



# BREEAM Pre-assessment

32 New Lane  
Job Nr. 2225 Rev A

29/01/2021

# Revision Record

| Revision | Revision Notes / Comments | Date       | Prepared By | Checked By | Approved By |
|----------|---------------------------|------------|-------------|------------|-------------|
| A        | Final issue               | 29/01/2021 | SH          | MM         | NE          |

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# Introduction

Yonder have been engaged, as BREEAM assessors, to undertake a preliminary review of a BREEAM strategy at 32 New Lane Havant.

Havant Borough Core Strategy (2011) and the Site allocation Plan (2014) form the current Development Plan.

Policy CS14 of the Local Plan (Core Strategy) - Efficient Use of Resources - advises that on completion, unless proven to be financially or technically unviable non-residential over 500 square metres should meet the 'very good' standard of the Building Research Establishment's Environmental Assessment Method (BREEAM).

However, the emerging Local Plan seeks to update the above requirements through Policy E12, relating to Efficient Use of Resources and Low Carbon Design. Policy E12 seeks a BREEAM 'Excellent' Level to be achieved for buildings with a Gross floorspace of over 1000+ sqm. If the required rating is financially unviable or technically unfeasible, then this will need to be demonstrated with appropriate evidence in support of a planning application. We are expected to meet the highest percentage BREEAM score that is viable.

The Local Plan is expected to be submitted for Examination shortly, therefore the applicant is seeking to achieve BREEAM 'Excellent' rating in line with the Council's emerging policy requirements and in response to comments made during the consultation process.

BREEAM Outstanding represents performance equivalent to the top 1% of UK new non-domestic buildings  
BREEAM Excellent represents performance equivalent to the top 10% of UK new non-domestic buildings  
BREEAM Very Good represents performance equivalent to the top 25% of UK new non-domestic buildings."

## Site Summary

The existing site is currently inhabited by several buildings and associated hard standing. It is surrounded by further industrial and commercial sites, a railway line and residential areas.

The proposed redevelopment of an industrial site comprising the erection of a distribution warehouse building, equipped with loading doors and ancillary office space. The proposals also include a vehicle storage deck and other associated works

The following Industrial BREEAM Pre-Assessment considers the industrial unit as a "Shell and Core" building. If the scope of assessment changes to "Fully Fitted" or "Shell Only", a review will be required to ensure the correct scope is applied.

# Score Summary

- The development is required to achieved an Excellent rating with a minimum score of 70%. It is recommended a contingency of 3-5% is established above this threshold.
- The pre-assessment strategy demonstrate that the development is currently anticipated to achieve **76.03%, BREEAM Excellent**.
- An additional **5.57%** has been identified that may potentially be achieved.
- The 'targeted' score has exceeded the minimum threshold sufficiently.

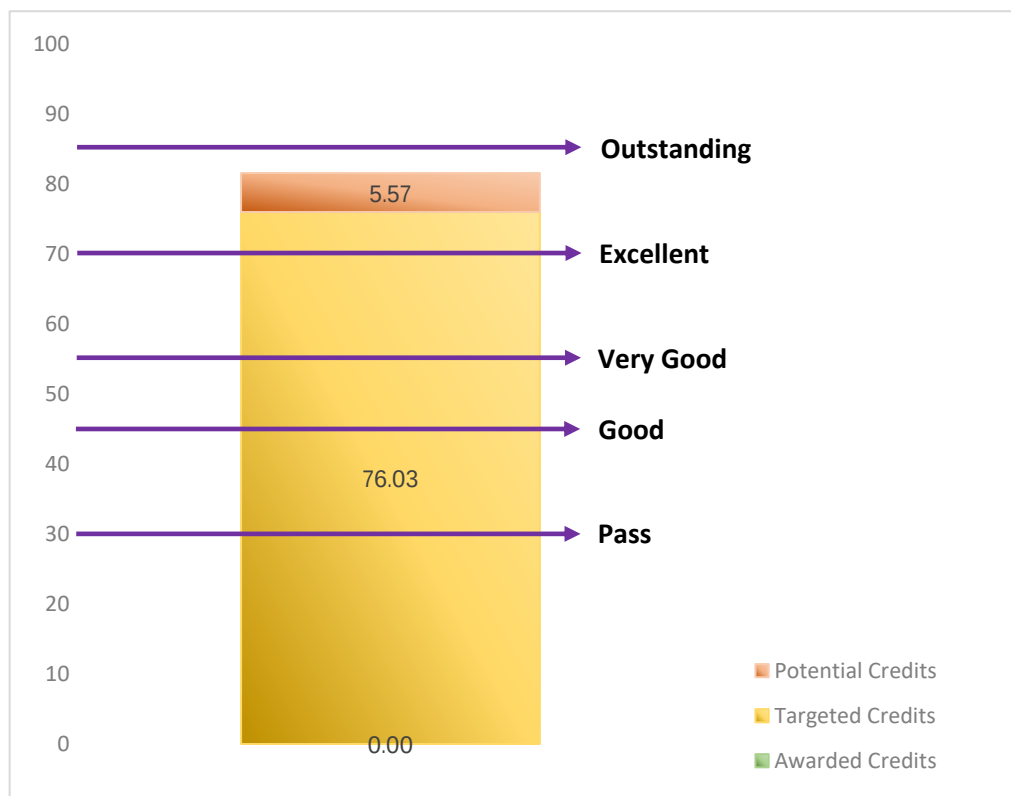
## Assessment Details

|                       |                                                              |
|-----------------------|--------------------------------------------------------------|
| BRE Reference         | BREEAM-0087-3729                                             |
| Assessor              | Sarah Howe                                                   |
| Assessor Organisation | Yonder Limited                                               |
| Technical Manual      | SD5078 BREEAM UK New Construction 2018 2.0                   |
| Building Type         | Commercial: Industrial unit – warehouse storage/distribution |
| Assessment Type       | New Build                                                    |
| Scope                 | Shell & Core                                                 |

|         |                      |
|---------|----------------------|
| Project | 32 New Lane Havant   |
| Date    | 29/01/2021           |
| Report  | Pre-assessment Rev A |

|                  |                     |         |
|------------------|---------------------|---------|
| Required Rating  | <b>Very Good</b>    | 55.00 % |
| Awarded Rating   | <b>Unclassified</b> | 0.00 %  |
| Targeted Rating  | <b>Excellent</b>    | 76.03 % |
| Potential Rating | <b>Excellent</b>    | 81.60 % |

|                    | Credit Value % | Available  |            | Targeted  |              | Potential |             |
|--------------------|----------------|------------|------------|-----------|--------------|-----------|-------------|
|                    |                | Credits    | Weight     | Credits   | Percent      | Credits   | Percent     |
| Management         | <b>0.61</b>    | 18         | 11         | 17        | 10.39        | 1         | 0.61        |
| Health & Wellbeing | <b>0.80</b>    | 10         | 8          | 5         | 4.00         | 3         | 2.40        |
| Energy             | <b>0.67</b>    | 21         | 14         | 15        | 10.00        | 0         | 0.00        |
| Transport          | <b>0.96</b>    | 12         | 11.5       | 7         | 6.71         | 0         | 0.00        |
| Water              | <b>0.78</b>    | 9          | 7          | 7         | 5.44         | 2         | 1.56        |
| Materials          | <b>1.25</b>    | 14         | 17.5       | 10        | 12.50        | 0         | 0.00        |
| Waste              | <b>0.70</b>    | 10         | 7          | 9         | 6.30         | 0         | 0.00        |
| Land Use & Ecology | <b>1.15</b>    | 13         | 15         | 11        | 12.69        | 0         | 0.00        |
| Pollution          | <b>0.75</b>    | 12         | 9          | 8         | 6.00         | 0         | 0.00        |
| Innovation         | <b>1.00</b>    | 10         | 10         | 2         | 2.00         | 1         | 1.00        |
| Total              |                | <b>129</b> | <b>110</b> | <b>91</b> | <b>76.03</b> | <b>7</b>  | <b>5.57</b> |



# Time Critical Early Actions

## RIBA Stage 1

**Man 01.1** - Provide evidence for third party consultation having taken place at Preparation & Brief and Concept Design stages, showing how it has influenced the design and demonstrating feedback has been provided to all interested parties

## RIBA Stage 2

**Ene 04.1** - Passive Design Analysis to be carried out to identify opportunities for the implementation of passive design measures

**Mat 03** - Sustainable Procurement Plan to be in place prior to Concept Design to guide specification towards sustainable construction products

**Wst 01.1** - Pre-demolition Audit to be carried out on existing buildings and hardstanding on site to identify potential recovery of materials

**Wst 05** - Climate Change Adaptation Strategy to be carried out to develop recommendations/solutions for the site mitigating the impacts identified, updated during Technical Design to confirm how these are implemented

**Wst 06** - Disassembly and Functional Adaptability Study to explore ease of disassembly and functional adaptation potential of different design scenarios, making recommendations based on the study

## RIBA Stage 3

**Hea 04** - Thermal Comfort Analysis to be carried out to ensure design meets thermal comfort requirements in current and future climate scenarios

# Next Steps

- Design team is required to review targeted and potential credits to identify sufficient achievable credits to target to achieve the required Excellent rating.
- Ensure reports are updated, and Guidance Notes completed, by relevant consultants in order to comply with the BREEAM criteria (Transport, Ecology, Drainage).
- Instruct further consultants to provide Passive Design Analysis and Thermal Comfort reports, any time-critical reports as detailed above, plus any additional reporting required to achieve the Excellent rating following design team review.

| Credit               |                                           |                                                                                                  | Available | Targeted | Potential | Responsible Party             | Time Limitation   | Requirement Summary                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------|-------------------------------------------|--------------------------------------------------------------------------------------------------|-----------|----------|-----------|-------------------------------|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      |                                           |                                                                                                  |           |          |           |                               |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                      | Project brief and design                  | Project Delivery Planning                                                                        | 1         | 1        |           | Client                        | Concept Design    | Project delivery stakeholders meet to identify roles, responsibilities and contributions for key phases of project delivery. The project team demonstrate how the project delivery stakeholders have influenced or changed the initial project brief, project execution plan, communication strategy and concept design.                                                                                                                                 |
|                      |                                           | Stakeholder consultation (interested parties)                                                    | 1         | 1        |           | Client                        | Concept Design    | Design team consult with all interested parties on specific content and demonstrate how the consultation outcomes influenced the Initial Project Brief and Concept Design. All interested parties receive consultation feedback prior to the completion of Technical Design.                                                                                                                                                                             |
|                      |                                           | Prerequisite BREEAM AP                                                                           | -         | Yes      |           | Client                        | Developed Design  | The project team and client formally agree broad sustainability performance targets, e.g. BREEAM target in a pre-assessment, with the support of the BREEAM AP if appointed.                                                                                                                                                                                                                                                                             |
|                      |                                           | Prereq + BREEAM AP (Concept Design)                                                              | 1         | 1        |           | Client                        | Concept Design    | Appointment of BREEAM AP to maximise project performance, monitor progress, identify risks and opportunities, support any required corrective actions and co-ordinate generation of appropriate evidence by the project team. The AP must attend a key meeting during the Concept Design stage.                                                                                                                                                          |
|                      |                                           | Prereq + BREEAM AP (Developed Design)                                                            | 1         | 1        |           | Client                        | Developed Design  | Appointment of BREEAM AP to maximise project performance, monitor progress, identify risks and opportunities, support any required corrective actions and co-ordinate generation of appropriate evidence by the project team. The AP must attend a key meeting during the Developed Design stage.                                                                                                                                                        |
| Man 02               | Life cycle cost and service life planning | Elemental LCC                                                                                    | 2         | 2        |           | Client                        | Concept Design    | Outline, entire asset, Life Cycle Cost plan with any design options appraisals in line with PD 156865:2008 providing an indication of future replacement costs over a period of analysis and includes service life, maintenance and operation cost estimates. The LCC plan must be used to influence building and systems design and specification.                                                                                                      |
|                      |                                           | Component level LCC                                                                              | 1         | 1        |           | Client                        | Technical Design  | Component level Life Cycle Cost options appraisal in line with PD 156865:2008 including valued comparisons of envelope, services, finishes and external spaces. The LCC plan must be used to influence building and systems design and specification.                                                                                                                                                                                                    |
|                      |                                           | Capital cost reporting                                                                           | 1         | 1        |           | Contractor                    | -                 | Report the capital cost for the building in £k/sqm.                                                                                                                                                                                                                                                                                                                                                                                                      |
| Man 03               | Responsible construction practices        | Prerequisite: Legal timber                                                                       | -         | Yes      |           | Contractor                    | -                 | All timber and timber based products must be 'legally harvested and traded'                                                                                                                                                                                                                                                                                                                                                                              |
|                      |                                           | Prereq + Environmental management                                                                | 1         | 1        |           | Contractor                    | -                 | All parties who manage the construction site (e.g. principal contractor, and demolition contractor where applicable) operate an Environmental Management System covering their main operations (e.g. ISO14001:2015 or BS8555:2016 audits 1-4) and implement best practice pollution prevention policies and procedures on site in accordance with PPG6.                                                                                                  |
|                      |                                           | Prereq + BREEAM AP (site)                                                                        | -         | Yes      |           | Contractor                    | -                 | The client and contractor formally agree the BREEAM rating and minimum standards required (e.g. BREEAM pre-assessment)                                                                                                                                                                                                                                                                                                                                   |
|                      |                                           | Prereq + BREEAM AP (site)                                                                        | 1         | 1        |           | Contractor                    | -                 | Appointment of BREEAM AP to maximise project performance, monitor progress, identify risks and opportunities, support any required corrective actions and co-ordinate generation of appropriate evidence by the project team. The AP must attend a key meeting during the construction process.                                                                                                                                                          |
|                      |                                           | Prereq + Responsible construction management                                                     | 2         | 2        |           | Contractor                    | -                 | Where the principal contractor evaluates and mitigates risks in relation to vehicular movements, pollution management, tidiness, health and wellbeing and security process. Where the contractor implements training, awareness and feedback, monitoring and reporting.<br>One Credit: Where required items are achieved (refer to Appendix A)<br>Two Credits: Where 6 additional items are achieved<br>Exemplary Credit: Where all items are achieved.  |
|                      |                                           | Prerequisite: Monitoring of construction site impacts                                            | -         | Yes      |           | Contractor                    | -                 | An individual is assigned for monitoring, recording and reporting energy use, water consumption and transportation data (where measured) resulting from all on-site construction processes (and dedicated off-site manufacturing).                                                                                                                                                                                                                       |
|                      |                                           | Prereq + Monitoring of construction site impacts - Utility Consumption                           | 1         | 1        |           | Contractor                    | -                 | Set targets, monitor and record site energy consumption (kWh) and potable water consumption (m3) for construction plant, equipment and site accommodation. Report the total carbon emissions (kgCO2/project value) and total net water consumption (m3).                                                                                                                                                                                                 |
|                      |                                           | Prereq + Monitoring of construction site impacts - transport of construction materials and waste | 1         | 1        |           | Contractor                    | -                 | Set targets, monitor and record transportation movements resulting from delivery of the majority of construction materials to site and construction waste from site. Report that total transport related carbon dioxide (kgCO2eq) and distance travelled (km).                                                                                                                                                                                           |
|                      |                                           |                                                                                                  |           |          |           |                               |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Man 04               | Commissioning and handover                | Commissioning - testing schedule and responsibilities                                            | 1         | 1        |           | Contractor                    | -                 | • Production of a commissioning and testing schedule with appropriate Building Regulations, BSRIA, CIBSE and other appropriate standards identified.<br>• Appointment of appropriate team member to monitor and programme pre-commissioning, commissioning, testing and re-commissioning<br>• Commissioning of the BMS (where specified)<br>• Commissioning and testing programme is accounted for in the contractors budget and main programme of works |
|                      |                                           | Commissioning - design and preparation                                                           | 1         | 1        |           | Contractor                    | M&E Design        | Where an appropriate team member (not involved in installation) is appointed to undertake design reviews, have input into programming and to manage commissioning, performance testing and handover. For complex systems this will be a specialist commissioning manager.                                                                                                                                                                                |
|                      |                                           | Testing and inspecting building fabric                                                           | 1         | 0        | 1         | Contractor                    | Prior to Handover | Completion of thermographic survey and airtightness test and inspection, along with any defects remediated.                                                                                                                                                                                                                                                                                                                                              |
|                      |                                           | Handover                                                                                         | 1         | 1        |           | Building Physics / Contractor | Prior to Handover | A Building User Guide and training schedule will be prepared for both non-technical and technical building users to be delivered appropriately around handover.                                                                                                                                                                                                                                                                                          |
| Health and Wellbeing |                                           |                                                                                                  |           |          |           |                               |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Hea 01               | Visual comfort                            | Daylighting                                                                                      | 1         |          |           | Building Physics              | -                 | 80% of all occupied spaces to achieve 2% average daylight factor<br>AND EITHER<br>- Uniformity ratio of 0.3 or minimum point daylight factor of 0.6%. Atria must achieve uniformity of 0.7 or minimum point 1.4%<br>OR<br>- 80% of the room has a view of the sky from table height and room depth criterion met                                                                                                                                         |
|                      |                                           | View out                                                                                         | 1         |          | 1         | Building Physics              | -                 | 95% of the floor area in 95% of spaces where close work would be undertaken, provides an adequate view out:<br>- Seated view (1.2-1.3m) must be of landscape or buildings (rather than just sky).<br>- Glazed area a minimum %, where room depth is:<br><8m, 20%<br>≥8 ≤11, 25%<br>>11 ≤14, 30%<br>>14, 35%                                                                                                                                              |
|                      |                                           | Internal and external lighting levels, zoning and control                                        | 1         | 1        |           | Contractor / M&E              | -                 | External lighting in line with BS 5489-1:2013 and BS EN 12464-2:2014.                                                                                                                                                                                                                                                                                                                                                                                    |
| Hea 02               | Indoor air quality                        | Prerequisite Indoor Air Quality Plan                                                             | -         | No       | Yes       | Client                        | Concept Design    | Site specific indoor air quality plan                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                      |                                           | Prereq + Ventilation                                                                             | 1         | 1        |           | M&E                           | -                 | Provision of fresh air in line with BS ISO 17772-1:2017 or, for naturally ventilated buildings, CIBSE AM10.                                                                                                                                                                                                                                                                                                                                              |
| Hea 04               | Thermal comfort                           | Thermal modelling                                                                                | 1         | 1        |           | Building Physics              | Detailed Design   | Thermal modelling in accordance with CIBSE AM11 (full dynamic analysis). Air conditioned buildings meet CIBSE Guide A Table 1.5 for summer and winter. Naturally ventilated meet the same for winter and CIBSE TM52 to limit overheating risk.                                                                                                                                                                                                           |
|                      |                                           | Design for future thermal comfort                                                                | 1         | 1        |           | Building Physics              | Detailed Design   | Thermal modelling, as above, for the projected climate change environment. Where comfort conditions are not met, demonstration of how the building may easily be adapted to incorporate additional passive measures to achieve the comfort requirements.                                                                                                                                                                                                 |
| Hea 05               | Acoustic performance                      | Acoustic performance                                                                             | 1         |          | 1         | Acoustician                   |                   | Where a suitably qualified acoustician is appointed to define the fabric specification required, to enable a fitout tenant to achieve sound insulation levels in line with BS8233:2014.                                                                                                                                                                                                                                                                  |
| Hea 06               | Security                                  | Security of site and building                                                                    | 1         |          |           | Architect / Client            | Concept Design    | Security Needs Assessment from a Suitably Qualified Security Specialist and incorporation of the recommendations.<br>Exemplary credit will be achieved where a SABRE assessment is completed.                                                                                                                                                                                                                                                            |
| Hea 07               | Safe and healthy surroundings             | Safe access                                                                                      | 1         | 1        |           | Architect                     | -                 | Dedicated and safe cycle paths from site entrance to any storage<br>Dedicated and safe footpaths<br>Any drop-off areas providing direct access to other footpaths<br>Delivery areas not access through general parking areas and do not cross or share pedestrian or cyclist paths or outside amenity areas.<br>Dedicated parking or waiting areas of goods vehicles with appropriate room for manoeuvre.                                                |
|                      |                                           | Outside space                                                                                    | 1         |          | 1         | Architect                     | -                 | Outside space providing an external amenity space for building users.                                                                                                                                                                                                                                                                                                                                                                                    |

| Energy    |                                                                                   |                                                           |    |     |   |                                            |                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------|-----------------------------------------------------------------------------------|-----------------------------------------------------------|----|-----|---|--------------------------------------------|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ene 01    | Reduction of energy use and carbon emissions                                      | Energy performance                                        | 9  | 4   |   | Building Physics                           | -                                                  | Energy performance improvement against Building Regulations:<br>Excellent Rating - 4 credits minimum requirement<br>Outstanding Rating - 6 credits minimum requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|           |                                                                                   | Prerequisite Prediction of operational energy consumption | -  | Yes |   | Building Physics                           | Concept Design                                     | Preliminary design workshop focusing on operational energy performance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|           |                                                                                   | Prediction of operational energy consumption              | 4  | 4   |   | Building Physics                           | Design Stage                                       | Energy modelling, during design and post construction stage, to generate predicted operational energy consumption. Targets to be reported. Risk assessment to identify design, technical and process risks to be monitored and managed through construction and commissioning.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Ene 02    | Energy monitoring                                                                 | Sub-metering of end-use categories                        | 1  | 1   |   | Contractor / M&E                           | -                                                  | Energy metering systems to ensure 90% of the estimated annual energy consumption of each fuel is assigned to the end use categories which are identifiable to building users:<br><1000sqm - Energy monitoring and management system or separate accessible pulsed submeters<br>>1000sqm - Energy monitoring and management system                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|           |                                                                                   | Sub-metering of high energy load and tenancy areas        | 1  | 1   |   | Contractor / M&E                           | -                                                  | Energy monitoring and management system, or submeters, monitoring the significant majority of the energy supply in tenanted areas, functional areas in single occupancy buildings. Sub-metering per floor plate in large single occupancy buildings with one homogenous function (e.g. offices).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Ene 03    | External lighting                                                                 | External lighting                                         | 1  | 1   |   | Contractor / M&E                           | -                                                  | External lighting with average initial luminous efficacy of not less than 70lm/cw. Automatic control to prevent operation during daylight hours and presence detection in areas of intermittent pedestrian traffic.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Ene 04    | Low carbon design                                                                 | Passive design analysis                                   | 1  | 1   |   | Building Physics                           | Concept Design                                     | Hea 04 is required to be achieved. Passive design analysis and implementation of recommended passive measures.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|           |                                                                                   | Free cooling                                              | 1  | 0   |   | Building Physics                           | Concept Design                                     | Passive design analysis is required to be achieved. Free cooling analysis and implementation of natural ventilation or free cooling to meet the building's cooling demand.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|           |                                                                                   | Low zero carbon feasibility study                         | 1  | 1   |   | Building Physics                           | Concept Design                                     | LZC feasibility study to establish the most appropriate renewables and implementation of the recommendations to achieve reduced regulation carbon dioxide emissions has been undertaken and a PV array will be installed on the building roof                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Ene 06    | Energy efficient transportation systems                                           | Energy consumption                                        | 1  | 1   |   | Contractor / Lift Supplier                 | -                                                  | Lift traffic analysis to determine optimum number and size of lifts, escalators or moving walks. Calculation of energy consumption in accordance with BS EN ISO25745 Part 2 or 3 for two systems or arrangements. Use of regenerative drives, where energy savings occur. Specification of the lowest energy options.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|           |                                                                                   | Energy efficient features - lifts                         | 1  | 1   |   | Contractor / Lift Supplier                 | -                                                  | Standby condition for off-peak periods. Lighting (including display) with an average luminous efficacy of >70lm/cw and use of VVVF control of the drive motor.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Transport |                                                                                   |                                                           |    |     |   |                                            |                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Tra 01    | Transport assessment and travel plan                                              | Travel plan                                               | 2  | 2   |   | Client / Contractor / Transport Consultant | Feasibility and Design                             | Develop a travel plan based on a travel assessment that will be implemented by end users. The travel assessment must include reference to disabled access, calculation of accessibility index and amenities review.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Tra 02    | Sustainable transport measures                                                    | Prerequisite                                              | -  | Yes |   |                                            |                                                    | Achievement of Tra 01                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|           |                                                                                   | Prereq + Transport options implementation                 | 10 | 5   |   | Various                                    | Preparation and Brief (for certain considerations) | Implementation of sustainable transport measures (points based system for measures implemented). Where AI<25, 1 point = 1 credit.<br>- Accessibility Index (AI) of >8 (1 point)<br>- Negotiated extra services with increased AI (2 points) or<br>- New stops or diverted route with increased AI (3 points) or<br>- Provision of public transport information system (1 point)<br>- 3kW electric recharging stations for 10% of parking (1 point)<br>- Car sharing group with preferable priority spaces (1 point)<br>- Consultation at Preparation and Brief stage with LPA and cycle or pedestrian network improvement (2 points)<br>- Cycle storage (1 point) - Commercial: 1 per 10 staff<br>- 2 of the following for cycle users: showers, changing, lockers, drying spaces (1 point)<br>- 3 existing accessible amenities (1 point)<br>- 1 new accessible amenity (2 points) or<br>- More than 1 new accessible amenity (3 points) |
| Water     |                                                                                   |                                                           |    |     |   |                                            |                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Wat 01    | Water consumption                                                                 | Efficacy                                                  | 5  | 3   | 2 | M&E                                        | -                                                  | Efficient sanitaryware is specified. Example specifications below:<br>• 4 credits achieved where specifications average WC 3L flush, WHB 4l/min, showers 6l/min, kitchen tap 5l/min                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Wat 02    | Water monitoring                                                                  | Water Meter                                               | 1  | 1   |   | M&E                                        | -                                                  | Water meter on mains supply to each building. Sub metering of all water consuming plant or building areas, consuming more than 10% of the building's total water demand. Connections to an appropriate utility monitoring and management system e.g. BMS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Wat 03    | Water leak detection                                                              | Leak detection                                            | 1  | 1   |   | M&E                                        | -                                                  | Leak detection system capable of detecting a major leak on the utilities water supply, within the building and between the buildings and the utilities water supply.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|           |                                                                                   | Flow Control                                              | 1  | 1   |   | M&E                                        | -                                                  | Installation of flow control devices to regulate supply to each WC area or sanitary facility.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Wat 04    | Water efficient equipment                                                         | Water efficient equipment                                 | 1  | 1   |   | Contractor                                 | -                                                  | Identification of all unregulated water uses (e.g. swimming pools, irrigation, vehicle wash, process, water filtration and treatment process) and reduction of the water demand.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Materials |                                                                                   |                                                           |    |     |   |                                            |                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Mat 01    | Environmental impacts from construction products - Building life cycle assessment | Superstructure                                            | 6  | 4   |   |                                            | Concept Design                                     | Concept Design: Building LCA<br>Concept Design: LCA Options Appraisal of 2-4 significant options<br>Technical Design: Building LCA<br>Technical Design: LCA Options Appraisal of 2-3 significant options (or update of the one complete at concept design).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|           |                                                                                   | Substructure and hard landscaping                         | 1  | 1   |   |                                            | Concept Design                                     | The previous credit must be achieved. LCA Options Appraisal of 6 significant options (minimum 2 substructure and 2 hard landscaping)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Mat 02    | Environmental impacts from construction products                                  | Specification of products with a recognised EPD           | 1  | 1   |   | Contractor                                 | -                                                  | Use of sufficient number of products with Environmental Product Declarations to achieve 20 points in the BREEAM calculator.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Mat 03    | Responsible sourcing of materials                                                 | Prerequisite                                              | -  | Yes |   | Contractor                                 | -                                                  | All timber and timber based products must be 'legally harvested and traded'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|           |                                                                                   | Prereq + Enabling sustainable procurement                 | 1  | 1   |   | Client / Contractor                        | Concept Design                                     | Sustainable procurement plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|           |                                                                                   | Prereq + Measuring responsible sourcing                   | 3  | 1   |   | Contractor                                 | -                                                  | Calculation demonstrating the responsible sourcing of products (superstructure, internal finishes, substructure and hard landscaping) e.g. BES6001, FSC, ISO14001, CARES.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Mat 05    | Designing for durability and resilience                                           | Designing for durability and resilience                   | 1  | 1   |   | Architect                                  | -                                                  | Protection measures to reduce damage to building's fabric or materials against accidental or malicious damage. Additionally, protection measures for key exposed building elements against degradation due to environmental factors by meeting BS 7543:2015 or alternative standard.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Mat 06    | Material efficiency                                                               | Material efficiency                                       | 1  | 1   |   | Architect                                  | Preparation & Brief                                | Set targets, report on opportunities and methods to optimise materials use from preparation and brief through to construction. Record the implementation of material efficiency from developed design to construction and report the targets and actual material efficiencies achieved.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

| Waste                |                                                                           |                                                                                  |   |     |  |                                 |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------|---------------------------------------------------------------------------|----------------------------------------------------------------------------------|---|-----|--|---------------------------------|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Wst 01               | Construction waste management                                             | Pre-demolition audit                                                             | 1 | 1   |  | Contractor                      | Concept Design       | Pre-demolition audit to identify whether refurbishment or reuse is feasible and, in the case of demolition, to maximise recovery potential.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                      |                                                                           | Construction resource efficiency                                                 | 3 | 3   |  | Contractor                      | -                    | Where a Resource Management Plan has been developed, including demolition and excavation (where applicable), and where the following resource efficiencies are achieved (waste per 100sqm gross internal floor area):<br>- 1 Credit: ≤13.3m3 or ≤11.1 tonnes (target)<br>- 2 Credits: ≤7.5m3 or ≤6.5 tonnes<br>- 3 Credits: ≤3.4m3 or ≤3.2 tonnes<br>Note, m3 volume is actual, not bulk and therefore voids should be omitted from the volume.                                                                                                                                                                                                                                                                                     |
|                      |                                                                           | Diversion of resources from landfill                                             | 1 | 1   |  | Contractor                      | -                    | Where water materials are separated into key waste groups either on-site or through a licensed contractor for recovery, and where the following percentages of non-hazardous waste have been diverted from landfill:<br>- Construction: 70% volume or 80% tonnage<br>- Demolition: 80% volume or 90% tonnage                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Wst 02               | Use of recycled and sustainably sourced aggregates                        | Prerequisite Pre-demolition Audit                                                | - | Yes |  | Contractor                      | Concept Design       | Pre-demolition audit in line with Wst 01, to encourage the reuse of existing material on site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                      |                                                                           | Aggregates                                                                       | 1 |     |  | Contractor                      | -                    | Calculation rewarding the use of secondary and recycled aggregates, use of local aggregates and from sustainable locations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Wst 03               | Operational waste                                                         | Operational waste                                                                | 1 | 1   |  | Architect                       | -                    | Dedicated space for the segregation and storage of operation waste that is clearly labelled, accessible for occupants and waste contractors and of appropriate capacity for the predicted waste volumes. For consistent large volumes of waste, a static waste compactor or baler and/or segregated food waste (with tap)                                                                                                                                                                                                                                                                                                                                                                                                           |
| Wst 05               | Adaptation to climate change                                              | Resilience of structure, fabric, building services and renewables installation   | 1 | 1   |  | Building Physics                | Concept Design       | Where a climate change adaption strategy appraisal has been conducted to demonstrate a risk assessment of extreme weather conditions arising from climate change, on the building over its projected life cycle.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Wst 06               | Design for disassembly and adaptability                                   | Design for disassembly and functional adaptability - recommendations             | 1 | 1   |  | Architect / Structural Engineer | Concept Design       | A study to explore the ease of disassembly and the functional adaptation potential of different design scenarios with recommendations or solutions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                      |                                                                           | Disassembly and functional adaptability – implementation                         | 1 | 1   |  | Architect / Structural Engineer | Technical Design     | An update on the previous credit to demonstrate how recommendations or solutions have been implemented, where practical and cost effective. Provision of a building adaptability and disassembly guide for future tenants.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Land Use and Ecology |                                                                           |                                                                                  |   |     |  |                                 |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| LE 01                | Site selection                                                            | Previously occupied land                                                         | 1 | 1   |  | Architect                       | -                    | Demonstration that at least 75% of the proposed development's footprint is on an area of land which has previously been occupied.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                      |                                                                           | Contaminated land                                                                | 1 | 1   |  | Civil Engineer                  | Commencement on Site | Where the site is affected by contamination and is remediated to enable development. Remediation of the site will be carried out in line with a remediation strategy.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| LE 02                | Identifying and understanding the risks and opportunities for the project | Prerequisite                                                                     | - | Yes |  | Client / Contractor             | -                    | Where compliance will be monitored against all relevant UK and EU or international legislation relating to the ecology of the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                      |                                                                           | Survey, evaluation & determining outcomes                                        | 2 | 2   |  | Ecologist                       | Preparation & Brief  | <b>Survey &amp; Evaluation</b><br>Appointment of Suitable Qualified Ecologist for involvement in site configuration and input into any strategic planning decisions. Completion of survey and evaluation prior to completion of the preparation and brief, to determine the ecological baseline, risks to ecological value and capacity for enhancement.<br><b>Determining the Ecological Outcomes</b><br>During Concept Design the project team liaise with representative stakeholders to identify the optimal ecological outcome for the site. Solutions and measures are implemented for avoidance, protection, mitigation of negative impacts, on site compensation and enhancement to achieve the optimal ecological outcome. |
| LE 03                | Managing negative impacts on ecology                                      | Prerequisite                                                                     | - | Yes |  | Ecologist                       | -                    | LE 02 must be achieved.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                      |                                                                           | Prereq + Planning, liaison, implementation and data                              | 1 | 1   |  | Ecologist                       | Preparation & Brief  | Roles and responsibilities for managing negative impacts on the ecology are defined and allocated from Preparation and Brief stage. Potential impact of site preparation and construction works on ecology identified (including through stakeholder engagement) and solutions/measures implemented.                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                      |                                                                           | Prereq + Managing negative impacts of the project                                | 2 | 2   |  | Ecologist                       | -                    | Negative impacts from site preparation and construction have been managed and where there is:<br>- no net loss of ecological value (2 credits)<br>- loss of ecological value has been minimised (1 credit)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| LE 04                | Change and enhancement of ecological value                                | Prerequisite - Managing negative impacts on ecology                              | - | Yes |  | Ecologist                       | -                    | Roles and responsibilities for managing negative impacts on the ecology are defined and allocated from Preparation and Brief stage. Potential impact of site preparation and construction works on ecology identified.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                      |                                                                           | Prereq + Route 2: Liaison, implementation and data collation                     | 1 | 1   |  | Ecologist                       | -                    | Based on data collated from representative stakeholders, ecological enhancements have been selected on site or, where not feasible, off site within the zone of influence.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                      |                                                                           | Prereq + Enhancement of ecology                                                  | 3 | 1   |  | Ecologist                       | -                    | The calculation of change in ecological value:<br>- minimising loss of ecological value (1 credit)<br>- no net loss of ecological value (2 credits)<br>- net gain of ecological value (3 credits)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| LE 05                | Long term ecology management and maintenance                              | Prerequisite - Roles and responsibilities, implementation, statutory obligations | - | Yes |  | Ecologist                       | -                    | Roles and responsibilities for managing negative impacts on the ecology are defined and allocated from Preparation and Brief stage. Potential impact of site preparation and construction works on ecology identified. 1 credit under LE04 has been achieved.                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                      |                                                                           | Planning, liaison, data, monitoring and review management and maintenance        | 1 | 1   |  | Ecologist / Contractor          | -                    | Project team monitor and review effectiveness of credits LE03 and LE04 and develop and review management and maintenance solutions, actions or measures. Building user information to include section on Ecology and Biodiversity.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                      |                                                                           | Landscape and ecology management plan (or similar) development                   | 1 | 1   |  | Ecologist                       | Hand Over            | Landscape and ecology management plan in accordance with BS42020:2013 covering the first five years after project completion.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Pollution            |                                                                           |                                                                                  |   |     |  |                                 |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Pol 01               | Impact of refrigerants                                                    | Prerequisite - Refrigerant Use                                                   | - | Yes |  | M&E                             | -                    | 3 credits will be awarded by default where there are no refrigerants. Any refrigerant systems must comply with BS EN 378:2008 parts 2 and 3.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                      |                                                                           | Prereq + Impact of refrigerant                                                   | 2 | 1   |  | M&E                             | -                    | Where refrigerant containing systems have Direct Effect Life Cycle CO2 equivalent emissions of the following for cooling/heating capacity:<br>- <100kgCO2e/kW or GWP<10 (2 credits)<br>- <1000 kgCO2e/kW(1 credit)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                      |                                                                           | Prereq + Leak detection                                                          | 1 |     |  | M&E                             | -                    | Where all systems are hermetically sealed, only use environmentally benign refrigerants, have a permanent automated refrigerant leak detection system or an inbuilt automated diagnostic procedure for detecting a leakage with capability of automatically responding and managing the remaining refrigerant change.                                                                                                                                                                                                                                                                                                                                                                                                               |
| Pol 02               | Local air quality                                                         | Combustion / Emissions                                                           | 2 |     |  | M&E                             |                      | Where all heating and hot water is supplied by non-combustion systems (i.e. electricity only), OR NOx emissions are the following (mg/kWh):<br>Gas boilers: 27 (1 credit), 24 (2 credits)<br>Gas heat pumps: 34 (1 credit), 30 (2 credits)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Pol 03               | Flood and surface water management                                        | Flood Risk                                                                       | 2 | 2   |  | Civil Engineer                  |                      | A site specific flood risk assessment must be provided confirming the flood zone and flood risk from all sources. Low risk (2 credits), Medium or high risk with FFL 600mm above the flood level or compliance with BS8533:2017 (1 credit)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                      |                                                                           | Pre-requisite - Surface Water Run-off                                            | - | Yes |  |                                 |                      | Surface water run off design bespoke to the project with appropriate involvement of an appropriate consultant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                      |                                                                           | Surface Water Run-Off - Rate                                                     | 1 | 1   |  | Civil Engineer                  |                      | Brownfield: Where peak rate of run-off shows a 30% improvement for the developed site for 1 and 100 year return periods with climate change allowance.<br>Greenfield: Where peak rate of run-off is no greater for the developed site for 1 and 100 year return periods with climate change allowance.                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                      |                                                                           | Surface Water Run-Off - Volume                                                   | 1 | 1   |  | Civil Engineer                  |                      | Post-development run-off volume, over the development lifetime, is no greater than it would have been prior to the assessed site's development for the 100-year 6-hour event, including an allowance for climate change. Where this is not achieved, justification and implementation of drainage measures to meet the limiting discharge.                                                                                                                                                                                                                                                                                                                                                                                          |
|                      |                                                                           | Minimising watercourse pollution                                                 | 1 | 1   |  | Civil Engineer                  |                      | Where there is no discharge from the developed site for rainfall up to 5mm. Appropriate levels of pollution prevention treatment using SuDS techniques in accordance with the SuDS manual.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Pol 04               | Reduction of night time light pollution                                   | Reduction of night time light pollution                                          | 1 | 1   |  | M&E                             |                      | External lighting strategy in line with Table 2 of the ILP Guidance notes for the reduction of obtrusive light, 2011. All external lighting can be automatically switched off between 23:00 and 07:00. Illuminated advertisements in compliance with ILP PLG05.                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Pol 05               | Reduction of noise pollution                                              | Reduction of noise pollution                                                     | 1 | 1   |  | M&E / Acoustician               |                      | Noise impact assessment compliant with BS4142:2014 to determine existing background noise levels. Compliance will be met where noise from the assessed building, at the most exposed receptor, is at least 5dB lower.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

| Exemplary Credits |                                                                                         |                                                                                    |   |   |   |  |                       |
|-------------------|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|---|---|---|--|-----------------------|
| Man 03            | Responsible construction practices                                                      | Prereqs + Responsible construction management                                      | 1 | 1 |   |  | Refer to credit issue |
| Hea 01            | Visual comfort                                                                          | Daylighting                                                                        | 1 | 0 |   |  | Refer to credit issue |
| Hea 06            | Security                                                                                | Security of site and building                                                      | 1 | 0 |   |  | Refer to credit issue |
| Ene 01            | Reduction of energy use and carbon emissions                                            | Carbon negative                                                                    | 3 | 0 |   |  | Refer to credit issue |
|                   |                                                                                         | Post-occupancy stage                                                               | 2 | 0 |   |  | Refer to credit issue |
| Wat 01            | Water consumption                                                                       | Water consumption                                                                  | 1 | 0 |   |  | Refer to credit issue |
| Mat 01            | Environmental impacts from construction products - Building life cycle assessment (LCA) | Core building services                                                             | 1 | 0 | 1 |  | Refer to credit issue |
|                   |                                                                                         | LCA and LCC alignment                                                              | 1 | 0 |   |  | Refer to credit issue |
|                   |                                                                                         | Third party verification                                                           | 1 | 0 |   |  | Refer to credit issue |
| Mat 03            | Responsible sourcing of materials                                                       | Prereq + Measuring responsible sourcing                                            | 1 | 0 |   |  | Refer to credit issue |
| Wst 01            | Construction waste management                                                           | Construction resource efficiency                                                   | 1 | 1 |   |  | Refer to credit issue |
| Wst 02            | Use of recycled and sustainably sourced aggregates                                      | Use of recycled and sustainably sourced aggregates                                 | 1 | 0 |   |  | Refer to credit issue |
| Wst 05            | Adaptation to climate change                                                            | Responding to climate change                                                       | 1 | 0 |   |  | Refer to credit issue |
| LE 02             | Identifying and understanding the risks and opportunities for the project               | Determine the ecological outcomes for the site (sustainability-related activities) | 1 | 0 |   |  | Refer to credit issue |

# Further help and information

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