

CUNDALL

Plot 10a

BREEAM Credit Tracker

Design Stage

23 Sep 2022

Cundall

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Introduction

This report is intended as a summary of progress against the targeted credits for the following assessment:

Project Name	Plot 10a
Version	BREEAM 2018 NC
Assessment stage	Design Stage
Lead Consultant	Kavita Kumari
Targeted Score	83.38 %
Target Rating	Excellent (70%)
Current Score	1.86 %
Current Rating	Unclassified
Downloaded By	Alinda Dudu
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Please note that this is an uncontrolled copy and is for information only and a more detailed, formal pre-assessment report may be issued by your appointed assessor. If you have any queries on the content of this report or the award of any of the credits please contact your licensed assessor as noted above.

Site assumptions (Project Info details) that have been used to filter the credits in accordance with the scheme can be found in the Appendix at the end of this document.

Within the report the progress against each credit will be marked as follows:

Red	Not yet started	No information received
Amber	Ongoing	Partial information received OR full credits no longer achievable.
Green	Achieved	All required information received and credit awarded.
Grey	Not targeted	Not targeted.

Minimum Standards

In addition performance against the minimum standards (required for the specified target rating) is summarised below;

Issue	Awarded	Maximum Rating	Met
Man 03 - Responsible construction practices	0	Very Good	✗
Man 04 - Commissioning and handover	0	Good	✗
Man 04 - Commissioning and handover	0	Good	✗
Ene 01 - Reduction of energy use and carbon emissions	0	Very Good	✗
Ene 02 - Energy monitoring	0	Good	✗
Wat 01 - Water consumption	0	Pass	✗
Wat 02 - Water monitoring	0	Pass	✗
Mat 03 - Responsible sourcing of construction products	1	Outstanding	✓
Wst 01 - Construction waste management	0	Excellent	✗
Wst 03 - Operational waste	0	Very Good	✗

If the required minimum standards are not met then the target rating will not be achieved regardless of overall score.

The following is a list of all credits available for this project, along with the following:

Awarded	Credits which have been achieved.
Targeted	Credits which the project is expected to achieve.
Potential	Credits which could be achieved with some addition.

Credit Progress Log

Management							
Man 01 - Project brief and design							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	Project delivery planning	1	0	1	1	Project Manager	Evidence needed: - Project programme - Stage 2 item - Project Directory - Stage 2 item - Responsibility matrix - Stage 2 item - Project brief- Stage 2 item - partially done; needs letter of commitment containing the consultation content - Key meetings with the project team and stakeholders- Stage 2 item - remaining minutes of meeting
Credit 2 	Stakeholder consultation (interested parties)	1	0	1	1	Cost Consultant	Evidence needed: - Prerequisite: evidence confirming that the project team, including the client, formally agree strategic performance targets early in the design process. - Consultation Plan confirming that the design team consulted with all interested parties - Stage 2 item - Evidence showing how the stakeholder contributions and consultation exercise outcomes influence the Initial Project Brief and Concept Design - Stage 4 item - Consultation feedback - Stage 4 item
Credit 3 	BREEAM AP (concept design)	1	1	1	1	BREEAM AP	Additional appointment - Cundall Evidence needed:

							• Prerequisite: evidence confirming that the project team, including the client, formally agree strategic performance targets early in the design process. • BREEAM AP Design Stage Report. The report should contain the following: ○ Letter of appointment ○ Stage 2 ○ Project Programme during the 1-4 RIBA stages ○ Concept design solutions ○ Meeting minutes confirming that the BREEAM AP attended key meetings during the Concept Design, Developed Design and Technical Design stages ○ Pre-assessment
Credit 4 	BREEAM AP (developed design)	1	0	1	1	BREEAM AP	Additional appointment - Cundall Evidence needed: • Prerequisite: evidence confirming that the project team, including the client, formally agree strategic performance targets early in the design process. • BREEAM AP Design Stage Report. The report should contain the following: ○ Letter of appointment ○ Stage 2 ○ Project Programme during the 1-4 RIBA stages ○ Concept design solutions ○ Meeting minutes confirming that the BREEAM AP attended

							key meetings during the Concept Design, Developed Design and Technical Design stages ○ Pre-assessment
Man 02 - Life cycle cost and service planning							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	Elemental LCC	2	0	2	2	Cundall	Additional appointment - Cundall Evidence needed: Elemental LCC plan
Credit 2 	Component level LCC options appraisal	1	0	1	1	Cundall	Additional appointment - Cundall Evidence needed: Component level LCC options appraisal plan
Credit 3 	Capital cost reporting	1	0	1	1	Cost Consultant	Evidence needed: Predicted capital cost per £/m2- Stage 4
Man 03 - Responsible construction practices							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit Pre-req 1 	Prerequisite - Legally harvested and traded timber		✗	✓	✓	Project Manager Contractor	Evidence needed: A letter from the contractor confirming that all timber and timber-based products used during the construction process of the project will be 'legallyharvested and traded timber'.
Credit 1 	Environmental management	1	0	1	1	Project Manager Contractor	Evidence needed:

							Man 03 Proforma & Relevant Contractor clauses in line with BREEAM requirements
Credit 2 	BREEAM AP (site)	1	0	1	1	Project Manager BREEAM AP Contractor	Additional appointment Evidence needed: Prerequisite: evidence confirming that the project team, including the client, formally agree strategic performance targets early in the design process. - BREEAM AP Post Construction Report. The report must include: - Letter of appointment - Project Programme during the 5-6 RIBA stages - Concept design drawings/plans/schemes - Construction Progress notes and photos - Meeting minutes confirming that the BREEAM AP attended key meetings during the Construction, Handover and close Out stages. - Pre-assessment - Commissioning records
Credit 3 	Responsible construction management	2	0	2	2	Project Manager Contractor	Evidence needed: Man 03 Proforma & Relevant Contractor clauses in line with BREEAM requirements
Credit 4 	Monitoring of construction site impacts	2	0	2	2	Project Manager Contractor	Evidence needed: Man 03 Proforma OR Relevant Contractor clauses in line with BREEAM.
Credit e1 	Responsible construction management	1	0	1	1	Project Manager Contractor	Evidence needed:

							Man 03 Proforma & Relevant Contractor clauses in line with BREEAM requirements
Man 04 - Commissioning and handover							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit Pre-req ●	Prerequisite (Very Good to Outstanding)		✗	✓	✓	Contractor	Additional appointment Evidence needed: Prerequisite: Relevant Contractor clauses in line with BREEAM requirements confirming that two BUGs will be developed prior to handover and distributed the following users: - A non-technical user guide for distribution to the building occupiers. - A technical user guide for the premises facilities managers.
Credit 1 ●	Commissioning - testing schedule and responsibilities	1	0	1	1	Cundall	Evidence needed: Relevant Contractor clauses in line with BREEAM requirements
Credit 2 ●	Commissioning - design and preparation	1	0	1	1	Cundall	Evidence needed: Relevant Contractor clauses in line with BREEAM requirements
Credit 3 ●	Testing and inspecting building fabric	1	0	1	1	Project Manager Contractor	Additional appointment Evidence needed: Relevant Contractor clauses in line with BREEAM requirements
Credit 4 ●	Handover	1	0	1	1	Project Manager Contractor	Evidence needed:

							• Relevant Contractor clauses in line with BREEAM requirements confirming that two BUGs will be developed prior to handover and distributed the following users: ○ A non-technical user guide for distribution to the building occupiers. ○ A technical user guide for the premises facilities managers. • Relevant Contractor clauses in line with BREEAM requirements confirming that there will be prepared two training schedules timed appropriately around handover and proposed occupation plans for the following users: ○ A non-technical training schedule for the building occupiers. ○ A technical training schedule for the premises facilities managers.
○		18	1	18	18	Standard Management Credit Total	
		1	0	1	1	Exemplary Management Credit Total	
		11.98	0.61	11.98	11.98	% Management Total (Standard + Exemplary)	
Health & Wellbeing							
Hea 01 - Visual comfort							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 2 ●	Daylighting (building type dependent)	2	0	2	2	Cundall	Additional appointment - Cundall Evidence needed: • Design drawings showing the daylighting strategy • Daylight calculations
Credit 3 ●	View out	1	0	1	1	Architect	Evidence needed:

							- Relevant Architectural clauses in line with BREEAM requirements confirming the View Out requirements -Stage 3/4 - Design drawings confirming the view out -Stage 3/4 - Windows schedule -Stage 3/4
Credit 4 	Internal and external lighting levels, zoning and control	1	0	1	1	Cundall	Evidence needed: - Relevant MEP clauses in line with BREEAM requirements confirming the Internal and external lighting levels, zoning and control requirements. - Luminaire schedule - Design drawing showing the external lighting - Manufacturer data sheets - Design drawing showing the internal lighting - Design drawing showing the zoning and occupant control.
Credit e1 	Daylighting (building type dependent)	1	0	0	0		Credit not targeted.
Hea 02 - Indoor air quality							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit Pre-req 	Prerequisite - Indoor air quality (IAQ) plan					Cundall	Evidence needed: Prerequisite:A copy of the indoor air quality plan
Credit 1 	Ventilation	1	0	0	0		Credit not targeted.
Hea 04 - Thermal comfort							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	Thermal modelling	1	0	1	1	Cundall	Additional appointment - Cundall Evidence needed:

							- Appointment of an energy modeler -Stage 2. - Thermal modelling, measurements and evaluation results with confirmation that these are within the required limits & PMV/PPD data from the design team - Stage 3/4
Credit 2 ●	Design for future thermal comfort	1	0	1	1	Cundall	Additional appointment - Cundall Evidence needed: - Appointment of an energy modeler - Stage 2 - Thermal modelling, measurements and evaluation results with confirmation that these are within the required limits for a projected climate change environment. - Stage 3/4.

Hea 05 - Acoustic performance

	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Acoustic performance	1	0	1	1	Cundall	Additional appointment - Cundall Evidence needed: - Acoustic Design Report confirming that levels required for BREEAM have been met/designed-in for: - Indoor ambient noise level Stage 3/4 - A letter from the contractor confirming the intent to carry out a pre-completion testing to meet the relevant sound insulation performance levels and use a compliant test body to complete testing Stage 3/4

Hea 06 - Security

	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
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Credit 1 	Security of site and building	1	0	1	1	Security Consultant	Additional appointment Evidence needed: - SNA Report in line with BREEAM requirements Stage 2 - A letter confirming that the recommendationsor solutions will be implemented Stage 2
Credit e1 	Security of site and building	1	0	0	0		Credit not targeted.
Hea 07 - Safe and healthy surroundings							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	Safe access	1	0	1	1	Landscape Architect Architect	Evidence needed: - Relevant Architectural clauses in line with BREEAM requirements confirming the Safe access requirements.Stage 3/4 - Design drawings showing the building safe access.Stage 3/4
Credit 2 	Outside space	1	0	1	1	Landscape Architect Architect	Evidence needed: - Relevant Architectural clauses in line with BREEAM requirements confirming the outdoor space requirementsStage 3/4 - Design drawings showing the external amenity area.Stage 3/4
•		11	0	10	10	Standard Health & Wellbeing Credit Total	
		2	0	0	0	Exemplary Health & Wellbeing Credit Total	
		9.92	0	7.20	7.20	% Health & Wellbeing Total (Standard + Exemplary)	
Energy							
Ene 01 - Reduction of energy use and carbon emissions							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments

Credit 1 ●	Energy performance	9	0	4	6	Cundall	Additional appointment - Cundall Evidence needed: - Additional appointment - Stage 2 - A copy of the Energy modelling report and output documents generated by the approved software for the assessed building at the design stage - Stage 3/4
Credit 2 ●	Prediction of operational energy consumption	4	0	4	4	Cundall	Additional appointment - Cundall Evidence needed: Prerequisite: Prior to completion of the Concept Design, relevant members of the design team hold a preliminary design workshop focusing on operational energy performance - Stage 2 - A copy of the energy modelling report to generate the predicted operational energy consumption figures (these scenarios will consider weather; operating hours for systems; occupancy hours and management factors) - Stage 3/4
Credit e1 ●	Beyond zero net regulated carbon	3	0	0	0		Credit not targeted.
Credit e2 ●	Post-occupancy stage - Exemplary level criteria	2	0	0	0		Credit not targeted.
Ene 02 - Energy monitoring							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Sub-metering of end use categories	1	0	1	1	Cundall	Evidence needed: - Relevant MEP clauses in line with BREEAM requirements. - Design drawings showing the energy metering.

Credit 2 ●	Sub-metering of high energy load and tenancy areas	1	0	1	1	Cundall	Evidence needed: - Relevant MEP clauses in line with BREEAM requirements. - Design drawings showing the energy metering.
Ene 03 - External Lighting							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	External lighting	1	0	1	1	Cundall	Evidence needed: - Relevant MEP clauses in line with BREEAM requirements confirming the Internal and external lighting levels, zoning and control requirements. External light fittings within the construction zone with: - Average initial luminous efficacy of no less than 70 luminaire lumens per circuit Watt - Automatic control to prevent operation during daylight hours - Presence detection in areas of intermittent pedestrian traffic. - Design drawing showing the external lighting - Manufacturer data sheets/ Luminaire schedule
Ene 04 - Low carbon design							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Passive design	2	0	1	1	Cundall	Additional appointment - Cundall Evidence needed: Passive design analysis demonstrating the reduced energy demand and CO emissions from the specified passive design measures.

							Results from a dynamic simulation model and other used methods demonstrating that the free cooling strategy can meet the building's cooling demand.
Credit 2 	Low and zero carbon technologies	1	0	1	1	Cundall	Additional appointment - Cundall Evidence needed: LZC feasibility study demonstrating reductions in CO₂ emissions from the specified low zero carbon technology
Ene 06 - Energy efficient transportation systems							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	Energy consumption	1	0	1	1	Cundall	Additional appointment - Cundall Evidence needed: - Report or study of transport analysis or calculations. - Lift specification/ Manufacturer's product details.
Credit 2 	Energy efficient features	1	0	1	1	Cundall	Additional appointment - Cundall Evidence needed: - Report or study of transport analysis or calculations. - Lift specification/ Manufacturer's product details.
•		21	0	15	17	Standard Energy Credit Total	
		5	0	0	0	Exemplary Energy Credit Total	
		18.86	0	9.90	11.22	% Energy Total (Standard + Exemplary)	
Transport							
Tra 01 - Transport assessment and travel plan							

	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Travel plan	2	0	2	2	Transport Consultant	Additional appointment - Vectos Evidence needed: - The Travel Plan - Written confirmation that the travel plan will be implemented post construction and be supported by the building's management in operation. - BREEAM Tra 01 calculator tool (to be completed by the BREEAM Assessor)
Tra 02 - Sustainable transport measures							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit Pre-req ●	Pre-requisite		✗	✓	✓	Transport Consultant	Evidence needed: Achieve Tra01 transport assessment and travel plan credits
Credit 1 ●	Transport options implementation	10	0	10	10	Client Architect	Evidence needed: Tra 02 Proforma Stage 2 Tra 02 Sustainable transport measures: Identification of sustainable transport measures (Architect and Client item - To review feasible options): Option 1 - The existing AI calculated in Tra 01 achieves the following: 8 for all other building types. Option 2 - Demonstrate an increase over the existing Accessibility Index through negotiation with local bus, train or tram companies to increase the frequency of the local service provision for the development; OR Demonstrate an increase over the existing Accessibility Index. This could be through provision of a diverted bus route, a new or enhanced

							bus stop, or other similar solutions OR Provide a dedicated service, such as a bus route or service. Option 3 - Provide a public transport information system in a publicly accessible area, to allow building users access to up-to-date information on the available public transport and transport infrastructure. This may include signposting to public transport, cycling, walking infrastructure or local amenities. Option 4 - Provide electric recharging stations of a minimum of 3kw for at least 10% of the total car parking capacity for the development. Option 5 - Set up a car-sharing group or facility to facilitate and encourage building users to car share. Raise awareness of the sharing scheme with marketing and communication materials. Provide priority spaces for car sharers for at least 5% of the total car parking capacity for the development. Locate priority parking spaces nearest the development entrance used by the sharing scheme participants. Option 6 - During preparation of the brief, the design team consults with the local authority (LA) on the state of the local cycling network and public accessible pedestrian routes, to focus on whichever the LA deems most relevant to the project, and how to improve it. Agree and implement one proposition chosen with the local authority. Option 7 - Install compliant cycle storage spaces to meet the minimum levels set out in Table 7.5. Option 8 - Provide at least two compliant cyclists' facilities for the building users, (including pupils where appropriate to the building type) see for the scope of each compliant facility: Showers Changing facilities Lockers Drying spaces. Option 9 - Existing amenities: At least
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							three existing accessible amenities are present, Table 7.6, where relevant for a Building Group Option 10 - Ensure a minimum of one new accessible amenity, in accordance withTable 7.6, for the relevant Building Group, is provided.OR Ensure more than one new accessible amenity, in accordance withTable 7.6for the relevant Building Group, is provided. Option 11 - Implement one site-specific improvement measure, not covered by the options already listed in this issue, in line with the recommendations of the travel plan. Submit these for review by BRE.
		12	0	12	12	Standard Transport Credit Total	
		0	0	0	0	Exemplary Transport Credit Total	
		11.40	0	11.40	11.40	% Transport Total (Standard + Exemplary)	
Water							
Wat 01 - Water consumption							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	Water consumption	5	0	4	5	Architect Cundall	Evidence needed: Wat 01 Proforma Documentary evidence supporting the data used to complete the proforma BREEAM Wat 01 calculator tool (to be completed by the BREEAM Assessor)
Credit e1 	Water consumption	1	0	0	0		Credit not targeted.
Wat 02 - Water monitoring							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit Pre-req 	Prerequisite (Good to Outstanding)					Cundall	Evidence needed: Relevant MEP clauses in line with BREEAM requirements confirming the specification of a water meter on the mains water supply to each building; this

							includes instances where water is supplied via a borehole or other private source.
Credit 1 ●	Water monitoring	1	0	1	1	Cundall	Evidence needed: - Relevant MEP clauses in line with BREEAM requirements confirming the specification of a water meter on the mains water supply to each building; this includes instances where water is supplied via a borehole or other private source - Domestic cold-water schematics confirming the existence of a water meter installed on the mains water supply and it's linked to BMS
Wat 03 - Water leak detection							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Leak detection system	1	0	1	1	Cundall	Evidence needed: - Relevant MEP clauses in line with BREEAM requirements confirming the specification of the leak detection system which can detect a major water leak on the mains water supply within the building and between the building and the utilities' water meter is installed. - Design drawing showing the leak detection system to be installed. - Manufacturer's technical details of the leak detection system.
Credit 2 ●	Flow control devices	1	0	1	1	Cundall	Evidence needed: Relevant MEP clauses in line with BREEAM requirements

							Design drawing showing the flow control devices that regulate the supply of water to each WC area.
Wat 04 - Water efficient equipment							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	Water efficient equipment	1	0	1	1	Landscape Architect Cundall	Evidence needed: - Relevant MEP clauses in line with BREEAM requirements detailing all water demands from uses other than domestic-scale drinking and sanitary use components - Design drawings showing the water efficient system installed. - Manufacturer's technical details of the water system.
		9	0	8	9	Standard Water Credit Total	
		1	0	0	0	Exemplary Water Credit Total	
		7.93	0	6.16	6.93	% Water Total (Standard + Exemplary)	
Materials							
Mat 01 - Environmental impacts from construction products - Building life cycle assessment (LCA)							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	Superstructure	6	0	3	4	Cundall	Additional appointment - Cundall Evidence needed: Stage 2 - Submit the Mat 01/02 Results Submission Tool to BRE at the end of Concept Design, and before planning permission is applied for (that includes external material or product specifications) - The options appraisal summary document. - Evidence that the LCA options appraisal summary document has been received by the design team and client (meeting

							minutes, letter of acknowledgement). - Evidence of how the LCA design options have informed the design decision-making process (e.g. meeting minutes, documented design development showing how the LCA options have affected the design). Stage 4 - Submit the Mat 01/02 Results Submission Tool to BRE at the end of Technical Design - The options appraisal summary document. - Evidence that the LCA options appraisal summary document has been received by the design team and client (meeting minutes, letter of acknowledgement). - Evidence of how the LCA design options have informed the design decision-making process (e.g. meeting minutes, documented design development showing how the LCA options have affected the design).
Credit 2 	Substructure and hard landscaping options appraisal during Concept Design (all building types)	1	0	1	1	Cundall	Additional appointment - Cundall Evidence needed: - Submit the Mat 01/02 Results Submission Tool to BRE at the end of Concept Design, and before planning permission is applied for (that includes external material or product specifications - The LCA options appraisal summary document includes substructure and hard landscaping according to the requirements.

Credit e1 ●	Core building services options appraisal during Concept Design (all building types)	1	0	0	0		Credit not targeted.
Credit e2 ●	LCA and LCC alignment (all building types)	1	0	1	1	Cundall	Additional appointment - Cundall Evidence needed: The 'elemental LCC plan' and 'Component level LCC option appraisal; in issue Man 02 Life cycle cost and service life planning'. Stage 2 & Stage 4
Credit e3 ●	Third party verification (all building types) - Exemplary level criteria	1	0	1	1	Cundall	Additional appointment - Cundall Evidence needed: Stage 2 & Stage 4 - The third partys report: - Verifying that building LCAs accurately represent the designs under consideration. - Itemising the findings of their verification checks. - Evidence that the requirements of a Suitably qualified third party are fulfilled.

Mat 02 - Mat 02 Environmental impacts from construction products - Environmental Product Declarations (EPD)

	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Specification of products with a recognised environmental product declaration (EPD)	1	0	1	1	Contractor	Additional appointment Evidence needed: - Mat 02 proforma - specify construction products with EPD that achieve a total EPD point score of at least 20, according to the methodology. Stage 4 - Mat01/Mat02 Result Submission tool. Stage 4 - Copies of EPD certificates. Stage 4

Mat 03 - Responsible sourcing of construction products

	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit Pre-req 	Prerequisite					Contractor	Evidence needed: All timber and timber-based products used on the project are legally harvested and traded timber as per the UK government's Timber Procurement Policy Compliance with requirement 1 is a minimum requirement for achieving any BREEAM rating. There are no prerequisite requirements for other materials. ~~Written confirmation from the principal contractor or client that all timber will be sourced in compliance with the definition of Legally harvested and Legally traded timber or has certification that fulfils these requirements (e.g. FSC, PEFC) – Stage 2~~
Credit 1 	Enabling sustainable procurement	1	1	1	1	Cundall	Cundall produced acopy of the Sustainable Procurement Plan- Stage 2. The credit has been awarded.
Credit 2 	Measuring responsible sourcing	3	0	1	2	Contractor	Evidence needed: - Mat 03 ProformaStage 4 - BREEAM Mat 03 calculatorStage 4 - Evidence of level of responsible sourcing achieved for each construction product. For example, certificates (see GN18 BREEAM Recognised Responsible Sourcing Certification Schemes and BREEAM Scheme Applicability)Stage 4
Credit e1 	Measuring responsible sourcing	1	0	0	0		Credit not targeted.
Mat 05 - Designing for durability and resilience							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	Protecting vulnerable parts of the building from damage/material degradation	1	0	1	1	Architect	Additional appointment Evidence needed:

							• A report confirming that the building incorporates suitable durability and protection measures or designed features/solutions to prevent damage to vulnerable parts of the internal and external building and landscaping elements and which are the measures proposed for the site • Design drawings illustrating vulnerable areas or parts of the building. • Design drawings confirming the durability of the measures specified.
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Mat 06 - Material efficiency

	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Material efficiency	1	0	1	1	Architect	Additional appointment Evidence needed: • Material efficiency report. These must be done for each of the following stages. ○ Preparation and Brief ○ Concept Design ○ Developed Design ○ Technical Design ○ Construction.
○		14	1	9	11	Standard Materials Credit Total	
		4	0	2	2	Exemplary Materials Credit Total	
		21.50	1.25	13.25	15.75	% Materials Total (Standard + Exemplary)	

Waste

Wst 01 - Construction waste management

	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 2 ●	Construction resource efficiency	3	0	2	2	Project Manager Contractor	Evidence needed: • Wst 01 Proforma

							A copy of the Resource Management Plan
Credit 3 	Diversion of resources from landfill	1	0	1	1	Project Manager Contractor	Evidence needed: - Wst 01 Proforma - A copy of the Resource Management Plan
Credit e1 	Construction resource efficiency/Diversion of resources from landfill	1	0	0	0		
Wst 02 - Use of recycled and sustainably sourced aggregates							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit Pre-req 	Prerequisite		✗	✗	✗		Not applicable
Credit 1 	Project Sustainable Aggregate points	1	0	0	1	Structural Engineer Contractor	Evidence needed: - Wst 02 Proforma - BREEAM Wst 02 calculator
Credit e1 	Project Sustainable Aggregate points	1	0	0	0		Credit not targeted.
Wst 03 - Operational waste							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	Operational waste	1	0	1	1	Transport Consultant Architect	Evidence needed: - Relevant Contractor clauses in line with BREEAM requirements confirming provision and scope of dedicated facilities. - Design drawing showing the waste location and related area.
Wst 04 - Speculative finishes (Offices only)							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	Speculative floor and ceiling finishes	1	0	1	1	Client Architect	Evidence needed:

							- Relevant Contractor clauses in line with BREEAM requirements confirming the following: - For tenanted areas, where the future occupant is not known and carpets or other floor or ceiling finishes are installed, these must be limited to a show area only. - Only install floor and ceiling finishes selected by the known occupant of a development. Alternatively, where only ceiling finishes and no carpets are installed, the building owner confirms that the first tenants will not be permitted to make substantial alterations to the ceiling finishes.
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Wst 05 - Adaptation to climate change

	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Resilience of structure, fabric, building services and renewables installation	1	0	1	1	Civil Engineer	Additional appointment - Ramboll Evidence needed: - Climate change adaptation strategy appraisal containing recommendations or solutions, during or prior to Concept Design, that aim to mitigate the identified impact Stage 2 - Provide an update during Technical Design demonstrating how the recommendations or solutions proposed at Concept Design have been implemented where practical and cost effective. Omissions have been justified in writing by the assessor Stage 4

Credit e1 ●	Responding to climate change	1	0	0	0		Credit not targeted.
Wst 06 - Design for disassembly and adaptability							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Design for disassembly and functional adaptability - recommendations	1	0	1	1	Architect	Additional appointment - JMA Evidence needed: Disassembly and functional adaptability study Stage 2
Credit 2 ●	Disassembly and functional adaptability “ implementation	1	0	1	1	Mechanical Engineer Architect	Additional appointment - JMA Evidence needed: - Disassembly and functional adaptability study - Implementation plan report - Building adaptability and disassembly guide
●		10	0	8	9	Standard Waste Credit Total	
		3	0	0	0	Exemplary Waste Credit Total	
		10	0	5.60	6.30	% Waste Total (Standard + Exemplary)	
Land Use & Ecology							
LE 01 - Site selection							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Previously occupied land	1	0	1	1	Client Architect	Evidence needed: - At least 75% of the proposed development is on previously occupied land. <u>To be checked with the Design Team</u> - Design drawings showing the building footprint and area of the pre- and post- development zone. Stage 2
Credit 2 ●	Contaminated land	1	0	1	1		

LE 02 - Ecological risks and opportunities							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit Pre-req ●	Prerequisite - Statutory obligations		✗	✓	✓	Project Manager Client Contractor	Additional appointment -Penny Anderson Associates Ltd Evidence needed: - The completed GN34 BREEAM Ecological Risk Evaluation Checklist. The checklist will be completed by a project team member (Route 1) or Sustainability Qualified Ecologist (Route 2). - Relevant Contractor clauses in line with BREEAM requirements confirming that compliance is monitored against all relevant UK and EU or international legislation relating to the ecology of the site.
Credit 1 ●	Survey and evaluation/Determining ecological outcomes	2	0	2	2	Project Manager Contractor Ecologist	Additional appointment -Penny Anderson Associates Ltd Evidence needed: - Appointment of a Sustainability Qualified Ecologist - Ecology Report showing the survey and the evaluation of the site - The completed GN34 BREEAM Ecological Risk Evaluation Checklist. - GN40 BREEAM Ecological Risk Evaluation Checklist
Credit e1 ●	Wider site sustainability - Exemplary level criteria	1	0	0	0		Credit not targeted.
LE 03 - Managing impacts on ecology							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit Pre-req ●	Prerequisite " Ecological risks and opportunities		✗	✓	✓	Project Manager Client Contractor	Additional appointment -Penny Anderson Associates Ltd

							Evidence needed: - Relevant Contractor clauses in line with BREEAM requirements confirming that compliance is monitored against all relevant UK and EU or international legislation relating to the ecology of the site. - The LE 02 credits have been achieved
Credit 1 ●	Planning and measures on-site	1	0	1	1	Project Manager Contractor Ecologist	Additional appointment -Penny Anderson Associates Ltd Evidence needed: Documents showing that the ecological outcomes for the site have been implemented (meeting minutes, letters of confirmation, reports, construction programme, responsibility matrix)
Credit 2 ●	Managing negative impacts	2	0	1	2	Project Manager Contractor Ecologist	Additional appointment -Penny Anderson Associates Ltd Evidence needed: Ecology report showing the negative impacts from site preparation and construction works and how these have been managed
LE 04 - Ecological change and enhancement							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit Pre-req ●	Prerequisite - Managing negative impacts on ecology		✗	✓	✓	Project Manager Client Contractor	Additional appointment -Penny Anderson Associates Ltd Evidence needed: Relevant Contractor clauses in line with BREEAM requirements

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	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit Pre-req 	Prerequisite - Statutory obligations, planning and site implementation		✗	✓	✓	Project Manager Client Contractor	Additional appointment -Penny Anderson Associates Ltd Evidence needed: - Relevant Contractor clauses in line with BREEAM requirements confirming that compliance is monitored against all relevant UK and EU or international legislation relating to the ecology of the site. - The LE 04 credits have been achieved. Including the following specific aims of this issue: - Roles and responsibilities have been clearly defined, allocated and implemented to support successful delivery of project outcomes. - Site preparation and construction works have been planned for and implemented at an early enough project stage to optimise benefits and outputs.
Credit 1 	Management and maintenance throughout the project / Landscape and ecology management plan	2	0	2	2	Project Manager Ecologist	Additional appointment -Penny Anderson Associates Ltd Evidence needed: - Report from the Project Team showing the following: - Monitoring and reporting of on the ecological outcomes for site implemented at the design and construction stage - Monitoring and reporting of outcomes and successes from the project

							○ Arrangements for the ongoing management of landscape and habitat connected to the project (on and, where relevant, off site) ○ Maintaining the ecological value of the site and its relationship or connection to its zone of influence ○ Maintaining the site in line with the any sustainability linked activities, e.g. ecosystems benefits (LE 02). ○ Remedial or other management actions are carried out which relate to those identified in LE 02, LE 03 and LE 04. ● Confirmation from the client that a section on Ecology and Biodiversity is included as part of the tenant or building owner information supply. ● Copy of the Landscape and ecology management plan
●		13	0	10	13	Standard Land Use & Ecology Credit Total	
		2	0	0	0	Exemplary Land Use & Ecology Credit Total	
		16.95	0	11.50	14.95	% Land Use & Ecology Total (Standard + Exemplary)	
Pollution							
Pol 01 - Impact of refrigerants							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	Impact of refrigerants	3	0	1	1	Cundall	Evidence needed: ● Prerequisite: Relevant MEP clauses in line with BREEAM requirements confirming that all systems with electric compressors comply with the requirements of BS EN

							378:2008(211) (parts 2 and 3). Refrigeration systems containing ammonia comply with the Institute of Refrigeration Ammonia Refrigeration Systems code of practice. • Relevant MEP clauses in line with BREEAM requirements confirming the relevant refrigeration type and system information. • Manufacturer's technical details of the refrigeration system installed and the refrigerant leak detection system. Two credits: • The direct effect life cycle CO equivalent emissions (DELCO) of 100 kgCO₂e/kW. For systems which provide cooling and heating, the worst performing output based on the lower of kW cooling output and kW heating output is used to complete the calculation. OR • Refrigerants used have a Global Warming Potential (GWP) 10. OR One credit: • Systems using refrigerants have DELCO of 1000 kgCO₂e/kW cooling and heating capacity.
Pol 02 - Local air quality							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	Local air quality	2	0	2	2	Cundall	Evidence needed:

							• All heating and hot water is supplied by non-combustion systems. For example, only powered by electricity Stage 3/4 • Relevant MEP clauses in line with BREEAM requirements confirming that all heating and hot water is supplied by non-combustion systems. For example, only powered by electricity. OR • Emissions from all installed combustion plant that provide space heating and domestic hot water do not exceed the levels set in Table 12.4 and Table 12.5 Stage 3/4 • Relevant MEP clauses in line with BREEAM requirements confirming the NOx emission level, the VOC emissions and particulate matter for appliances using biomass, solid fuel and wood pellets • Manufacturer's technical details of the heating system confirming the NOx emission level, the VOC emissions and particulate matter for appliances using biomass, solid fuel and wood pellets
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Pol 03 - Flood and surface water management

	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	Flood resilience	2	0	2	2	Civil Engineer	Additional appointment Evidence needed Prerequisite: • Relevant Contractor clauses in line with BREEAM requirements confirming that an appropriate

							consultant will be appointed to carry out and demonstrate the development's compliance with all criteria. Credit 1Flood resilience Stage 2 Flood Risk Assessment
Credit 2 	Surface water run-off	2	0	1	1	Civil Engineer	Additional appointment Evidence needed: Prerequisite: Relevant Contractors clauses in line with BREEAM requirements confirming that the Surface water run-off design solutions must be bespoke, i.e. they must take account of the specific site requirements and natural or man-made environment of and surrounding the site. - Calculation results for the pre- and post-development peak rate of run-off including an allowance for climate change - Design drawing showing the drainage strategy. - Calculation results for the pre- and post-development volume of run-off - Information showing the proposed drainage solution, system failure flood flow routes, potential flood ponding levels and ground floor levels - Documentation showing that relevant maintenance agreements for the ownership, long term operation and maintenance of all specified Sustainable Drainage Systems (SuDS) are in place. - GN38

Credit 3 ●	Minimising watercourse pollution	1	0	0	0		
Pol 04 - Reduction of night time light pollution							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Reduction of night time light pollution	1	0	1	1	Cundall	Evidence needed: - Relevant MEP clauses in line with BREEAM requirements confirming the external lighting design data. - Design drawings showing the external lighting layout. - Manufacturer data sheets.
Pol 05 - Reduction of noise pollution							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Reduction of noise pollution	1	0	1	1	Cundall	Additional appointment - Cundall Evidence needed: - Acoustician's Report with recommendations for noise attenuation measures. -Stage 3/4 - A formal letter confirming where relevant, that attenuation measures recommended by an appointed suitably qualified acoustician will be installed. - Stage 3/4 - A formal letter confirming that a pre-completion testing will be undertaken at Post Construction of the installed and operating plant. -Stage 3/4
●		12	0	8	8	Standard Pollution Credit Total	
		0	0	0	0	Exemplary Pollution Credit Total	
		9	0	6	6	% Pollution Total (Standard + Exemplary)	
Innovation							
AI - Approved Innovation							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments

Credit e1 ●	Approved innovations	1	0	0	0		
		0	0	0	0	Standard Innovation Credit Total	
		1	0	0	0	Exemplary Innovation Credit Total	
		1	0	0	0	% Innovation Total (Standard + Exemplary)	

Appendix - Site assumptions (Project Info details)

Assessment Information	Selection
Building type (main description)	Office
Building Type sub-group	Office - General office building
Assessment stage	Design (Interim)
Technical manual issue number	Issue 3.0
Project scope	Shell and Core
Building Net internal floor area m ²	20143
Building Gross internal floor area m ²	27951
Is the building designed to be untreated?	No
Building services - heating system type	Air system
Building services - cooling system type	Air-conditioning
Are commercial or industrial-sized refrigeration and storage systems specified?	No
Are building user lifts present?	Yes
Are building user transportation systems (escalators or moving walkways) present?	No
Are laboratories present?	No
Fume cupboard(s) and/or other containment devices	No
Are there any water demands present other than those assessed in Wat 01?	Yes
Does the building have external areas within the boundary of the assessed development?	Yes
Are there statutory requirements, or other issues outside of the control of the project, that impact the ability to provide outdoor space?	No
Are the Post-occupancy stage credits targeted in Ene 01 issue?	No
Is demolition occurring under the developer's ownership for the purpose of enabling the assessed development?	No
Are WC facilities only provided within the residential areas of a long-term residential accommodation?	N/A
Is the project required to connect to a District Heating system, and it supplies all heating and hot water demands to the building?	No