BREEAM Retail V 6.1

Pre-assessment

Tib Street

Report prepared by:

Kent Sustainability
10 Walmer Gardens
Cliffsend
Ramsgate
Kent CT12 5JX

tel: 07824 635559
e-mail: gaynor@kentsustainability.co.uk

Project Number	0001
Issue	01
Signature	
Author	Gaynor Smissen
Occupation	Registered BREEAM Assessor
Date	25/11/2025

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VERSION CONTROL RECORD

ISSUE	DESCRIPTION OF STATUS	DATE	AUTHORS INITIALS	REVIEWERS INITIALS
1	First	22/11/2025	GS	GS

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1 BREEAM Pre-assessment: Introduction

This BREEAM V6.1 Pre-Assessment Report has been prepared to support the Planning Application for the proposed development for the demolition of the existing building located at 78 – 80 Tib Street and the erection of a mixed-use commercial development comprising restaurant and retail uses.

The BREEAM Assessment will be covering the restaurant and retail uses.

Manchester Council require BREEAM 'Very Good'.

The building has been assessed as Retail BREEAM 'Shell and Core Only'.

On the Credit summary section where it states N/A this means the credits are not applicable to this type of BREEAM assessment, so the credits are filtered out.

Sustainable design and construction measures have been incorporated in the building confirming the BREEAM-based standard that has been achieved.

BREEAM (Building Research Establishment Environmental Assessment Method) seeks to minimize the adverse effects of buildings on the environment. Its aim is to stimulate the demand for environmental sustainability across the construction sector and enable developments to be recognized according to their environmental benefits by providing a credible and comparable environmental label for buildings.

BREEAM Retail V 6.1 Scheme

The proposed development will fall under the BREEAM Retail V6.1 scheme.

The overall rating of the building's environmental performance is given using terms PASS, GOOD, VERY GOOD, EXCELLENT or OUTSTANDING.

The BREEAM rating bands are as follows:

RATING	SCORE
PASS	30
GOOD	45
VERY GOOD	55
EXCELLENT	70
OUTSTANDING	85

The rating is determined from the total number of BREEAM criteria met and their respective environmental weighting. The environmental weighting for each section is as follows:

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Issue Category	Weighting %
Management	11
Health and Wellbeing	14
Energy	16
Transport	10
Water	7
Materials	15
Waste	6
Land Use and Ecology	13
Pollution	8

To achieve a BREEAM rating, the minimum percentage score must be achieved and the minimum standards (i.e. number of credits achieved, see below) applicable to that rating level complied with.

Minimum Standards

BREEAM Issue	BREEAM Rating/ Minimum number of credits				
	Pass	Good	Very Good	Excellent	Outstanding
Man 3- Responsible Construction practices				1	2
Man 4- Commissioning and handover			1	1	1
Man 5- Aftercare				1	1
Ene 1- Reduction of co2 emissions				4	6
Ene 2- Energy Monitoring			1	1	1
Wat 1- Water consumption		1	1	1	2
Wat 2- Water monitoring		1	1	1	1
Mat 3- Responsible Sourcing	1	1	1	1	1
Wst 1- Construction site waste management					1
Wst 3- Operational waste				1	1

The Pre-assessment for this Retail building is based on the current design intent and relates to those credits which have potential to be achieved. The following scores were achieved, resulting in a suggested score of 58.24% 'Very Good' (the full Pre-assessment can be found in Appendix 2).

Section	Credit Title	Credit No	Credits awarded	Max credits available
Management	Project brief and design	Man 1	1	4
	Life cycle cost and service planning	Man 2	1	4
	Responsible Construction practices	Man 3	4 Excellent level	6
	Commissioning and Handover	Man 4	3	4
	Aftercare	Man 5	N/A	0
Health & Wellbeing	Visual comfort	Hea 1	4	4
	Indoor air quality	Hea 2	1	1
	Thermal Comfort	Hea 4	2	2
	Acoustic performance	Hea 5	1	1
	Safety and security	Hea 6	1	1
	Safe & Healthy Surroundings	Hea 7	1	2
Energy	Reduction of CO2 emissions	Ene 1	5	13
	Energy monitoring	Ene 2	2	2
	External Lighting	Ene 3	1	1
	Low and zero carbon technologies	Ene 4	0	3
	Energy Efficient transportation systems	Ene 6	2	2
Transport	Transport assessment and travel plan	Tra 1	2	2
	Sustainable Transport measures	Tra 2	4	10
Water	Water consumption	Wat 1	3	5
	Water monitoring	Wat 2	1 Outstanding level	1
	Water leak detection and prevention	Wat 3	2	2

Section	Credit Title	Credit No	Credits awarded	Max credits available
Materials	Life cycle impacts	Mat 1	0	7
	Environmental impacts from construction products	Mat 2	1	1
	Responsible sourcing of materials	Mat 3	4 Outstanding level	4
	Designing for durability and resilience	Mat 5	1	1
	Material efficiency	Mat 6	0	1
Waste	Construction and waste management	Wst 1	3 Outstanding level	5
	Recycled aggregates	Wst 2	0	1
	Operational waste	Wst 3	1 Outstanding level	1
	Adaption to climate change	Wst 5	1	1
	Functional Adaptability	Wst 6	2	2
Land use and Ecology	Site selection	LE 1	1	2
	Identifying and understanding the risks and opportunities for the site	LE 2	2	2
	Minimising impact on existing site ecology	LE 3	2 Outstanding level	3
	Change and enhancement of ecological value	LE 4	3	4
	Long term impact on biodiversity	LE 5	0	2
Pollution	Impact of refrigerants	Pol 1	2	3
	Local air quality	Pol 2	2	2
	Surface water run off	Pol 3	3	5
	Reduction of night time light pollution	Pol 4	1	1
	Noise attenuation	Pol 5	1	1
Innovation	Innovation	Inn 1	0	
Total			**58.24% Very Good**	

Key

- **Green** indicates that the credit is likely to be achieved if sufficient evidence is provided.
- **Amber** indicates that there is the potential to score additional credits.
- **Red** indicates that it is very unlikely that the credit will be achieved given the design and the budget.

A description of the credits can be found in Appendix 1.

3 Summary

This BREEAM Pre-assessment has been based on the design and information available at this stage with the design having progressed to Stage 2 Planning submission.

We have provided a BREEAM timeline guidance note in Appendix 2 that visually demonstrates those credits that must be met at Preparation and Brief and Concept Design.

The Pre-assessment reflects a predicted score of 58.24%, indicating a comfortable margin of safety.

We have provided a BREEAM timeline guidance note in Appendix 2 that visually demonstrates those credits that must be met at Preparation and Brief and Concept Design.

This project is performing beyond the required standards in the following areas:

- Man 3 Responsible Construction Practices – Excellent
- Ene 1 Reduction of energy use and carbon emissions- Outstanding
- Wat 2 Water Monitoring – Outstanding
- Mat 3 Responsible Sourcing of materials – Outstanding
- Wst 1 Construction waste management – Outstanding
- Wst 3 Operational Waste – Outstanding

APPENDIX 1

BREEAM DETAILED CREDIT DESCRIPTION

BREEAM Retail V6.1 Pre-Assessment

For this proposed project to achieve a 'Very Good' rating overall the following is assumed. The black text is achievable with the current design/consent. The areas highlighted in red show the credits that cannot be met due to design constraints or RIBA Stage.

Credit Description
1. Man 01 Sustainable Procurement Documentation indicating when the collaboration/procurement began and the roles and responsibilities of the project team i.e Meeting Minutes, construction programme and responsibilities schedule. The addition of a BREEAM AP allows for two extra credits. Prior to completion of the Concept Design, the design team consult with all interested parties on matters that cover the minimum consultation content. **Credit awarded 1/4**
2. Man 02 Life cycle cost and service life planning A life cycle cost plan will need to be developed at concept design to deliver whole life value by encouraging the use of life cycle costing to improve design, specification, through-life maintenance, and operation. A competent person develops a component level LCC options appraisal by the end of Process Stage 4. Reporting the capital cost of the projects in pounds per square metre. **Credit awarded 1 /4**
3. Man 03 Responsible Construction practices The Contractor will register the development with Considerate Constructors Scheme and look to achieve two credits and above. The Contractor will monitor and record data on energy and water consumption from the use of construction plant, equipment, and site accommodation necessary for completion of all construction processes. The transport of construction materials and waste will be metered/monitored.

Credit Description
To award any of the available credits for this issue, any party who at any stage manages the construction site (e.g. the principal contractor, the demolition contractor) operates an Environmental Management System (EMS). A Sustainability Champion will be employed on the project to provide BREEAM related advice to the design team to facilitate timely and successful target setting and monitoring of BREEAM compliance. All site timber used on the project will be sourced in accordance with the UK Governments timber procurement policy. **Credits awarded 4/6**
4. Man 04 Commissioning and Handover A Thermographic survey will be required at post-construction to quality-assure the integrity of the building fabric, including continuity of insulation, avoidance of thermal bridging and air leakage paths. **Credits awarded 0/1**
5. Hea 01 Visual Comfort Any rooms that are occupied by 30 mins or more will need to meet good practice daylight factors of 2%. The view out criteria will be met. External lighting will meet the requisite standards. **Credits awarded 4/4**
6. Hea 4 Thermal Comfort Thermal modelling will be carried out and include for design for future thermal comfort. **Credits awarded 2/2**

Credit Description
7. Hea 05 Acoustic Performance A suitably qualified acoustician (SQA) will carry out a quantifiable assessment of the specification of the build form, construction, and any external factors likely to affect the indoor ambient noise levels. The SQA must then confirm the developer's works will enable a future tenant utilising a typical fit-out and specification to meet the levels required to demonstrate compliance. **Credits awarded 1/1**
8. Hea 06 Safety and Security A security consultant (local police ALO) will need to be appointed during or prior to Concept Design. The purpose of the ALO will be to identify attributes of the proposal, site and surroundings which may influence the approach to security for the development. **Credits awarded 1/1**
9. Hea 7 Safe and Healthy Surroundings There is an outside space providing building users with an external amenity area. **Credits awarded 1/1**
10. Ene 01 Reduction of CO2 Emissions This project will encourage the specification and design of energy efficient building solutions, systems and equipment that support the sustainable use of energy in the building and sustainable management in the building's operation. Issues in this section assess measures to improve the inherent energy efficiency of the building, encourage the reduction of carbon emissions and support efficient management throughout the operational phase of the building's life. 1. The SBEM is showing it meets Building Regulations and achieving five BREEAM credits. **Credits achieved 5/13**

Credit Description
11. Ene 03 External Lighting The average initial luminous efficacy of the external light fittings will need to be not less than 70 luminaires per circuit watt. All external light fittings are automatically controlled for prevention of operation during daylight hours and presence detection in areas of intermittent pedestrian traffic. **Credits awarded 1/1**
12. Ene 06 Energy efficient transportation systems Ensure that transportation types and arrangement systems are best suited to usage patterns and demand. Promote the use of energy efficient features, in line with best industry practice guidelines. Maximise the benefit and satisfaction from using transportation system. **Credits awarded 2/2**
13. Tra 01 Transport Assessment and travel plan This BREEAM-compliant Framework Travel Plan (FTP) has been prepared as part of the planning application documentation. **Credits awarded 2/2**
21. Tra 02 Sustainable transport measures This section promotes awareness of existing local transport and identify improvements to make it more sustainable. The development is nearby to good public transport networks, thereby helping to reduce transport-related pollution and congestion. 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. There are plenty of amenities nearby which are likely to be frequently required and used by building occupants. Provide cycle storage and cyclist amenities. 4 total. 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.

Credit Description
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. **Credits awarded 4/10**
22. Water Consumption The project will improve water efficiency and reducing cost related to water consumption in use. **Credits awarded 3/5**
22. Wat 02 Water Monitoring There will be a water meter on the mains water supply. Water consuming plant or building areas consuming 10% or more of the buildings total water demand, are either fitted with easily accessible sub-meters or have water monitoring equipment integral to the plant or area and have a pulsed output. **Credits Awarded 1/1**
23. Wat 03 Water leak detection and Prevention Mains water leak detection will be installed on the building's mains water supply. **Credits awarded 2/2**
24. Mat 01 Life cycle Impacts During the Concept Design, demonstrate the environmental performance of the building through the Impact Compliant LCA tool. 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). Options appraisal of materials at Technical Design through Impact complaint LCA tool. **Credits awarded 0/7**

Credit Description
25. Mat 02 Environmental impacts from construction products To reduce the burden on the environment from construction products by recognising and encouraging measures to optimise construction product consumption efficiency and the selection of products with a low environmental impact (including embodied carbon), over the life cycle of the building. **Credits awarded 1/1**
26. Mat 03 Responsible sourcing of materials Selecting products that involve lower levels of negative environmental, economic, and social impact across their supply chain including extraction, processing, and manufacture. All timber used on the project will be sourced in accordance with the UK Government's Timber procurement Policy. 45% of the applicable materials comprising the following building elements will be responsibly sourced: frame, roof, external floors, upper slab, windows, and floor finishes. **Credits awarded 4/4**
27. Mat 05 Designing for durability and resilience Reducing the need to repair and replace materials resulting from damage to exposed elements of the building and landscape. Avoiding unnecessary cost and material use resulting from the need to repair and replace damaged elements as a result of operational wear and tear. Minimise costs and disruption resulting from environmental degradation to building elements as a result of avoidable weathering and changes to climatic conditions over time **Credits awarded 1/1**
28. Mat 06 Material Efficiency Opportunities have been identified, and appropriate measures investigated and implemented, to optimise the use of materials in building design, procurement, construction, maintenance, and end of life. **Credits awarded 0/1**

Credit Description
29. Waste 01 Construction waste management There will be a compliant site waste management plan to minimise cost and environmental damage resulting from waste going to landfill. Maximise the recovery and reuse of construction materials to avoid unnecessary extraction and processing of virgin materials, and associated vehicle movement. Pre-demolition audit This must be used to determine whether reuse is feasible and, in the case of demolition, to maximise the recovery of material for subsequent high grade or value applications. Reduce construction costs resulting from wastage on site. Amount of waste generated per 100m2 <6.5 tonnes. 80% of non-demolition waste needs to be diverted from landfill. **Credits awarded 4/4**
30. Waste 02 Recycled Aggregates Credit not targeted. Encouraging the use of recycled and secondary aggregates. **Credits awarded 0/1**
31. Waste 03 Operational Waste There will be a dedicated space to cater for the segregation and storage of operational recyclable waste volumes. At least 2m2 per 1000m2 of net floor area. **Credits awarded 1/1**
32. Waste 5 Adaptation to climate change Maximise asset resilience and value through consideration of the likely impacts of future climate change on the project. Reduce future risks to end user safety arising from extreme weather events and climate change. Contribute to business continuity, planning in response to the risks of extreme weather events and climate change. Reduce the need for future adaptation, maintenance and disruption associated with responding to climate change and extreme weather events. **Credits awarded 1/1**

Credit Description
33. Waste 6 Functional Adaptability To avoid unnecessary materials use, cost and disruption arising from the need for future adaptation works as a result of changing functional demands and to maximise the ability to reclaim and reuse materials at final demolition in line with the principles of a circular economy. **Credits awarded 2/2**
34. LE 01 Site Selection Recognising the reuse of previously developed and contaminated land where appropriate remediation has taken place. **Credits awarded 1/2**
35. LE 02 Ecological value of site and protection of ecological features Demonstrate sound understanding and consideration of ecological value including ecosystem service provision, biodiversity, and associated benefits. The building is to be demolished. The building has negligible habitat value. **Credits awarded 2/2**
36. LE03 Minimising impact on site ecology Arbtech have carried out a Preliminary Ecological Appraisal. No impacts to any notable habitats are anticipated due to the small scale and distance of the proposed development from such habitats as well as the urban location of the site with surrounding physical barriers. **Credits awarded 2/3**

Credit Description
37. LE04 Enhancing site ecology On site habitats are of low value and loss of them is not considered to have impact on biodiversity. The following habitat creation could improve biodiversity onsite: • Green walls/roof • Planters with pollinator friendly plants The incorporation of bee bricks (e.g. Ibstock Bee Habitat or similar alternative brand) into the fabric of the new buildings would provide sheltering opportunities for pollinators. These should be installed 0.5m above ground level on a south-facing elevation with no obscuring vegetation. The site could be further enhanced via the provision of native wildflowers or wildflower turf, which would provide foraging opportunities for invertebrates. **Credits awarded 3/4**
38. LE05 Long term impact on biodiversity A landscaping plan will be developed for the site. **Credits awarded 0/2**
39. Pol 3 Surface water runoff The proposed development will retain the 100% impermeable drainage area in the form of buildings and access (110m2). 6.1.5 The proposed drainage strategy is based on discharge to the existing combined sewer located in Tib Street. The proposed drainage features include incorporation of bioretention systems retrofitted within the proposed development. 6.1.6 The proposed drainage scheme therefore meets the four pillars of SuDS (water quality, water quantity, amenity and biodiversity). The site is shown to be located wholly within Flood Zone 1; however, the site is shown to be at Low to High risk (1 - ≥3.3% annual probability) of surface water flooding, according to the EA's Long Term Flood Risk Map (surface water) and therefore the application requires a Flood Risk Assessment and Drainage Strategy to support the application. Maintenance of the drainage systems and potential Suds systems will be in accordance with the recommendations provided by suppliers and product specifications as well as the recommendations within The Suds Manual. **3/5 Awarded at present**

Credit Description
40. Pol 4 Reduction of night-time light pollution All external lighting (except for safety and security lighting) can be automatically switched off between 23:00 and 07:00. **Credits awarded 1/1**
41. Pol 5 Noise Attenuation To reduce the likelihood of noise arising from fixed installations on the new development affecting nearby noise-sensitive buildings. **Credits awarded 1/1**

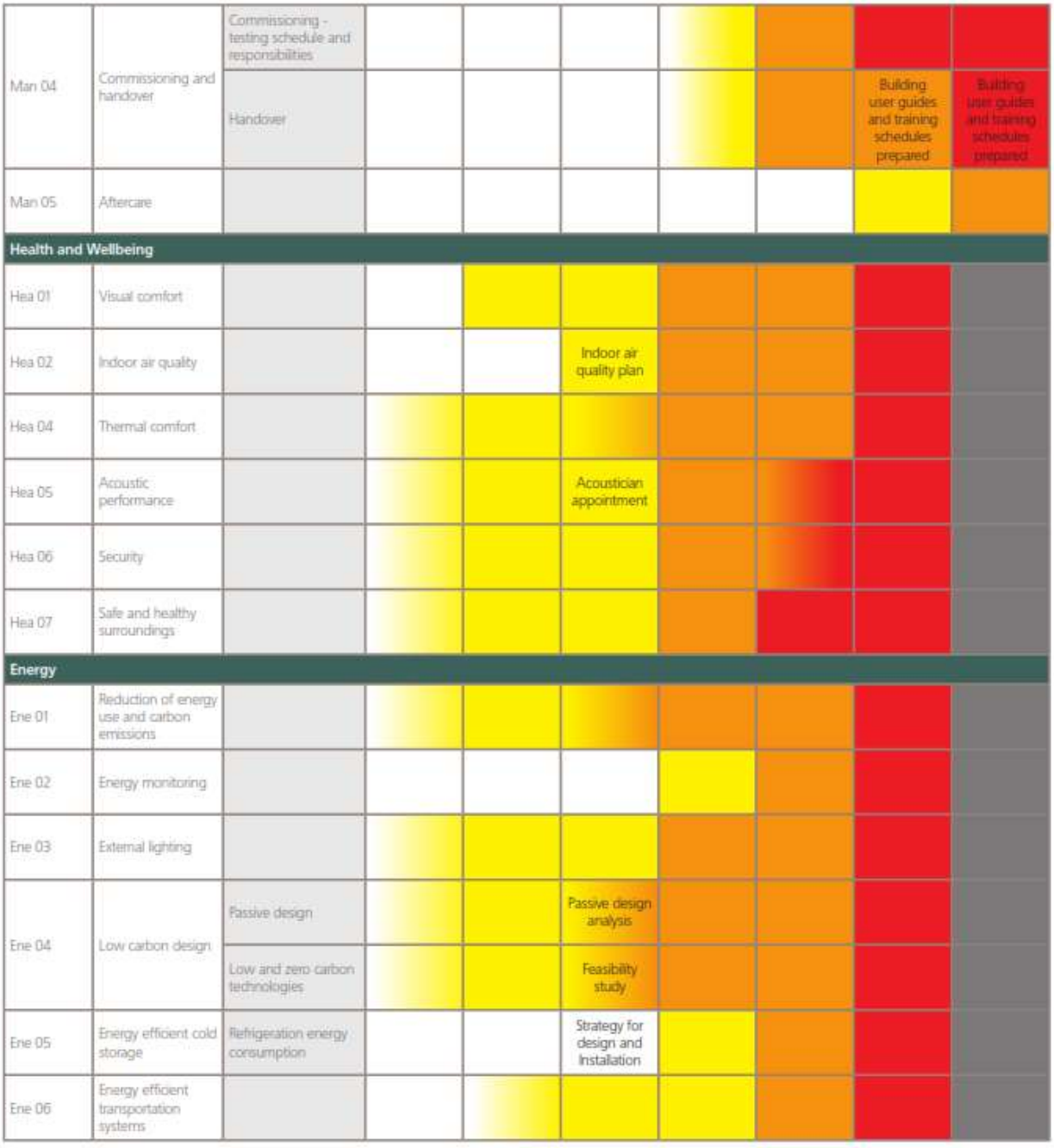
APPENDIX 2

PRE-ASSESSMENT ESTIMATOR

BREEAM UK New Construction 2018 scheme assessment timeline

The assessment timeline tables included in the summary page of each category in the UK New Construction 2018 scheme manual have been reproduced in this Guidance Note. The timeline has been produced to assist with optimising project sustainability performance. It outlines at which stage credits should be addressed and ideally when these should be considered by the design team, planner, contractors, owners, occupiers and other members of the project team to achieve the highest possible BREEAM rating at the minimum cost. It demonstrates that where BREEAM advice is taken on too late within the design and construction phases a number of BREEAM credits may not be achieved or only at additional cost or disruption.

		Sub credits	Plan of Work						
			Strategic Definition	Preparation and Brief	Concept Design	Developed Design	Technical Design	Construction	Handover and Close Out
Management									
Man 01	Project brief and design	Project delivery planning							
		Stakeholder consultation							
		BREEAM Advisory Professional			Maximise project performance	Maximise project performance			
Man 02	Life cycle cost and service life planning	Life cycle cost			Elemental LCC		Component level LCC options appraisal		
		Capital cost reporting							
Man 03	Responsible construction practices	Environmental management							
		BREEAM Advisory Professional							
		Responsible construction management							
		Monitoring of construction site impacts							



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