO21692	Received copy of the CCS registration for Church Inn dated 28 June 2021. Reference SRO21692
Letter	ChurchInn GMI ProformaMAN03 CCS	MAN03 Proforma has been completed by Sholto McDonald, GMI Construction Project Manager. Confirms two credits will be targeted by scoring 35 or more.
Consultant's	ChurchInn GMI MAN03	GMI Construction - Waste Resource Action

report	Prerequisite Timber	Programme. QES_1_2_10. Dated 07.02.21. confirms pre requisite for all timber and timber based to be legally harvested and traded.
Consultant's report	ChurchInn GMI CCS SiteVisitReport 19.01.22	Sholto McDonald - Project Manager of GMI Construction provided the latest site report. Criteria 18 - Report shows that a score of 40 has been awarded. Therefore the exemplary credit is awarded. Criteria 7b - Achieving over 13 in each section which awards the project with Performance beyond basic conformance. 2 credits have been awarded as scored more then 7 in each section
Other	FW BREEAM	PCR Evidence ref 1. Email from GMI confirms total site energy and water consumption and litres of diesel.

Man 04 Commissioning and handover

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

Assessment Criteria

Commissioning schedule and responsibilities :	Yes
Commissioning building services :	Yes
Testing and inspecting building fabric :	No
Handover - Has a Building User Guide been developed prior to handover? :	Yes
Handover - Has a training schedule been prepared for building occupiers/managers? :	Yes

Credits awarded : 3

Comments :

1 credit awarded for commissioning and testing schedule and responsibilities.

Contractors M&E Commissioning Schedule.

Cundall MEP Specification. (1014452-SPC-002-20.11.20

1 credit targeted for commissioning building services.

Shaw Contracts Management Ltd MAN 04 Letter Commissioning Building Services

GMI programme and letter.

Credit not targeted for testing and inspecting building fabric. Requires thermographic survey.

1 credit awarded for Handover. Received copy of Building User Guide (PCR evidence ref 2) and committed schedule of training for building occupiers and premises facilities managers (PCR evidence ref 3).

Evidence linked to Man 04

Document type	Document reference	Comments
Letter	ChurchInn ShawContracts MAN04Letter	Letter dated 18 Jan 2022 from Kevin Shaw, Director, Shaw Contracts Management Ltd confirming that Shaw Contracts has been appointed to provide specialist commissioning services for complex systems including during design stage.
Drawing/Plan	ChurchInn ShawsContractors CommissionSchedule	Shaws Contractor Management Life cycle programme dated 11.07.2021 shows the mechanical and electrical tasks to be undertaken.
Specification	ChurchInn ShawsContracts WAT02	Cundall MEP Specification (114452-SPC-002) dated 20.11.2020 outlines in section 3.0 Design Parameters - 3.1.1 Building Regulations & Other legislation pg 9 3.18 Commissioning & Handover (MAN04) that all standards to comply with BISRA & CIBSE. pg 14
Letter	Man 04 Handover Letter	
Other	Church Inn Commissioning Rev 2 - recommissioning period added	PCR evidence ref 1
Other	Church Inn - Building User Guide	PCR evidence ref 2
Other	Church Inn - Signed Training Schedule 15.09.22	PCR evidence ref 3

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

Is this a speculative development? :	No
Aftercare support :	Yes
Seasonal commissioning :	Yes
Post occupancy evaluation :	Yes
Exemplary level criteria :	Yes

Credits awarded : 3

Exemplary credits awarded : 1

Comments :

Aftercare support credit awarded. Received evidence of compliant aftercare support and training:

Church Inn - Signed Training Schedule 15.09.22 (PCR evidence ref 1)

Church - Handover Meeting No. 2 (PCR evidence ref 2)

Countdown to Completion Meeting No.1 Agenda (PCR evidence ref 3)

GMI - Church Inn Defects Management Procedures 21.09.22 (PCR evidence ref 4)

Seasonal commissioning credit awarded. MAN05_c2_r3a-b - Shaw Contracts Management Ltd - MAN 05 Seasonal Commissioning Letter.

Post Occupancy Evaluation credit awarded. MAN05_c3_r4a-bi-vi_6a-e - signed letter from Alumno Group - David Campbell, Managing Director.

Evidence linked to Man 05

Document type	Document reference	Comments
Letter	ChurchInn ShawsContracts MAN05 Letter	Letter dated 18 Jan 2022 from Kevin Shaw, Director, Shaw Contracts Management Ltd confirming that Shaw Contracts has been appointed to provide seasonal commissioning services for complex and simple systems during a 12 mth period and under seasonal loads.
Letter	ChurchInn Alumno POE	MAN 05 - r4a-b - Alumno Group letter dated 1st June 2022 signed by Managing Director - David Campbell confirming Post occupancy evaluation will be carried out including the structure of the review.

MAN 05 - r6a-e - Alumno Group letter dated 1st June 2022 signed by Managing Director - David Campbell also confirms operational infrastructure and resources to conduct quarterly reviews over a 3 year period.

Letter	Man 05 GMI Aftercare Support Letter	
Other	Church Inn - Signed Training Schedule 15.09.22	PCR evidence ref 1
Email	Church - Handover Meeting No. 2	PCR evidence ref 2
Other	Countdown to Completion Meeting No.1 Agenda	PCR evidence ref 3
Other	GMI - Church Inn Defects Management Procedures 21.09.22	PCR evidence ref 4

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

Glare control :	Yes
Daylighting (building type dependant) :	0
View out :	No
Internal and external lighting levels, zoning and controls :	Yes
Exemplary level daylighting :	No

Credits awarded : 2

Comments :

Credit awarded for glare control

Glare control - Alumno Outline Design Spec. Version 01.

Glare control - Alumno Outline Design Spec: FF&E Product Specification. Version 01.

Assessor site inspection confirms installation of occupied blinds to areas where there is a risk of glare such as student bedrooms with desks. (PCR evidence ref 1)

Internal and external lighting levels, zoning and controls credit awarded

Int/Ext Lighting - Cundall MEP Specification - 1014452-SPC-002 rev / dated 20-11-2020

Int/Ext Lighting - Shaws Contractors - Mercury Consulting Engineers - HEA 01 letter dated 20.01.22 ref M1851/HEA01

Int/Ext Lighting - Shaws Contractors - Mercury Consulting Engineers - drawings - level 00 -08 rev C01

Int/Ext Lighting - Shaws Contractors - Mercury Consulting Engineers - Lighting fittings literature

Int/Ext Lighting - Lux levels

Assessor site inspection confirms installation of internal and external lighting and controls as specified. (PCR evidence ref 1)

Evidence linked to Hea 01

Document type	Document reference	Comments
Consultant's report	ChurchInn Cundall HEA01 Int/Ext Lighting	Cundall MEP Specification - 1014452-SPC-002 rev / dated 20-11-2020 Document (pdf pg 12) outlines the lux levels to be achieved in particular / relevant areas.

Letter	ChurchInn ShawsContractors HEA01Letter	Shaws Contractors - Mercury Consulting Engineers - HEA 01 letter dated 20.01.22 ref M1851/HEA01 confirms that lux levels (internal & external) are designed in accordance to relevant standards for particular areas.
Drawing/Plan	ChurchInn ShawsContractors DrawingBundles	Shaws Contractors - Mercury Consulting Engineers - drawings - level 00 -08 rev C01. Lighting layouts for all levels.
Specification	ChurchInn ShawsContractors LightingSpecsBundles	Shaws Contractors - Mercury Consulting Engineers - Light fittings literature
Specification	ChurchInn Alumno Outline DesignSpecification FF&EProductSpec	Alumno Outline Design Brief- FF&E product specification confirms blinds to be fitted in the rooms. refer to pg 18
Specification	ChurchInn Alumno DesignOutline Specification V01	Alumno Outline Design Specification pg 8, Section 6.9 confirms blinds to be fitted for student rooms
Other	Church Inn Site Inspection Report	PCR Evidence Ref 1
Other	Internal Lighting on Church Inn	PCR evidence ref 2

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

Min. sources of air pollution: indoor air quality plan :	Yes
Ventilation :	No
VOCs (products) :	No
VOCs (post construction) :	No
Adaptability - potential for natural ventilation :	No

Key Performance Indicators: Indoor air quality

Concentration levels of formaldehyde :

Total volatile organic compound (TVOC) concentration :

Credits awarded : 1**Comments :**

1 credit awarded for indoor air quality plan. BREEAM compliant Indoor Air Quality Plan has been produced which considers the following:

- a. Removal of contaminant sources
- b. Dilution and control of contaminant sources
- c. Procedures for pre-occupancy flush out
- d. Third party testing and analysis
- e. Maintaining indoor air quality in-use

Air Quality Plan BREEAM Assessment Experts. Report reference 2675 dated 22 July 2021

Evidence linked to Hea 02

Document type	Document reference	Comments
Consultant's report	ChurchInn AirQualityBREEAMExperts IndoorReport	Report completed by Air Quality Plan BREEAM Assessment Experts for GMI Construction. Report reference is 2675 dated 22 July 2021, Consultant is Tracy Scott. The indoor plan covers the requirements of BREEAM HEA02; 1a-e

Hea 03 Safe containment in laboratories

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

Assessment Criteria**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

Thermal modelling :	Yes
Adaptability - for a projected climate change scenario :	Yes
Thermal zoning and control :	Yes

Key Performance Indicators: Thermal comfort

Predicted Mean Vote (PMV) :

Predicted Percentage Dissatisfied (PPD) :

Key Performance Indicators: Adaptability

Predicted Mean Vote (PMV) :

Predicted Percentage Dissatisfied (PPD) :

Credits awarded : 3

Comments :

1 credit awarded for thermal comfort modelling in accordance with CIBSE AM11, inc full dynamic thermal analysis, winter temp ranges in accordance with CIBSE Guide A, and building designed to limit risk of overheating.

1 credit awarded for Design for Future Thermal Comfort â for a projected climate change scenario.

WATT Energy & Consulting Engineers dated 29 Jan 2021. CIBSE TM59 Thermal Comfort Report.

One credit awarded for thermal zoning and controls. Photographic evidence of heating and ventilation layout and controls. (PCR evidence ref 1)

Evidence linked to Hea 04

Document type	Document reference	Comments
Consultant's report	ChurchInn WATTS ThermalReport	CIBSE TM59 Thermal Comfort Report completed by WATTS Energy & Consulting Engineers, Jan 21. Consultant: Bernard Stricker. Report is compliant with CIBSE AM11, inc full dynamic thermal analysis, winter temp ranges in accordance with CIBSE Guide A and building is designed to limit risk of overheating.
Other	Church Inn Site Inspection Report	PCR Evidence ref 1

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

Comments :

1 credit awarded.

Email: Simon Webster, Red Acoustics Ltd to Ryan Prince, GMI, Project Manager Red Acoustics' Ltd - Acoustic Design Review - R1964-REP01-PC - 18 May 2021

Credit confirmed at PCR stage, received acoustic testing results showing 3db improvement over Building Regulations (PCR evidence ref 1).

Evidence linked to Hea 05

Document type	Document reference	Comments
Email	ChurchInn RedAcoustics SimonWebster email	Email: Simon Webster, Red Acoustics Ltd to Ryan Prince, GMI, Project Manager dated 29th Nov 2021 confirms party wall set to achieve +3db and will test onsite, room to room. Wall types INT 2A & INT 3A
Consultant's report	ChurchInn RedAcoustics AcousticDesignReview	Red Acoustics Ltd - Acoustic Design review, reference R1964-REP01-PC, dated 18 May 2021. Report commissioned by GMI Construction Ltd. Report confirms relevant walls are constructed to standard and BREEAM HEA 05, Table 24, Airborne sound insulation value, one credit has been awarded. Wall types INT 2A & INT 3A Consultant: Paul Clark, checked by Simon Webster
Consultant's report	R1964-REP05-SJW Church Inn 84 Cambridge Street, Manchester Sound Insulation Test Report	PCR evidence ref 1. Section 6 conclusion on page 13 confirms that all walls and floors tested exceeded these standards by at least 3dB, thereby fulfilling the eligibility criterion for 1 credit under Section Hea 05 of the BREEAM rating system.

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 :	N/A
Security of site and building :	Yes

Credits awarded : 2

Comments :

2 credits awarded. As there is no on-site vehicle access and parking areas, then the criteria concerning safe access are not applicable. In such instances the two available credits must be assessed and awarded based on compliance with the security criteria.

The design team have consulted with design for security at Greater Manchester Police who have proposed a list of security recommendations.

Greater Manchester Police, Design for Security. Ref: 2007/0279/SBD/01. Dated 3rd Nov 2020.

Liz Brown, RPS, Project Manager for client. Email dated 5th Nov 2020

Natalie Greig, Alumno group, Development manager. Email dated 6th Nov 2020

Shaws Contracts Management - D463-SCM-ZZ-00-DR-E-6801-C3 Level 00

Shaws Contracts Management - D463-SCM-ZZ-01-08-DR-E-6801-C1 Level 01 to Level 08

Cundall MEP Specification (1014452-SPC-002) dated 20.11.2020

Assessor site inspection confirms that security recommendations such as CCTV have been installed. (PCR evidence ref 1)

Evidence linked to Hea 06

Document type	Document reference	Comments
Letter	ChurchInn ManchesterPolice SBDRecommendations	Greater Manchester Police, Design for Security letter. Ref: 2007/0279/SBD/01. Dated 3rd Nov 2020.Consulant; Adrian Murphy (consultant) provides a list of recommendations' for external and internal access and security to Alumno Student (Manchester) Ltd and emails demonstrate info and recommendations shared with design team.
Email	ChurchInn RPS SBDnotes	Liz Brown, RPS, Project Manager for client. Email dated 5th Nov 2020 demonstrating Adrian Murphy recommendations shared with all of the design team.
Email	ChurchInn Alumno SBD	Natalie Grieg , Alumno group, Development manager. Email dated 6th Nov 2020 demonstrating Adrian Murphy recommendations shared with all of the design team with further discussion
Drawing/Plan	ChurchInn ShawContracts HEA06	Shaws Contracts Management - D463-SCM-ZZ-00-DR-E-6801-C3 Level 00

	Drawings	Shaws Contracts Management - D463-SCM-ZZ-01-08-DR-E-6801-C1 Level 01 to Level 08 Drawings showing security M&E measures implemented.
Other	Church Inn Site Inspection Report	PCR Evidence ref 1

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 :	198.21 MJ/m ² /year
Notional building - Energy Demand :	243.79 MJ/m ² /year
Actual building - Primary Energy :	323.86 kWh/m ² /year
Notional building - Primary Energy :	224.3 kWh/m ² /year
Actual building - Emissions (BER) :	53.1 kgCO ₂ /m ² /year
Notional building - Emissions (TER) :	59.3 kgCO ₂ /m ² /year
Does this building contain areas that require a SAP assessment? :	No

Building Score

Total BREEAM credits achieved :	5.0
Heating and cooling demand energy performance ratio (EPRed) :	0.232
Primary consumption energy performance ratio (EPRpc) :	0.0
CO ₂ energy performance ratio (EPRco2) :	0.184
Overall building energy performance ratio (EPRnc) :	0.415
% improvement BER/TER :	15.1

Assessment Criteria

Credits achieved :	5
Energy production from on or near site technologies :	3.21 kWh/m ² /yr

Exemplary credits :

0

Credits awarded : 5**Comments :**

5 credits awarded at design stage. WATTS Energy & Consulting Engineers dated 29 Jan 2021. Supplementary Energy & Sustainability Assessment. Superseded.
Shaws Contractors issue BRUKL report (as designed) dated 27th Aug 2021.

5 credits confirmed at construction stage. Data from the As Built BRUKL dated 12.09.22 (PCR evidence ref 1) has been entered above which confirms 5 credits awarded.

Evidence linked to Ene 01

Document type	Document reference	Comments
Consultant's report	ChurchInn WATTS EnergyReport	WATTS Energy & Sustainability Report dated 29 Jan 2021. Consultant: Bernard Stricker. Behalf of Alumno Development Ltd. BRUKL data confirms 6 credits.
Consultant's report	ChurchInn ShawsCONtractors BRUKL asdesigned	Shaws Contractors issue BRUKL report (as designed) dated 27th Aug 2021
Other	Church Inn brukl	PCR evidence ref 1

Ene 02 Energy Monitoring

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

Assessment Criteria

Sub-metering of major energy consuming systems :

Yes

Credits awarded : 1

Comments :

1 credit awarded. Energy metering systems to be installed so that at least 90% of the estimated annual energy consumption of each fuel is assigned to the end-use categories. All major energy consuming systems will either be individually sub metered or connected to a BMS.

Section 3.9 of Silcock Dawson's MEPH Services Strategy states that each cluster of the en Suite / Studio rooms shall be provided with electricity and water meters linked into BMS.

Energy meters shall have trend ethernet metering interface controller (EMIC).

Section 4.2.5 states that a metering strategy will be proposed to allow the operator to monitor the electrical energy consumption in the building and comply with Part L of the Building Regulations.

Principle metering points will be the rising busbar, the common area sub-distribution boards, mechanical controls, lifts and external services.

Cundall Energy Statement - 1014452-RPT-SY001 rev E dated 01-11-2018

Cundall MEP Specification - 1014452-SPC-002 rev / dated 20-11-2020

Proposed small power & data D463-SCM-ZZ-ZZ-SC-E6001 rev C02 dated May 2021

Proposed plantroom schematic D463-SCM-ZZ-ZZ-SC-E5001 rev C01

Assessor site inspection (PCR evidence ref 1) confirms BMS installed as specified.

Evidence linked to Ene 02

Document type	Document reference	Comments
Specification	ChurchInn Cundall ENE02 EnergyStatement	Document issued by Cundall Energy Statement (1014452-RPT-SY-001 rev E dated 01-11-2019) on behalf of the client Alumno Development Ltd. Report states in section 3.2.4 Energy metering and controls encourages metering to allow client to monitor and identify energy consumption.
Consultant's report	ChurchInn Cundall HEA01 Int/Ext Lighting	Document issued by Cundall MEP Specification (1014452-SPC-002 rev / dated 20/11/2020) on behalf of the client Alumno Development Ltd. Report states in section 3.14 Metering Strategy (PDF pg 13) states metering to allow client to monitor and identify energy consumption in line with CIBSE TM39 and BREEAM section 7.4 & 7.5 Electrical metering systems (PDF pg 25) split metering to be provided & measuring all energy parameters
Drawing/Plan	ChurchInn ShawsContracts ProposedSmallpower&data	Proposed small power & data Schematic (D463-SCM-ZZ-ZZ-SC-E6001 rev C02 dated May 2021) issued by

Mercury Consulting Engineering for Shaw Contracts (MEP contractor) shows the metering strategy.

Small power & lighting and heating for each student unit.

Hot water

Mechanical plant monitoring

Comms' room air conditioning monitoring

PV panels monitoring

Other - laundry monitoring

lifts monitoring

Cable reference:

Small power & lighting -

Line 2 - 7th & 8th floors small power & lighting (students units)

Line 3 - 5th & 6th floors small power & lighting (students units)

Line 4 - 2nd & 3rd & 4th floors small power & lighting (students units)

Line 5 - 1st - 5th flr landlord distribution

Line 6 - 6th - 8th flr landlord distribution

Line 7 - Lifts

Line 12 - Mechanical plant

Line 13 - Comms distribution

Line 14 - Laundry distribution

Line 15 - Grd flr landlords distribution

Line 81 - PV Panels

Line 82 - Mechanical plant distribution

Drawing/Plan	ChurchInn ShawsContracts ProposedPlantroomSchematic	Proposed plantroom Schematic (D463-SCM-ZZ-ZZ-SC-E5001 rev C01) issued by Mercury Consulting Engineering for Shaw Contracts (MEP contractor) shows the metering strategy for plantroom and connection to BMS. Plantroom schematic indicates AHU panel to be monitored for ENE 02 purpose.
Other	Church Inn Site Inspection Report	PCR evidence ref 1

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

Comments :

1 credit awarded to recognise and encourage the specification of energy-efficient light fittings for external areas of the development. External light fittings within the construction zone have:
Average initial luminous efficacy of not less than 60 luminaire lumens per circuit Watt.
Automatic control to prevent operation during daylight hours.
Presence detection in areas of intermittent pedestrian traffic.

Cundall MEP Specification - 1014452-SPC-002 rev / dated 20-11-2020

Shaws Contractors (Mercury Consulting Engineers) - Proposed external lighting layout.

D463-SCM-ZZ-XX-DR-E-6301. Rev C01. Issued for construction. May 2021

Shaws Contractors (Mercury Consulting Engineers) - External Luminaire calculations. Project no. hM1851. dated 21.09.2021

Shaws Contractors (Mercury Consulting Engineers) - Letter ref: M1851/ENE03 dated 20.01.22.

Evidence linked to Ene 03

Document type	Document reference	Comments
Consultant's report	ChurchInn Cundall HEA01 Int/Ext Lighting	Cundall MEP Specification - 1014452-SPC-002 rev / dated 20-11-2020 Document outlines external lighting design to comply with ENE 03 (pdf pg.12)
Consultant's report	ChurchInn ShawsContractors LumsCals	Shaws Contractors (Mercury Consulting Engineers) - External Luminaire calculations. Project no. hM1851. dated 21.09.2021. Cals confirms that no external lighting fitting (Kappa & Leo) has lums per wat less than 60.
Letter	ChurchInn ShawsContractors ENE03Letter	Shaws Contractors (Mercury Consulting Engineers) - Letter ref: M1851/ENE03 dated 20.01.22. Letter confirms all external lighting for Church Inn project will have luminaires that are not less then 60 lum /watt and confirms all external light fittings are automatically controlled for prevention of

operation during daylight hours and presence detection in areas of intermittent pedestrian traffic

Other	Church Inn Site Inspection Report	PCR evidence ref 1
Drawing/Plan	D463-SCM-ZZ-XX-DR-E-6301-AF1 CR - LEVEL 00 - EXTERNAL LIGHTING LAYOUT (A1)	PCR evidence ref 2. As fitted external lighting.

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 :	Yes
Free cooling :	No
Low and zero carbon technologies :	No

KPI - Low and/or zero carbon energy generation

Total on-site and/or near-site LZC energy generation :	1
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Credits awarded : 1

Comments :

Passive Design Analysis credit awarded. Cundall Energy Statement. Revision E. Reference: 1014452. Dated 01.11.18

Evidence linked to Ene 04

Document type	Document reference	Comments
Consultant's report	ChurchInn Cundall EnergyStatement	Cundall Energy Statement dated 01.11.18 rev. E. Ref: 1014452. Report carried out prior to Stage 2 and confirms a passive design analysis has been carried out as part of Cundall's Energy Statement. HEA 04, 1st credit has been awarded

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

Energy consumption : Yes

Energy efficient features : Yes

Credits awarded : 3**Comments :**

First credit awarded: Analysis of the transportation demand and usage patterns for the building to be carried out to determine the optimum number and size of lifts.

Cundall - Vertical Transportation Traffic Analysis Report dated 20.07.18. Ref: 1014452-RPT-VT001

Second and third credits awarded: The lift specification includes the following three energy efficient features for the lift:

3.a A standby condition for off-peak periods

3.b The lift car lighting and display lighting provides an average luminous efficacy across all fittings in the car of > 70 luminaire lumens per circuit Watt

3.c Use of a drive controller capable of variable speed, variable voltage, and variable-frequency (VVVF) control of the drive motor

OTIS Church Inn, BREEAM Report (PCR evidence ref 2)

Assessor site inspection confirms installation of specified Otis lift (PCR evidence ref 1)

Evidence linked to Ene 06

Document type	Document reference	Comments
Consultant's report	ChurchInn Cundall LiftsAnalysis	Report undertaken by Cundall dated 20.07.18. Vertical Transportation Traffic Analysis Report, 1014452-RPT-VT-001. Analysis of the transportation demand and usage patterns only.
Consultant's report	ChurchInn OTIS LiftsBREEAMReport	PCR evidence ref 2. Otis, Elevator manufacturer and installer provide a conformance of BREEAM

compliance.

Otis BREEAM report confirms the energy efficient features outlined in criteria 3a-c & 4.

Email	ChurchInn GMI ENE06email	Ryan Prince, Design manager of GMI Construction sent email dated 01.04.22 issuing the Otis BREEAM report confirming the energy efficient features.
Other	Church Inn Site Inspection Report	PCR evidence ref 1

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

Ref A Small power and plug in equipment :

Ref B Swimming pool :

Ref C Communal laundry :

Ref D Data centre :

Ref E IT-intensive operation areas :

Ref F Residential areas :

Ref G Healthcare :

Ref H Kitchen and catering facilities :

Significant majority contributors BREEAM compliant :

Credits awarded : 0

Comments :

Credits not targeted.

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

Is there a risk of ligature for residents? :

Residential internal/external drying space and fixings :

Credits awarded : 0

Comments :

Credits not targeted.

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) : Multi-Residential Accommodation

Assessment Criteria

Public transport accessibility index : 8

Building dedicated bus service : No

Credits awarded : 3

Comments :

3 credits awarded. There is a bus stop directly opposite the site on Cambridge Street from which the services 101, 102, 103 run. There is also a bus stop located on Cavendish street from which the services 53, 86, 141, 250 and Sapphire 263 run. Deansgate station is also within 1000m via a safe pedestrian route.

Section 2.13 of the Transport Statement (Evidence ref 2) confirms that the site is situated in between the main bus hubs along Oxford Road and Stretford Road that serve the University of Manchester and Manchester Metropolitan University. Two bus stops are located in the immediate vicinity of the site on Higher Cambridge Street. A total of two bus routes serve these stops and these services run in a northerly / southerly direction. Section 2.14 confirms that a further nine routes can be accessed on Bonsall Street and Stretford Road, approximately 480 m from the site. Approximately 320 m east from the site a circa of 16 additional bus routes can be accessed on Oxford Road. A summary of the bus routes available within vicinity of the site is provided in Table 2.3.

The Greater Manchester Accessibility Levels (GMAL) score is 56.97 (Evidence ref 3). The Accessibility Index is over 8 therefore 3 credits have been awarded.

Evidence linked to Tra 01

Document type	Document reference	Comments
Consultant's report	1804-05 TP01	Evidence Ref 1. Section 2.16 and 2.17 of the Travel Plan give details of bus stops and bus timetables.
Consultant's report	1804-05 TS01B	Evidence ref 2. Section 2.13 and 2.14 of the Transport Statement give details of local bus stops and timetables.
Other	GMAL	Evidence ref 3

postcode open
M15 6BP

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 : 2

Credits awarded : 2

Comments :

2 credits awarded.

First credit achieved as the site is within 500m of a food shop (Cavendish supermarket) and cash machine (Hulme Express).

Second credit also achieved as the site is within 1000m of 7 of the other amenities listed:

Access to an outdoor open space

Access to a recreation/leisure facility for fitness/sports

Publicly available postal facility

Community facility

Pharmacy

GP surgery

Child care facility or school

TRA02 Presentation dated 09.02.22

Evidence linked to Tra 02

Document type	Document reference	Comments
Consultant's report	ChurchInn RPS TRA02 Presentation	RPS_TRA 02 Presentation confirms that 7 amenities are shown within the required 500metres and 700 meters of the building.

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) : Student residences and key worker accommodation

Number of compliant cycle storage spaces provided : 16

Assessment Criteria

Cycle storage spaces : Yes

Credits awarded : 1

Comments :

Credit awarded.

Requirement is 1 secure and covered cycle spaces per 10 staff and 1 secure and covered space per 2 residents. 1 space is therefore required for staff and based upon 62 residents, 31 spaces are required for Students.

However as we have achieved the maximum amount of credits for Tra 01 the number of compliant cycle spaces required can be reduced by 50% meaning 16 spaces are required. Carson & Partners drawing - AL(20)010 Level 00 plan shows covered storage for 16 cycles.

Assessor site inspection (PCR evidence ref 1) confirms provision of 16 secure and covered cycle storage spaces.

Evidence linked to Tra 03

Document type	Document reference	Comments
Drawing/Plan	ChurchInn Carson&Partners Grdfloorplan TRA03markup	Drawing shows location of the cycle storage for students and staff to use. The building occupancy is 1 staff and 62 residents requiring 1 space is for staff and 32 spaces for residents. However as we have achieved the maximum amount of credits for TRA01, the number of compliant spaces can be reduced by 50% (refer to CN3.1) 16 spaces have been provided
Other	Church Inn Site Inspection Report	PCR evidence ref 1

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.

Assessment Criteria

Maximum parking capacity : Yes

Credits achieved : 2

Credits awarded : 2**Comments :**

Requirement to achieve 2 credits is that car parking is limited to 1 space per 6 building users. This is a car free development with no car parking provision therefore 2 credits can be awarded.

Evidence linked to Tra 04

Document type	Document reference	Comments
Drawing/Plan	AL(90)001	

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**Comments :**

1 credit awarded.

TPA (Transport Planning Associates) Transport Statement Dated August 2018
1804-05/TS/01B rev B dated Aug 2018

TPA (Transport Planning Associates) Transport Framework Travel Plan Dated August 2018
1804-05/TP/01 rev / dated Aug 2018

Assessor site inspection (PCR Evidence ref 1) confirms travel plan recommendations implemented.

Evidence linked to Tra 05

Document type	Document reference	Comments
Consultant's report	ChurchInn TPA TravelStatement	TPA (Transport Planning Associates) Transport Statement Dated August 2018 1804-05/TS/01B rev B dated Aug 2018. Document was complete in Aug 2018 in the preparation & brief stage and is a site specific travel assessment/statement that has been undertaken to ensure the travel plan is structured to meet the needs of the

particular site and covers the following (as a minimum): A-F

Consultant's report	ChurchInn TPA TravelFrameworkTravelPlan	TPA (Transport Planning Associates) Transport Framework Travel Plan Dated August 2018 1804-05/TP/01 rev / dated Aug 2018. Document outlines package of measures to encourage the use of sustainable modes of transport and movement of people and goods during the building's operation and use. The building is intended for student accommodation and measures outline will be implemented. Section 4 (pg11) This section of this TP clarifies the scope and objectives, in defining a framework of actions for the proposed TP. Section 6, (pg13) Travel Plan Coordinator outlines the role of the coordinator and the responsible for implementing this TP Section 7 (pg14) Measures & Initiatives outlines the measures which will be designed to encourage access to the site by sustainable modes of travel such as welcome packs and notice boards.
Other	Church Inn Site Inspection Report	PCR evidence ref 1

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

Please select the calculation procedure used : Standard approach

Standard approach data

Water Consumption from building micro-components :

Water demand met via greywater/rainwater sources : 0 L/person/day

Total net water consumption :

Improvement on baseline performance : 0 %

Key Performance Indicator - use of freshwater resource

Total net Water Consumption :

Default building occupancy :

Credits awarded : 2

Comments :

2 credits awarded.

WAT 01 Calculator

Floor Plans - marked up showing quantity and location of sanitary ware. Green - shower / Yellow - hand basin tap / Red - cistern / Blue - kitchenette sink tap

WC - 4.5 l/m (dual flush) - Type A

WC - 6l/m (single flush) - Type B

Basin tap - 5 l/m at bar pressure 2 - Type A /B

Shower value - 8 l/m at bar pressure 2 - Type B

Shower value - unknown l/m - Type A

Kitchenette tap - 5 l/m (confirmed by GMI)

Washers - 6.74 l/ kg (confirmed by Steve Hooper, Circuit

Walker Modular Future Building Type A - WMS0107-18-200 - bathroom pod layout - C1

Walker Modular Future Building Type B - WMS0107-18-100 - bathroom pod layout - C1

Assessor site inspection (PCR evidence ref 1) confirms sanitary fittings installed as specified.

Evidence linked to Wat 01

Document type	Document reference	Comments
Excel/XML output	ChurchInn RPS WAT01cal	WAT01 input of elements results in 2 credits can be awarded.
Drawing/Plan	ChurchInn Carson&Partners 1stfloorplan WAT01markup	Carson & Partners 1st floor plan marked to show location and quantity of each sanitary ware element. Green - shower / Yellow - hand basin tap / Red - cistern / Blue - kitchenette sink tap
Drawing/Plan	ChurchInn Carson&Partners 2ndfloorplan WAT01markup	Carson & Partners 2nd floor plan marked to show location and quantity of each sanitary ware element. Green - shower / Yellow - hand basin tap / Red - cistern / Blue - kitchenette sink tap
Drawing/Plan	ChurchInn Carson&Partners 3rdfloorplan WAT01markup	Carson & Partners 3rd floor plan marked to show location and quantity of each sanitary ware element. Green - shower / Yellow - hand basin tap / Red - cistern / Blue - kitchenette sink tap
Drawing/Plan	ChurchInn Carson&Partners 4thfloorplan WAT01markup	Carson & Partners 4th floor plan marked to show location and quantity of each sanitary ware element. Green - shower / Yellow - hand basin tap / Red - cistern / Blue - kitchenette sink tap
Drawing/Plan	ChurchInn Carson&Partners 5thfloorplan WAT01markup	Carson & Partners 5th floor plan marked to show location and quantity of each sanitary ware element. Green - shower / Yellow - hand basin tap / Red - cistern / Blue - kitchenette sink tap

Drawing/Plan	ChurchInn Carson&Partners 6thfloorplan WAT01markup	Carson & Partners 5th floor plan marked to show location and quantity of each sanitary ware element. Green - shower / Yellow - hand basin tap / Red - cistern / Blue - kitchenette sink tap
Drawing/Plan	ChurchInn Carson&Partners 7thfloorplan WAT01markup	Carson & Partners 7th floor plan marked to show location and quantity of each sanitary ware element. Green - shower / Yellow - hand basin tap / Red - cistern / Blue - kitchenette sink tap
Drawing/Plan	ChurchInn Carson&Partners 8thfloorplan WAT01markup	Carson & Partners 8th floor plan marked to show location and quantity of each sanitary ware element. Green - shower / Yellow - hand basin tap / Red - cistern / Blue - kitchenette sink tap
Drawing/Plan	ChurchInn Carson&Partners Grdfloorplan WAT01markup	Carson & Partners grd floor plan marked to show location of the laundry room.
Specification	ChurchInn AlumnoSpec WAT01 KitchenetteTap	Alumno FF&E Product Spec - 90-006 - Jan 202. Specification confirms kitchenette tap flow rate is 5.7l/m refer to page 27.
Manufacturer's literature	ChurchInn GMI WAT01 WC TypeB	Ryan Prince, GMI Design Manager submitted manufacturer literature for the WC confirming flow rate of 4.5 l/m (dual flush rate) for the type B layout
Manufacturer's literature	ChurchInn GMI WAT01 WC TypeA	Ryan Prince, GMI Design Manager submitted manufacturer literature for the Type A - WC confirming flow rate of 6 l/m (single flush rate)
Manufacturer's literature	ChurchInn GMI WAT01 HWB TypeA-B	Ryan Prince, GMI Design Manager submitted manufacturer literature for the hand wash basin tap confirming flow rate of 5 l/m (building bar pressure -2). Fitted to all bathroom pods, type A & B
Manufacturer's literature	ChurchInn GMI WAT01 ShowerFrenzy TypeA	Ryan Prince, GMI Design Manager submitted manufacturer literature for the shower value confirming flow rate of 8 l/m (building bar pressure -2). Fitted to type A bathroom pod. Subject to eco stop fitted. Fitted as standard.
Manufacturer's literature	ChurchInn GMI WAT01 ShowerFrenzy Ecostop TypeA	Ryan Prince, GMI Design Manager submitted manufacturer literature for the shower value eco stop is fitted as standard. Fitted to type A bathroom pod.
Drawing/Plan	ChurchInn GMI WAT01 WalkerModular TypeB Layout	Ryan Prince, GMI Design Manager submitted the bathroom pod layout. Designed by Walker Modular Future Buildings. Drawing - Type B - WMS0107-18-100 rev C1 dated 13.05.21
Drawing/Plan	ChurchInn GMI	Ryan Prince, GMI Design Manager submitted the

	WAT01 WalkerModular TypeA Layout	bathroom pod layout. Designed by Walker Modular Future Buildings. Drawing - Type A - WMS0107-18-200 rev C1 dated 05.05.21
Email	ChurchInn GMI WAT01 Circuit Washers	Email from Steve Hooper, Accounts manger for Circuit confirms flow rate for washers as 6.74 litre / kg
Other	Church Inn Site Inspection Report	PCR evidence ref 1

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
Metering/monitoring equipment on supply to plant/building areas :	Yes
Pulsed output on all relevant water meters :	Yes
Existing BMS connection :	Yes

Credits awarded : 1

Comments :

Credit awarded. Received specification of a water meter with a pulsed output on the mains water supply.

Cundall MEP Specification (1014452-SPC-002) dated 20.11.2020

Shaws Contract Managements (Mercury Consulting Engineering) - Proposed domestic water services layout.

Shaws Contract Managements (Mercury Consulting Engineering) - Proposed plantroom schematic

Assessor site inspection (PCR evidence ref 1) confirms installation of water meters with pulsed outputs.

Evidence linked to Wat 02

Document type	Document reference	Comments
Specification	ChurchInn ShawsContracts WAT02	Cundall MEP Specification (1014452-SPC-002) dated 20.11.2020. Document confirms in section

6.5 Domestic water services (Hot & Cold Services) (pdf pg.21) - WAT02 Water monitoring that water meters will be installed to building and plant room and is monitored by the BMS system with a pulsed output.

Drawing/Plan	ChurchInn ShawsContracts ProposedDomesticWaterServicesLayout C02	Shaws Contract Managements (Mercury Consulting Engineering) - Proposed domestic water services layout. Level 00 D463-SCM-ZZ-00-DR-M-5301 rev C02 dated May 2021 Marked up location of water meters. Refer to be connected to the BMS.
Drawing/Plan	ChurchInn ShawsContracts ProposedPlantroomSchematic	Shaws Contract Managements (Mercury Consulting Engineering) - Proposed plantroom schematic. Level 00 D463-SC-M-ZZ-SC-M-5001 rev C01 dated Oct 2021 Marked up location of water meters. Reference to be connected to the BMS.
Other	Church Inn Site Inspection Report	PCR evidence ref 1

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
Flow control device to each sanitary area/facility :	Yes

Credits awarded : 2

Comments :

1 credit awarded for the installation of a major water leak detection system. Requirement is that a water leak detection system is installed on the utilities water supply within the buildings, to detect any major leaks within the buildings and between the buildings and the utilities water supply, to detect any major leaks between the utilities supply and the buildings under assessment. (PCR Evidence Ref 2)

1 credit awarded for sanitary supply shut-off. Requirement is that flow control devices that regulate the supply of water to each WC area according to demand will be installed. A common solution is solenoid valve linked to PIR. Note as this is a Multi-Residential development flow control devices are not required to student bedroom en-suites, they are just required to communal WC areas.

Cundall MEP Specification (1014452-SPC-002) dated 20.11.2020

Shaws Contract Managements (Mercury Consulting Engineering) - Proposed domestic water services layout.

Shaws Contract Managements (Mercury Consulting Engineering) - Level 00 Proposed lighting layout

Assessor site inspection (PCR evidence ref 1) confirms installation of flow control devices.

Evidence linked to Wat 03

Document type	Document reference	Comments
Drawing/Plan	ChurchInn ShawsContracts WAT03 Soleniodvalues	Shaws Contract Managements (Mercury Consulting Engineering) - Proposed domestic water services layout. Level 00 D463-SCM-ZZ-00-DR-M-5301 rev C02 dated May 2021 Marked up location of public toilet on grd floor. Reference that solenoid value will be installed linked to PIR. NOTE: CN4.1 Multi-residential buildings and guest accommodation: flow control specification. See criterion 2. The credit for the specification of flow control devices in WC areas/facilities does not apply to ensuite facilities in residential areas e.g. ensuite in individual private bedrooms and a single bathroom for a collection of individual private bedrooms in halls of residence, key worker accommodation or sheltered accommodation. Where only ensuite facilities are provided, the credit can be awarded by default. Each student unit has a ensuite WC area. The only public WC is situated on the ground floor.
Specification	ChurchInn Cundall MEPSpecification	Cundall MEP Specification (1014452-SPC-002) dated 20.11.2020. Document confirms in section 6.5 Domestic water

services (Hot & Cold Services) (pdf pg.21) - WAT03 Water monitoring to provide public toilets with isolation by means of passive infra-red (PIR) operated solenoid valves. The PIR operated solenoid valves are to be installed on the incoming water supplies to each public toilet.

Drawing/Plan	ChurchInn ShawsContractors Level00 ProposedLighting Layout	Shaws Contract Managements (Mercury Consulting Engineering) - Proposed Lighting Layout. Level 00 D463-SCM-ZZ-00-DR-E-6301 rev C01 dated May 2021 Marked up location of public toilet on grd floor. Reference that solenoid value will be installed linked to PIR. Drawing shows location of PIR. NOTE: CN4.1 Multi-residential buildings and guest accommodation: flow control specification. See criterion 2. The credit for the specification of flow control devices in WC areas/facilities does not apply to ensuite facilities in residential areas e.g. ensuite in individual private bedrooms and a single bathroom for a collection of individual private bedrooms in halls of residence, key worker accommodation or sheltered accommodation. Where only ensuite facilities are provided, the credit can be awarded by default. Each student unit has a ensuite WC area. The only public WC is situated on the ground floor.
Other	Church Inn Site Inspection Report	PCR evidence ref 1
Email	D463 Church Inn - BREEAM	PCR evidence ref 2

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

Comments :

1 credit awarded. Received confirmation that no irrigation systems have been installed and landscaping relies on precipitation or manual watering. (Evidence ref 1)

Evidence linked to Wat 04

Document type	Document reference	Comments
Email	RE Church Inn - BREEAM - Wat 04	Evidence ref 1

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 :	5
Total Mat01 points achieved :	13
Number of building elements assessed :	6
Exemplary level compliant? :	No
Has IMPACT compliant software been used? :	No

Key Performance Indicator - embodied greenhouse gas emissions by element

Total area of element m2 :

Total impact kgCO2 eq. :

Area of element impact data relevant to m2 :

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

Total embodied greenhouse gas emissions for building (by assessed elements) :	555396.5 kgCO2 eq.
Proportion of applicable building elements that data reported covers :	100.0 %

Credits awarded : 5

Comments :

5 credits awarded. The Architect has provided specification, drawings and a completed mat 01 Pro-Forma. Data has been entered into the Mat 01 calculator tool which confirms 5 credits achieved.

Carson & Partners (Architects) Completed MAT01 Proforma dated 28.08.2021

MAT01 Calculator - Completed. Version 1.2 (2014)

Assessor site inspection (PCR evidence ref 1) confirms materials specified used in final construction.

Evidence linked to Mat 01

Document type	Document reference	Comments
BREEAM Assessment Scoring and Reporting Excel Tool	ChurchInn RPS MAT01Cal 2014 V1.2	copy of the Church Inn MAT 01 calculator completed by Russell Pitter, RPS Consultants, Senior BREEAM adviser. Calculator was completed with the information received from John Rae, Carson & Partners.
Specification	ChurchInn Carson&Partners MAT01Proforma completed	MAT01 proforma completed by John Rae, Architect, Carson & Partners. Information issued to complete MAT 01 calculator.
Other	Church Inn Site Inspection Report	PCR evidence ref 1

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

Credits awarded : 1

Comments :

1 credit awarded. Received evidence that at least 80% of all external hard landscaping and 80% of all boundary protection (by area) in the construction zone achieves an A or A+ rating, as defined in the Green Guide to Specification.

MAT02 Proforma completed by John Rae - Architect for Carson & Partners. Dated 3rd June 2022.

MAT 02 email by John Rae confirming external landscape total m2

Assessor site inspection (PCR evidence ref 1) confirms installation of hard landscaping and boundary protection as specified.

Evidence linked to Mat 02

Document type	Document reference	Comments
Consultant's report	ChurchInn Carson&Partners MAT02Proforma	MAT 02_c1_r1 - Proforma completed by John Rae, Carson & Partners dated 3rd June 2022. Confirming the m2 of external landscape and boundary materials.
Drawing/Plan	ChurchInn Carson&Partners ExternalLandscape	Drawing AL(90)001 rev draft provides outline of external landscaping.
Other	Church Inn Site Inspection Report	PCR evidence ref 1

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 : 37

Please confirm the route used to assess Mat 03 :

Credits awarded : 3

Comments :

GMI Construction - Waste Resource Action Programme. QES_1_2_10. Dated 07.02.21. confirms pre requisite.

1 credit awarded for Sustainable procurement Plan. GMI Construction - Sustainability Policy Statement. QES_1_2_05. Dated April 2021

GMI Construction - Sustainability Procurement Plan. QES_3_2_62. Dated May 2021

GMI Construction - Corporate Social Responsibility Statement. QES_1_2_07. Dated April 2021

2 credits awarded for Responsible Sourcing. GMI have provided a completed pro-forma (Evidence ref 1)

Data from the pro-forma has been entered into the BREEAM Mat 03 calculator tool (Evidence ref 2) which confirms that 37% of the available responsible sourcing points have been achieved equating to 2 credits.

Evidence linked to Mat 03

Document type	Document reference	Comments
Consultant's report	ChurchInn GMI MAN03 Prerequisite Timber	GMI Construction - Waste Resource Action Programme. QES_1_2_10. Dated 07.02.21. confirms pre requisite that all timber and timber based products must be legally harvested and traded timber.
Consultant's report	ChurchInn GMI MAT03 SustainabilityPolicyStatement	GMI Construction - Sustainability Policy Statement. QES_1_2_05. Dated April 2021 Outlines company policy to promote sustainable practices GMI Construction - Sustainability Procurement Plan. QES_3_2_62. Dated May 2021 GMI Construction - Corporate Social Responsibility Statement. QES_1_2_07. Dated April 2021
Consultant's report	ChurchInn GMI MAT03 SustainabilityProcurementPlan	GMI Construction - Sustainability Procurement Plan. QES_3_2_62. Dated May 2021 This document outlines the sustainable procurement objectives and practices of GMI Construction and its purpose is to act as a guidance tool for our internal buying function and for suppliers, both currently and

potentially engaged.
GMI Construction seeks to adopt a sustainable approach to the procurement of construction products and services.

Consultant's report	ChurchInn GMI MAT03 CorporateSoicalResponsibilityStatement	GMI Construction - Corporate Social Responsibility Statement. QES_1_2_07. Dated April 2021 This document outlines GMI commitment to the integration of social responsible values into our operations in a manner that fulfils and exceeds current legal and commercial expectations.
Other	ChurchInn 2014v1 Proforma Mat03 01 GMI	Evidence ref 1
Excel/XML output	ChurchInn Mat03-Calculator 013	Evidence ref 2

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 : 2.99

Credits awarded : 1

Comments :

1 credit awarded. Specified insulation achieves A or A+ ratings in the Green Guide to Specification for the following elements:

- a.External walls
- b.Ground floor
- c.Roof
- d.Building services

Architect has provided a completed Mat 02 Pro-forma (Evidence ref 1) confirming insulation details for building fabric.

Mechanical consultant has provided insulation details for building services (Evidence ref 2).

Insulation data sheets and green guide ratings have been downloaded as supporting evidence (Evidence ref 3)

Data has been entered into the Mat 04 calculator tool (Evidence ref 4) which confirms that an Insulation Index of 2.99 has been achieved equating to 1 credit.

Assessor site inspection (PCR evidence ref 1) confirms insulation used as specified.

Evidence linked to Mat 04

Document type	Document reference	Comments
Other	BREEAM 2014v1 Compliance Proforma Mat04 01	Evidence ref 1. Insulation to building fabric.
Other	Church Inn - BREEAM Insulation Volumes	Evidence ref 2. Insulation building services.
Manufacturer's literature	Insulation data sheets	Evidence ref 3
Excel/XML output	ChurchInn 2014 Mat04 Calculator v1.1	Evidence ref 4
Other	Church Inn Site Inspection Report	PCR evidence ref 1

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
Protecting exposed parts of the building from material degradation :	Yes

Credits awarded : 1

Comments :

1 credit awarded. Architect has provided a report (Evidence ref 1) detailing the following:
Protecting vulnerable parts of the building from damage:

1 Protection measures are incorporated into the building's design and construction to reduce damage to the buildings fabric or materials in case of accidental or malicious damage occurring. These measures must provide protection against:

1.a Negative impacts of high user numbers in relevant areas of the building (e.g. corridors, lifts, stairs, doors)

1.b Damage from any vehicle or trolley movements within 1m of the internal building fabric in storage, delivery, corridor and kitchen areas.

1.c External building fabric damage by a vehicle. Protection where parking or manoeuvring areas are within 1 metre of the building facade and where delivery areas or routes are within 2 metres of the facade, i.e. specifying bollards or protection rails.

1.d Potential malicious damage to building materials and finishes, in public and common areas where appropriate.

Protecting exposed parts of the building from material degradation

Key exposed building elements have been designed and specified to limit long and short term degradation due to environmental factors.

Assessor site inspection (PCR evidence ref 1) confirms installation of robust features such as kick plates, push plates and durable floor finishes.

Evidence linked to Mat 05

Document type	Document reference	Comments
Consultant's report	BREEAM MAT 05 Robustness	Evidence ref 1
Other	Church Inn Site Inspection Report	PCR evidence ref 1

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 : No

Credits awarded : 0

Comments :

Credit not targeted.

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 :	No
Does the excavation waste meet the exemplary level requirements? :	N/A

Key Performance Indicators - Construction Waste

Measure/units for the data being reported :	Tonnes
Non-hazardous construction waste data available :	Yes
Non-hazardous construction waste (excluding demolition/excavation) :	6.5 tonnes/100m2
Total non-hazardous construction waste generated :	132.405 tonnes
Non-hazardous non-demolition const. waste diverted from landfill data available :	Yes
Non-hazardous non-demolition const. waste diverted from landfill :	80 %
Total non-hazardous non-demolition const. waste diverted from landfill :	105.92399999999999 tonnes
Total non-hazardous demolition waste diverted from landfill data available :	No
Material for reuse :	
Material for recycling :	
Material for energy recovery :	
Hazardous waste to disposal :	

Credits awarded : 1

Comments :

Criteria 3 not achieved for Pre-demolition audit therefore the 2 credits originally targeted for SWMP benchmark can not be achieved.

1 credit awarded for 70% by volume of or 80% by tonnage of non hazardous construction waste diverted from landfill.

Church Inn Recycling Certificate

Waste reports showing 100% of construction waste has been diverted from landfill (PCR evidence ref 1)

Evidence linked to Wst 01

Document type	Document reference	Comments
Other	Church Inn D463 -Site Waste Management Plan	
Other	Church Inn RecyclingCertificate	
Other	SWMP Final Reports	PCR evidence ref 1

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

Comments :

Credits not targeted.

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

Static waste compactor(s) or baler(s) :

Vessel(s) for composting suitable organic waste :

Internal and, if applicable, communal storage & home compost facilities : No

Credits awarded : 0

Comments :

Credits not targeted.

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 : No

Credits awarded : 0

Comments :

Credits not targeted.

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 : No

Credits awarded : 0

Comments :

Credit not targeted.

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 :	No

Credits awarded : 1

Comments :

First credit awarded as the development is on land which, in the last 50 years previously consisted of at least 75% previous development.

Section 3.2.2 of the Phase 1 Desk Study Report confirms that the site comprises one building, namely, the Church Inn Pub, with a patio and grassed garden area to the rear of the building

Church Inn, Manchester - Ecologist Assessment - ref: 6964.001. Dated May 2018

Second credit for contamination not targeted. Section 8.2.1 of the Phase 1 Desk Study Report states that as the site has a history of demolition and re-development, there is the potential for quantities of made ground and associated contamination to be present beneath the site. However there is no evidence that the site is significantly contaminated.

Evidence linked to LE 01

Document type	Document reference	Comments
Consultant's report	ChurchInn TEP EcologicalAssesment	TEP Ecological Assessment (Ref:6964.001) dated May 2018 confirms (pg6) that the site is previously occupied land. Site plan (pg45) also shows previously occupied land.

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 : No

Credits awarded : 1

Comments :

1 credit awarded. Section 5.1 to 5.7 of the TEP Ecology Report (Evidence ref 1) confirms 1 credit achieved.

Evidence linked to LE 02

Document type	Document reference	Comments
Consultant's report	ChurchInn TEP EcologicalAssesment	TEP Ecological Assessment (Ref:6964.001) dated May 2018 confirms (pg4) in the Executive Summary (5.) that the site is of low ecological value. Senior Assessor - Dale Mortiboys is the author of the report.
Other	ChurchInn TEP Ecologist DaleMortiboys	Dale Mortiboys is the author of the TEP Church Inn Ecologist Assessment. Dale Mortiboys LinkedIn profile confirms his qualifications. Dale is a senior ecologist since 2019.
Consultant's report	9462.001 Church Inn, Manchester - BREEAM 2014 Ecological Assessment Report	Evidence ref 1

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 :	Suitably Qualified Ecologist site survey of plant species
Change in ecological value :	-4.04 Plant species richness

Credits awarded : 1

Comments :

Section 5.16 of the TEP Ecology Report (Evidence Ref 1) confirms that 1 credit can be awarded for LE03.

Assessor site inspection (PCR Evidence ref 1) confirms landscaping and trees planted in accordance with proposals.

Evidence linked to LE 03

Document type	Document reference	Comments
Consultant's report	9462.001 Church Inn, Manchester - BREEAM 2014 Ecological Assessment Report	Evidence ref 1
Other	Church Inn Site Inspection Report	PCR evidence ref 1

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 :	-1.7 Plant species richness

Credits awarded : 1**Comments :**

Section 5.26 of the TEP Ecology Report confirms that 1 credit can be awarded for LE04.

Assessor site inspection (PCR evidence ref 1) confirms landscaping and trees planted in accordance with the proposals.

Evidence linked to LE 04

Document type	Document reference	Comments
Consultant's report	9462.001 Church Inn, Manchester - BREEAM 2014 Ecological Assessment Report	Evidence Ref 1
Other	Church Inn Site Inspection Report	PCR evidence ref 1

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
Landscape and habitat management plan :	No
Number of applicable measures :	1
Implemented measures :	0

Credits awarded : 0

Comments :

Not targeted. Section 5.38 of the TEP Ecology Report confirms that credits can not be achieved.

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

Refrigerant containing systems installed in the assessed building? : Yes

BS EN 378:2008 and IoR Ammonia Refrigeration Systems CoP (where applicable)? : Yes

Global Warming Potential of the specified refrigerant(s) 10 or less? :

Total Direct Effect Life Cycle CO₂eq. emissions from the system :

Cooling/Heating capacity of the system :

BREEAM compliant refrigerant leak detection and containment : Yes

Credits awarded : 1

Comments :

1 credit awarded for refrigerant leak detection.

Cundall MEP Specification - 1014452-SPC-002 rev / dated 20-11-2020

Shaws Contract Management (Mercury Consulting Engineers) D463-SCM-ZZ-00-DR-M-5701 rev C02 dated June 2021 rev C

Evidence provided at construction stage (PCR evidence ref 1) confirming refrigerant leak detection.

Evidence linked to Pol 01

Document type	Document reference	Comments
Specification	ChurchInn Cundall MEPSpec POL01	Cundall MEP Specification - 1014452-SPC-002 rev / dated 20-11-2020. Section Pol01 pg 1 outlines in detail the compliance for BREEAM POL 01.
Drawing/Plan	ChurchInn ShawsContracts VentilationLayout	Shaws Contract Management (Mercury Consulting Engineers) D463-SCM-ZZ-00-DR-M-5701 rev C02 dated June 2021 rev C. Drawing show location of the one air conditioning unit for the development to be installed in the IT / comms room - level 00. Drawing notes that refrigerant leak detection system to be installed. Air condition unit and note marked for attention.

Email	RE Church Inn -	PCR evidence ref 1
	Pol 01	
	refrigerant leak	
	detection	

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

NOx emission level - space heating :

NOx emission level - cooling :

NOx emission level - water heating :

Does this building meet BREEAM's definition of a highly insulated building?

:

Energy consumption: heating and hot water :

Credits awarded : 0

Comments :

Not targeted.

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
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Flood Risk Assessment :	Yes
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Surface water run off - peak rate :	Yes
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Surface water run off - volume, attenuation and/or limiting discharge : Yes

Minimising watercourse pollution : No

Credits awarded : 4

Comments :

First 2 credits awarded:

Flood Risk Assessment produced by Conisbee dated 07/11/19 confirms that the site is located in Flood Zone 1 of the Environment Agency maps and there is a low risk of flooding from all sources such as ground water, sewers and overland flows.

Conisbee Flood Risk assessment & Surface water drainage strategy. 161045/J Courtney dated 7thNov2019.

Surface water run-off: 2 Credits awarded.

Drainage measures are specified to ensure that the peak rate of runoff from the site to the watercourses (natural or municipal) is no greater for the developed site than it was for the pre-development site. This complies at the 1-year and 100-year return period events. Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified SuDS are in place.

Evidence linked to Pol 03

Document type	Document reference	Comments
Consultant's report	ChurchInn Conisbee FloodRiskAssessment	Conisbee Flood Risk assessment & Surface water drainage strategy. 161045/J Courtney dated 7thNov2019. Appointed by Almno Development Lt. Report confirms area is in Zone 1 and is low risk from all sources such as ground water, sewers and overland flows. Surface water run off - Section 4.6 confirms drainage designed with allowance of 40% due to climate change for 100 years and all water is contained within proposed drainage proposal. Also flooding of property will not occur in event of local drainage failure according for climate change of 100 year 6 hour event.
Consultant's report	D463-CON-ZZ-00-DR-C-5200 Drainage Strategy A - No Comments C3 1	Evidence ref 1
Consultant's report	D463-CON-ZZ-ZZ-DR-C-5233 Drainage Details, Sheet 3 A - No Comments C1 0	Evidence ref 2
Consultant's report	161045 Sustainable Drainage Maintenance Strategy	Evidence ref 3

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

Comments :

1 credit awarded based on external lighting:

Designed in compliance with Table 1 and accompanying notes of ILE guidance Notes for Reduction of Obtrusive Light.

All non-safety/security lighting automatically switched off between 2300hrs and 0700hrs. Safety and security lighting complies with lower levels in ILE guidance when operating between 2300hrs and 0700hrs.

Cundall MEP Specification - 1014452-SPC-002 rev / dated 20-11-2020

Shaws Contractors (Mercury Consulting Engineers) - Proposed external lighting layout. D463-SCM-ZZ-XX-DR-E-6301. Rev C03. 01.07.22

Evidence of installed external lighting and external lighting timer (PCR evidence ref 1, ref 2)

Evidence linked to Pol 04

Document type	Document reference	Comments
Specification	ChurchInn Cundall MEPSpecificaion POL04	Cundall MEP Specification - 1014452-SPC-002 rev / dated 20-11-2020 Section POL04.1 (pg2) confirms external lighting is to be compliant with external lighting strategy, Table 2
Drawing/Plan	D463-SCM-ZZ-XX-DR-E-6301-C03 A5 - LEVEL 00 - PROPOSED EXTERNAL LIGHTING LAYOUT (A1) (1)	Annotation 5 of the lighting notes in the top right hand corner confirm that the external lighting has been designed in accordance with the ILP guidelines. The legends box also confirm a timeswitch.
Other	Church Inn Site Inspection Report	PCR evidence ref 1
Email	D463 Church Inn - BREEAM Pol 04	PCR evidence ref 2. Email and attached drawing confirms TS â 24HR 7 Day digital solardial timeswitch linked to the external

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

Is this building untreated? :	No
Noise-sensitive areas/buildings within 800m radius of the development :	Yes
Noise impact assessment and, if applicable, noise attenuation measures :	Yes

Credits awarded : 1

Comments :

Credit awarded. The BREEAM requirements are that the noise level from the proposed site/building, as measured in the locality of the nearest or most exposed noise-sensitive development, is not greater than +5dB during the day (07:00 to 23:00) and +3dB at night (23:00 to 07:00) compared to the background noise level.

Cundall Noise Assessment 1014452-RPS-AS-002. Dated 01.11.19

Manchester City Council's guidance on planning and noise are outlined in section 3.0 of Manchester City Council's Planning & Noise Technical Guidance document (December 2015). Section 3.6.1.5.1 of the document relates to noise limits for building services plant and states: "Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location."

PLANNING CONDITION 19) Prior to occupation of the development a scheme for the acoustic insulation of any externally mounted ancillary equipment to ensure that it achieves a background noise level of 5dB below the existing background.

18 19 ufm3 Confirmation discharge of Planning Conditions 18 and 19 which also demonstrates compliance with the BREEAM criteria. (PCR evidence ref 1)

Evidence linked to Pol 05

Document type	Document reference	Comments
Consultant's report	ChurchInn Cundall NoiseAssessement	Cundall undertook a noise impact assessment. Ref 1014452-RPS-AS-002. Section 4.1 Results Summary confirms that noise level is not greater than +5db during day and +3db at night for new development.
Letter	18 19 ufm3	PCR evidence ref 1

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