

BREEAM UK CONSTRUCTION 2018

Helmsley House Care Home
Design Stage Tracker V4 Very Good Target

BOE12067

HELMSLEY HOUSE

**UK Construction 2018:
Design Stage Tracker
Version 4**

15/12/23

REPORT

Document Status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
V4	BREEAM Design Stage Tracker	Russell Pitter	Sarah Yates	Russell Pitter	15.12.23

Approval for issue

Russell Pitter		2023-12-15
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1 INTRODUCTION

- 1.1 This report is intended as a tracking document to check progress of the BREEAM design stage assessment for the following project:

Project Name	Helmsley House Care Home
BREEAM Registration Number	BREEAM-0083-3202
BREEAM Version	BREEAM 2018 NC Multi-Residential
Assessment Stage	Design Stage
Lead Assessor	Russell Pitter
Target Rating	Very Good (55%)
Current Score	19.10%
Current Rating	Unclassified

- 1.2 It should be noted that the Design Stage scores have been based on the following scoring scenarios;

- Targeted – Credits which can be easily gained.
- Potential – Targeted, plus credits which can be won but not so easily.

- 1.3 On this basis, the following scores are considered achievable under each scenario;

Scenario	Score	BREEAM Rating
Targeted	66.67%	Very Good
Potential	68.97%	Very Good

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

2 MINIMUM STANDARDS

2.1 In addition, performance against the minimum standards listed below is required to achieve a Very Good rating;

Issue	Minimum Standards Targeted	Minimum Standards Achieved
Man 04 – Commissioning & handover – Need to achieve the credit for commissioning test schedule & responsibilities	Yes	No
Man 04 – Commissioning & handover – Need to produce a Building User Guide	Yes	No
Ene 02 – Energy Monitoring – Installation of energy sub-metering that facilitates the monitoring of operational energy consumption	Yes	No
Wat 01 – Installation of efficient water-consuming components that result in a 12.5% improvement over baseline building water consumption	Yes	No
Wat 02 – Water Monitoring – Installation of a water meter on each mains water supply to each building (criterion 1).	Yes	No
Mat 03 – Responsible Sourcing of Materials – All timber and timber-based products used on the project are to be legally harvested and traded timber (criterion 1).	Yes	No

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

3 CREDITS AND COMMENTS TABLE

		Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
Management									
Man 01	Project brief and design	4	2	2	2	Project Manager / BREEAM AP		Stakeholder consultation (project delivery). - Prior to completion of RIBA Stage 2 or equivalent Concept Design the project delivery stakeholders have met to identify and define roles, responsibilities and contributions for each of the key phases of the project delivery. <i>For full BREEAM requirements refer to Stakeholder consultation (project delivery) criteria 1-3 Page 38 of the Technical Manual 2018 V3</i> Stakeholder consultation (third party).- Prior to completion of RIBA Stage 2 or equivalent Concept Design all relevant third party stakeholders have been consulted by the design team and this covers the minimum consultation content: Functionality, build quality and impact (including aesthetics). Provision of appropriate internal and external facilities Management and operational implications. Maintenance resources implications. Impacts on the local community, e.g. local traffic/transport impact. Opportunities for shared use of facilities and infrastructure with the community/appropriate stakeholders, if appropriate to building type. Compliance with statutory (national/local) consultation requirements. Inclusive and accessible design Evidence Required: Meeting minutes to design workshops demonstrating how consultation third party stakeholders (intended building users including facilities	RIBA STAGE 0-4

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		Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
								management) has influenced or changed the initial project brief and concept design. Sustainability champion (2 credits targeted) - BREEAM Accredited Professional appointed throughout design process and monitoring progress to guide achievement of the Very Good target. Appointed by RIBA stage 1. Design Stage Evidence Required • AP appointment letter (see template). • Relevant section of building specification/contract. • Project Programme indicating key work stages. • Meeting notes/minutes demonstrating BREEAM issues are regular agenda item and AP attendance. • AP progress report for each workstage • Design stage BREEAM assessment report	
Man 02	Life cycle cost and service life planning	4	1	1	0	Contractor QS		2 credits for the production of an elemental life cycle cost (LCC) plan at RIBA Stage 2 in line with 'Standardised method of life cycle costing for construction procurement' PD 156865:2008. Not targeted. 1 credit for a component level LCC appraisal being developed at RIBA Stage 4 in line with PD 156865:2008. Not targeted 1 credit targeted for reporting capital cost for the building in pounds per square meter (£k/m²) at design stage to BRE.	RIBA STAGE 2-5

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		Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
Man 03	Responsible construction practices	6	4	5	0	Main Contractor		<i>Pre-Requisite for BREEAM 2018</i> All timber and timber-based products used on the project is 'Legally harvested and traded timber in accordance with UK Gov's Timber Procurement Policy. <i>For full definition refer to page 56 of the Technical Manual 2018 V3</i> 1 credit available for the principal contractor operates ISO 14001 EMS or equivalent <i>For Full BREEAM requirements refer to Environmental management criteria 3-4, page 51 of the Technical Manual 2018 V3</i> Highwood have confirmed that they do not have an EMS. Site BREEAM AP potential credit. Highwood to confirm if they have a suitably qualified person. Requires an monitor and report on construction progress against the performance targets. <i>For Full BREEAM requirements refer to Environmental management criteria 5-6-, page 52 of the Technical Manual 2018 V3</i> Responsible construction management Achieve items listed as required for one credit in table 4.1 on page 52 and 53 of the Technical Manual 2018 V3. Achieve 6 additional items listed as required for an additional credit in table 4.1 on page 52 and 53 of the Technical Manual 2018 V3 Monitoring of construction site impacts 1 credit targeted for monitoring and recording site energy and water consumption. Targeted. 1 credit targeted for monitoring and recording impacts from site transportation (Materials to site and waste form site) Design Stage Evidence Required Relevant section of building spec or contract or formal letter of commitment from client/developer (see letter template) confirming the above requirements.	RIBA STAGE 3-5

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		Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
								- Completed Man 03 Pro Forma - Principal contractor's EMS	
Man 04	Commissioning and handover	4	3	4	0	CPW, Main Contractor		Evidence Received: 1 credit targeted for commissioning and testing schedule and responsibilities. Programming and appointment of commissioning agent, including specialist commissioning manager where relevant. <i>For Full BREEAM requirements refer to Commissioning and testing schedule and responsibilities criteria 1-5, page 61 of the Technical Manual 2018 V3.</i> Design Stage Evidence Required - Appointment letter or commissioning responsibilities schedule (see template). - Relevant section of building spec or contract. - Principal contractors programme. - Commissioning schedule. Evidence Received: 1 credit targeted for commissioning design and preparation including appointment of an appropriate project team member with responsibility for undertaking design reviews and management of commissioning. <i>For Full BREEAM requirements refer to Commissioning building services criteria 7, page 62 of the Technical Manual 2018 V3.</i> Design Stage Evidence Required - Letter confirming a specialist commissioning manager is appointed during the design stage (the role can be carried	RIBA STAGE 3-4 RIBA STAGE 4

REPORT

		Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
								out by an appointed project team member provided they are not involved in the general insulation works for the building service system. <u>Evidence Received:</u> • 1 potential credit available for testing and inspecting building fabric. Not targeted. Requires Thermographic Survey. <i>For Full BREEAM requirements refer to Commissioning building services criteria 9,10, page 62 of the Technical Manual 2018 V3</i> 1 credit targeted for Handover – Requires production of a Building User Guide and committed schedule of training for building occupiers and premises facilities managers. <i>For Full BREEAM requirements refer to Handover criteria 11,12, page 62 of the Technical Manual 2018 V3.</i> Design Stage Evidence Required • Letter confirming commitment to provide a compliant Building User Guide and training schedules. <u>Evidence Received:</u>	
Man 05	Commissioning and handover	3	2	3	0	Main Contractor		1 credit targeted for aftercare support. Requires the Contractor to provide the necessary infrastructure and resources to provide aftercare support to the building occupier(s). <i>For Full BREEAM requirements refer to Commissioning and testing schedule and responsibilities criteria 1,2, page 67 of the Technical Manual 2018 V3.</i> Design Stage Evidence Required • Letter of commitment from the Contractor.	

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		Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
								<u>Evidence Received:</u> 1 credit targeted for commissioning implementation. Requires testing of all building services under full load conditions, i.e. heating equipment in mid-winter, cooling and ventilation equipment in mid-summer and under part load conditions (spring and autumn). <i>For Full BREEAM requirements refer to Commissioning building services criteria 3, page 68 of the Technical Manual 2018 V3.</i> Design Stage Evidence Required - Letter of commitment from the Contractor. <u>Evidence Received:</u> 1 credit available for Post Occupancy Evaluation. Not targeted at this stage however identified as potential. Requires commitment from the Client or the end user to carry out a post occupancy evaluation (POE) exercise one year after initial building occupation and to disseminate the findings in terms of the buildings post occupancy performance. <i>For Full BREEAM requirements refer to Commissioning building services criteria 4-7, page 68 of the Technical Manual 2018 V3.</i>	
Management Totals:		21	12	15	2				
Management score weighted % totals:		10.92	6.28	7.85	1.04				
Health and Wellbeing									
Hea 01	Visual Comfort	5	4	4	0	Architect / CPW		Visual Comfort - Credit not targeted. Requirements are that a glare control strategy designs out potential glare in all relevant building areas where risk has been identified. This should be	RIBA STAGE 1-4

REPORT

Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
						achieved through building form and layout or building design measures. The glare control strategy does not increase energy consumption used for lighting. This is achieved by: Maximising daylight levels in all weather, cloudy or sunny and ensuring the use or location of shading does not conflict with the operation of lighting control systems. Occupant controlled blinds are an acceptable solution in bedrooms with desks however curtains will be provided. Daylighting 2 credits targeted - The requirement for 2 credits is that daylighting calculations demonstrate that 80% of rooms achieve a daylight factor of 2%. Daylighting calculations required demonstrating compliance. View Out credit targeted. Requirement is that 95% of the floor area in relevant building areas will be within 8m of a wall which has a window or permanent opening that provides an adequate view out and the window or opening is greater than 20% of the surrounding wall area. Design Stage Evidence Required - Design drawings & calculations Evidence Received 1 credit targeted for Internal and external lighting levels, zoning and control. Internal lighting to be in accordance with SLL Code for Lighting 2012. For areas where computer screens are regularly used, the lighting design complies with CIBSE Lighting Guide 7. <i>For Full BREEAM requirements refer to View Out criteria 7 – 13 page 79 of the Technical Manual 2018 V3.</i> Design Stage Evidence Required	

REPORT

		Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
								- Relevant design drawings - Relevant Clauses to be included within Electrical Specification. Evidence Received	
Hea 02	Indoor Air Quality	4	3	3	0	Architect and Main Contractor		Prerequisite – Indoor air quality (IAQ) plan targeted. Pre-requisite targeted. A site-specific indoor air quality plan is required to be produced and implemented in accordance with the guidance in Guidance Note GN06. The objective of the plan is to facilitate a process that leads to design, specification and installation decisions and actions that minimise indoor air pollution during occupation of the building. The indoor air quality plan must consider the following: 1.a Removal of contaminant sources 1.b Dilution and control of contaminant sources: 1.b.i Where present, consideration is given to the air quality requirements of specialist areas such as laboratories 1.c Procedures for pre-occupancy flush out 1.d Third party testing and analysis 1.e Maintaining good indoor air quality in-use. <u>Evidence Received:</u> 1 credit targeted for Ventilation The building has been designed to minimise the indoor concentration and recirculation of pollutants in the building as follows: 2.a Provide fresh air into the building in accordance with the criteria of the relevant standard for ventilation	RIBA STAGE 2-4

REPORT

Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
						2.b Ventilation pathways are designed to minimise the ingress and build-up of air pollutants inside the building (see Methodology on page 95) 2.c Where present, HVAC systems must incorporate suitable filtration to minimise external air pollution, as defined in BS EN 16798-3:2017(45). The specified filters should achieve supply air classification of at least SUP 2. 2.d Areas of the building subject to large and unpredictable or variable occupancy patterns have carbon dioxide (CO₂) or air quality sensors specified and the building has been designed to minimise the indoor concentration and recirculation of pollutants in the building as follows: 2.a Provide fresh air into the building in accordance with the criteria of the relevant standard for ventilation 2.b Ventilation pathways are designed to minimise the ingress and build-up of air pollutants inside the building (see Methodology on page 95) 2.c Where present, HVAC systems must incorporate suitable filtration to minimise external air pollution, as defined in BS EN 16798-3:2017(45). The specified filters should achieve supply air classification of at least SUP 2. 2.d Areas of the building subject to large and unpredictable or variable occupancy patterns have carbon dioxide (CO₂) or air quality sensors specified and 2.d.i In mechanically ventilated buildings or spaces: sensors are linked to the mechanical ventilation system and provide demand-controlled ventilation to the space 2.d.ii In naturally ventilated buildings or spaces: sensors either have the ability to alert the building owner or manager when CO₂ levels exceed the recommended set point, or are linked to controls with the ability to adjust the quantity of fresh air, i.e. automatic opening windows or roof vents 2.e For naturally ventilated or mixed mode buildings, the design demonstrates that the ventilation strategy provides adequate cross	

REPORT

Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
						flow of air to maintain the required thermal comfort conditions and ventilation rates in accordance with CIBSE AM10 Design Stage Evidence Required • Design drawings and/or data sheets/schedules. • Relevant section/clauses of building spec/contract OR • Letter of formal confirmation of compliance from relevant design team member <u>Evidence Received:</u> • Up to two credits – Emissions from construction products. 1 credit targeted. Requires three out of the five product types meet the emission limits, testing requirements and any additional requirements listed in Table 5.11 Design Stage Evidence Required • Relevant section/clauses of building specification. • Letter of formal confirmation of compliance from relevant design team member <u>Evidence Received:</u> • Post construction indoor air quality measurement 1 credit targeted. The formaldehyde concentration in indoor air is measured post construction (but pre-occupancy) and does not exceed 100µg/m³ averaged over 30 minutes (World Health Organization guidelines for indoor air quality: Selected pollutants, 2010) The formaldehyde sampling and analysis is performed in accordance with ISO 16000-2 and ISO 16000-3	

REPORT

		Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
								The total volatile organic compound (TVOC) concentration in indoor air is measured post construction (but pre-occupancy) and does not exceed 500µg/m³ over 8 hours. Design Stage Evidence Required - Relevant section/clauses of building spec/contract OR - Letter of formal confirmation of compliance from relevant design team member <u>Evidence Received:</u>	
Hea 04	Thermal comfort	3	2	2	0	CPW		1 credit targeted for thermal comfort modelling in accordance with CIBSE AM11, inc full dynamic thermal analysis, winter temp ranges in accordance with CIBSE Guide A, and building designed to limit risk of overheating. Design Stage Evidence Required - Thermal modelling results - Design drawings. <u>Evidence Received:</u> 1 credit available for Design for Future Thermal Comfort – for a projected climate change scenario. Not targeted. One credit targeted for Thermal zoning and controls. The thermal modelling analysis has informed the temperature control strategy for the building and its users. The strategy for proposed heating or cooling systems demonstrates that it has addressed the following: Zones within the building, and how the building services could efficiently and appropriately heat or cool these areas. For example	RIBA STAGE 0-4

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		Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
								consider the different requirements for the central core of a building compared with the external perimeter adjacent to the windows. The degree of occupant control required for these zones. This is based on discussions with the end user. How the proposed systems will interact with each other (where there is more than one system) and how this may affect the thermal comfort of the building occupants.	
Hea 05	Acoustic Performance	4	2	2	2	Acoustician and Architect		Sound insulation not targeted. Requirement for 1 credit is that airborne sound insulation values are at least 3 dB higher and impact sound insulation values are at least 3 dB lower than the performance standards in the relevant building regulations or standards. Ambient noise level credit awarded. Parker Jones acoustic report demonstrates that the indoor ambient noise levels will comply with the design ranges given in Section 7 of BS 8233:2014. Room acoustics credit awarded. Achieve the requirements relating to sound absorption within residential spaces and within the common spaces of the building described in the relevant building regulations. Design Stage Evidence Required - Acousticians report Evidence received - Parker Jones Acoustics Noise Impact Assessment dated 23/06/20	RIBA STAGE 0-4
Hea 06	Security	1	0	1	0	Security Consultant		Security Needs Assessment. Credit not originally targeted, however it has now been identified as potential. Requirement is that a Security Needs Assessment (SNA) is undertaken by a security expert (Architectural Liaison Officer, Crime Prevention Design Adviser or security consultant) during or prior to Concept Design (RIBA Stage 2 or equivalent). The purpose of the SNA will be to identify attributes of the proposal, site and surroundings which may	RIBA STAGE 2

REPORT

		Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
								influence the approach to security for the development. The controls and recommendations shall be incorporated into proposals and implemented in the as-built development. During the Planning Approval process, the Planning Officer engaged with the Crime Prevention team as a notifiable consultee as it was a Major application, as evidenced on the Planning Portal. Link appears broken. Require access to security correspondence to see if sufficient to meet the BREEAM criteria. Design Stage Evidence Required - Security Needs Assessment - Drawings and specifications showing that recommendations have been implemented.	
Hea 07	Safe & Healthy surroundings	2	1	1	1	Architect		Safe access – Credit not targeted. Requirement is that dedicated and safe cycle paths are provided from the site entrance to any cycle storage, and connect to offsite cycle paths where applicable. 2 Dedicated and safe footpaths are provided on and around the site providing suitable links for the following: 2.a The site entrance to the building entrance 2.b Car parks (where present) to the building entrance 2.c The building to outdoor space 2.d Connecting to off-site paths where applicable. 3 Pedestrian drop-off areas are designed off, or adjoining to, the access road and should provide direct access to other footpaths. Outside Space – Credit awarded. Requirement is that there is an outside space providing building users with an external amenity area. The proposed site plan shows that the development includes terraces and extensive gardens which are of an appropriate size to provide enough amenity for the predicted number of building users during coffee or lunch breaks to	

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		Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
								gather, socialise, relax and connect with the natural environment. The space is open to the sky, has appropriate seating areas and is non-smoking, it is located to ensure it is accessible to all building users and avoids areas that will have disturbances from sources of noise (e.g. building services, car parks, busy roads, delivery areas etc.)	
								Design Stage Evidence Required - Site Plan identifying suitable outside space Evidence received - Drawing M9437_APL003_A_Proposed Site Plan_Bartons Road	
Health & Wellbeing Totals:		19	12	13	3				
Health & Wellbeing score totals:		14.06	8.84	9.57	2.21%				
Energy									
Ene 01	Reduction of energy use and carbon emissions	13	8	8	0	CPW		Up to nine credits available for energy performance: 4 credits targeted. Require design stage Part L calculation (BRUKL Output Document) RISK. Require BRUKL asap to determine how many credits achieved. Design Stage Evidence Required - Design Stage BRUKL Evidence received A further 4 credits are targeted for prediction of operational energy consumption. Note that an energy design workshop focusing on operational energy performance will need to be carried out. Additional energy modelling to be undertaken during the design and	RIBA STAGE 0-4

REPORT

		Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
								post-construction stage to generate predicted operational energy consumption figures. CPW have confirmed on 28.07.22 that operational energy modelling is not included within their scope. CPW to confirm if they have capability and if so provide fee proposal. Brackley Investments can also source an alternative quote from the Energy Council.	
Ene 02	Energy Monitoring	2	2	2	0	CPW		1st credit targeted: Energy metering systems to be installed so that at least 90% of the estimated annual energy consumption of each fuel is assigned to the end-use categories. This can be via an energy monitoring and management system or separate accessible energy sub-meters with pulsed or other open protocol communication outputs, for future connection to an energy monitoring and management system. <i>For Full BREEAM requirements refer to Sub-metering of end use categories criteria 1-2, page 142 of the Technical Manual 2018 V3</i> Design Stage Evidence Required - Relevant section/clauses of the building spec or contract. - Design drawings showing sub-meters / BMS <u>Evidence Received:</u> 2nd credit for sub-metering of areas or departments Design Stage Evidence Required - Relevant section/clauses of the building spec or contract. - Design drawings showing metering by department. <u>Evidence Received</u>	RIBA STAGE 2-4

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		Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
Ene 03	External Lighting	1	1	1	0	CPW		1 credit to recognise and encourage the specification of energy-efficient light fittings for external areas of the development. External light fittings within the construction zone are to have: - Average initial luminous efficacy of not less than 70 luminaire lumens per circuit Watt. - Automatic control to prevent operation during daylight hours. - Presence detection in areas of intermittent pedestrian traffic. <i>For Full BREEAM requirements refer to External lighting criteria 1-3, page 149 of the Technical Manual 2018 V3</i> Design Stage Evidence Required - Design drawings - Relevant section/clauses of building spec/contract Evidence Received	RIBA STAGE 0-4
Ene 04	Low carbon design	3	2	2	2	CPW		Passive design analysis. Credit awarded. Requirements are that the project team analyses the proposed building design and development during Concept Design to identify opportunities for the implementation of passive design measures: 1. Site location 2. Site weather 3. Microclimate 4. Building layout 5. Building orientation 6. Building form 7. Building fabric 8. Thermal mass or other fabric thermal storage 9. Building occupancy type 10. Daylighting strategy 11. Ventilation strategy 12. Adaptation to climate change.	RIBA STAGE 0-4 FEASIBILITY STUDY AT STAGE 2

REPORT

Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
						Implement passive design measures to reduce the total heating, cooling, mechanical ventilation, lighting loads and energy consumption in line with the passive design analysis findings. <i>For Full BREEAM requirements refer to PDA criteria 1-4, page 152 of the Technical Manual 2018 V3</i> Design Stage Evidence Required - Passive Design Analysis Evidence Received - d200730 Helmsley House - Passive Design Analysis Report Free cooling credit not targeted at this stage until we receive the results of the thermal model. If this building does not require any form of mechanical cooling and it is naturally ventilated then this credit could be achieved. Low and zero carbon (LZC) feasibility study credit awarded. LZC undertaken before the end of RIBA Stage 2 to establish the most appropriate recognised local (on-site or near-site) low and zero carbon (LZC) energy sources for the building, based on the feasibility study. Specify local LZC technologies for the building or development in line with the feasibility study recommendations. <i>For Full BREEAM requirements refer to LZC criteria 9-12, page 153 of the Technical Manual 2018 V3</i> Design Stage Evidence Required - Low zero carbon feasibility study	

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		Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
								- Specification / Drawings showing recommended technology included within the design Evidence Received - d200806 Helmsley House - Feasibility Report for BREEAM Low Zero Carbon Technology	
Ene 06	Energy efficient transportation systems	2	2	2	0	CPW		First credit targeted: Analysis of the transportation demand and usage patterns for the building to be carried out to determine the optimum number and size of lifts. <i>For Full BREEAM requirements refer to page 164 of the Technical Manual 2018 V3</i> Design Stage Evidence Required - Lift traffic analysis Evidence Received Second credit targeted: Specify the following three energy efficient features for each lift: 3.a A standby condition for off-peak periods 3.b The lift car lighting and display lighting provides an average luminous efficacy across all fittings in the car of > 70 luminaire lumens per circuit Watt 3.c Use of a drive controller capable of variable speed, variable-voltage, and variable-frequency (VVVF) control of the drive motor Design Stage Evidence Required - Lift specification Evidence Received	

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		Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
Ene 08	Energy efficient equipment	2	2	2	0	CPW / Client		2 credits targeted. 1. Identify the building's unregulated energy consuming loads. Estimate their contribution to the total annual unregulated energy consumption of the building, assuming a typical or standard specification. 2. Identify the systems or processes that use a significant proportion of the total annual unregulated energy consumption of the building. 3 Demonstrate a meaningful reduction in the total annual unregulated energy consumption of the building. Laundry facilities with commercial-sized appliances. If applicable need to demonstrate at least one of the following for commercial-sized appliances: 1. Specification of heat recovery from waste water. 2. Use of greywater for part of the washing process. This may be recycled from the final rinse and used for the next pre-wash. 3. The commercial or industrial sized machines are identified as eligible for the UK's Enhanced Capital Allowance Scheme for water. Commercial Kitchen and catering facilities if applicable: Incorporate at least two-thirds of the energy efficiency measures outlined in the 'section summary' boxes of each of the following sections of CIBSE Guide TM50 (except as specified): 1. Section 8 - Drainage and kitchen waste removal 2. Section 9 - Energy controls - specifically controls relevant to appliances 3. Section 11 - Appliance specification - excluding fabrication or utensil specifications 4. Section 12 - Refrigeration 5. Section 13 - Warewashing: dishwashers and glasswashers 6. Section 14 - Cooking appliance selection 7. Section 15 - Water temperatures, taps, faucets and water-saving controls.	

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								Any domestic sized white goods must achieve the following ratings (or better) under the EU Energy Efficiency Labelling Scheme:	
								Appliance type Rating required	
								Fridges, fridge-freezers	E
								Washing machines	B
								Dishwashers	D
								Washer-dryers	D
Energy Totals:		21	17	17	2				
Energy score totals:		16.10	11.82	11.82	1.39				
Transport									
Tra 01	Transport Assessment & Travel Plan	2	0	0	0	Client		Credits not targeted.	RIBA STAGE 2
Tra 02	Sustainable transport measures	10	0	0	0	Client, Architect		Credits not targeted.	RIBA STAGE 3-4
Transport Totals:		12	7	7	7				
Transport score totals:		9.96	5.83	5.83	5.83				
Water									

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		Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
Wat 01	Water Consumption	5	2	2	0	Architect		The following specification will achieve 2 credits: WC's 4 litre flush WHB taps 6 litres per minute Showers 8 litres per minute Kitchen taps 7 litres per minute. Design Stage Evidence Required Sanitaryware schedule Evidence Received:	RIBA STAGE 3-4
Wat 02	Water Monitoring	1	1	1	0	CPW		Credit targeted requires specification of a water meter with a pulsed output. <i>For Full BREEAM requirements refer to Water monitoring criteria 1-4 page 213 of the Technical Manual 2018 V3</i> Design Stage Evidence Required - Relevant section/clauses of the building spec or contract. - Design drawings. Evidence Received:	RIBA STAGE 3-4
Wat 03	Water Leak Detection	2	2	2	0	CPW		1 credit targeted for the installation of a major water leak detection system. <i>For Full BREEAM requirements refer to Leak detection system criteria 1 page 217 of the Technical Manual 2018 V3</i> Design Stage Evidence Required - Relevant section/clauses of the building spec or contract. - Design drawings. - Manufacturer's product details 1 credit targeted for flow control devices. Requirement is that Install flow control devices that regulate the water supply to each public WC	RIBA STAGE 3

REPORT

		Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
								area or sanitary facility according to demand, in order to minimise undetected wastage and leaks from sanitary fittings and supply pipework. A common solution is a solenoid valve linked to PIR in WC areas. (Note this is only required to public WC areas and not required to individual ensuites in bedrooms) <i>For Full BREEAM requirements refer to Flow control devices criteria 2 page 217-218 of the Technical Manual 2018 V3</i> Design Stage Evidence Required - Relevant section/clauses of the building spec or contract. - Design drawings. - Manufacturer's product details. Evidence Received:	
Wat 04	Water Efficient Equipment	1	1	1	0	Landscape Architect / Ecologist		1 credit for identifying unregulated water demands and realistically mitigate and meaningfully reduce that demand through good practice design or specification. This should account for activities such as irrigation. Design Stage Evidence Required Letter of confirmation that all external landscaping and planting will rely solely on manual watering by building occupier	RIBA STAGE 2-3
Water Totals:		9	6	6	0				
Water score totals:		7.0	4.66	4.66	0.00				
Materials									
Mat 01	Life Cycle Impacts	7	7	7	5	RPS		7 credits targeted. 5 credits awarded at concept design stage. Requirement is that during Concept Design before planning submission is applied for carry out a building Life Cycle Assessment (LCA) options appraisal of 4 significantly different superstructure design options and 6 different substructure and hard	RIBA STAGE 2-4

REPORT

		Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
								landscaping options to appraise the different environmental impacts of each design using a building LCA tool that is recognised by BREEAM. Concept Design Stage Evidence Required • Specification, drawings and schedule of areas. • IMPACT compliant Concept design Life Cycle Assessment Concept Design Evidence Received: • Specification, drawings and schedule of areas. • IMPACT compliant Concept design Life Cycle Assessment A further 2 credits will be awarded at technical design stage if a LCA options appraisal is undertaken on 3 alternative superstructure options and the results uploaded to BRE before the end of technical design stage. Technical Design Stage Evidence Required • Specification, drawings and schedule of areas. • IMPACT compliant Technical Design Stage Life Cycle Assessment options appraisal of 3 superstructure options Technical Design Evidence Received:	
Mat 02	Environmental impacts from construction products	1	1	1	0	Architect		1 credit targeted for specification of products with a recognised Environmental Product Declaration (EPD). Specify construction products with EPD that achieve a total EPD points score of at least 20, according to the Methodology. Environmental Product Declaration (EPD) is an independently verified environmental label (i.e. ISO Type III label) according to the requirements of ISO 14025.	RIBA STAGE 2-3

REPORT

		Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
								Refer to greenbooklive.com EPD verification Scheme for list of current construction products with EPDs. <i>For Full BREEAM requirements refer to Mat 02 criteria page 237 of the Technical Manual 2018 V3</i> Design Stage Evidence Required • Specification / Schedule of material products with EPDs. • EPD Certificates Evidence Received: •	
Mat 03	Responsible Sourcing of Materials	4	2	2	0	Architect, Main Contractor		Prerequisite: All timber and timber based products are 'Legally harvested and traded timber' Design Stage Evidence Required • Letter confirming that all timber and timber based products are 'Legally harvested and traded timber' Evidence Received: • 1 credit available for a Sustainable Procurement Plan. Not targeted. To achieve the credit a sustainable procurement plan must be used by the design team to guide specification towards sustainable construction products. The plan must: 2.a Be in place at Concept Design Stage. 2.b Include sustainability aims, objectives and strategic targets to guide procurement activities. Note: targets do not need to be achieved for the credit to be awarded but justification must be provided for targets that are not achieved. 2.c Include a requirement for assessing the potential to procure construction products locally. There must be a policy to procure construction products locally where possible. 2.d Include details of procedures in place to check and verify the effective implementation of the sustainable procurement plan.	RIBA STAGE 1-4

REPORT

		Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
								<i>For Full BREEAM requirements refer to Mat 03 Responsible sourcing of construction products criteria 1-3 page 240 of the Technical Manual 2018 V3</i> 2 credits targeted measuring responsible sourcing. Requires procurement of construction materials from 'responsible sources' (inc ISO14001/BES 6001) 20% of the available responsible sourcing points to be achieved. Contractor to commit to achieving at least 20% of the available responsible sourcing points for superstructure, internal finishes, substructure and hard landscaping. This will be achieved using: BREEAM New Construction 2014 (v1) - Credit Proforma for Mat 03: Responsible sourcing of materials – This will be used during the design stage and will be jointly completed with the Architect. <i>For Full BREEAM requirements refer to Responsible sourcing of materials criteria 1-4 page 240 of the Technical Manual 2018 V3</i> Design Stage Evidence Required - Please complete Mat 03 Proforma Evidence Received:	
Mat 05	Designing for durability and resilience	1	1	1	0	Architect		Protecting vulnerable parts of the building from damage 1 Protection measures are incorporated into the building's design and construction to reduce damage to the buildings fabric or materials in case of accidental or malicious damage occurring. These measures must provide protection against: 1.a Negative impacts of high user numbers in relevant areas of the building (e.g. corridors, lifts, stairs, doors)	RIBA STAGE 2-3

REPORT

		Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
								1.b Damage from any vehicle or trolley movements within 1m of the internal building fabric in storage, delivery, corridor and kitchen areas. 1.c External building fabric damage by a vehicle. Protection where parking or manoeuvring areas are within 1 metre of the building facade and where delivery areas or routes are within 2 metres of the facade, i.e. specifying bollards or protection rails. 1.d Potential malicious damage to building materials and finishes, in public and common areas where appropriate. Protecting exposed parts of the building from material degradation 2 Key exposed building elements have been designed and specified to limit long and short term degradation due to environmental factors. This can be demonstrated through one of the following: 2.a The element or product achieving an appropriate quality or durability standard or design guide, see Table 9.14 on the facing page. If none are available, use BS 7543:2015 as the default appropriate standard OR 2.b A detailed assessment of the element's resilience when exposed to the applicable material degradation and environmental factors. Design Stage Evidence Required - Design drawing showing durability and protection measures proposed in vulnerable areas of the building. - Specification providing descriptions of each applicable element and its materials specification for protection from degradation. Evidence Received:	
Mat 06	Material efficiency	1	0	0	0	Architect		Credit not targeted. At the Preparation and Brief and Concept Design stages, set targets and report on opportunities and methods to optimise the use of materials. These must be done for each of the following stages. 1.a Preparation and Brief	RIBA STAGE 0-5

REPORT

		Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
								1.b Concept Design 1.c Developed Design 1.d Technical Design 1.e Construction. 2 Develop and record the implementation of material efficiency during: 2.a Developed Design 2.b Technical Design 2.c Construction. 3 Report the targets and actual material efficiencies achieved <i>For Full BREEAM requirements refer to page 254 of the Technical Manual 2018 V3</i> Design Stage Evidence Required Material efficiency report	
Materials Totals:		14	11	11	5				
Materials score totals:		14.98	11.78	11.78	5.35				
Waste									
Wst 01	Construction Waste Management	5	3	3	0	Project Manager/ Main Contractor		2 credits targeted for Site Wide Resource Management Plan (RMP) to cover management of all site construction waste. - Assume targets to 7.5m3 (or 6.5tonnes) of construction waste generated per 100m2 GIFA. <i>For Full BREEAM requirements refer to Construction resource efficiency criteria 4 to 7 page 260 of the Technical Manual 2018 V3</i> 1 credit targeted for 70% by volume of or 80% by tonnage of non-hazardous construction waste diverted from landfill achievable. <i>For Full BREEAM requirements refer to Diversion of resources from landfill criteria 1 page 261 of the Technical Manual 2018 V3</i> Design Stage Evidence Required Letter confirming the following: (1) 7.5m3 (or 6.5 tonnes) of construction waste per 100m2 (GIFA)	RIBA STAGE 0-4

REPORT

Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
						(2) 70% by volume (or 80% by tonnage) of non-hazardous, construction and demolition waste diverted from landfill. At post construction, evidence will be required to demonstrate this. Post Construction evidence requirements will be issued at PCR stage. - A compliant RMP is one that defines: - A target benchmark for resource efficiency, i.e. m3 of waste per 100m2 or tonnes of waste per 100m2 - Procedures and commitments for minimising non-hazardous waste in line with the target benchmark - Procedures for minimising hazardous waste - A waste minimisation target and details of waste minimisation actions to be undertaken - Procedures for estimating, monitoring, measuring and reporting hazardous and non-hazardous site waste. If waste data is obtained from licensed external waste contractors, the data needs to be reliable and verifiable, e.g. by using data from EA/SEPA/EA Wales/NIEA Waste Return Forms - Procedures for sorting, reusing and recycling construction waste into defined waste groups (see additional guidance section), either on-site or through a licensed external contractor - Procedures for reviewing and updating the plan - The name or job title of the individual responsible for implementing the above. A Site Waste Management Plan is a form of Resource Management Plan and for BREEAM should be written in line with best practice (see definition of Best practice construction waste management plan) <u>Evidence Received:</u>	

REPORT

		Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
Wst 02	Recycled Aggregates	1	0	0	0	Structural Engineer and Main Contractor Architect		One credit - Project Sustainable Aggregate Points. Not targeted.	RIBA STAGE 2-4
Wst 03	Operational Waste	1	1	1	0			1 credit targeted for provision of a dedicated central space for storage of recyclable waste, clearly labelled and accessible to building occupants/facilities operators. The design team is required to demonstrate that the provision of waste management facilities for the assessed building is adequate given the building type, occupier, operational function and likely waste streams and volumes to be generated. Where it is not possible to determine what provision should be made, the following guide for minimum storage space provision should be used: 1. At least 2m² per 1000m² of net floor area for buildings < 5000m² 2. A minimum of 10m² for buildings ≥ 5000m² 3. An additional 2m² per 1000m² of net floor area where catering is provided The net floor area should be rounded up to the nearest 1000m². Additionally requirements for multi-residential buildings with individual bedrooms and communal facilities include provision of three internal storage containers with a minimum total capacity of 30 litres with no individual container smaller than 7 litres for every 6 bedrooms. Provide home composting facilities and a home composting information leaflet within the kitchen area or communal space. Where food waste is stored on site prior to collection ensure that there is a water outlet for wash down purposes. <i>For Full BREEAM requirements refer Operational Waste criteria 1-2 page 276-277 of the Technical Manual 208 V3</i> Design Stage Evidence Required - Plans showing the dedicated storage space.	RIBA STAGE 2-3

REPORT

		Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
								Evidence Received: •	
Wst 05	Adaptation to climate change	1	1	1	0	Architect		Credit targeted. Requirement is that the design team conduct a climate change adaptation strategy appraisal using: A systematic risk assessment to identify the impact of expected extreme weather conditions arising from climate change on the building over its projected life cycle. The assessment covers the installation of building services and renewable systems, as well as structural and fabric resilience aspects. Identify the risk presented by these hazards to the building and the likely impact of the hazards taking into account the following aspects as a minimum: Risk estimation a. Structural stability b. Structural robustness c. Weather proofing and detailing d. Material durability e. Health and safety of building occupants and others f. Impacts on building contents and business continuity. Risk evaluation 1. Evaluate the potential impact of these risks on the building. 2. Determine the tolerable risk threshold. 3. Check the sensitivity of the risk assessment 4. Identify areas where the risks are unacceptable to health and safety, life cycle assessment and financial terms. Risk management 1. Identify risk reduction measures. 2. Mitigate the hazards as far as is practically feasible. 3. Adapt the design and specification to incorporate the measures identified by the risk assessment in the final design. Develop recommendations or solutions based on the climate change adaptation strategy appraisal, before or during Concept Design, that aim to mitigate the identified impact.	RIBA STAGE 0-3

REPORT

		Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
								For Full BREEAM requirements refer to pages 281 to 286 of the Technical Manual 208 V3 Design Stage Evidence Required: - Adaptation to Climate Change Report Evidence Received: - Adaptation to Climate Change Report 14/08/20 Note this needs to be updated during Technical Design demonstrating how the recommendations or solutions proposed at Concept Design have been implemented where practical and cost effective. Omissions have been justified in writing.	
Wst 06	Functional adaptability	2	2	2	1	Architect		One credit awarded for design for disassembly and functional adaptability – recommendations: 1 Conduct a study to explore the ease of disassembly and the functional adaptation potential of different design scenarios by the end of Concept Design. 2 Develop recommendations or solutions based on the study during or prior to Concept Design, that aim to enable and facilitate disassembly and functional adaptation. Design Stage Evidence Required - Disassembly and functional adaptability report Evidence Received: - Disassembly and functional adaptability report 18/08/20 One credit targeted - Disassembly and functional adaptability implementation: 3 Achieve criteria 1 and 2 4 Provide an update, during Technical Design, on:	RIBA STAGE 0-3

REPORT

		Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
								4.a How the recommendations or solutions proposed by Concept Design have been implemented where practical and cost effective. Omissions have been justified in writing to the assessor. 4.b Changes to the recommendations and solutions during the development of the Technical Design. 5 Produce a building adaptability and disassembly guide to communicate the characteristics allowing functional adaptability and disassembly to prospective tenants. <i>For Full BREEAM requirements refer to pages 287 to 291 of the Technical Manual 208 V3</i>	
Waste Totals:		9	7	7	1				
Waste score totals:		6.0	4.66	4.66	0.67				
Land Use & Ecology									
LE 01	Site Selection	2	0	0	0	Project Manager and Ecologist		Previously occupied land: Not targeted. Requirement is that at least 75% of the proposed development is on previously occupied land. Although an existing cottage will be demolished this does not make up 75% of the proposed developments footprint. Contaminated land: Not targeted. Requirement is that the site is significantly contaminated and remediation is undertaken	RIBA STAGE 0-1
LE 02	Identifying and understanding the risks and opportunities for the site	2	2	2	0	Ecologist		Prerequisite - Statutory obligations: The client or contractor confirms compliance is monitored against all relevant UK and EU or international legislation relating to the ecology of the site. Comprehensive route (Route 2). Credit targeted. Requires a Suitably Qualified Ecologist (SQE) to carry out a survey and evaluation for the site early enough to influence site preparation works, layout and, where necessary, strategic planning decisions (typically preparation and brief stage) The SQE's survey and evaluation determines the site's ecological baseline including: Current and potential ecological value and condition of the site and related areas within the Zone of Influence.	RIBA STAGE 0-4

REPORT

		Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
								Direct and indirect risks to current ecological value from the project. Capacity and feasibility for enhancement of the site's ecological value. Determining ecological outcomes: Credit targeted. Requires the project team to liaise and collaborate with representative stakeholders early enough to influence key planning decisions (typically Concept Design stage), to: Identify the optimal ecological outcomes for the site. Identify, appraise and select measures to meet the optimal ecological outcomes for the site. Two trees (T3 and T4) within the proposed care centre site are proposed to be protected. SQE to complete BREEAM 2018 Ecology Template to firm up on the number of credits achievable.	
LE 03	Managing negative impacts on ecology	3	2	3	0	Ecologist		Prerequisite - Ecological risks and opportunities. LE 02's 'Survey and evaluation and Determining ecological outcomes' criteria have been achieved using the Comprehensive route (Route 2). One credit - Planning and measures on-site. Further planning to avoid and manage negative ecological impacts on-site is carried out early enough to influence the concept design and design brief as well as site preparation planning (typically Concept Design stage). On-site measures for managing negative ecological impacts during site preparation and construction are implemented in-practice (e.g. mitigation measures to protect existing ecological features) Criteria 2-3 are based on input from the project team in collaboration with representative stakeholders and data collated as part of the 'Determining ecological outcomes' in LE 02. Ecological risks and opportunities. Up to two credits - Managing negative impacts. 1 credit targeted. Negative impacts from site preparation and construction works have been managed according to the mitigation hierarchy, in line with the SQE's recommendations and the loss of ecological value has been minimised. SQE to complete BREEAM	RIBA STAGE 1-4

REPORT

		Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
								2018 Ecology Template to firm up on the number of credits achievable.	
LE 04	Enhancing site ecology	4	2	3	0	Ecologist/ Landscape Architect		One credit - Ecological enhancement comprehensive route. Requirements are that measures have been implemented that enhance ecological value, which are based on input from the project team and SQE in collaboration with representative stakeholders and data collated as part of the 'Determining ecological outcomes' in LE 02. Measures are implemented in the following order: - On site, and where this is not feasible, - Off site within the Zone of Influence. Credit targeted as an extensive landscaping plan will be provided. Up to three credits - Change and enhancement of ecology comprehensive route (Route 2). Credits are awarded based on the change in ecological value occurring as a result of the project. This must be calculated in accordance with the process set out in GN36 - BREEAM, CEEQUAL and HQM Ecology Calculation Methodology - Route 2. Credits are awarded in line with the Reward Scale table in GN36 where there are no residual impacts on protected sites or irreplaceable habitats. Data collated are analysed and where potentially valuable, provided to the local environmental records centres nearest to, or relevant for, the site. SQE to complete BREEAM 2018 Ecology Template to firm up on the number of credits achievable.	RIBA STAGE 1-4
LE 05	Long Term Impact on Biodiversity	2	2	2	0	Ecologist/ Landscape Architect		2 credits targeted. Requires compliance to be monitored against all relevant UK, EU and international standards relating to the ecology of the site. Also requires production of a 5 year landscape and ecology management plan.	RIBA STAGE 1-4
	Land Use & Ecology Totals:	13	8	10	0				
	Land Use & Ecology score totals:	13	8.0	10.0	0				

REPORT

		Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
Pollution									
Pol 01	Impact of Refrigerants	3	2	2	0	Mechanical Engineer		It is a prerequisite that all systems with electric compressors comply with the requirements of BS EN 378:2016. One credit targeted for impact of refrigerant. Requires systems using refrigerants to have a DELC of less than 1000kgCO₂eq/kW cooling and heating capacity. One credit targeted for leak detection. Requirement is that all systems are hermetically sealed or only use environmentally benign refrigerants OR Where the systems are not hermetically sealed: a Systems have: a.i A permanent automated refrigerant leak detection system, that is robust and tested, and capable of continuously monitoring for leaks. OR a.ii An inbuilt automated diagnostic procedure for detecting leakage is enabled. Design Stage Evidence Required Specification demonstrating compliance. <u>Evidence Received:</u>	RIBA STAGE 3-4
Pol 02	NOx emissions	2	2	2	0	Mechanical Engineer		Require details of the heating and hot water source. If all heating and hot water is supplied by non-combustion systems. For example, only powered by electricity, then 2 credits can be awarded. Alternatively emissions from all installed combustion plant that provide space heating and domestic hot water do not exceed the levels set in Table 12.4 and Table 12.5. Please refer to page 282 of the Technical Manual 2018 V3 Design Stage Evidence Required	RIBA STAGE 3-4

REPORT

		Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
								- Specification - Drawings	
								<u>Evidence Received</u>	
Pol 03	Surface Water Run Off	5	4	5	4	Drainage Engineer		First 2 credits awarded: Infrastruct CS Ltd Flood Risk Assessment and Drainage Statement confirms a low risk of flooding from all sources. Design Stage Evidence Required - Site specific Flood Risk Assessment <u>Evidence Received:</u> 2709-HELM-ICS-XX-RP-C-07.001_Rev A _Helmsley House FRA_compressed. Surface water run-off: Requirements for 1 credit are that as this is largely a green field site, drainage measures are specified so that the peak rate of run-off from the site to the watercourses (natural or municipal) is no greater for the developed site than it was for the pre-development site. This should comply at the 1-year and 100-year return period events. Design Stage Evidence Required - Drainage calculations demonstrating compliance in the form of completed GN38. <u>Evidence Received:</u> Surface Water Run-Off – Volume: Requirement for 1 credit is that flooding of property will not occur in the event of local drainage system failure (caused either by extreme rainfall or a lack of maintenance); AND EITHER	RIBA STAGE 0-3

REPORT

		Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
								Drainage design measures are specified so that the post-development run-off volume, over the development lifetime, is no greater than it would have been prior to the assessed site's development. This must be for the 100-year 6-hour event, including an allowance for climate change. Any additional predicted volume of run-off for this event is prevented from leaving the site by using infiltration or other SuDS techniques. Section 7.3 of the FRA & Drainage Statement confirms that the proposed sustainable drainage techniques for the development should accommodate the peak rainfall event for a 1 in 100 year storm event with an additional allowance for climate change. Table 5 of NPPG recommends for developments that have a life expectancy beyond 2085, that an additional factor of 40% is applied to the peak volume of runoff. Section 7.6 confirms that overall flows off the site will be restricted to 5l/s but flows off the application site will be restricted to a rate of 2.5l/s. This is to be achieved through the use of a hydrobrake flow control chamber with the storage required to cater for a 1 in 100yr plus 40% climate change event, contained within a cellular storage tank located along the southern boundary of the site. Minimising watercourse pollution credit identified as potential. Requirement is that there is no discharge from the developed site for rainfall up to 5 mm (confirmed by the appropriate consultant).	
Pol 04	Reduction of Night Time Light Pollution	1	1	1	0	CPW		1 credit targeted based on external lighting design: - Designed in compliance with Table 1 and accompanying notes of ILE guidance Notes for Reduction of Obtrusive Light. - All non-safety/security lighting automatically switched off between 2300hrs and 0700hrs. - Safety and security lighting complies with lower levels in ILE guidance when operating between 2300hrs and 0700hrs. Design Stage Evidence Required	RIBA STAGE 3-4

REPORT

		Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
								- Design drawings. - Relevant section/clauses of the building specification or contract or external lighting design data/calculations.	
Pol 05	Noise Attenuation	1	1	1	0	Acoustician		Evidence Received: 1 credit awarded for completion of a noise impact assessment and noise levels of proposed building, as measured in the locality of the nearest or most exposed noise-sensitive development, must be at least 5dB lower than the background noise throughout the day and night. Design Stage Evidence Required - Confirmation that noise assessment has been carried out in compliance with BS 4142:2014 - Letter confirming, where relevant, that attenuation measures as recommended within the acoustician's report that will be followed. - Design drawings that highlight all existing and proposed noise sensitive buildings local to and within site boundary. Proposed sources of noise from the new development and the distance from these buildings to the assessed development. Evidence received: - Parker Jones Noise Impact Assessment dated 23 06 20. Note background noise measurements have not yet been undertaken on site due to Covid 19. Background Noise Survey to be undertaken.	RIBA STAGE 0-4
Pollution Totals:		12	10	11	4				
Pollution score totals:		8.04	6.66	7.33	2.66				
Innovation									

REPORT

		Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
Man 03	Responsible construction practices	1	1	1	0	Main Contractor		1 credit targeted for achieving all items in Table 4.1 on page 52 of the Technical Manual 2018 V3 Design Stage Evidence Required Letter of commitment / Completed Man 03 Pro forma Evidence received:	
Hea 01	Visual Comfort	1	0	0	0	M&E Engineer		1 credit available if lighting in each zone can be manually dimmed by occupants down to 20% of the maximum light output using dimmer switches positioned in accessible locations. Please refer to criteria 15 on page 81 of the Technical Manual 2018 V3 Not targeted. Design Stage Evidence Required - Relevant clause to be inserted into electrical specification - Relevant drawings demonstrating compliance Evidence received:	
Ene 01	Reduction of energy use and carbon emissions	5	2	2		Client / CPW		2 credits targeted for Post Occupancy Stage Energy modelling. Requires the client or building occupier to commit funds to pay for the post occupancy stage. This requires an energy assessor to be appointed and to report on the actual energy consumption compared with the targets set. Design Stage Evidence Required Letter of appointment Evidence received:	
Wat 01	Water Consumption	1	0	0				Not targeted	
Mat 01	Life Cycle Impacts	3	1	1		RPS		Credit targeted. eTool will provide third party verification of RPS Life Cycle Assessment.	

REPORT

		Available	Targeted	Targeted plus potential	Awarded	Action	Status	Comments	RIBA Stage
Mat 03	Responsible Sourcing of Materials	1	0	0				Not targeted	
Wst 01	Construction Waste Management	1	0	0				Not targeted	
Wst 02	Recycled Aggregates	1	0	0				Not targeted	
Wst 05	Adaptation to climate change	1	0	0				Not targeted	
AI	Approved Innovation	1	0	0				Not targeted	
Innovation Totals:		10	4	4	0				
Innovation score totals:		10	4	4	0				
OVERALL SCORE TOTALS:			66.67%	68.97%	19.10%				