BREEAM Preassessment

Maybrook House

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1 Introduction

1.1 Purpose of Report

This BREEAM Preassessment has been prepared to support the detailed planning application for the proposed Maybrook House developed in Manchester city centre.

1.2 Site Description

Maybrook House is situated on a prominent corner in Manchester City Centre and is bound by Deansgate to the east, Blackfriars to the north, Parsonage to the west and Parsonage Lane to the south. The building extends to G+5 storeys in height and includes a basement level. It comprises a number of existing uses including office, retail, restaurant, café and drinking establishment. Part of the basement space was previously used as a gym however, this has since closed. To the rear of the building is a service yard and a small amount of car parking. Vehicular access to the site is via Parsonage Lane to the rear. The materiality of the existing will be covered in the accompanying Design and Access Statement (DAS).

1.3 Development Description

The proposed description of development is as follows:

Change of use of part basement, part ground and all upper floors from gymnasium, restaurant and office use (Use Class E) to hotel (Use Class C1) together with a two storey vertical extension, external alterations and other associated works.

Table 1.4.1 Areas

Use	Floorspace (m² GIA)
Refurbishment	5,449
New Build	2,126
TOTAL	7,575

2 BREEAM Pre-assessment

2.1 BREEAM Overview

BREEAM is arguably the most recognised environmental benchmarking scheme applied in the UK Construction Sector with over 600,013 buildings certified since its inception in 1990. The scheme can be applied to both refurbishment and new construction developments.

The scheme provides a system to measure the environmental impact of any construction project on a simple single scale of PASS to OUTSTANDING. This simple rating draws together a comprehensive environmental assessment process that considers the following aspects of construction: management; energy; transport; health and well-being; water; materials; land use; the ecological value; and pollution.

Under each sustainability heading, there are a range of specific sustainability criteria where compliance results in credits being awarded. The overall BREEAM certification level is based on the number of credits achieved, where the more credits awarded, the higher the overall BREEAM certification achieved.

2.2 Project BREEAM Target

The project has been designed with BREEAM 'Very Good' certification against the BREEAM Version 7 New Construction scheme (V7) as a Hotel Building for the vertical extension, and BREEAM Excellent for the BREEAM Refurbishment and Fit-Out 2014 (RFO) assessment for the existing portion of the development. Appendix A of this report presents the full pre-assessment of the project and has a target score of 60.40% for the V7 and 74.49% for the RFO. These scores provide a 5.40% margin over the 55% required for Very Good and 4.49% over the 70% required for Excellent. The two assessments have been registered with the BRE.

To secure the targeted ratings, Atelier Ten recommend that at least a 5% buffer is targeted over the required score to allow for potential credit loss during the further design and construction stages of the project.

2.3 BREEAM V7

BREEAM UK New Construction Version 7 (V7) is the latest UK new-build BREEAM scheme, succeeding BREEAM UK New Construction 2018. It is intended to further raise the bar for sustainable construction by updating standards and criteria in line with current best practice, strengthening outcomes across areas such as operational performance, carbon, resilience, ecology, and health and wellbeing.

Under BREEAM V7, the core assessment and verification approach remains broadly consistent with earlier schemes: the project is assessed against defined criteria, evidence is compiled at key stages, and independent verification is completed through design stage and post-construction certification. As with previous versions, early engagement and clear responsibilities across the client, design team and contractor remain essential, because BREEAM compliance is delivered through a continuous process across the project lifecycle, with critical milestones and outputs required at each RIBA stage. The BREEAM timeline below illustrates the expected involvement and evidence progression from early design through to completion and handover.

2.4 BREEAM 2014 RFO

A tailored version of BREEAM specifically developed for refurbishment and fit out projects was launched by BRE in October 2014. The BREEAM Non-domestic Refurbishment & Fit Out Scheme can be applied to major refurbishment projects where performance against key sustainability criteria focusing on the following scope of works are assessed. If a part is not applicable to the project it can be filtered out:

- Part 1 Fabric and Structure (e.g. upgrades to walls, roof, floors and structural elements)
- Part 2: Core Services (e.g. new heating, cooling and ventilation plant)
- Part 3: Local Services (e.g. replacement/ upgrade to radiators, fan coil units and lighting)
- Part 4: Interior Design (e.g. remodelling/ changes to layout, sanitary fittings and finishes)

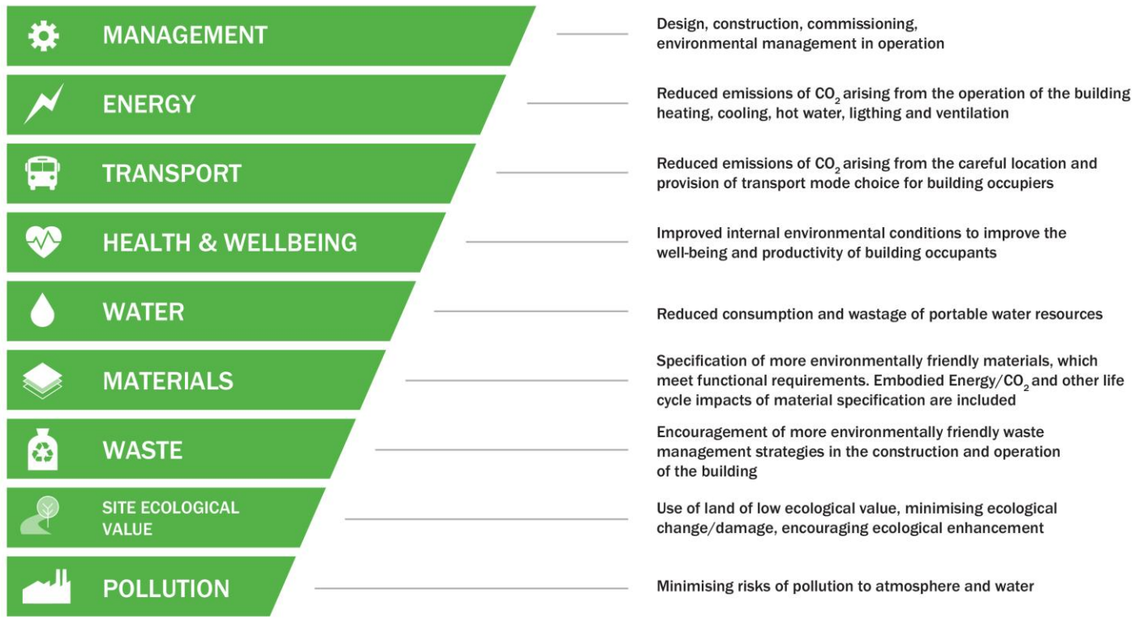


Figure 1.1 BREEAM Overview

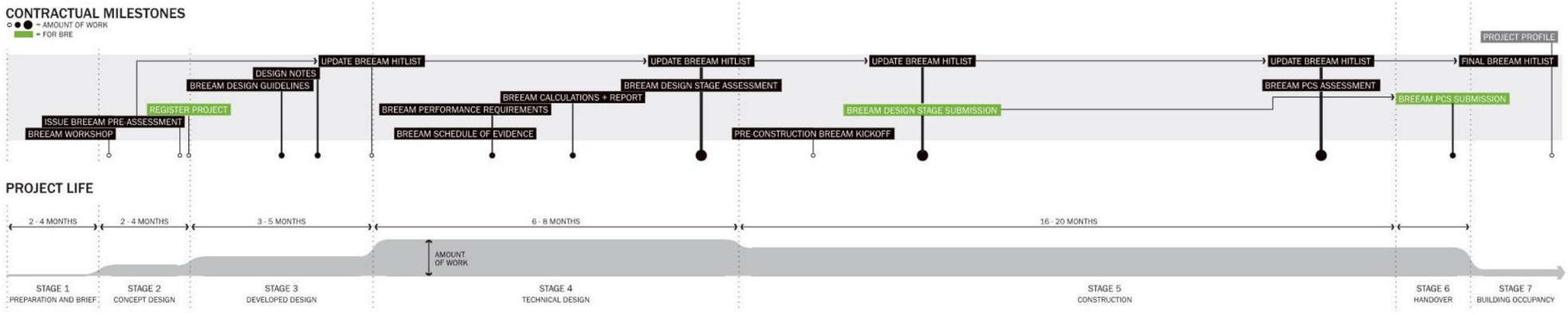


Figure 1.2 Project Life and Contractual Milestones

2.5 BREEAM minimum requirements

The BREEAM ratings require a percentage level as well as compliance with certain minimum requirements. Higher ratings require more minimum standards. The minimum requirements to achieve Very Good ratings are listed in Table 2.5.1 and RFO Excellent in Table 2.5.2. Items that are new to BREEAM V7 and will require additional consideration, compared to previous BREEAM schemes, have been highlighted in green.

Table 2.5.1: BREEAM Minimum Standards V7 New Construction

Credit	Summary of Criteria	Mandatory for Very Good	Mandatory for Excellent	Mandatory for Outstanding
Man 03	1 credit: achieve 9 required responsible construction management items listed in the BREEAM manual. 2 credits: achieve 6 more listed items in addition to the 9 required items.		1 Credit	2 Credits
Man 04	1 credit: Commissioning programme, roles and responsibilities	1 Credit	1 Credit	1 Credit
Man 04	1 credit: Building User Guide and building occupiers/premises managers training scheduling	1 Credit	1 Credit	1 Credit
Man 05	1 credit: Commitment to 12 month in-use commissioning		1 Credit	1 Credit
Hea 01	Relevant areas have access to natural light Criterion 1 (Natural light)		1 Credit	1 Credit
Hea 04	Indoor air quality plan	1 Credit	1 Credit	1 Credit
Ene 01	Building energy performance significantly better than building regulation requirements. 4 credits for Excellent 6 credits for Outstanding		4 Credits	6 Credits
Ene 02	Predictive energy modelling			3 Credits
Ene 02	1 credit: Energy metering systems for 90% of the estimated annual energy consumption of each fuel separated by end-use categories.		3 Credits	5 Credits
Ene 02	No fossil fuels combusted on-site			Achieved
Ene 03	Monitoring for 90% energy consumption by end use One credit (Energy monitoring by end-use)	1 Credit	1 Credit	1 Credit
Wat 01	• Improvement over BRE baseline case for water consumption: • 1 credit: 12.5% improvement over baseline • 2 credits: 25% improvement over baseline • 3 credits: 40% improvement over baseline • 4 credits: 50% improvement over baseline • 5 credits: 55% improvement over baseline		1 Credit	2 Credits
Wat 02	Specify a water meter on the mains water supply to each building.	Criterion 1 achieved	Criterion 1 achieved	Criterion 1 achieved
Mat 01	Project LCA and embodied carbon reporting		Criteria 1 to 6 (Any stage)	Five credits (All project stages)
Mat 03	100% of timber and timber-based products used on the project are 'Legal' and 'Sustainable' as per the UK Government's Timber Procurement Policy.	Criterion 1 achieved	Criterion 1 achieved	Criterion 1 achieved
Wst 01	Resource Management Plan + the amount of non-hazardous on-site/off-site construction waste (m^3/100m^2 or tonnes/100m^2): • 1 credit: 13.3 / 11.1, • 2 credits: 7.5 / 6.5, • 3 credits: 3.4 / 3.2.		N/A	1 Credit
Wst 03	Clearly labelled, accessible, dedicated space for segregation and storage of operational recyclable waste and static waste compactor(s) or baler(s), composting (if applicable).		1 Credit	1 Credit
Pol 01	- No refrigerant use OR - Refrigerants have an emissions rate			1 Credit

Table 2.5.2: BREEAM Minimum Standards RFO

Credit	Summary of Criteria	Mandatory for Very Good	Mandatory for Excellent	Mandatory for Outstanding
Man 03	1 Responsible Construction management credit for Excellent		1 Credit	2 Credits
Man 04	Must produce a compliant Building User Guide in line with criteria 9.		Criterion 9	Criterion 9
Man 05	Must achieve the Seasonal commissioning credit (Parts 2 & 3 only)		1 Credit	1 Credit
Ene 01	Building energy performance significantly better than building regulation requirements., Parts 1, 2, 3 and 4 assessments only.		6 credits	10 Credits
Ene 02	1 credit for submetering to allow identification of all end use categories, Parts 2, 3 and 4.	1 Credit	1 Credit	1 Credit
Wat 01	Water consumption reduction on BRE baseline	1 Credit	1 Credit	2 Credits
Wat 02	Specify a water meter on the mains water supply to each building. Part 2	Criterion 1	Criterion 1	Criterion 1
Mat 03	100% of timber and timber-based products used on the project are 'Legal' and 'Sustainable' as per the UK Government's Timber Procurement Policy.	Criterion 1	Criterion 1	Criterion 1
Wst 01	1 credit minimum for any credit relating to reuse and direct recycling of materials, resource efficiency or diversion of resources from landfill.			1 Credit
Wst 03	1 credit for installation of dedicated recyclable waste storage space		1 Credit	1 Credit

2.7 Target score

This section of the report presents a summary of the BREEAM Pre-assessment for the Maybrook House development against the BREEAM V7 New Construction scheme, where 60.40% has been targeted for the V7 assessment, and 74.49% has been targeted for the RFO assessment. A meeting was held with the design team to confirm the targeted credits are applicable for the scheme. All BREEAM credits available to the project have been considered and are outlined fully in Appendix A (V7) and Appendix B (RFO).

Table 2.6.1 (V7) and Table 2.6.2 (RFO) below demonstrate the number of credits currently targeted in each section of the BREEAM assessment and how many credits are available. Credits have been chosen based on a desk top analysis of the site and the proposed drawings available at this time.

Table 2.6.1: Pre-assessment summary V7

Section	No. Credit available	No. Credits targeted	Percentage of credits targeted (%)	Section scores with targeted credits (%)
Management	21	13	62%	6.8%
Health and Wellbeing	20	15	75%	11.3%
Energy	40	23	58%	9.5%
Transport	12	5	42%	3.5%
Water	9	6	67%	5.0%
Materials	12	5	42%	6.7%
Waste	9	7	78%	5.4%
Land Use and Ecology	12	6	50%	5.3%
Pollution	12	9	75%	6.0%
Innovation/ Exemplary	10	1	10%	1.0%
Total	**157**	**93**		**60.20%**

Table 2.6.2: Pre-assessment summary RFO 2014

Section	No. Credit available	No. Credits targeted	Percentage of credits targeted (%)	Section scores with targeted credits (%)
Management	21	21	100%	18.0%
Health and Wellbeing	19	13	68%	14.0%
Energy	26	16	62%	5.3%
Transport	9	0	0%	0.0%
Water	8	6	75%	6.0%
Materials	13	11	85%	15.8%
Waste	10	6	60.%	5.6%
Land Use and Ecology	0	0	0.%	0.0%
Pollution	13	8	62%	9.2%
Innovation/ Exemplary	16	1	6%	0.6%
Total	**135**	**82**		**74.49%**

2.8 BREEAM Early-stage actions

Several BREEAM issues include time-critical actions that must be completed early in the design process to secure the associated credits. Table 2.7.1 summarises the key actions required up to RIBA Stage 2 for New Construction, and Table 2.7.2 does the same for the RFO assessment.

These requirements should be reviewed and integrated at the earliest stages of the Proposed Development to avoid missed opportunities later in the programme. Detailed credit criteria and supporting guidance are provided in the BREEAM hitlists included in the Appendix. Items new to BREEAM v7, and therefore likely to require additional focus from the project team, are highlighted in green.

Table 2.7.1: Early-stage Actions v7 New Construction

BREEAM Issue		Requirement	Responsibility
Man 01	**Project brief and design - Stakeholder consultation**	Action: Consultation with relevant stakeholders, organisations and bodies must be undertaken during preparation of the brief (see Man 04 Issue for specific consultation requirements). Consultation plan to be developed with feedback provided back to stakeholders and design influenced as a result of consultation.	Deansgate Ventures Limited / Jon Matthews Architects
		Action: The roles, responsibilities and contributions of the client and design team to be confirmed within a responsibility matrix for all RIBA Stages.	
		BREEAM AP appointment no later than RIBA Stage 1. BREEAM performance targets are formally agreed. The BREEAM performance targets have been agreed before the end of Stage 2	
Man 02	**Life cycle cost and service life planning - Elemental life cycle cost (LCC)**	Action: An asset elemental life cycle cost (LCC) plan to be carried out at Process Stage 2 in line with 'Standardised method of life cycle costing for construction procurement' PD 156865:20081	Edmond Shipway
Hea 01	**Natural Light - View Out**	Action: Early analysis should be completed to determine if it will be achievable.	Jon Matthews Architects
Hea 06	**Acoustic Performance - Indoor ambient noise level**	Appointment: An acoustician must be appointed to provide early design advice and solutions in order to achieve the credit.	Atelier Ten Acoustics
Hea 08	**Security**	Appointment: Suitably Qualified Security Specialist to complete an evidence based Security Needs Assessment during or prior to Concept Design	Graphite
Ene 02	**Prediction of operational energy and carbon – Energy Strategy**	Define an energy strategy for the building at the concept design stage that describes qualitatively how the operational energy and carbon performance of the building will be minimised	Atelier Ten Environmental
Ene 04	**Low Carbon Design - Passive Design**	Action: project team carries out an analysis of the existing building fabric, form, site location and outline scheme design to influence decisions made during the Concept Design stage and identifies opportunities for the implementation of passive design solutions and retrofit measures that reduce demands for energy consuming building services.	Atelier Ten Environmental
	Low Carbon Design - Low and Zero Carbon Technologies	Action: An energy specialist completes a low and zero carbon technology appraisal	Atelier Ten Environmental
Tra 01	**Transport assessment and travel plan**	Action: Undertake a site-specific Transport Assessment and Travel Plan	SLR
Mat 03	**Enabling sustainable procurement**	A compliant Sustainable Procurement Plan must be in place for use by the design team before the end of Concept Design.	Deansgate Ventures Limited
Mat 05	**Material Efficiency**	1 credit: Set targets, implement and record measures at each RIBA stage to optimise the use of materials in building design, procurement, construction, maintenance and end of life.	Deansgate Ventures Limited / Design team
Wst 05	**Adapting to Climate Change**	1 credit: Conduct a climate change adaptation strategy appraisal and develop recommendations at RIBA Stage 2 and update at RIBA Stage 4.	Deansgate Ventures Limited / Design team
Wst 06	**Disassembly and Adaptability**	1 credit: Conduct a study to explore the ease of disassembly and functional adaptation potential of different design scenarios by RIBA Stage 2 and develop solutions.	Deansgate Ventures Limited / Design team
LE 02	**Ecological risks and opportunities**	Appointment: Ecologist is appointed to assess the existing ecological value of the site and provide recommendations to enhance the ecology post development. Site wide approach being used.	Arbtech

Table 2.7.2: Early-stage Actions RFO

BREEAM Issue		Requirement	Responsibility
Man 01	**Project brief and design - Stakeholder consultation**	Action: Sustainability brief is developed.	Deansgate Ventures Limited / Jon Matthews Architects
		Action: The roles, responsibilities and contributions of the client and design team to be confirmed within a responsibility matrix for all RIBA Stages.	
		Action: Consultation with relevant stakeholders, organisations and bodies must be undertaken during preparation of the brief. Consultation plan to be developed with feedback provided back to stakeholders and design influenced as a result of consultation.	
		BREEAM AP appointment no later than RIBA Stage 1. BREEAM performance targets are formally agreed. The BREEAM performance targets have been agreed before the end of Stage 2	
Man 02	**Life cycle cost and service life planning - Elemental life cycle cost (LCC)**	Action: An asset elemental life cycle cost (LCC) plan to be carried out at Process Stage 2 in line with 'Standardised method of life cycle costing for construction procurement' PD 156865:20081	Edmond Shipway
Hea 01	**Visual comfort - View out**	Action: Early analysis should be completed to determine if it will be achievable.	Jon Matthews Architects
	Visual comfort -Daylighting	Action: Potential to achieve daylighting credits should be investigated	Jon Matthews Architects /Atelier Ten MEP
Hea 05	**Acoustic Performance**	Appointment: Acoustician to be appointed to consult on the design	A10
Hea 06	**Safety and Security**	Appointment: Suitably Qualified Security Specialist to complete an evidence based Security Needs Assessment during or prior to Concept Design	Graphite
Ene 04	**Low Carbon Design - Passive Design**	Action: project team carries out an analysis of the existing building fabric, form, site location and outline scheme design to influence decisions made during the Concept Design stage and identifies opportunities for the implementation of passive design solutions and retrofit measures that reduce demands for energy consuming building services.	Atelier Ten Environmental
	Low Carbon Design - Low and Zero Carbon Technologies	Action: An energy specialist completes a low and zero carbon technology feasibility study by the end of Concept Design.	Atelier Ten Environmental
Tra 05	**Travel Plan**	Appointment: A transport consultant completes a Transport Statement and Travel Plan for the development during concept design.	SLR
Wst 01	**Project waste management - Pre-refurbishment audit**	Action: a pre-refurbishment audit of all existing buildings, structures or hard surfaces within the scope of the refurbishment or fit-out zone is completed during concept design prior to any strip out or demolition works.	Edmond Shipway
Wst 06	**Functional adaptability**	Action: Design team to complete a functional adaption strategy that considers measures to be incorporated into building design to allow potential future functional change of the building use.	Deansgate Ventures Limited / Design team
LE 02	**Protection of ecological features**	Appointment: Ecologist is appointed to assess the existing ecological value of the site and advise any protection measures required.	Arbtech
LE 05	**Long term impact on biodiversity**	Appointment: Ecologist is appointed prior to commencement of activities on-site and they confirm that all relevant UK and EU legislation relating to the protection and enhancement of ecology has been complied with during the refurbishment or fit-out process	Arbtech

3 Conclusions

This report presents the results from the BREEAM Pre-assessment for the proposed development of the Maybrook House, including a vertical extension V7 Assessment and the refurbishment of 5 floors of existing office building. Considering the level of redevelopment works, this Pre-assessment has been based on all four parts of the BREEAM RFO scheme that includes fabric upgrades, core and local services upgrades and new interiors. The two assessments have been registered with the BRE.

A BREEAM review workshop was undertaken with the design team to review credits and determine a realistic score for the schemes.

The project is targeting BREEAM Very Good certification against the BREEAM V7 New Construction scheme at 60.40% (55% required for Very Good), and BREEAM 2014 Refurbishment and Fit Out scheme with a target score of 74.49% (70% required for Excellent).

A copy of the BREEAM Hit Lists for both schemes are provided in Appendix A and B respectively.

There are also several early-stage actions that must be completed in order to secure credits, these have been outlined within this report. Similarly, there are specialist consultants required such as an acoustician, ecologist and transport consultant that need to input at the early stages.

Appendices

Appendix A BREEAM V7 New Construction Hitlist

Appendix B BREEAM RFO 2014 Hitlist

Appendix A BREEAM V7 New Construction Hitlist

BREEAM v7 - DS Hitlist

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Available Credits	Credits Targeted	Potential Credit	Credit Issue	Mandatory Credits	Aim	Summary of Criteria	Comments and Actions	Responsible	Actions Required by	Num of Responsible
	Targeted	Targeted +Potential								
Rating	Very Good	Excellent								
Percentage	60.4%	84.5%								
	BREEAM Rating	Overall Score							Items complete	
	Outstanding (85%)	≥ 85%							In progress	
	Excellent (70%)	≥ 70%							Action Needed by Planning Application	
	Very Good (55%)	≥ 55%								
21	13	8	Management	Mandatory Credits	Aim	Summary of criteria	Comments and actions	Responsible party	Timeline	
4	2	2	Man 01 - Project brief and design		To recognise and encourage an integrated design process that optimises building performance resulting from robust stakeholder engagement.					
1	1	0	Project planning			1 credit: A clear brief is developed prior to completion of the concept design, to include input from all design team members and this information is shared with all relevant parties. The project team meet specifically to discuss, identify and define the roles, responsibilities and contributions for each key phase of the project. Demonstrate how contributions and their input in the design process have influenced the design.	Achieved through CEMs.	Edmond Shipway	RIBA Stage 1	2
1	1	0	Stakeholder consultation			1 credit: Prior to completion of RIBA Stage 2 - Undertake consultation and demonstrate stakeholders' contributions. Prior to completion of RIBA Stage 4 - consultation feedback is given to all relevant parties.	Achieved through CEMs.	Edmond Shipway	RIBA Stage 1	2
1	0	1	BREEAM AP (Concept design)			1 credit: BREEAM AP appointment no later than RIBA Stage 2. BREEAM performance targets are formally agreed.		Edmond Shipway	RIBA Stage 1	2
1	0	1	BREEAM AP (Monitoring progress)			1 credit: Achieve 'project brief and design - BREEAM AP (Concept Design)' + monitor progress against the agreed BREEAM performance targets throughout the design process.		Edmond Shipway	RIBA Stage 3	2
4	1	3	Man 02 - Life cycle cost and service life planning		To deliver whole life value by encouraging life cycle costing and service life planning. This entails improving design, project specification, life-cycle maintenance and operation. Additionally, this issue emphasizes the importance of transparent capital cost reporting to promote economic sustainability.					
2	0	2	Elemental LCC options appraisal			2 credits: At RIBA Stage 2 - An elemental life cycle cost (LCC) options appraisal in line with ISO 15686-5:2017 by a competent person.		Deansgate Ventures Limited	RIBA Stage 2	1
1	0	1	Component level LCC options appraisal			1 credit: At RIBA Stage 4 - a component level LCC options appraisal in line with ISO 15686-5:2017. The results of the analysis and consideration of LCC have been implemented.	Potential consider at next stage. Cost Consultant to undertake component level life options appraisal by Stage 4.	Deansgate Ventures Limited	RIBA Stage 4	1
1	1		Capital cost reporting			Targeted. 1 credit: Report the capital cost for the building in pounds per square metre (£/m²) of gross internal area (GIA).	Targeted. Cost Consultant to report capital cost by Stage 4.	Deansgate Ventures Limited	RIBA Stage 4	1
6	6	0	Man 03 Responsible construction		To encourage construction sites which are managed in an environmentally and socially considerate, responsible and accountable manner.					
-	-	-	Prerequisite – Legal and sustainable site timber	All ratings		Prerequisite: All timber to be 'legally harvested and traded timber'.	Targeted. Client to include the following requirements in tender for Main Contractor • Only use legally harvested and traded timber	Contractor	RIBA Stage 4	1
-	-	-	Prerequisite – For Healthcare NHS buildings only			Prerequisite: Any party who at any stage manages the construction site must have ISO 14001 certification.	Targeted. Client to include the following requirements in tender for Main Contractor • any party who at any stage manages the construction site must have ISO 14001 certification.	Contractor	RIBA Stage 4	1
1	1	0	Environmental management			1 credit: All parties who at any stage manage construction site operate a qualifying EMS and implement pollution prevention policies and procedures.	Targeted. Client to include the following requirements in tender to Principal and Demolition Contractors: • Operate an EMS • Implement best practice pollution prevention policies and procedures on site in accordance with Working at construction and demolition sites: PPG6, Pollution Prevention Guidelines.	Contractor	RIBA Stage 4	1
1	1	0	BREEAM AP (Site)			1 credit: Establish formally agreed performance targets and appoint a BREEAM AP to consult and monitor progress during construction.	Targeted. Client to include the following requirements in tender for Main Contractor •Appoint a BREEAM AP for Stage 5	Contractor	RIBA Stage 4	1
2	2	0	Responsible construction management	Excellent - 1 credit Outstanding - 2 credits		1 credit: achieve 10 required responsible construction management items listed in the BREEAM manual Table 4.1. 2 credits: achieve 6 more listed items in addition to the 9 required items.	Targeted. Client to include the following requirements in tender for Main Contractor •CCS score of >40, including +1 innovation credit	Contractor	RIBA Stage 4	1
1	1	0	Site monitoring - energy & water			Appoint an individual to monitor, record, report & target: Energy and water consumption	Targeted. Client to include the following requirements in tender for Main Contractor •Monitor, record report and target: •Energy and water consumption •Transport of construction materials and waste	Contractor	RIBA Stage 4	1
1	1	0	Site monitoring - transport of materials & waste			Appoint an individual to monitor, record, report & target: Transport of construction materials & waste	Targeted. Client to include the following requirements in tender for Main Contractor •Monitor, record report and target: •Energy and water consumption •Transport of construction materials and waste	Contractor	RIBA Stage 4	1
4	4	0	Man 04 Commissioning and handover		To encourage a properly planned handover and commissioning process that reflects the needs of the building occupants.					
1	1	0	Schedule and responsibilities	Very good - 1 credit Excellent - 1 credit Outstanding - 1 credit		1 credit: Prepare a schedule of commissioning and testing, identify appropriate standards, include commissioning of BMS, appoint an appropriate project team member and contractor to account for it.	Targeted. Commissioning manager to be appointed during the design stage. Principal contractor to account for the commissioning and testing programme, responsibilities and criteria within their budget and the main programme of works; and to allow the required time to complete all commissioning and testing activities prior to handover.Targeted.	Contractor	RIBA Stage 3	1
1	1	0	Commissioning role			1 credit: In addition to achieving credit for 'schedule and responsibilities', commissioning manager appointed during design stage to undertake design reviews, provide commissioning management and performance testing input .	Targeted. Client to appoint a commissioning manager during the design stage.	Contractor	RIBA Stage 4	1
1	1	0	Envelope testing			1 credit: In addition to achieving credit for 'schedule and responsibilities', conduct thermographic survey and airtightness test and inspection and rectify defects.	Targeted. Client to include requirement for Main Contractor tender to commission Thermographic Survey and Air Tightness test. Rectify any defects identified prior to practical completion.	Contractor	RIBA Stage 4	1
1	1	0	Handover	Excellent,Outstanding		1 credit: Develop 2 Building User Guides AND 2 training schedules.	Targeted. Client to include requirement for Main Contractor tender to provide 2x Building User Guides (BUGs) and two training schedules for the building occupiers and premises facilities managers. All relevant Consultants to contribute to BUGs.	Contractor	RIBA Stage 4	1
3	0	3	Man 05 Aftercare		To provide post-handover aftercare to the building owner or 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.					
1	0	1	Aftercare support			1 credit: Provision of the necessary infrastructure and resources to provide aftercare support to the building occupier(s), including collection and monitoring of energy and water consumption data for at least 12 months.	Client to provide confirmation that aftercare support and training will be provided, including: • initial meeting with aftercare team &FM/occupier • on-site facilities management training • initial and also longer-term aftercare support	Edmond Shipway	RIBA Stage 4	1
1	0	1	In-use commissioning	Excellent Outstanding		1 credit: Seasonal commissioning activities will be completed over a minimum 12 months, once the building becomes substantially occupied.	Client allows for seasonal commissioning activities quarterly for a 12 month period, including interviews with occupants and recommissioning of defective systems. This must be carried out by a specialist commissioning manager.	Edmond Shipway	RIBA Stage 4	1
1	0	1	Post-occupancy evaluation			1 credit: The client or building occupier to commit to a post occupancy evaluation (POE) exercise one year after initial building occupation and to disseminate the findings in terms of the building's post occupancy performance.	Client commits to carrying out an independent, 3rd party POE exercise one year after occupation.	Edmond Shipway	RIBA Stage 4	1
	Total targeted + potential	21								
20	15	5.5	Health & Wellbeing	Mandatory Credits	Aim	Summary of criteria	Comments and actions	Responsible party	Timeline	

Available Credits	Credits Targeted	Potential Credit	Credit Issue	Mandatory Credits	Aim	Summary of Criteria	Comments and Actions	Responsible	Actions Required by	Num of Responsible
3	2	1	Hea 01 Natural light		To ensure daylighting is considered at the design stage and ensure best practice in visual performance, visual comfort, and overall wellbeing for building occupants. Note: No. of credits will differ per building type.					
-	-	-	Minimum standard – Natural light	Outstanding		Minimum Standard: At least 95% of all relevant building areas for daylight, have vertical and/or inclined windows with a glazed area ≥ 20% of the surrounding wall area. OR At least 80% of relevant building areas for daylight have a glazed area as a percentage of floor area ≥ 7%.	Targeted. Architect to design elevations to meet this minimum requirement.	Atelier Ten Env/ Architect	RIBA Stage 2	2
1	1	0	Glare control			1 credit: Conduct glare assessment and develop control strategy	Targeted. Architect to design internal blinds in all relevant building areas.	Atelier Ten Env	RIBA Stage 2	1
1	0	1	Daylighting			Up to 2 credits: The relevant building areas meet relevant daylight criteria - building type dependent (2 credits for Office)	Achieved based on current daylighting assessment. Further modelling / reporting required to confirm.	Atelier Ten Env / Lighting Designer	RIBA Stage 2	2
0	0	0	Direct sunlight to windows			1 credit: Achieve at least one credit for 'Daylighting'. AND All relevant units have at least one relevant area that receives at least 3 hours of direct sunlight at windows.	Targeted. Environmental Designers to confirm the feasibility of direct sunlight to windows credits.	Daylight Consultant	RIBA Stage 2	1
1	1	0	View out			1 credit: Achieve view out requirements	Targeted. Architect to design elevations to meet this requirement.	Jon Matthews Architects	RIBA Stage 2	2
2	2	0	Hea 02 Artificial light		To ensure artificial lighting and occupant controls are considered at the design stage to ensure best practice in visual performance, visual comfort and overall wellbeing for building occupants.					
-	-	-	Prerequisite – Flicker			Prerequisite: All internal and external lighting types designed to avoid flicker and stroboscopic effects, including across their full dimming and colour tuning range.	Targeted. Lighting Designer to design internal external lighting to meet these credit requirements.	Atelier Ten MEP	RIBA Stage 4	1
1	1	0	Internal and external lighting levels			1 credit: Develop internal lighting design based on SLL Code for Lighting 2022 and CIBSE LG7 and external lighting design based on BS5489-1:2020+ BS EN 12464-2:2024	Targeted. Lighting Designer to design internal external lighting to meet these credit requirements.	Atelier Ten MEP	RIBA Stage 4	1
1	1	0	Zoning and occupant control			1 credit: Internal lighting is zoned to allow for occupant control in accordance with the criteria for relevant areas present within the building. (eg. Workstations zones of no more than four workplaces).	Targeted. Lighting Designer to design internal external lighting to meet these credit requirements.	Atelier Ten MEP	RIBA Stage 4	1
1	1	1	Hea 03 Non-visual effects of light		To ensure the non-visual effects of light are considered to promote positive impacts on psychology and physiology of the building occupants through a healthy circadian rhythm.					
1	1	0	Non-visual effects of light			1 credit: Achieve one credit in Hea 01. Achieve melanopic EDI levels and install controls to reduce them in afternoon and evening.	Targeted. Lighting Designer to design internal lighting to meet these credit requirements.	Atelier Ten MEP	RIBA Stage 4	1
5	3	0	Hea 04 Indoor air quality		To recognise and encourage a healthy internal environment with excellent indoor air quality.					
1	1	0	Indoor air quality plan	Very good to Outstanding - Criterion 1		1 credit: Develop and implement site specific IAQ plan as per Guidance Note GN06.	Targeted. MEP Engineers to include IAQ plan in their scope.	Atelier Ten Env	RIBA Stage 3	1
1	0	0	Ventilation			1 credit: The building has been designed to minimise the concentration and recirculation of pollutants.	Targeted. MEP Engineers to develop the ventilation strategy based on requirements.	Atelier Ten MEP	RIBA Stage 3	1
2	2	0	Emissions from construction products (VOCs)			1-2 credits: Meet volatile organic compound (VOC) emission levels in 3 (for 1 credit) or all (for 2 credits) listed product categories.	Targeted. At least 3 product types in the building to be specified with low VOC emissions, as per Table 5.6 in the BREEAM manual.	Jon Matthews Architects	RIBA Stage 4	1
1	0	0	Post-construction indoor air quality measurement (VOC testing)			1 credit: Conduct post-construction, yet pre-occupancy air quality testing according to relevant standards and carry out corrective action.	Targeted. Client to include requirement for Main Contractor tender to test VOC concentrations after handover but before occupation.	Contractor	RIBA Stage 4	1
3	3	3	Hea 05 Thermal comfort		To ensure the building is capable of providing an appropriate level of thermal comfort.					
1	1	1	Thermal modelling – Current climate			1 credit: Thermal modelling as per CIBSE AM11, to demonstrate compliance with CIBSE Guide A or CIBSE TM52/TM59 .	Potential consider at next stage. MEP Engineers to undertake thermal modelling for typical climate conditions throughout the design process and develop final model for Stage 4.	Atelier Ten Env	RIBA Stage 4	2
1	1	1	Thermal modelling – Future climate			1 credit: Achieve 'Thermal comfort - Thermal modelling' and show pathway for thermal comfort compliance based on projected climate change environment.	Potential consider at next stage. MEP Engineers to undertake thermal modelling for projected climate conditions throughout the design process and develop final model for Stage 4.	Atelier Ten Env	RIBA Stage 4	2
1	1	1	Thermal zoning and controls			1 credit: Achieve 'Thermal comfort - Thermal modelling' and use modelling outputs to inform thermal control strategy addressing listed issues.	Potential consider at next stage. MEP Engineers to provide layout drawings showing occupant control of each zoned space.	Atelier Ten Env	RIBA Stage 4	2
4	3	0	Hea 06 Acoustic performance		To ensure the building provides an appropriate acoustic environment to enhance the comfort of building users.					
4	3	0	Acoustic performance			Up to 4 credits: The building meets the appropriate acoustic performance standards and testing requirements defined in the relevant table below. These tables define criteria for the acoustic principles of: 1.a: Sound insulation 1.b: Indoor ambient noise level 1.c: Room acoustics. Only residential institutions and hospitality have 4 credit available, all other types up to 3 credits.	Targeted. Acoustic consultant appointed to design to this requirement.	A10 Acoustic	RIBA Stage 2	1
1	1	0	Hea 07 Safe and accessible design		To encourage the provision of safe access around the site and outdoor space that enhances the wellbeing of building users.					
1	1	0	Safe access			1 credit: Develop foot- and cycle-paths, drop off, parking and delivery areas to provide safe access to building users.		Jon Matthews Architects	RIBA Stage 2	1
0	0	0	Outside space			1 credit: Include outside space providing building users with an external amenity area.	Outdoor space shows appropriately sized green area for building users - achieved.	Jon Matthews Architects	RIBA Stage 2	1
1	0	1	Hea 08 Security		To encourage the planning and implementation of effective measures that provide an appropriate level of security to the building and site.					
1	0	1	Security of site and building			1 credit: Suitably Qualified Security Specialist to conduct a Security Needs Assessment latest by RIBA Stage 2 and recommendations to be implemented in the design.		Edmond Shipway	RIBA Stage 2	1
	Total targeted + potential	21								
40	23	6	Energy	Mandatory Credits	Aim	Summary of criteria	Comments and actions	Responsible party	Timeline	
9	7	0	Ene 01 Energy & carbon performance for regulated energy uses		To minimise the energy consumption and carbon emissions from regulated energy uses and to maximise the use of low carbon energy sources.					
9	7	0	Calculated energy performance	Excellent - 4 credits Outstanding - 6 credits		Up to 9 credits: Calculate an Energy Performance Ratio for New Constructions (EPRNC) using BREEAM's Ene 01 calculator for: 1 credit: EPRNC = 0.1 4 credits: EPRNC = 0.4 = Excellent: 6 credits: EPRNC = 0.6 = Outstanding: 9 credits: EPRNC = 0.90	7 credit achived through analysis of latest .inp model.	Atelier Ten Env	RIBA Stage 2	1
12	5	0	Ene 02 Prediction of operational energy and carbon		This issue encourages and rewards the use of detailed energy modelling to explore the impact of occupancy and use patterns, encourage design choices that mitigate risks relating to underperformance in use and generate a realistic prediction of operational energy consumption and carbon emissions in use to facilitate comparison with benchmarks.					
x	-	-	Minimum standard - No fossil fuels on-site	Outstanding		Minimum standard Outstanding: No fossil fuels will be used by the building in operation.	Not applicable.			
			Predictive energy modelling process							1
1	1	0	Energy strategy			1 credit: Define an energy strategy for the building at the concept design stage that describes qualitatively how the operational energy and carbon performance of the building will be minimised		Atelier Ten Env	RIBA Stage 2	
3	3	0	Predictive energy modelling	Outstanding - 3 credits		3 credits: Estimate unregulated energy uses and occupancy patterns for the building, construct a detailed energy model during the technical design stage and undertake sensitivity analysis and scenario modelling to explore the impact of key parameters and assumptions on energy consumption. Predict annual operational energy consumption in use by fuel type for the building based on the scenario modelling.		Atelier Ten Env	RIBA Stage 2	
1	1	0	Risk assessment and mitigation			1 credit: Achieve the predictive energy modelling credits. Highlight any significant design, technical, and process risks that might prevent the buildings achieving energy performance target and indicate how these risks will be mitigated throughout the construction and commissioning process		Atelier Ten Env	RIBA Stage 2	
7	0	0	Predicted operational energy performance score	Excellent - 3 credits Outstanding - 5 credits		Up to 7 credits: Achieve the predictive energy modelling credits. Credits are awarded based on the Operational Energy Performance score for New Construction (OEPNC) 1 credit: OEPNC = 0.1429 3 credits: OEPNC = 0.4286 = Excellent: 5 credits: OEPNC = 0.7143 = Outstanding: 7 credits: OEPNC = 1.0	Early stage action - unable to achieve.	Atelier Ten Env	RIBA Stage 2	

Available Credits	Credits Targeted	Potential Credit	Credit Issue	Mandatory Credits	Aim	Summary of Criteria	Comments and Actions	Responsible	Actions Required by	Num of Responsible
2	2	0	Ene 03 Energy monitoring		To encourage installation of energy sub-metering to monitor operational energy consumption. To enable predicted and actual energy performance to be compared and to inform ongoing energy management.					
1	1	0	Energy monitoring by end-use	Very good Excellent Outstanding		1 credit: Energy metering systems for 90% of the estimated annual energy consumption of each fuel separated by end-use categories.	Targeted. MEP Engineer to include BREEAM requirements for energy monitoring into their specification.	Atelier Ten MEP	RIBA Stage 4	1
1	1	0	Energy monitoring for different occupiers and functional areas			1 credit: Separate energy sub-metering for each separate tenanted unit or floor plate within the assessed development with an accessible EMS or meters with pulsed or other open protocol communication outputs.	Targeted. MEP Engineer to include BREEAM requirements for energy monitoring into their specification.	Atelier Ten MEP	RIBA Stage 4	1
5	3	0	Ene 04 Low carbon design		To encourage design measures that reduce energy demand and the installation of local low and zero carbon energy generation technologies to reduce carbon emissions.					
1	1	0	Building form optimisation			1 credit: The project team carries out an analysis of the site and proposed development during the Concept Design stage to explore the effect of building form on energy demand and demonstrates that the analysis has informed the building design and will lead to a reduction in building energy consumption in use.		Atelier Ten Env	RIBA Stage 2	1
2	2	0	Fabric performance optimisation			Up to 2 credits: The project team carries out an analysis of the proposed development to explore the impact of alternative fabric specifications on the building's demand for heating and cooling. AND - 5% reduction in building energy demand (1 credit) OR - 10% reduction (2 credits) OR - Demonstrate that the fabric specification has minimised the demand for heating and cooling (2 credits).		Atelier Ten Env	RIBA Stage 2	1
2	0	0	Low and zero carbon energy generation technologies			Up to 2 credits: Installation of eligible LZC energy generation technologies (1 credit), and meet energy generation targets as per BREEAM Guidance (1 credit).		Atelier Ten MEP	RIBA Stage 2	1
5	0	5	Ene 05 Energy efficient equipment		To recognise and encourage the procurement of energy efficient equipment to minimise energy consumption and carbon emissions in operation.					
5	0	5	Energy efficient equipment			Up to 5 credits: Identify building's unregulated energy consuming equipment (e.g. small power, plug in equipment, swimming pool, communal laundry facilities, data centres, IT-intensive operating areas etc.) and demonstrate reduction in energy use.	Potential consider at next stage. MEP Engineer to provide calculations showing which energy consuming equipment will produce the most unregulated energy in the building and further confirmation of compliance with the BREEAM requirements for that equipment.	Atelier Ten MEP	RIBA Stage 4	1
3	3	0	Ene 06 Energy efficient systems		To recognise and encourage the procurement of energy efficient systems to minimise energy and carbon emissions in operation.					
3	3	0	Energy efficient systems			Up to 9 credits: Identify systems in the project specification (External lighting, Cold storage, Lifts and escalators, Swimming pools, Commercial laundries, Cooling systems in server rooms) that are users of unregulated energy and specify energy efficient features.	Targeted. MEP Engineer to provide calculations showing which energy consuming system will produce the most unregulated energy in the building and further confirmation of compliance with the BREEAM requirements for that system.	Atelier Ten MEP	RIBA Stage 4	1
2	1	1	Ene 07 Flexible demand response		This issue recognises installed electrical building systems which have the capability to automatically modify their electricity consumption patterns in response to signals from the electricity supplier. This allows consumption patterns to be aligned with the availability of renewable energy and so reduce carbon emissions from grid supply electricity.					
2	1	1	Flexible demand response			Up to 2 credits: Identify installed systems present on-site and specify/install flexible demand response capability.	Targeted. MEP Engineer to assess the possibility to install flexible demand response for the relevant systems.	Atelier Ten MEP	RIBA Stage 4	1
2	2	0	Ene 08 Installed controls		To encourage the installation of controls that facilitate energy efficient operation of HVAC systems in use.					
2	2	0	Installed controls			Up to 2 credits: Identify which of the building services are present in the building from space heating, space cooling, and mechanical ventilation and install available controls.	Targeted. MEP Engineer to assess the possibility to install controls.	Atelier Ten MEP	RIBA Stage 4	1
	Total targeted + potential	29								
12	5	0	Transport	Mandatory Credits	Aim	Summary of criteria	Comments and actions	Responsible party	Timeline	
2	2	0	Tra 01 Transport assessment and travel plan		To enhance awareness of existing local transport and identify opportunities for sustainable transport improvements.					
2	2	0	Transport assessment and travel plan			2 credits: Develop a travel plan during by the end of Concept Design stage based on site specific travel assessment to improve sustainable modes of transport and movement.		Edmond Shipway	RIBA Stage 2	1
10	3	0	Tra 02 Sustainable transport measures		To maximise the potential for people to choose public, active and lower-emission private transport by providing the site with convenient, sustainable options.					
-	-	-	Prerequisite – Transport assessment and travel plan			Prerequisite: Achieve Transport assessment and travel plan credit.		Edmond Shipway	RIBA Stage 2	1
10	3	0	Transport options implementation			Up to 10 credits: Adopt sustainable, private and active transport measures as listed in the credit guidance.	Targeted. 3 Points targeted based on Cycling storage, cycling facilities and existing amenities.	SLR	RIBA Stage 2	1
	Total targeted + potential	5								
9	6	2	Water	Mandatory Credits	Aim	Summary of criteria	Comments and actions	Responsible party	Timeline	
5	3	1	Wat 01 Water consumption		To reduce the operational water consumption for sanitary uses in new buildings by installing water efficient components and rainwater collection and water recycling systems.					
5	3	1	Water consumption	Excellent - 1 credit Outstanding - 2 credits		Up to 5 credits: Improvement over baseline case: 1 credit: 15%, 2 credits: 30%, 3 credits: 45%, 4 credits: 60%, 5 credits: 75%.	Targeted. 45% reduction targeted with water saving fixtures. Architect to specify compliant fixtures.	Atelier Ten MEP	RIBA Stage 2	1
1	1	0	Wat 02 Water monitoring		To encourage the installation of water sub-meters and leak detection to ensure water consumption can be monitored and managed in use.					
1	1	0	Water monitoring	Good to Outstanding: Criterion 1		Specifying a water meter, with pulsed output, on the mains water supply to each building (including borehole or other source). Water-consuming plant or building areas, (with 10% or more of the total water demand) fitted with sub meters or water monitoring equipment.	Targeted. MEP Engineer to include BREEAM requirements for a water meter on the mains water supply into their specification.	Atelier Ten MEP	RIBA Stage 3/4	1
2	2	0	Wat 03 Water leak detection and prevention		To reduce the impact of water leaks that may otherwise go undetected.					
1	1	0	Leak detection system			1 credit: A compliant leak detection system is specified or installed on the building's water supply.	Targeted. MEP Engineer to include BREEAM requirements for leak detection into their specification.	Atelier Ten MEP	RIBA Stage 4	1
1	1	0	Flow control devices			1 credit: Flow control devices are fitted to each WC area/facility to regulate water supply according to demand.	Targeted. MEP Engineer to incorporate required flow control devices into their specification.	Atelier Ten MEP	RIBA Stage 4	1
0	0	0	Wat 04 Water efficient equipment and systems		To recognise and encourage the procurement of water efficient equipment and systems for applications other than sanitary use in new buildings to reduce water consumption in operation.					
0	0	0	Water efficient equipment and systems			Up to 3 credits: Identify all unregulated water demands and mitigate/reduce the demand through good practice design or specification.	Targeted. MEP Engineer to assess opportunities for water use reduction under end uses not included in Wat 1 such as water use for irrigation.	Atelier Ten MEP	RIBA Stage 2	1
1	0	1	Wat 05 Prediction of operational water consumption		This issue encourages and rewards estimating operational water consumption in use, the setting of a water performance target and commitment to measure operational water consumption in use.					
1	0	1	Predict operational water consumption			1 credit: Estimate the annual operational water consumption for the building	Potential consider at next stage. MEP Engineer/ Environmental designer to estimate the annual operational water consumption for the building.	Atelier Ten MEP	RIBA Stage 4	
	Total targeted + potential	8								
12	5	6	Materials	Mandatory Credits	Aim	Summary of criteria	Comments and actions	Responsible party	Timeline	
5	3	3	Mat 01 Building life cycle assessment		To optimise the use of materials and reduce the environmental burden of construction products over the life cycle of the building.					
2	2	0	Early design LCA and embodied carbon reporting	Outstanding, Excellent		2 credits: Carry out an early design phase LCA calculation from the materials that the project incorporates into the building.	Targeted	Atelier Ten Env	Before planning	1
1	1	1	Technical design LCA and embodied carbon reporting	Outstanding, Excellent		1 credit: Carry out a technical design phase LCA calculation from the materials that the project incorporates into the building.	Potential consider at next stage. Client to appoint specialist for Life Cycle Assessment (LCA) to conduct LCA for RIBA Stage 4.	Atelier Ten Env	RIBA Stage 4	1

Available Credits	Credits Targeted	Potential Credit	Credit Issue	Mandatory Credits	Aim	Summary of Criteria	Comments and Actions	Responsible	Actions Required by	Num of Responsible
2	0	2	Post-construction LCA and embodied carbon reporting	Outstanding, Excellent		2 credits: Carry out a post-construction phase LCA calculation from the materials that the project incorporates into the building.	Potential consider at next stage. Client to appoint specialist for Life Cycle Assessment (LCA) to conduct LCA for RIBA Stage 5-6.	Atelier Ten Env	RIBA Stage 5	1
0	0	0	Embodied carbon benchmark comparison			Up to 2 credits: Compare the calculated embodied carbon emissions (modules A1-A5, B1-B5, C1-C4) against the BREEAM Benchmarks.	Potential consider at next stage. Client to appoint specialist for Life Cycle Assessment (LCA) to conduct LCA for RIBA Stage 4.	Atelier Ten Env	RIBA Stage 4	1
1	1	1	Mat 02 Environmental product declarations		To encourage availability of robust and comparable data on the impacts of construction products through the provision of EPDs.					
1	1	1	Product specification			1 credit: Achieve total EPD points score of at least 20 across 5 material categories, according to the methodology described in the credit by selecting materials with EPDs.	Targeted. Architect to identify and specify materials with compliant EPDs.	Jon Matthews Architects	RIBA Stage 4	1
4	3	1	Mat 03 Responsible sourcing of construction products		To ensure construction products that end up in the completed asset minimise negative environmental, economic, and social impacts across their supply chain.					
-	-	-	Prerequisite – Legally harvested and traded timber	All ratings		Pre-requisite: All timber used on the project is sourced in accordance with the UK Government's Timber Procurement Policy.	Targeted. Compliant timber products must be specified throughout the project.	Edmond Shipway	RIBA Stage 4	1
1	1	0	Enabling sustainable procurement			1 credit: Materials must be procured in accordance with a documented sustainable procurement plan put in place before the end of Concept Design.		Edmond Shipway	RIBA Stage 1	1
3	2	1	Measuring responsible sourcing			Based on the achieved Responsible Sourcing of Materials (RSM) points: 1 credit: RSM point => 10% (superstructure only) 2 credits: RSM point >= 20% (superstructure, internal finishes and substructure + hardscaping.) 3 credits: RSM point >= 30% (superstructure, internal finishes and substructure + hardscaping.)	Targeted. Responsibly sourced materials to be specified as per the credit requirements (BES6001, FSC, CARES, ISO 14001).	Edmond Shipway	RIBA Stage 4	1
1	1	0	Mat 04 Durability and resilience		To reduce the need to repair and replace materials resulting from damage to exposed elements of the building and landscape.					
1	1	0	Durability and resilience			1 credit: Protect vulnerable parts of the building from damage and exposed parts of the building from material degradation.	Targeted. Architect to consider appropriate robustness measures and cost consultant to allow for their additional cost.	Jon Matthews Architects	RIBA Stage 2	2
1	1	1	Mat 05 Material efficiency		To avoid unnecessary materials use arising from over specification without compromising structural stability, durability or the service life of the building.					
1	0	1	Material efficiency			1 credit: Set targets, implement and record measures at each RIBA stage to optimise the use of materials in building design, procurement, construction, maintenance and end of life.	Early stage action - unable to achieve.	Jon Matthews Architects / A10 MEP / Woolgar Hunter	RIBA Stage 1	3
	Total targeted + potential	11								
9	7	2	Waste	Mandatory Credits	Aim	Summary of criteria	Comments and actions	Responsible party	Timeline	
4	3	1	Wst 01 Construction waste management		To reduce construction waste by encouraging reuse, recovery and best practice waste management practices to minimise waste going to landfill.					
0	0	0	Pre-demolition audit	Outstanding - 1 credit OR		1 credit: Complete a pre-demolition audit during Stage 2 for opportunities to reuse and minimise waste, and reference it in the RMP.	N/A	Edmond Shipway	RIBA Stage 2	1
3	2	1	Construction resource efficiency	Outstanding - 1 credit		Up to 3 credits: RMP + the amount of non-hazardous on-site/off-site construction waste (m^3/100m^2 or tonnes/100m^2) generated: 1 credit: 13.3 / 11.1, 2 credits: 7.5 / 6.5, 3 credits: 3.4 / 3.2.	Targeted. Client to set targets at Stages 2&3 and include in Contractor tender.	Edmond Shipway	RIBA Stage 2	1
1	1	0	Diversion from landfill			1 credit: Divert from landfill (volume or tonnage) Demolition = 80%/90% Non-demolition = 70%/ 80%.	Targeted. Client to set targets at Stages 2&3 and include in Contractor tender.	Edmond Shipway	RIBA Stage 4	1
1	0	1	Wst 02 Use of recycled and sustainably sourced aggregates		To encourage the use of more sustainably sourced aggregates, encourage reuse where appropriate and avoid waste and pollution arising from disposal of demolition and other forms of waste.					
-	-		Prerequisite – Pre-demolition audit			Prerequisite: Achieve Wst-01 by completing the pre-demolition audit.	n/a			
1	0	1	Project sustainable aggregate points			1 credit: Identify all aggregate uses, types and quantities and regionally sourced sustainable aggregates to calculate Sustainable Aggregate Points.	Architect/Structural engineer to confirm whether recycled aggregates can be sourced locally. Client to include targets in contractor tender	Woolgar Hunter	RIBA Stage 2	1
1	1	0	Wst 03 Operational waste		To encourage the recycling of operational waste through the provision of dedicated storage facilities and space.					
1	1	0	Operational waste	Outstanding: Minimum 1 credit		Clearly labelled, accessible, dedicated space for segregation and storage of operational recyclable waste and static waste compactor(s) or baler(s), composting (if applicable).	Targeted. Architect to confirm the size of waste management areas and potential need for static waste compactor and composter with specialist, dedicate space in plans.	Jon Matthews Architects	RIBA Stage 2	1
0	0	0	Wst 04 Speculative finishes (Offices only)		To minimise the wastage associated with the installation of floor and ceiling finishes in lettable areas in speculative buildings where tenants have not been involved in their selection.					
0	0		Speculative floor and ceiling finishes			1 credit: Fully fitted office building types only. Automatically earned if no floor or ceiling finishes are specified. Otherwise, do not install floor or ceiling finishes in tenanted areas, outside of the show area, and only install floor/ceiling finishes if selected by a known tenant.	Client to confirm the scope of development for tenant floor/ceiling finishes.	Edmond Shipway	RIBA Stage 4	1
1	1	0	Wst 05 Adapting 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.					
1	1	0	Resilience of structure, fabric, building services and renewables installation			1 credit: Conduct a climate change adaptation strategy appraisal and develop recommendations at RIBA Stage 2 and update at RIBA Stage 4.		Jon Matthews Architects	RIBA Stage 2	1
2	2	0	Wst 06 Disassembly and adaptability		To minimize costs and use of materials due to future adaptations and to promote circular economy principles.					
1	1	0	Design for disassembly and adaptability – Recommendations			1 credit: Conduct a study to explore the ease of disassembly and functional adaptation potential of different design scenarios by RIBA Stage 2 and develop solutions.		Jon Matthews Architects	RIBA Stage 2	1
1	1	0	Design for disassembly and adaptability – Implementation			1 credit: Achieve 'Design for disassembly and adaptability - Recommendations,' update the study during RIBA Stage 4 to include revised and adopted recommendations and produce a guide for tenants.		Jon Matthews Architects	RIBA Stage 4	1
	Total targeted + potential	9								
12	6	0	Land Use & Ecology	Mandatory Credits	Aim	Summary of criteria	Comments and actions	Responsible party	Timeline	
1	1	0	Lue 01 Site selection		To encourage the use of previously occupied or contaminated land and avoid land which has not been previously disturbed.					
1	1	0	Previously occupied land			1 credit: 75% footprint on previously developed land.		Jon Matthews Architects	RIBA Stage 1	1
0	0	0	Contaminated land			1 credit: Contaminated land investigation by a contaminated land professional and remediation.		Client	RIBA Stage 1	1
2	2	0	Lue 02 Ecological risks and opportunities		To determine the existing ecological value associated with the site, including surrounding areas, and the risks and opportunities for ecological protection and enhancement as part of the project.					
1	1	0	Survey and evaluation			1 credit: Evaluate the site and establish ecological baseline and capacity and feasibility for enhancement of the ecological value for the project.		Arbtech	RIBA Stage 1	1
1	1	0	Determining ecological outcomes			1 credit: Achieve Survey and evaluation requirements, and select optimal ecological outcome for the site after liaising with representative stakeholders and the project team.		Arbtech	RIBA Stage 1	1
3	3	0	Lue 03 Managing impacts on ecology		To avoid, or limit as far as possible, negative ecological impacts on the site and its zone of influence resulting from the project.					
-	-	-	Prerequisite – Ecological risks and opportunities			Prerequisite: Achieve criteria in Lue 02 for 'Survey and evaluation' and 'Determining ecological outcomes'		Arbtech	RIBA Stage 1	1
2	2	0	Implementation of measures on-site			2 credits: Structured handover between design ad construction teams. Measures to be integrated with site preparation and construction processes.		Arbtech	RIBA Stage 1	1
1	1	0	No net loss			1 credit: There is no net loss of ecological value on site caused by construction and handover activities. This must be confirmed at project handover by the ecologist.		Arbtech	RIBA Stage 1	1
4	0	0	Lue 04 Ecological change and enhancement		To enhance ecological value of the area associated with the site in support of local, regional, and national priorities.					
-	-	-	Prerequisite – Managing negative impacts on ecology			Prerequisite: Achieve criteria 2 and 3 in Lue 03 for Implementation of measures on-site.		Arbtech	RIBA Stage 1	1
1	0	0	Ecological enhancement			1 credit: Measures have been implemented that enhance ecological value.		Arbtech	RIBA Stage 1	1

Available Credits	Credits Targeted	Potential Credit	Credit Issue	Mandatory Credits	Aim	Summary of Criteria	Comments and Actions	Responsible	Actions Required by	Num of Responsible
3	0	0	Quantifying change in ecological value			Up to 3 credits: Credits are awarded based on change of ecological value.		Arbtech	RIBA Stage 1	1
2	0	0	Lue 05 Long term ecological management		To secure ongoing monitoring, management and maintenance of the site and its habitats and ecological features, to ensure intended outcomes are realised for the long term.					
-	-	-	Prerequisite – Ecological change and enhancement			Prerequisite: Achieve at least one credit in Lue 04.		Arbtech	RIBA Stage 1	1
1	0	0	Handover to building owner or tenant			1 credit: A section on ecology and biodiversity has been included as part of the information supplied to the tenant or building owner.		Arbtech	RIBA Stage 1	1
1	0	0	Landscape and ecology management plan			1 credit: A landscape and ecology management plan, or equivalent, has been developed in accordance with BS 42020:2013		Arbtech	RIBA Stage 1	1
	Total targeted + potential	6								
12	9	3	Pollution	Mandatory Credits	Aim	Summary of criteria	Comments and actions	Responsible party	Timeline	
3	2	1	Pol 01 Impact of refrigerants		To reduce the impact of greenhouse gas emissions arising from the leakage of refrigerants used in heating and cooling systems in the building.					
0	0	0	No refrigerant use	Outstanding		3 credits: Where the building does not require the use of refrigerants within its installed plant or systems.	N/A	Atelier Ten MEP	RIBA Stage 2	1
			Buildings with systems that use refrigerants							
-	-	-	Prerequisite – Systems with refrigerants			Pre-requisite: All systems comply with the requirements of BS EN 378:2016 (parts 2 and 3) and if applicable, IRARSCP.	Targeted. MEP engineer to specify compliant refrigerants.	Atelier Ten MEP	RIBA Stage 2	1
2	1	1	Impact of refrigerant	Oustanding		1 credit: Refrigerants have Direct Effect Life Cycle CO2 equivalent emissions (DELC CO2e) of ≤1000 kgCO2e/kW cooling/heating capacity.	Targeted. MEP engineer to specify compliant refrigerants.	Atelier Ten MEP	RIBA Stage 2	1
1	1	0	Leak detection			1 credit: Use hermetically sealed or environmentally benign refrigerants, OR install leak detection system & automatic response to reduce leak.	Targeted. MEP engineer to specify robust leak detection systems and response mechanisms.	Atelier Ten MEP	RIBA Stage 2	1
3	3	0	Pol 02 Local air quality		To contribute to a reduction in local air pollution through the use of no or low-emission combustion plant in the building.					
3	3	0	No installed combustion plant			3 credits: Non-combustion systems supply all space heating and domestic hot water generation on-site.		Atelier Ten MEP	RIBA Stage 2	1
0	0	0	Low-emission combustion plant			Up to 2 credits based on project location, type of heating equipment and NOx emission rates for combustion systems (if any).	N/A. 3 credits achieved with non-combustion systems.	Atelier Ten MEP	RIBA Stage 3	1
5	3	2	Pol 03 Flood and surface water management		To avoid, reduce and delay the discharge of rainfall to public sewers and watercourses, thereby minimising the risk and impact of localised flooding on-site and off-site, watercourse pollution and other environmental damage.					
-	-	-	Prerequisite – Appropriate consultant			Prerequisite: An appropriate consultant must be appointed to carry out and demonstrate compliance.		Woolgar Hunter	RIBA Stage 1	2
2	2	0	Flood resilience			2 credits: Site specific FRA confirming low risk zone. OR 1 credit: FRA confirms medium or high risk zone yet outside of functional floodplain. Increase the resilience and resistance to flooding by raising ground floor levels or reflecting measures in BS8533:2017.		Woolgar Hunter	RIBA Stage 1	2
1	1	0	Surface water run-off – Rate			Pre-requisite: run-off design solutions must be bespoke and justified for the specific site. 1 credit: Peak rate of run-off is 30% less than the pre-developed site also accounting for climate change, with long term maintenance in place.		Woolgar Hunter	RIBA Stage 1	2
1	0	1	Surface water run-off – Volume			1 credit: Flooding will not occur if local drainage system fails AND SuDS techniques are adopted to limit run-off volume to pre-developed levels.		Woolgar Hunter	RIBA Stage 1	2
1	0	1	Minimising watercourse pollution			1 credit: SuDS or source control systems with no discharge from site for rainfall up to 5mm and containment of pollution sources.		Woolgar Hunter	RIBA Stage 1	2
0	0	0	Pol 04 Reduction of nighttime light pollution		To ensure that lighting is concentrated in appropriate areas, minimise upward light, and reduce obtrusive light pollution. This aims to limit unnecessary energy consumption, minimise nuisance to neighbouring properties, and mitigate adverse impacts on transport systems and natural habitats.					
0	0	0	Reduction of light pollution			1 credit: EITHER eliminate external lighting without adversely affecting safety and security, OR design external lighting in line with ILP Guidance Notes for the reduction of obtrusive light, 2011 and include required control measures for external lighting.	Achieved - External Lighting Statement confirms this credit compliance.	Edmond Shipway	RIBA Stage 2	1
1	1	0	Pol 05 Reduction of noise pollution		To reduce the likelihood of noise arising from fixed installations on the new development affecting nearby noise-sensitive buildings.					
1	1	0	Noise level			1 credit: EITHER there are no noise-sensitive areas or buildings within 800m radius OR noise impact assessment in compliance with BS 4142:2014 by a suitably qualified acoustician, along with necessary remediations.	NIA Compliant - achieved.	Edmond Shipway	RIBA Stage 1	1
	Total targeted + potential	12								
10	1	0	Innovation	Mandatory Credits	Aim	Summary of criteria	Comments and actions	Responsible party	Timeline	
	Total targeted + potential	1								

Appendix B BREEAM RFO 2014 Hitlist

BREEAM RFO 2014
Maybrook House Hotel

Pass 30 credits **Good** 45 credits **Very Good** 55 credits **Excellent** 70 credits **Outstanding** 85 credits

	Targeted	Targeted +Potential	Achieved
Target Rating	**EXCELLENT**	**OUTSTANDING**	**UNCLASSIFIED**
Percentage	**74.49%**	**86.51%**	**0.00%**

Complete
Required in RIBA Stage 2
Required in RIBA Stage 1

Credit Information			
Credits Available	Credits Targeted	Potential Credits	Credits not targeted
21	21	0	0

Credit Issue	Title	Mandatory Credits	Aim	Summary of criteria	Comments	Responsible	RIBA Stage
For full details of credit compliance requirements, refer to the BREEAM 2014 Scheme Document (manual), which takes precedence to this document							
Management							
Man 01 (4 credits)	Project brief and design - Stakeholder consultation (project delivery)	N/A	To recognise and encourage an integrated design process that optimises building performance.	1 credit: Prior to completion of RIBA Stage 1 - produce a clear sustainability brief. Prior to completion of RIBA Stage 2 the stakeholders have met and roles and responsibilities have been defined.	A sustainability (BREEAM) workshop to be organised and the following to be documented prior to completion of Stage 2: Initial Project Brief, Project Execution Plan, Communication Strategy.	Edmond Shipway	RIBA Stage 2
	Project brief and design - Stakeholder consultation (third party)			1 credit: Prior to completion of RIBA Stage 2 - Undertake consultation and demonstrate stakeholders' contributions. Prior to completion of RIBA Stage 4 - consultation feedback is given to all relevant parties	Project Manager to appoint a planning consultant to develop a consultation plan and organise public consultation at Stage 2.	Edmond Shipway	RIBA Stage 2
	Project brief and design - Stustainability Champion (design)			1 credit: BREEAM AP appointment no later than RIBA Stage 1. BREEAM performance targets are formally agreed. The BREEAM performance targets have been agreed before the end of Stage 2	BREEAM AP to be appointed at Stage 1.	Edmond Shipway	RIBA Stage 2
	Project brief and design - Stustainability Champion (monitoring process)			1 credit: Above + monitor progress against the agreed BREEAM performance targets	BREEAM AP to be appointed for Stage 3-4.	Edmond Shipway	RIBA Stage 2
Man 02 (4 credits)	Life cycle cost and service life planning - Elemental life cycle cost	N/A	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.	2 credits: At RIBA Stage 2 - An elemental life cycle cost (LCC) analysis	Confirm if credit will be pursued, and appoint cost consultant to undertake BREEAM LCC by Stage 2.	Edmond Shipway	RIBA Stage 2
	Life cycle cost and service life planning - Compoment level LCC plan			1 credit: At RIBA Stage 4 - a component level LCC analysis. The results of the analysis and consideration of LCC have been implemented.	Cost Consultant to undertake component level life options appraisal by Stage 4.	Edmond Shipway	RIBA Stage 4
	Life cycle cost and service life planning - Capital cost reporting			1 credit:Report the capital cost for the building in pounds per m2	Cost Consultant to report capital cost by Stage 4.	Edmond Shipway	RIBA Stage 4
Man 03 (Up to 6 credits)	Responsible construction practices - Prerequisite	1 credit = Excellent 2 credits = Outstanding	To recognise and encourage construction-sites which are managed in an environmentally and socially considerate, responsible and accountable manner.	Prerequisite: All timber to be 'legally harvested and traded timber'	A10 to include the following requirements in tender for Main Contractor - Only use legally harvested and traded timber	Contractor	RIBA Stage 4
	Responsible construction practices - Environmental management			1 credit: The principal contractor operates an EMS and practices pollution prevention policies and procedures on-site	A10 to include the following requirements in tender to Principal and Demolition Contractors: - Operate an EMS - Implement best practice pollution prevention policies and procedures on site in accordance with Working at construction and demolition sites: PPG6, Pollution Prevention Guidelines.	Contractor	RIBA Stage 4
	Responsible construction practices - Sustainability Champion (construction)			1 credit: Appoint a sustainability champion during construction	A10 to include the following requirements in tender for Main Contractor - Appoint a BREEAM AP for Stage 5	Contractor	RIBA Stage 4
	Responsible construction practices - Considerate construction			1 credit: a CCS score between 25 and 34 2 credits: a CCS score between 35 and 39	A10 to include the following requirements in tender for Main Contractor - Meet the targeted Responsible Construction Management requirements	Contractor	RIBA Stage 4
	Responsible construction practices - Monitoring of refurbishment or fit-out-site impacts			Monitor, record, report & target: 1 credit: Energy and water consumption 1 credit: Transport (construction materials & waste)	A10 to include the following requirements in tender for Main Contractor - Monitor, record report and target: •Energy and water consumption •Transport of construction materials and waste	Contractor	RIBA Stage 4
Man 04 (4 credits)	Commissioning and handover - Commissioning and testing schedule and responsibilities	Criterion 9 (Building User Guide) = Excellent & Outstanding	To encourage a properly planned handover and commissioning process that reflects the needs of the building occupants.	1 credit: Commissioning programme, roles and responsibilities	Commissioning manager to be appointed during the design stage. Principal contractor to account for the commissioning and testing programme, responsibilities and criteria within their budget and the main programme of works; and to allow the required time to complete all commissioning and testing activities prior to handover.	Contractor	RIBA Stage 3
	Commissioning and handover - Commissioning building services			1 credit: Commissioning manager appointed during design stage to undertake design reviews, provide commissioning management and performance testing input	Project Manager to appoint a commissioning manager during the design stage.	Edmond Shipway	RIBA Stage 4
	Commissioning and handover - Testing and inspecting building fabric			1 credit: Thermographic survey and/or airtightness test and inspection	A10 to include requirement for Main Contractor tender to commission Thermographic Survey and Air Tightness test. Rectify any defects identified prior to practical completion.	Contractor	RIBA Stage 4
	Commissioning and handover - Handover			1 credits: Building User Guide and building occupiers/premises managers training schedule	A10 to include requirement for Main Contractor tender to provide a Building User Guide (BUG) and a training schedule for the building occupiers and premises facilities managers. All relevant Consultants to contribute to BUG.	Contractor	RIBA Stage 4
Man 05 (3 credits)	Aftercare - Aftercare support	N/A	To provide post-handover aftercare	1 credit: Operational infrastructure and resources in place to provide aftercare which includes: an introductory meeting, on-site facilities management training, aftercare support for the first month of occupation and long term support such as a help line		Edmond Shipway	
	Aftercare - seasonal commissioning	1 credit = Excellent & Outstanding		1 credit: Seasonal commissioning activities during the first 12 months once the building is occupied: complex systems (specialist commissioning manager) and simple systems (naturally ventilated).		Edmond Shipway	
	Aftercare - post-occupancy evaluation	N/A		1 credit: Commitment to carry out a post-occupancy evaluation carried out by a third party. The client needs to provide commitment to disseminate the information.		Edmond Shipway	
Man section sub totals	18%						

BREEAM RFO 2014
Maybrook House Hotel
Pass 30 credits **Good** 45 credits **Very Good** 55 credits **Excellent** 70 credits **Outstanding** 85 credits

	Targeted	Targeted +Potential	Achieved
Target Rating	**EXCELLENT**	**OUTSTANDING**	**UNCLASSIFIED**
Percentage	**74.49%**	**86.51%**	**0.00%**

Complete
Required in RIBA Stage 2
Required in RIBA Stage 1

Credit Information			
Credits Available	Credits Targeted	Potential Credits	Credits not targeted
19	13	6	0

Credit Issue	Title	Mandatory Credits	Aim	Summary of criteria	Comments	Responsible	RIBA Stage
For full details of credit compliance requirements, refer to the BREEAM 2014 Scheme Document (manual), which takes precedence to this document							
Health & Wellbeing							
Hea 01 (Up to 6 + Exemplary credits)	Visual comfort - Glare Control	N/A	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. Note: No. of credits will differ as per building types.	1 credit: Glare control strategy	Blinds to be installed in occupied areas	A10 Env	
	Visual comfort - Daylighting			1-3 credit: Achieve specified average DF requirement or improvement of daylight provision vian increase of window size or light transmittance.	Environmental Designers to confirm the feasibility of daylight credits. Daylighting provision improved by 15% or more (1 credit) or 30% (2 credits).	Daylight Consultant	RIBA Stage 2
	Visual comfort - View Out			1-2 credits: Achieve view out requirements	Environmental Designers and Architect to confirm the feasibility of view out credit.	A10 Env / Jon Matthews Architects	RIBA Stage 2
	Visual comfort - Internal and External lighting, zoning and control			1 credit: Internal and external lighting design & zoning (SLL CL 2012, LG7, BS5489-1:2013+ BS EN 12464-2:2014)	MEP Engineers to design internal and external lighting to meet this credit requirements.	A10 MEP	RIBA Stage 4
Hea 02 (Up to 5 and up to 2 innovation credits)	Indoor air quality - IAQ Plan	N/A	To recognise and encourage a healthy internal environment through the specification and installation of appropriate ventilation, equipment and finishes.	1 credit: An indoor air quality plan has been produced	MEP Engineers to include IAQ plan in their scope.	A10 Env / A10 MEP	RIBA Stage 2
	Indoor air quality - Ventilation			1 credit: the building has been designed to minimise the air pollutants (distances between air intakes and exhausts), (ditances between windows and sources of pollution), (HVAC filtrations)	MEP Engineers to develop the ventilation strategy based on relevant standards.	A10 MEP	RIBA Stage 4
	Indoor air quality - VOC emission levels (products)			1 credit: VOC products		Jon Matthews Architects	
	Indoor air quality - VOC emissions (post construction)			1 credit: VOC post-construction measurements		Jon Matthews Architects	
Hea 04 (3 credits)	Thermal comfort - Thermal modelling	N/A	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.	1 credit: Thermal modelling as per CIBSE AM11 / CIBSE Guide A, compliance withthermal comfort requirements for air conditioned or naturally venilated buildings	Evironmental Designers to undertake thermal modelling for typical climate conditions throughout the design process and develop final model for Stage 4.	A10 Env	RIBA Stage 4
	Thermal comfort - Adaptability			1 credit: Thermal comfort criteria for the projected climate change environment	MEP Engineers to undertake thermal modelling for projected climate conditions throughout the design process and develop final model for Stage 4.	A10 Env	RIBA Stage 4
	Thermal comfort - Zoning and Control			1 credit: The thermal modelling analysis (undertaken for compliance with the credits above) has informed the temperature control strategy for the building and its users.	MEP Engineers to provide layout drawings showing occupant control of each zoned space.	A10 MEP	RIBA Stage 4
Hea 05 (Up to 4 credits)	Acoustic performance - Internal indoor ambient noise levels & sound insulation	N/A	To ensure the building's acoustic performance including sound insulation meet the appropriate standards for its purpose.	1-2 credit: Achieve the internal indoor ambient noise level standards and sound insulation (as per building type)	Client to appoint acoustic consultant to assess the likelihood of achieving these credis.	A10 Acoustic	RIBA Stage 2
Hea 06 (1 credits)	Safety and security - Security of site and building	N/A	To recognise and encourage effective measures that promote safe and secure use and access to and from the building.	1 credit: Security Needs Assessment by a suitably qualified security specialist at RIBA Stage 2	Security consultant to be appointed to provide a BREEAM compliant Security Needs Assessment. Architect to provide mark-up drawings/specifications showing recommended security measures. If any of the recommended measures cannot be implemented, justification should be provided.	Security Consultant	RIBA Stage 2
Man section sub totals	14.0%						
Energy							
Ene 01 (15 credits + Exemplary)	Reduction of energy use and carbon emissions - Energy Performance (Whole building energy model)	6 credits = Excellent 10 credits = Outstanding	To recognise and encourage buildings designed to minimise operational energy demand, consumption and CO_2 emissions.	Up to 15 credits: Calculate the maximum numbers of credits achived using a "whole energy model"	Environmental Designer/MEP Engineer to undertake early stage energy modelling to understand the likely credits to be achieved in this issue.	A10 Env	RIBA Stage 2
Ene 02 (2 credits)	Energy monitoring - Sub-metering of major energy consuming systems	1 credit = Very Good, Excellent, Outstanding	To recognise and encourage the installation of energy sub-metering that facilitates the monitoring of operational energy consumption.	1 credit: Energy metering systems for 90% of the estimated annual energy consumption of each fuel	MEP Engineer to include BREEAM requirements for submetering of energy systems into their specification.	A10 MEP	RIBA Stage 4
	Energy monitoring - Sub-metering of high energy load and tenancy areas			1 credit: Energy sub-meters with pulsed output for future tenants	MEP Engineer to include BREEAM requirements for submetering of high-energy loads into their specification.	A10 MEP	RIBA Stage 4
Ene 03 (1 credit)	External lighting	N/A	To recognise and encourage the specification of energy-efficient light fittings for external areas of the development.	1 credit: Energy-efficient external lighting with less than 60 luminaire lumens per circuit watt is specified and all light fittings are controlled for the presence of daylight, and occupancy in areas of intermittent pedestrian traffic.	Client to appoint lighting designer/consultant for efficient exterior lighting design.	Deansgate Ventures Limited	RIBA Stage 3
Ene 04 (3 credits)	Low carbon design - Passive design analysis	N/A	To encourage the adoption of design measures, which reduce building energy consumption and associated carbon emissions and minimise reliance on active building services systems.	1 credit:Hea 04 criterion1 achieved + passive design solutions analysis at RIBA stage 2	Environmental Designer to analyse passive design measures at RIBA stage 2.	A10 Env	RIBA Stage 2
	Low carbon design - Free cooling			1 credit:Above + free cooling strategies	Environmental Designer to analyse passive design measures at RIBA stage 2.	A10 Env	RIBA Stage 2

BREEAM RFO 2014
Maybrook House Hotel
Pass 30 credits **Good** 45 credits **Very Good** 55 credits **Excellent** 70 credits **Outstanding** 85 credits

	Targeted	Targeted +Potential	Achieved
Target Rating	**EXCELLENT**	**OUTSTANDING**	**UNCLASSIFIED**
Percentage	**74.49%**	**86.51%**	**0.00%**

Complete
Required in RIBA Stage 2
Required in RIBA Stage 1

Credit Information			
Credits Available	Credits Targeted	Potential Credits	Credits not targeted

Credit Issue	Title	Mandatory Credits	Aim	Summary of criteria	Comments	Responsible	RIBA Stage
			For full details of credit compliance requirements, refer to the BREEAM 2014 Scheme Document (manual), which takes precedence to this document				
1 1 0 0	Low carbon design - Low and zero carbon technologies		reliance on active building services systems.	1 credit: LZC Feasibility study at RIBA Stage 2	Environmental Designer to conduct a feasibility study at RIBA stage 2.	A10 Env	RIBA Stage 2
1 1 0 0	Energy efficient transportation systems - Energy consumption	N/A	To recognise and encourage the specification of energy efficient transportation systems.	1 credit: Analysis of transport demand, usage and lifts, escalators, etc.	Client to appoint a lift consultant to undertake a demand analysis for the lifts, provide a BREEAM compliant lift energy consumption analysis and specify the lowest energy lift.	Lift Consultant	RIBA Stage 2
2 2 0 0	Energy efficient transportation systems - Energy efficient features			2 credits: 1 + Specification of energy efficient lifts, escalators	Lift consultant to specify lifts with a stand-by mode, efficient lighting, VVVF control drive (and regenerative drive if applicable).	Lift Consultant	RIBA Stage 4
2 0 2 0	Ene 08 (2 credit) Energy Efficient equipment	N/A	To recognise and encourage procurement of energy efficient equipment to ensure optimum performance and energy savings in operation.	2 credits: Demonstrate a meaningful reduction in the total annual unregulated energy consumption of the building	MEP Engineer to provide calculations showing which energy consuming systems will produce the most unregulated energy in the building and further confirmation of compliance with the BREEAM requirements for that system.	A10 MEP	
Ene section sub totals	5%						
9 0 0 4	**Transport**						
3 3 0 0	Tra 01 (5 credits) Public transport accessibility	N/A	To recognise and encourage development in proximity of good public transport networks, thereby helping to reduce transport-related pollution and congestion.	Up to 5 credits: Accessibility index depending on building type OR 3 credits: Alternative transport measures	Transport consultant to provide PTAL output confirming Accessability Index (AI).	SLR	RIBA Stage 2
1 1 0 0	Tra 02 (1 credits) Proximity to amenities	N/A	To encourage and reward a building that is located in close proximity to local amenities, thereby reducing the need for extended travel or multiple trips.	1 credits: Proximity to local amenities	Building to be located within 500m from food outlets, access to cash or access to recreations or leisure facilities. Atelier Ten to develop mark up.	A10 Env	RIBA Stage 4
1 0 0 1	Tra 03 (1 credits) Cyclist facilities - Cycle storage	N/A	To encourage building users to cycle, so promoting exercise and helping reduce congestion and emissions, by ensuring adequate provision of cyclist facilities.	1 credit: compliant cycle storage spaces (as per building type)	Architect to provide: 1. confirmation of number of building users 2. drawing showing the number and location of cycle storage spaces (1 per 10 building users)	Jon Matthews Architects	RIBA Stage 4
1 0 0 1	Cyclist facilities - Cyclist facilities			1 credit: Above + at least two of the following types of compliant cyclist facilities - showers, changing facilities, lockers and drying spaces	Architect to provide: 1. confirmation of number of building users 2. drawing showing the location of 2 of the 4 required BREEAM-compliant cyclist facilities (showers, changing facilities, lockers, drying space)	Jon Matthews Architects	RIBA Stage 4
2 0 0 2	Tra 04 (2 Credits) Maximum car parking capacity	N/A	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.	1-2 credits: Dependent on Accessiblity Index (AI) from Tra 01. Credits are awarded when there is less than 1 parking space per X building users when X is building type dependent	Only applicable if the building is .undergoing change-of-use.	N/A	RIBA Stage 4
1 1 0 0	Tra 05 (1 credit) Travel plan	N/A	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.	1 credit: A travel plan has been developed and tailored to the specific needs of the building users.	Client to appoint a transport consultant to undertake a site specific travel assessment and provide a BREEAM-compliant Travel Plan.	SLR	RIBA Stage 2
Tra section sub totals	0%						
8 6 0 3	**Water**						
5 3 0 2	Wat 01 (5 credits) Water consumption	1 credit = Good, Very Good, Excellent 2 credits = Outstanding	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.	Up to 5 credits: Improvement over baseline case: 1 credit: 12.5% 2 credits: 25% 3 credits: 40% 4 credits: 50% 5 credits: 55%	3 credits targeted with low-flow water fixtures. Atelier Ten to provide required flow-rates at Stage 3.	A10 Env	RIBA Stage 2
1 1 0 0	Wat 02 (1 credit) Water monitoring	Water meter on all mains = Good, Very Good, Excellent, Outstanding	To ensure water consumption can be monitored and managed and therefore encourage reductions.	Specifying a water meter, with pulsed output, on the mains water supply to each building (including borehole or other source). Water-consuming plant or building areas, (with 10% or more of the total water demand) fitted with sub meters or water monitoring equipment.	MEP Engineer to include BREEAM requirements for a water meter linked to the BMS into their specification.	A10 MEP	RIBA Stage 3/4
1 1 0 0	Wat 03 (2 credits) Water leak detection - Leak detection system	N/A	To reduce the impact of water leaks that may otherwise go undetected.	1 credit: A compliant leak detection system is specified or installed on the building's water supply.	MEP Engineer to include BREEAM requirements for leak detection into their specification.	A10 MEP	RIBA Stage 4
1 1 0 0	Water leak detection - Flow control devices			1 credit: Flow control devices are fitted to each WC area/facility according to demand.	MEP Engineer to incorporate required flow control devices (solenoid valves linked to PIRs) into their specification.	A10 MEP	RIBA Stage 4
Wat section sub totals	6.0%						
13 11 1 1	**Materials**						

BREEAM RFO 2014
Maybrook House Hotel

Pass 30 credits **Good** 45 credits **Very Good** 55 credits **Excellent** 70 credits **Outstanding** 85 credits

Complete
Required in RIBA Stage 2
Required in RIBA Stage 1

Credit Information			
Credits Available	Credits Targeted	Potential Credits	Credits not targeted

Target Rating	Targeted: EXCELLENT	Targeted +Potential: OUTSTANDING	Achieved: UNCLASSIFIED
Percentage	74.49%	86.51%	0.00%

Credit Issue	Title	Mandatory Credits	Aim	Summary of criteria	Comments	Responsible	RIBA Stage
For full details of credit compliance requirements, refer to the BREEAM 2014 Scheme Document (manual), which takes precedence to this document							
6 / 6 / / 0	Mat 01 (6 credits + 3 exemplary)	Life cycle impacts	N/A	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.	Up to 6 credits: Mat01 calculation points for - external walls, Windows, Roof, Upper floor slab, Internal walls, Floor finishes / coverings	Client to appoint specialist for Life Cycle Assessment (LCA) for relevant design options during Stage 2.	Deansgate Ventures Limited	RIBA Stage 4
- / - / - / -	Mat 03 (4 credits + Exemplary)	Responsible sourcing of materials - Pre-requisite	Timber req = All levels	To recognise and encourage the specification of responsibly sourced materials for key building elements	Pre-requisite: Confirmation that all timber used on the project is sourced in accordance with the UK Government's Timber Procurement Policy.	Compliant timber products must be specified throughout the project.	Edmond Shipway	RIBA Stage 4
1 / 1 / / 0		Responsible sourcing of materials - Sustainable procurement plan			1 credit: The principal contractor sources materials in accordance with a documented sustainable procurement plan.	A sustainable procurement plan must be provided and adopted before Concept Design.	Edmond Shipway	RIBA Stage 1
3 / 1 / 1 / 1		Responsible sourcing of materials - Responsible sourcing of materials			Up to 3 credits: Based on the achieved Responsible Sourcing of Materials (RSM) points: 1 credit: RSM point = 18% 2 credits: RSM point = 36% 3 credits: RSM point = 54%	Responsibly sourced materials to be specified as per the credit requirements (BES6001, FSC, CARES, ISO 14001).	Jon Matthews Architects / A10 MEP / Woolgar Hunter	RIBA Stage 4
1 / 1 / / 0	Mat 04 (1 credit)	Insulation	N/A	To recognise and encourage the use of thermal insulation which has a low embodied environmental impact relative to its thermal properties	1 credit: Insulation index for the building fabric and services insulation is the same as or greater than 2.5	Architect to ensure that all insulation specified is A or A+ rated, as per the BRE's Green Guide to Specification.	Jon Matthews Architects	RIBA Stage 4
1 / 1 / 0 / 0	Mat 05 (1 credit)	Designing for durability and resilience	N/A	To recognise and encourage adequate protection of exposed elements of the building and landscape, therefore minimising the frequency of replacement and maximising materials optimisation.	1 credit: Protect vulnerable parts of the building from damage and exposed parts of the building from material degradation	Architect to consider appropriate robustness measures and cost consultant to allow for their additional cost.	Jon Matthews Architects	RIBA Stage 4
1 / 1 / / 0	Mat 06 (1 credit)	Material efficiency	N/A	To recognise and encourage measures to optimise material efficiency in order to minimise environmental impact of material use and waste.	1 credit: Identify and implement measures at each RIBA stage to optimise the use of materials in building design, procurement, construction, maintenance and end of life.	Design team to ensure that building materials are optimised at each stage.	Jon Matthews Architects / A10 MEP / Woolgar Hunter	RIBA Stage 1
Mat section sub totals	15.8%							
10 / 6 / 0 / 5	**Waste**							
2 / / / 2	Wst 01 (7 credits + Exemplary)	Construction waste management - Reuse and direct recycling of materials	1 credit = Outstanding	To promote resource efficiency via the effective management and reduction of construction waste.	2 credits: material types are either directly re-used on-site or off-site or are sent back to the manufacturer for closed loop recycling. -One credit is achieved where 50% of the total available points -Two credits are achieved where 75% of the total available points	Design Team to confirm materials to be directly re-used on-site or off-site. Atelier Ten can provide Wst 02 calculator tool.	Jon Matthews Architects / Demolition Contractor / Woolgar Hunter	RIBA Stage 2
3 / 2 / 0 / 1		Construction waste management - Construction resource efficiency			Up to 3 credits: Resource Management Plan + pre-demolition audit + the amount of non-hazardous on-site/off-site construction waste (m^3/100m^2 or tonnes/100m^2) generated: 1 credit: 11.3 m3 / 3.5 t 2 credits: 4.5 m3 / 1.2 t 3 credits: 2.1 m3 / 0.4 t	Client to set targets at Stages 2&3 and include in Contractor tender.	Edmond Shipway	RIBA Stage 4
1 / 1 / / 0		Construction waste management - Diversion of resources from landfill			1 credit: Divert from landfill (volume or tonnage) Demolition = 90%/95% Refurishment and fitout = 85%/ 90%	Client to set targets at Stages 2&3 and include in Contractor tender.	Edmond Shipway	RIBA Stage 4
1 / 0 / 0 / 1	Wst 02 (1 credit + Exemplary)	Recycled aggregates	N/A	To recognise and encourage the use of recycled and secondary aggregates, thereby reducing the demand for virgin material and optimising material efficiency in construction	Significant use (25%) of recycled or secondary aggregates in 'high-grade' building aggregate uses. % of high-grade aggregate specified per application must meet the minimum levels. Elements not meeting the minimum should be considered as primary aggregate when calculating the total high grade aggregate specified.	Structural engineer to confirm whether recycled aggregates can be used on site. Client to include targets in contractor tender	Woolgar Hunter	RIBA Stage 4
1 / 1 / 0 / 0	Wst 03 (1 credit)	Operational waste	1 credit = Excellent, Outstanding	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	Clearly labelled, accessible, dedicated space for segregation and storage of operational recyclable waste. Static waste compactor(s) or baler(s), composting, if applicable.	Confirm the size of waste management areas and potential need for static waste compactor and composter with specialist, dedicate space in plans.	Jon Matthews Architects	RIBA Stage 3
1 / 1 / 0 / 0	Wst 05 (1 credit)	Adaptation to climate change - Structural and fabric resilience	N/A	To recognise and encourage measures taken to mitigate the impact of extreme weather conditions arising from climate change over the lifespan of the building.	1 credit: Climate change adaptation strategy appraisal for structural and fabric resiliency at RIBA Stage 2.	Design team led by the architect to produce climate change adaptation strategy appraisal for building services, renewables, structural and fabric resiliency at RIBA Stage 2.	Jon Matthews Architects / A10 MEP / Woolgar Hunter	RIBA Stage 2
1 / 1 / / 0	Wst 06 (1 credit)	Functional adaptability	N/A	To recognise and encourage measures taken to accommodate future changes of use of the building over its lifespan.	1 credit: A building specific functional adaptation strategy study at RIBA Stage 2. Implement functional adaptation measures at RIBA Stage 4.	Design team led by Architect to develop building adaptation options at RIBA Stage 2.	Jon Matthews Architects / A10 MEP / Woolgar Hunter	RIBA Stage 2
Wst section sub totals	5.6%							

BREEAM RFO 2014
Maybrook House Hotel
Pass 30 credits **Good** 45 credits **Very Good** 55 credits **Excellent** 70 credits **Outstanding** 85 credits

	Targeted	Targeted +Potential	Achieved
Target Rating	**EXCELLENT**	**OUTSTANDING**	**UNCLASSIFIED**
Percentage	**74.49%**	**86.51%**	**0.00%**

Complete
Required in RIBA Stage 2
Required in RIBA Stage 1

Credit Information			
Credits Available	Credits Targeted	Potential Credits	Credits not targeted
13	8	1	4

Credit Issue	Title	Mandatory Credits	Aim	Summary of criteria	Comments	Responsible	RIBA Stage
For full details of credit compliance requirements, refer to the BREEAM 2014 Scheme Document (manual), which takes precedence to this document							
Pollution							
Pol 01 (3 credits)	Impact of refrigerants - Impact of refrigerant	N/A	To reduce the level of greenhouse gas emissions arising from the leakage of refrigerants from building systems	Pre-requisite: All systems comply with the requirements of BS EN 378:2008 and if applicable, IRARSCP. 2 credits: Refrigerants have Direct Effect Life Cycle CO_2 equivalent. emissions (DELC CO_{2e}) of ≤100 kgCO_{2e}/kW cooling/heating capacity OR GWP ≤ 10. OR	If project uses refrigerants, MEP engineer to specify compliant refrigerants.	A10 MEP	RIBA Stage 4
	Impact of refrigerants - Leak detecion			1 credit: Refrigerants have Direct Effect Life Cycle CO2 equivalent emissions (DELC CO2e) of ≤1000 kgCO2e/kW cooling/heating capacity. 1 credit: Leak detection system & automatic pump down.	If project uses refrigerants, MEP engineer to specify robust leak detection systems and response mechanisms. Must have automatic shut down and pump down of the refrigerant.	A10 MEP	RIBA Stage 4
Pol 02 (3 credits)	NOx emissions	N/A	To encourage the supply of heat and/or coolth from a system that minimises NOx emissions, and therefore reduces pollution of the local environment	1 credit: The dry NOx emissions from delivered space heating and hot water demand are ≤100 mg/kWh (at 0% excess O_2). 2 credits: Dry NOx emissions are ≤70 mg/kWh. 3 credits: Dry NOx emissions are ≤40 mg/kWh.	Not possible for credit to be targeted with ASHPs.	N/A	RIBA Stage 4
Pol 03 (5 credits)	Surface water run-off - Flood resilience	N/A	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.	2 credits: FRA confirming low risk zone. OR 1 credit: FRA confirming medium or high risk zone (not within the Functional Floodplain). Increase the resilience and resistance to flooding by raising ground floor levels or reflecting measures in BS8533:2011.	Civil Engineers to produce a Flood Risk Assessment confirming low risk fro all sources.	Woolgar Hunter	RIBA Stage 2
	Surface water run-off - Surface water run-off			Pre-requisite: An appropriate consultant is appointed. 1 credit: Peak rate of run-off no greater than the pre-developed site. 1 credit: Flooding will not occur if local drainage system fails AND SUD techniques.	Civil Engineers to design on-site SuDs to achieve 50% reduction in the peak rate of surface water run-off for the 1 in 100 year event.	Woolgar Hunter	RIBA Stage 2
	Surface water run-off - Minimising watercourse pollution			1 credit: SUDs or source control systems	Civil Engineers to confirm no discharge from the site for the first 5mm of rainfall. SuDs and/or oil separators to be installed.	Woolgar Hunter	RIBA Stage 2
Pol 04 (1 credit)	Reduction of night time light pollution	N/A	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	External lighting design in line with ILP Guidance notes for the reduction of obtrusive light, 2011. Daylight cut-off for general external lighting.	Lighting designer to design external lighting to comply with ILP guidance and lighting must be switched off between 11pm and 7am.	A10 MEP	RIBA Stage 4
Pol 05 (1 credit)	Reduction of noise pollution	N/A	To reduce the likelihood of noise from the new development affecting nearby noise-sensitive buildings	Either no noise-sensitive areas or buildings within 800m radius OR noise impact assessment in compliance with BS 7445 by a suitably qualified acoustician, along with any remediations.	Acoustician to produce a noise survey report in accordance with BS 7445 and develop plant noise emission criteria. Atelier Ten to specify equipment meeting the criteria.	A10 Acoustics / A10 MEP	RIBA Stage 2
Pol section sub totals	9%						

Credits Available	Credits Targeted	Potential Credits	Credits not targeted
3	1	0	1
	1	0	0
3	0		3
2	2		0
2	2	0	0
1	0	1	0
1	1		0
1	1	0	0