

Project: **Lidl Retail Unit, Waterloooville**
 Scheme: **BREEAM UK New construction 2014 (Retail Shell Only)**
 Target level: **Very Good**
 Stage: **Pre-Assessment**
 Date: **07.04.16**
 Revision: **1.0 Following Pre-Assessment Workshop**

Pass	30%
Good	45%
Very Good	55%
Excellent	70%
Outstanding	85%

Design Stage RAG rating Key:

Design stage evidence received

Design stage evidence awaited but current feedback suggests it is prepared/ readily available

Design stage evidence awaited & feedback suggests work may be needed urgently if credits are to be achieved/ confirmed

Credits not currently targeted

Current Targeted' Rating Total: 56.22%
 Equating to BREEAM: **Very Good** (Provided all "minimum standard" issues are met)
 Total if all 'Additional Potential' Credits are also achieved: 67.41%
 Equating to BREEAM: **Very Good** (Provided all "minimum standard" issues are met)

BREEAM 2014 Assumptions

	Building type	Retail - Shop					
	Project type	New construction - shell only					
	Building Floor Area (GIA) m2	1834					
	Building Floor Area (NIFA) m2	1286					
	Does water heating contribute less than 10% of the buildings total energy consumption?	No					
	Commercial/industrial refrigeration and storage systems	No					
	Building user transportation system (lifts and/or escalators) ?	No					
	Unregulated water uses present? (e.g. vehicle wash system, irrigation)	No					
BREEAM NC 2014 Criteria		Potential Design stage Evidence Approach	Credits Available	Current Targeted	Additional Potential	Resp.	Comments
Man 01 Project brief and design							
Man 01a Stakeholder consultation (project delivery)	One credit – Stakeholder consultation (project delivery) 1. Prior to completion of the Concept Design (RIBA Stage 2 or equivalent), the project delivery stakeholders (see Relevant definitions) have met to identify and define their roles, responsibilities and contributions for each of the key phases of project delivery. 2. In defining the roles and responsibilities for each key phase of the project, the following must be considered: a. End user requirements b. Aims of the design and design strategy c. Particular installation and construction requirements/limitations d. Occupiers budget and technical expertise in maintaining any proposed systems e. Maintainability and adaptability of the proposals f. Requirements for the production of project and end user documentation g. Requirements for commissioning, training and aftercare support. 3. The project team demonstrate how the project delivery stakeholder contributions and the outcomes of the consultation process have influenced or changed the Initial Project Brief, including if appropriate, the Project Execution Plan, Communication Strategy, and the Concept Design.	Consultation plan setting out the process and scope of the consultation.	1	1	0	Design Team	
Man 01b Stakeholder consultation (third party)	One credit - Stakeholder consultation (third party) 4. Prior to completion of the Concept Design stage, all relevant third party stakeholders have been consulted by the design team and this covers the minimum consultation content (see compliance note CN3). 5. The project must demonstrate how the stakeholder contributions and outcomes of the consultation exercise have influenced or changed the Initial Project Brief and Concept Design. 6. Prior to completion of the detailed design (RIBA Stage 4, Technical Design or equivalent), consultation feedback has been given to, and received by, all relevant parties.	One or more of the appropriate evidence types listed in The BREEAM evidential requirements section can be used to demonstrate compliance with these criteria.	1	1	0	Design Team	
Man 1c Sustainability Champion (design)	One credit - Sustainability Champion (design) 8. A Sustainability Champion has been appointed to facilitate the setting and achievement of BREEAM performance target(s) for the project. The design stage Sustainability Champion is appointed to perform this role during the feasibility stage (Stage 1, Preparation and Brief stage, as defined by the RIBA Plan of Work 2013 or equivalent). 9. The defined BREEAM performance target(s) has been formally agreed (see Relevant definitions) between the client and design/project team no later than the Concept Design stage (RIBA Stage 2 or equivalent). 10. To achieve this credit at the interim design stage assessment, the agreed BREEAM performance target(s) must be demonstrably achieved by the project design. This must be demonstrated via the BREEAM Assessor’s design stage assessment report.	One or more of the appropriate evidence types listed in The BREEAM evidential requirements section can be used to demonstrate compliance with these criteria.	1	0	0	BREEAM AP appointment	
Man 01d Sustainability Champion (monitoring progress)	One credit - Sustainability Champion (monitoring progress) 11. The Sustainability Champion criteria 8, 9 and 10 have been achieved. 12. A Sustainability Champion is appointed to monitor progress against the agreed BREEAM performance target(s) throughout the design process and formally report progress to the client and design team. To do this the Sustainability Champion must attend key project/design team meetings during the Concept Design, Developed Design and Technical Design stages, as defined by the RIBA Plan of Work 2013, reporting during, and prior to, completion of each stage, as a minimum.	One or more of the appropriate evidence types listed in The BREEAM evidential requirements section can be used to demonstrate compliance with these criteria.	1	0	0	BREEAM AP appointment	
Man 02 Life cycle cost and service life planning							
Man 02a Elemental life cycle cost (LCC)	Two credits - Elemental life cycle cost (LCC) 1. An outline, entire asset elemental life cycle cost (LCC) plan has been carried out at Process Stage 2 (equivalent to Concept Design - RIBA Stage 2) in line with ‘Standardised method of life cycle costing for construction procurement’ PD 156865:20081. 2.The elemental LCC plan: a. Provides an indication of future replacement costs over a period of analysis as required by the client (e.g. 20, 30, 50 or 60 years); b. Includes service life, maintenance and operation cost estimates. 3. Demonstrate, using appropriate examples provided by the design team, how the elemental LCC plan has been used to influence building and systems design/specification to minimise life cycle costs and maximise critical value.	Elemental life cycle cost plan	2	0	0	Cost Consultant	
Man 02b Component level LCC Plan	One credit - Component level LCC Plan option appraisal 4. A component level LCC plan has been developed by the end of Process Stage 4 (equivalent to Technical Design – RIBA Stage 4) in line with PD 156865:2008 and includes the following component types (where present): a. Envelope, e.g. cladding, windows, and/or roofing b. Services, e.g. heat source cooling source, and/or controls c. Finishes, e.g. walls, floors and/or ceilings d. External spaces, e.g. alternative hard landscaping, boundary protection. 5. Demonstrate, using appropriate examples provided by the design team, how the component level LCC plan has been used to influence building and systems design/specification to minimise life cycle costs and maximise critical value. The plan must include all component types to be installed by the developer.	Component level life cycle cost plan	1	0	0	Cost Consultant	
Man 02c - Capital cost reporting	One credit - Capital cost reporting 6. Report the capital cost for the building in pounds per square metre (£k/m2), via the BREEAM Assessment Scoring and Reporting tool, Assessment Issue Scoring tab, Management section. At the design stage of assessment, where the final information is not available, the credit can be awarded where the client provides the predicted capital cost, including contingencies, and commits to providing this information for the final stage of assessment. At the final stage, if the final capital cost is not known, the client’s/cost consultant’s best estimate should be provided.	Confirmation letter Predicted capital costs information Commitment to provide actual figures at final stage of assessment	1	1	0	Cost Consultant	

BREEAM NC 2014 Criteria		Potential Design stage Evidence Approach	Credits Available	Current Targeted	Additional Potential	Resp.	Comments
Man 03 Responsible construction practices: <i>Min. Standard - Excellent One credit (Considerate construction). Outstanding Two credits (Considerate construction)</i>							
Man 03a Pre-requisite	Pre-requisite 1. All timber and timber based products used on the project is 'Legally harvested and traded timber' (see Relevant definitions). Note: For other materials there are no pre-requisite requirements at this stage.	Relevant section/clauses of the building specification or contract OR A signed and dated letter of commitment to meet the relevant criteria OR Timber Policy	-	-	-	Principal Contractor	
Man 03b - Environmental management	One credit – Environmental management 1. The Contractor operates an environmental management system (EMS) covering their main operations. The EMS must be either: a. third party certified, to ISO 14001/EMAS or equivalent standard; or b. have a structure that is in compliance with BS 8555:2003 and has reached phase four of the implementation stage, 'implementation and operation of the environmental management system', and has completed phase audits one to four, as defined in BS 8555.For Healthcare NHS buildings, see the pre-requisite for this issue in compliance note CN7 2. The Contractor implements best practice pollution prevention policies and procedures on-site in accordance with Pollution Prevention Guidelines, Working at construction and demolition-sites: PPG6.	Relevant section/clauses of the building specification or contract OR A signed and dated letter of commitment to meet the relevant criteria OR 3rd party certified EMS certificate	1	0	0	Principal Contractor	
Man 03c Sustainability Champion (construction)	One credit – Sustainability Champion (construction) 3. A Sustainability Champion is appointed to monitor the project to ensure ongoing compliance with the relevant sustainability performance/process criteria, and therefore BREEAM target(s), during the Construction, Handover and Close Out stages (as defined by the RIBA Plan of Works 2013, stages 5 and 6).To do this the Sustainability Champion will ideally be site based or will visit the site regularly to carry out spot checks, with the relevant authority to do so and require action to be taken to address shortcomings in compliance. The Sustainability Champion will monitor site activities with sufficient frequency (see compliance note CN6) to ensure that risks of non-compliance are minimised. They will report on progress at relevant project team meetings including identifying potential areas of non-compliance and any action needed to mitigate. 4. The defined BREEAM performance target forms a requirement of the Contractor's contract (see compliance note Man 01 Project brief and design – CN5 and in Man 01 Project brief and design – Relevant definitions). 5. To achieve this credit at the final post construction stage of assessment, the BREEAM-related performance target for the project must be demonstrably achieved by the project. This is demonstrated via the BREEAM Assessor's final post construction stage assessment report.	The AP appointment letter. Relevant section/clauses of the building specification or contract Contract programme indicating the dates by which the key work stages (Preparation and Design) are to be completed. Meeting notes/minutes, recorded correspondence or schedules that can demonstrate BREEAM issues are a regular agenda item and AP attendance. The AP progress report (for each work stage).	1	0	0	Principal Contractor	
Man 03d Considerate construction	Up to two credits - Considerate construction To achieve BREEAM credits using the Considerate Constructors Scheme (CCS) and its Code of Considerate Practice, the Contractor must achieve scheme certification and a CCS score as follows: 1. One credit: a CCS score between 25 and 34* 2. Two credits: a CCS score between 35 and 39** 3. Exemplary level performance: a CCS score of 40 or more**. * A score of at least 5 in each of the five sections must be achieved. ** A score of at least 7 in each of the five sections must be achieved.	Relevant section/clauses of the building specification or contract OR A formal letter of commitment from the client/developer	2	2	0	Principal Contractor	
Man 03e Monitoring of construction-site impacts	Monitoring of construction-site impacts 7. Responsibility has been assigned to an individual(s) for monitoring, recording and reporting energy use, water consumption and transport data (where measured) resulting from all on-site construction processes (and dedicated off-site monitoring) throughout the build programme.To ensure the robust collection of information, this individual(s) must have the appropriate authority and responsibility to request and access the data required. Where appointed, the Sustainability Champion could perform this role.	Relevant section/clauses of the building specification or contract OR A formal letter of commitment from the client/developer	-	-	-	Principal Contractor	
Man 03f Utility consumption	First monitoring credit - Utility consumption Energy consumption 8. Criterion 7 is achieved. 9. Monitor and record data on principal constructor's and subcontractors' energy consumption in kWh (and where relevant, litres of fuel used) as a result of the use of construction plant, equipment (mobile and fixed) and site accommodation. 10. Report the total carbon dioxide emissions (total kgCO2/project value) from the construction process via the BREEAM Assessment Scoring and Reporting tool. Water consumption 11. Criterion 7 is achieved. 12. Monitor and record data on principal constructor's and subcontractors' potable water consumption (m3) arising from the use of construction plant, equipment (mobile and fixed) and site accommodation. 13. Using the collated data report the total net water consumption (m3), i.e. consumption minus any recycled water use, from the construction process via the BREEAM Assessment Scoring and Reporting tool.	Relevant section/clauses of the building specification or contract OR A formal letter of commitment from the client/developer	1	1	0	Principal Contractor	
Man 03g Transport of construction materials and waste	Second monitoring credit - Transport of construction materials and waste 14. Criterion 7 is achieved. 15. Monitor and record data on transport movements and impacts resulting from delivery of the majority of construction materials to site and construction waste from site. As a minimum this must cover: a. Transport of materials from the factory gate to the building site, including any transport, intermediate storage and distribution. See Relevant definitions. b. Scope of this monitoring must cover the following as a minimum: i. Materials used in major building elements (i.e. those defined in BREEAM issue Mat 01 Life cycle impacts), including insulation materials. ii. Ground works and landscaping materials. c. Transport of construction waste from the construction gate to waste disposal processing/recovery centre gate. Scope of this monitoring must cover the construction waste groups outlined in the project's waste management plan. 16. Using the collated data, report separately for materials and waste, the total fuel consumption (litres) and total carbon dioxide emissions (kgCO2 eq), plus total distance travelled (km) via the BREEAM Assessment Scoring and Reporting tool.	Relevant section/clauses of the building specification or contract OR A formal letter of commitment from the client/developer	1	1	0	Principal Contractor	
Man 04 Commissioning and handover: <i>Min. Standard - Criterion 9 (Building User Guide) is required for Excellent and Outstanding</i>							
Man 04c Testing and inspecting building fabric	One credit - Testing and inspecting building fabric 8. The integrity of the building fabric, including continuity of insulation, avoidance of thermal bridging and air leakage paths is quality assured through completion of post construction testing and inspection. Dependent on building type or construction, this can be demonstrated through the completion of a thermographic survey as well as an airtightness test and inspection (see compliance notes CN6 and CN7. The survey and testing is undertaken by a Suitably Qualified Professional (see Relevant definitions) in accordance with the appropriate standard. 9. Any defects identified in the thermographic survey or the airtightness testing reports are rectified prior to building handover and close out. Any remedial work must meet the required performance characteristics for the building/element.	Appointment letter or commissioning responsibilities schedule Relevant section/clauses of the building specification or contract Contractor's programme Commissioning schedule	1	0	0	M&E	
Hea 01 Visual comfort							
Hea 01a - Glare control	1. The potential for disabling glare has been designed out of all relevant building areas using a glare control strategy, either through building form and layout and/or building design measures (see compliance note CN3). 2. The glare control strategy avoids increasing lighting energy consumption, ensuring that: a) The glare control system is designed to maximise daylight levels under all conditions while avoiding disabling glare in the workplace or other sensitive areas. The system should not inhibit daylight from entering the space under cloudy conditions, or when sunlight is not on the facade. AND b) The use or location of shading does not conflict with the operation of lighting control systems.	Glare control strategy - drawings and schedules	1	0	1	Design team	

BREEAM NC 2014 Criteria					Potential Design stage Evidence Approach	Credits Available	Current Targeted	Additional Potential	Resp.	Comments																		
Hea 01b - Daylighting	3. Daylighting criteria have been met using either of the following options: a. The relevant building areas meet good practice daylight factor(s) and other criterion as outlined in Table - 10 and Table - 11.				Daylighting calculations	2	0	0	Architect																			
	<table><tr><td colspan="5">Retail buildings</td></tr><tr><td>Sales areas</td><td>1</td><td>-</td><td>35%</td><td>Point daylight factors of 2% or more</td></tr><tr><td>Other occupied areas</td><td>1</td><td>2%</td><td>80%</td><td>BTHER (a) OR ((b) and (c)) in Table - 11</td></tr></table> (a) A uniformity ratio of at least 0.3 or a minimum point daylight factor of at least 0.3 times the relevant average daylight factor value in Table - 10. Spaces with glazed roofs, such as atria, must achieve a uniformity ratio of at least 0.7 or a minimum point daylight factor of at least 0.7 times the relevant average daylight factor value in Table - 10. (b) At least 80% of the room has a view of sky from desk or table top height (0.85m in multi-residential buildings, 0.7m in other buildings). (c) The room depth criterion $d/w + d/HW < 2/(1 - RB)$ is satisfied. Where: d = room depth, w = room width, HW = window head height from floor level, RB = average reflectance of surfaces in the rear half of the room, Note: Table - 17 gives maximum room depths in metres for different room widths and window head heights of side-lit rooms										Retail buildings					Sales areas	1	-	35%	Point daylight factors of 2% or more	Other occupied areas	1	2%	80%	BTHER (a) OR ((b) and (c)) in Table - 11			
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OR																												
	b. The relevant building areas meet good practice average and minimum point daylight illuminance criteria as outlined in Table - 12.																											
<table><tr><td colspan="5">Education buildings</td></tr><tr><td>Pre-schools, schools, further education - occupied spaces</td><td>2</td><td>80%</td><td rowspan="2">At least 300 lux for 2000 hours per year or more</td><td rowspan="2">At least 90 lux for 2000 hours per year or more</td></tr><tr><td>Higher education - occupied spaces</td><td>1</td><td>60%</td></tr><tr><td>OR Higher education - occupied spaces</td><td>2</td><td>80%</td><td></td><td></td></tr></table>					Education buildings					Pre-schools, schools, further education - occupied spaces	2	80%	At least 300 lux for 2000 hours per year or more	At least 90 lux for 2000 hours per year or more	Higher education - occupied spaces	1	60%	OR Higher education - occupied spaces	2	80%								
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Hea 01c - View out	One credit - View out 4. 95% of the floor area in relevant building areas is within 7m of a wall which has a window or permanent opening that provides an adequate view out. 5. The window/opening must be ≥ 20% of the surrounding wall area (refer to Relevant definitions in the Additional information section). Where the room depth is greater than 7m, compliance is only possible where the percentage of window/opening is the same as, or greater than, the values in table 1.0 of BS 82061. Where it is not possible to confirm which areas of the building will contain workstations/benches or desks, then all areas of the building designed for and/or likely to be occupied by workstations/benches or desks must comply with the relevant criteria.				Design drawings Relevant section/clauses of the building specification or contract Window schedule	1	0	0	Architect																			
Hea 01d - Internal and external lighting levels, zoning and control	External lighting 10. All external lighting located within the construction zone is designed to provide illuminance levels that enable users to perform outdoor visual tasks efficiently and accurately, especially during the night. To demonstrate this, external lighting provided is specified in accordance with BS 5489-1:2013 Lighting of roads and public amenity areas3 and BS EN 12464-2:2014 Light and lighting - Lighting of work places - Part 2: Outdoor work places.				Design drawings Relevant section/clauses of the building specification or contract OR a letter of formal confirmation of compliance from the relevant design team member.	1	1	0	M&E																			
Hea 02 Indoor air quality: Exemplary level criteria - Yes																												
Hea 02e Potential for natural ventilation	One credit 13. The building ventilation strategy is designed to be flexible and adaptable to potential building occupant needs and climatic scenarios. This can be demonstrated as follows: a. Occupied spaces of the building are designed to be capable of providing fresh air entirely via a natural ventilation strategy. The following are methods deemed to satisfy this criterion dependent upon the complexity of the proposed system: i. Room depths are designed in accordance with CIBSE AM10 (section 2.4) to ensure effectiveness of any natural ventilation system. The openable window area in each occupied space is equivalent to 5% of the gross internal floor area of that room/floor plate. OR ii. The design demonstrates that the natural ventilation strategy provides adequate cross flow of air to maintain the required thermal comfort conditions and ventilation rates. This is demonstrated using ventilation design tool types recommended by CIBSE AM107 (or for education buildings by using the ClassVent tool).For a strategy which does not rely on openable windows, or which has occupied spaces with a plan depth greater than 15m, the design must demonstrate (in accordance with criterion 13.a.i. above) that the ventilation strategy can provide adequate cross flow of air to maintain the required thermal comfort conditions and ventilation rates. 14. The natural ventilation strategy is capable of providing at least two levels of user-control on the supply of fresh air to the occupied space (see compliance note CN6 for further details). Note: Any opening mechanisms must be easily accessible and provide adequate user-control over air flow rates to avoid draughts. Relevant industry standards for ventilation can be used to define 'adequate levels of fresh air' sufficient for occupancy and internal air pollution loads relevant to the building type. Note: Multi-residential buildings with self-contained flats and individual bedrooms must have a degree of openable window function. This does not need to provide two levels of user-control (as required above), but must be occupant controlled.				Relevant sections/clauses of the building specification or contract	1	0	0	M&E																			
Hea 04 Thermal comfort																												
Hea 04a Thermal modelling	One credit - Thermal modelling 1. Thermal modelling has been carried out using software in accordance with CIBSE AM11 Building Energy and Environmental Modelling. 2. The software used to carry out the simulation at the detailed design stage provides full dynamic thermal analysis. For smaller and more basic building designs with less complex heating or cooling systems, an alternative less complex means of analysis may be appropriate (such methodologies must still be in accordance with CIBSE AM11). 3. The modelling demonstrates that: a. For air conditioned buildings, summer and winter operative temperature ranges in occupied spaces are in accordance with the criteria set out in CIBSE Guide A Environmental design2, Table 1.5; or other appropriate industry standard (where this sets a higher or more appropriate requirement/level for the building type). b. For naturally ventilated/free running buildings: i. Winter operative temperature ranges in occupied spaces are in accordance with the criteria set out in CIBSE Guide A Environmental design, Table 1.5; or other appropriate industry standard (where this sets a higher or more appropriate requirement/level for the building type). ii. The building is designed to limit the risk of overheating, in accordance with the adaptive comfort methodology outlined in CIBSE TM52: The limits of thermal comfort: avoiding overheating in European buildings3. 4. For air conditioned buildings, the PMV (predicted mean vote) and PPD (predicted percentage of dissatisfied) indices based on the above modelling are reported via the BREEAM assessment scoring and reporting tool.				Relevant section/clauses of the building specification or contract or correspondence (e.g. letter, email or meeting minutes) from the design team Thermal modelling results TOR data from the design team	1	0	1	M&E																			
Hea 05 Acoustic performance																												
Hea 05b Internal indoor ambient noise levels	Internal indoor ambient noise levels Criteria Achieve the indoor ambient noise level standards set out within Section 2 of APS for all room types. For roofs with a mass per unit area less than 150kg/m2 (lightweight roofs) or any roofs with glazing or rooflights, calculations using laboratory data with 'heavy' rain noise excitation as defined in BS EN ISO 140-18 are required (in accordance with the guidance in APS) for teaching/learning spaces to demonstrate that the reverberant sound pressure level in these rooms are not more than 20 dB above the appropriate limits presented within Section 2 of APS, table 1. Testing requirement Indoor ambient noise levels (excluding rain noise): A programme of acoustic measurements is carried out by a compliant test body in accordance with the ANC Good Practice Guide, Acoustic testing of Schools. Rain noise: installation of a specification compliant with the APS criteria demonstrates compliance, reference is also made to the notes below. Note: For heavy weight roofs, or parts of the roof that are heavyweight, with a mass per unit area greater than 150kg/m2 (including those with sedum planting) that do not have any glazing or rooflights, calculations are not required, as such the credit can be awarded on a default basis of compliance.				Acoustic Report	1	1	0	Acoustic Consultant/ Architect																			

BREEAM NC 2014 Criteria		Potential Design stage Evidence Approach	Credits Available	Current Targeted	Additional Potential	Resp.	Comments																																		
Hea 06 Safety and security																																									
Hea 06a - Safe Access	One credit - Safe access Where external site areas form part of the assessed development the following apply: 1.Dedicated cycle paths provide direct access from the site entrance(s) to any cycle storage provided, without the need to deviate from the cycle path and, if relevant, connect to off-site cycle paths (or other appropriate safe route) where these run adjacent to the development's site boundary. 2.Footpaths on-site provide direct access from the site entrance(s) to the building entrance(s) and connect to public footpaths off-site (where existing), providing practical and convenient access to local transport nodes and other off-site amenities (where existing). 3.Where provided, drop-off areas are designed off/adjoining to the access road and provide direct access to pedestrian footpaths, therefore avoiding the need for the pedestrian to cross vehicle access routes. 4.Dedicated pedestrian crossings are provided where pedestrian routes cross vehicle access routes, and appropriate traffic calming measures are in place to slow traffic down at these crossing points. 5.For large developments with a high number of public users or visitors, pedestrian footpaths must be signposted to other local amenities and public transport nodes off-site (where existing). 6.The lighting for access roads, pedestrian routes and cycle lanes is compliant with the external lighting criteria defined in Hea 01 Visual comfort, i.e. in accordance with BS 5489-1:20131 Lighting of roads and public amenity areas. Where vehicle delivery access and drop-off areas form part of the assessed development, the following apply: 7.Delivery areas are not directly accessed through general parking areas and do not cross or share pedestrian and cyclist routes and other outside amenity areas accessible to building users and general public. 8.There is a dedicated parking/waiting area for goods vehicles with appropriate separation from the manoeuvring area and staff and visitor car parking. 9.Parking and turning areas are designed for simple manoeuvring according to the type of delivery vehicle likely to access the site, thus avoiding the need for repeated shunting. 10.There is a dedicated space for the storage of refuse skips and pallets away from the delivery vehicle manoeuvring area and staff/visitor car parking (if appropriate given the building type/function).	Design drawings (including a scaled site plan), AND/OR relevant sections of the specification highlighting all necessary compliant features and dimensions.	1	0	0	Architect																																			
Hea 06b Security of site and building	One credit - Security of site and building 11. A suitably qualified security specialist (SQSS) conducts an evidence-based Security Needs Assessment (SNA) during or prior to Concept Design (RIBA Stage 2 or equivalent). 12. A suitably qualified security specialist (SQSS) develops a set of recommendations or solutions during or prior to Concept Design (RIBA Stage 2 or equivalent). These recommendations or solutions aim to ensure that the design of buildings, public and private car parks and public or amenity space are planned, designed and specified to address the issues identified in the preceding SNA. 13. The recommendations or solutions proposed by the suitably qualified security specialist (SQSS) are implemented (see CN9. Any deviation from those recommendations or solutions will need to be justified, documented and agreed in advance with a suitably qualified security specialist.	Correspondence from or a copy of the report/feedback from the ALO/CPDA/Security Consultant confirming: • Scope of their advice/involvement • The stage of design in which their advice was sought • Summary of their recommendations Design drawings AND/OR relevant sections of the specification or contract	1	0	1	Architect																																			
Ene 01 Reduction of energy use and carbon emissions: <i>Min. Standards - Five credits are required for Excellent and Eight credits are required for Outstanding</i>																																									
Ene 01a - Energy performance	Up to twelve credits - Energy performance 1. Calculate an Energy Performance Ratio for New Constructions (EPRNC). Compare the EPRNC achieved with the benchmark below and award the corresponding number of BREEAM credits. <table><tr><th>BREEAM credits</th><th>EPRNC</th><th>Rating</th><th>Minimum requirements</th></tr><tr><td>1</td><td>0.075</td><td rowspan="4">Pass Good Very Good</td><td rowspan="4">Requires a performance improvement progressively better than the relevant national building regulations compliant</td></tr><tr><td>2</td><td>0.150</td></tr><tr><td>3</td><td>0.225</td></tr><tr><td>4</td><td>0.300</td></tr><tr><td>5</td><td>0.375</td><td rowspan="3">Excellent</td><td rowspan="3">Requires 5 credits to be achieved (equivalent to an EPR of at least 0.375).</td></tr><tr><td>6</td><td>0.450</td></tr><tr><td>7</td><td>0.525</td></tr><tr><td>8</td><td>0.600</td><td rowspan="6">Outstanding</td><td rowspan="6">Requires 8 credits to be achieved (equivalent to an EPR of at least 0.6).</td></tr><tr><td>9</td><td>0.675</td></tr><tr><td>10</td><td>0.750</td></tr><tr><td>11</td><td>0.825</td></tr><tr><td rowspan="2">12</td><td rowspan="2">0.90 AND zero net regulated CO2 emssions</td></tr><tr></tr></table>	BREEAM credits	EPRNC	Rating	Minimum requirements	1	0.075	Pass Good Very Good	Requires a performance improvement progressively better than the relevant national building regulations compliant	2	0.150	3	0.225	4	0.300	5	0.375	Excellent	Requires 5 credits to be achieved (equivalent to an EPR of at least 0.375).	6	0.450	7	0.525	8	0.600	Outstanding	Requires 8 credits to be achieved (equivalent to an EPR of at least 0.6).	9	0.675	10	0.750	11	0.825	12	0.90 AND zero net regulated CO2 emssions	A copy of the Building Regulations Output Document from the approved software, as follows: 1. England Wales (Part L): Approved Documents checks (BRUKL Output Document) 2. Scotland (Section 6): Specification checks 3. N. Ireland (Part F): Approved Documents checks (BRUKL Output Document) 4. Where relevant for multi-residential buildings, a copy of the calculations based on design stage SAP outputs. The output documents must be based on the "As designed" stage of analysis.	12	5	0	M&E	Where the building services efficiencies are not known, for example where they are not within the remit of the shell and core developer (i.e. where services will be provided as part of the fit-out works), services complying with the minimum energy efficiency standards or backstop levels required by the relevant national building regulations should be used for the energy modelling. For the purposes of this BREEAM assessment, it is permissible, when conducting the energy modelling, for the design team to substitute the minimum energy efficiency standards or backstop levels required by the relevant national building regulations for the performance specifications confirmed within a green fit-out agreement. This is permissible provided that the performance specification forms part of, or is referenced within, a fit-out agreement which is, or will be, contractually required of the tenant(s) in their fit-out works. This rule applies only to those areas of the building that the scope of the green fit-out agreement covers. Speculative areas of the assessed building development not fitted out or covered by the scope of such an agreement must assume the minimum energy efficiency standards or backstop levels required by the relevant national building regulations in the energy model, and no better.
BREEAM credits	EPRNC	Rating	Minimum requirements																																						
1	0.075	Pass Good Very Good	Requires a performance improvement progressively better than the relevant national building regulations compliant																																						
2	0.150																																								
3	0.225																																								
4	0.300																																								
5	0.375	Excellent	Requires 5 credits to be achieved (equivalent to an EPR of at least 0.375).																																						
6	0.450																																								
7	0.525																																								
8	0.600	Outstanding	Requires 8 credits to be achieved (equivalent to an EPR of at least 0.6).																																						
9	0.675																																								
10	0.750																																								
11	0.825																																								
12	0.90 AND zero net regulated CO2 emssions																																								
Ene 03 External lighting																																									
Ene 03a External lighting	One credit 1. The building has been designed to operate without the need for external lighting (which includes on the building, signs and at entrances). OR alternatively, where the building does have external lighting, one credit can be awarded as follows: 2. The average initial luminous efficacy of the external light fittings within the construction zone is not less than 60 luminaire lumens per circuit Watt. 3. All external light fittings are automatically controlled for prevention of operation during daylight hours and presence detection in areas of intermittent pedestrian traffic.	Relevant section/clauses of the building specification or contract - Evidence received Design drawings	1	1	0	M&E																																			
Ene 04 Low carbon design																																									
Ene 04a Passive design analysis	One credit - Passive design analysis 1. <u>The first credit within issue Hea 04 Thermal comfort</u> has been achieved to demonstrate the building design can deliver appropriate thermal comfort levels in occupied spaces. 2. The project team carries out an analysis of the proposed building design/development to influence decisions made during Concept Design stage (RIBA Stage 2 or equivalent) and identify opportunities for the implementation of passive design solutions that reduce demands for energy consuming building services (see compliance note CN4). 3. The building uses passive design measures to reduce the total heating, cooling, mechanical ventilation and lighting loads and energy consumption in line with the findings of the passive design analysis and the analysis demonstrates As a minimum, the passive design analysis should cover: 1. Site location 2. Site weather 3. Microclimate 4. Building layout 5. Building orientation 6. Building form 7. Building fabric 8. Thermal mass or other fabric thermal storage 9. Building occupancy type 10. Daylighting strategy 11. Ventilation strategy 12. Adaptation to climate change.	Copy of the Passive Design Analysis	1	0	1	M&E																																			

BREEAM NC 2014 Criteria		Potential Design stage Evidence Approach	Credits Available	Current Targeted	Additional Potential	Resp.	Comments
Ene 4b Free cooling	One credit - Free cooling 4. The passive design analysis credit is achieved. 5. The passive design analysis carried out under criterion 2 includes an analysis of free cooling and identifies opportunities for the implementation of free cooling solutions. 6. The building uses ANY of the free cooling strategies listed in compliance note CN5 to reduce the cooling energy demand, i.e. it does not use active cooling.	One of more of the appropriate evidence types listed in the BREEAM evidential requirements section can be used to demonstrate compliance with these criteria	1	0	0	M&E	
Ene 4c Low zero carbon feasibility study	One credit - Low zero carbon feasibility study 7. A feasibility study has been carried out by the completion of the Concept Design stage (RIBA Stage 2 or equivalent) by an energy specialist (see Relevant definitions) to establish the most appropriate recognised local (on-site or near-site) low or zero carbon (LZC) energy source(s) for the building/development (see compliance note CN7). 8. A local LZC technology/technologies has/have been specified for the building/development in line with the recommendations of this feasibility study and this method of supply results in a meaningful reduction in regulated carbon dioxide (CO2) emissions (see compliance note CN16). The amount of energy or CO2 emissions reduction is not specified in the criteria in this issue. However, it should not be a trivial amount. As a guide, the installation should contribute at least 5% of overall building energy demand and/or CO2 emissions. The LZC study should cover as a minimum: 1. Energy generated from LZC energy source per year 2. Carbon dioxide savings from LZC energy source per year 3. Life cycle cost of the potential specification, accounting for payback 4. Local planning criteria, including land use and noise 5. Feasibility of exporting heat/electricity from the system 6. Any available grants 7. All technologies appropriate to the site and energy demand of the development. 8. Reasons for excluding other technologies 9. Where appropriate to the building type, connecting the proposed building to an existing local community CHP system or source of waste heat or power OR specifying a building/site CHP system or source of waste heat or power with the potential to export excess heat or power via a local community energy scheme.	Results from a dynamic simulation model demonstrating the feasibility of the free cooling strategy and meeting the first credit for Hea 04.	1	0	0	M&E	
Tra 01 Public transport accessibility							
Tra 01a Public transport accessibility	Up to three credits 1. The public transport Accessibility Index (AI) for the assessed building is calculated and BREEAM credits awarded in accordance with the table of building types, AI benchmarks and BREEAM credits (see requirements manual) 2. The Accessibility Index is determined by entering the following information in to the BREEAM Tra 01 calculator: a. The distance (m) from the main building entrance to each compliant public transport node b. The public transport type(s) serving the compliant node e.g. bus or rail c. The average number of services stopping per hour at each compliant node during the standard operating hours of the building for a typical day (see Compliance notes and Table-30 in the Additional Information section). OR One credit 3. For buildings with a fixed shift pattern i.e. where building users will predominantly arrive/depart at set times, one credit can be awarded where the building occupier will pro-vide a dedicated bus service to and from the building at the beginning and end of each shift/day. The bus must provide transfer to the local population centre, public transport interchange or be a door-to-door service. This credit is available on the basis that the building is unable to achieve any of the available credits using the above methodology (i.e. it has a low Accessibility Index), yet the building occupier is providing a suitable alternative transport option (alternative to the use of a private vehicle for commuting) for a majority of the building users (see also Compliance note below).	For 1 to 2: Scale map highlighting the location of the building and all public transport nodes in proximity of the building. Timetables for each service at each public transport node considered. The calculated Accessibility Index for the building. For 3: A formal letter from the future building occupier confirming provision of and details for the dedicated bus service(s).	5	3	1	Design Team	
Tra 02 Proximity to amenities							
Tra 02a Proximity to amenities	One credit Building is located within 500m of three amenities, at least two core amenities (labelled as C below) must be provided The remaining number of amenities required can be met using any other applicable amenities (including any remaining core amenities). • Appropriate food outlet - C • Access to a recreation/leisure facility for fitness/sports - C • Access to cash - C • Access to an outdoor open space (public or private, provided suitably sized and accessible to building users) • Publicly available postal facility • Community facility e.g. community hall, public house. • Over the counter services associated with a pharmacy • Child care facility or school	Marked-up site plan or map highlighting: 1. Location of assessed building 2. Location and type of amenities 3. The route to the amenities 4. Plan/map scale OR Where the amenities do not currently exist, but are due to be developed, a letter from the client/developer confirming: 1. The location and type of amenities to be provided 2. The timescale for development of the amenities.	1	1	0	Design Team	
Tra 03 Cyclist facilities							
Tra 03a Cycle Storage	10no. of space must be provided. Compliant cycle storage spaces Compliant cycle storage spaces are defined as those that meet the following: 1. Cycles can be secured within spaces in rack(s). They are covered overhead and the cycle racks are set in or fixed to a permanent structure (building or hard-standing). Alternatively the cycle storage may be located in a locked structure fixed to or part of a permanent structure with appropriate surveillance. 2. The distance between each cycle rack, and cycle racks and other obstructions, e.g. a wall, allows for appropriate access to the cycle storage space, to enable bikes to be easily stored and accessed. 3. The storage facility or entrance to the facility is in a prominent site location that is viewable/overlooked from either an occupied building or a main access to a building. 4. The cycle storage facility has adequate lighting, this could be demonstrated with the lighting criteria defined in BREEAM issue Hea 01 Visual comfort. The lighting must be controlled to avoid out-of-hours use and operation during daylight hours, where there is sufficient daylight in or around the facility.	Design drawings and/or relevant section/clauses of the building specification or contract	1	1	0	Architect	
Tra 3b - Cycle Facilities	At least two of the following compliant facilities must be provided for the building users: a. Compliant showers • Provision of one shower for every 10 cycle storage spaces, subject to a minimum provision of one shower. • Any development providing eight showers or more will comply regardless of the number of cycle storage spaces provided. • Both male and female users must be catered for i.e. either separate showers within shared gender-specific facilities (required provision split 50-50) or single shower cubicles and changing space for mixed use. • The showers do not need to be dedicated to cyclists and can be those shared with other users/uses. b. Compliant changing facilities • Appropriately sized for the likely/required number of users. The assessor should use their judgement to determine whether the changing area is appropriately sized given the number of cycle storage spaces or • Changing areas must include adequate space and facilities to hang or store clothing and equipment while changing or showering, e.g. bench seat and/or hooks. • Toilet/shower cubicles cannot be counted as changing facilities. c. Compliant lockers • The number of lockers is at least equal to the number of cycle spaces required. • Lockers are either in or adjacent to compliant changing rooms. • The lockers are sized appropriately for the storage of a cyclist's equipment. d. Compliant drying spaces • A compliant drying space is defined as a space that is specifically designed and designated with adequate heating/ventilation for the drying of wet clothes. A plant room for example is not a compliant drying space.	Design drawings and/or relevant section/clauses of the building specification or contract	1	1	0	Architect	
Tra 05 Travel plan							
Tra 05a Travel Plan	One credit 1.A travel plan has been developed as part of the feasibility and design stages. 2. A site specific travel assessment/statement has been undertaken to ensure the travel plan is structured to meet the needs of the particular site and covers the following (as a minimum): a. Where relevant, existing travel patterns and opinions of existing building or site users towards cycling and walking so that constraints and opportunities can be identified. b. Travel patterns and transport impact of future building users. c. Current local environment for walkers and cyclists (accounting for visitors who may be accompanied by young children) d. Disabled access (accounting for varying levels of disability and visual impairment) e. Public transport links serving the site f. Current facilities for cyclists. 3. The travel plan includes a package of measures to encourage the use of sustainable modes of transport and movement of people and goods during the buildings operation and use. 4. If the occupier is known, they must be involved in the development of the travel plan and they must confirm that the travel plan will be implemented post construction and be supported by the buildings management in operation.	A copy of the Travel Plan. A copy of the site-specific transport survey/assessment. Design drawings demonstrating examples of design measures implemented in support the travel plan's findings. OR Where a detailed site plan is not available, a formal letter from the client confirming that measures will be implemented into the final design in support the travel plan's findings. A letter of confirmation from either the building's occupier, or in the case of a speculative development, the developer.	1	0	0	Transport Consultant	A travel plan is still required even if the end user/occupier is not know, albeit that it may only be an interim travel plan or one that broadly addresses all the issues covered in the assessment criteria. The developer must confirm that they will hand over a copy of the travel plan to the building's future tenant(s)/owner-occupier, so that it may inform their own travel plan/strategy.

BREEAM NC 2014 Criteria		Potential Design stage Evidence Approach	Credits Available	Current Targeted	Additional Potential	Resp.	Comments
Wat 02 Water monitoring - <i>Mini. Standards - For Good, Very Good, Excellent and Outstanding, meeting Wat 2a - Water Monitoring, criterion 1 only.</i>							
Wat 2a - Water Monitoring	1. The specification of a water meter on the mains water supply to each building; this includes instances where water is supplied via a borehole or other private source. 3. Each meter (main and sub) has a pulsed output to enable connection to a Building Man-agement System (BMS) for the monitoring of water consumption. 4. If the site on which the building is located has an existing BMS, managed by the same occu-pier/owner (as the new building), the pulsed water meter(s) for the new building must be connected to the existing BMS.		1	1	0	M&E	Criterion 1 must be met.
Wat 03 Water leak detection and prevention							
Wat 03a - Leak Detection System	1. A leak detection system which is capable of detecting a major water leak on the mains water supply <u>within the building and between the building and the utilities water meter.</u> 2. The leak detection system is: a. Audible when activated b. Activated when the flow of water passing through the water meter/data logger is at a flow rate above a pre-set maximum for a pre-set period of time c. Able to identify different flow and therefore leakage rates, e.g. continuous, high and/or low level, over set time periods d. Programmable to suit the owner/occupiers' water consumption criteria e. Where applicable, designed to avoid false alarms caused by normal operation of large water-consuming plant such as chillers.	Relevant section/clauses of the building specification or contract Design drawings Manufacturers product details	1	0	1	M&E	
Wat 04 Water efficient equipment							
Wat 04a - Water Efficient Equipment	One credit 1. The design team has identified all unregulated water demands that could be realistically mitigated or reduced. 2. System(s) or processes have been identified to reduce the unregulated water demand, and demonstrate, through either good practice design or specification, a meaningful reduction in the total water demand of the building. The following are some examples of solutions deemed to satisfy compliance for a number of different building types or functions (where the unregulated water demand for that function is one of/the significant contributor in the building): 1. Drip-fed subsurface irrigation incorporating soil moisture sensors. The irrigation control should be zoned to permit variable irrigation to different planting assemblages. 2. Reclaimed/recovered water from a rainwater collection or waste water recovery system, with appropriate storage, i.e. greywater collection from building functions or processes that use potable water, e.g. vehicle wash, training water in fire stations, sanitary facilities, irrigation etc. This should take into account the Government Buying Standards where appropriate to the building type. 3. External landscaping and planting that relies solely on precipitation, during all seasons of the year. 4. All planting specified is restricted to contextually appropriate species that thrive without irrigation and will continue to do so in those conditions likely as a result of climate change, i.e. typically warmer and drier conditions.	Documentation detailing the planting and irrigation strategy Relevant section/clauses of the building specification or contract AND/OR design drawings (where necessary) Manufacturers product details	1	1	0	Design Team	Where no irrigation systems are specified, and therefore there are no unregulated water demands for the building, this issue can be awarded by default for these shell and core assessment options.
Mat 01 Life cycle impacts							
Mat 1a - Green Guide Materials	Up to six credits are available, determined by the Green Guide to Specification ratings for the following major building/finishing elements: • External walls • Windows • Roof • Upper floor slab • Floor finishes / coverings Where an independently verified third-party Environmental Product Declaration (EPD), covering part of or the whole life cycle, is available for a material/product that forms part of an assessed building element, this can be used to increase the contribution of that element to the building's Mat 01 performance Life cycle Green House Gas emissions (kgCO2 eq.) for each element are also required to be reported based on a 60-year building life. Where specific data is not available for a product or element, generic data should be used. Generic data can be obtained from the online Green Guide for each element and must be entered in to the BREEAM Mat 01 calculator.	Specification providing a detailed description of each applicable element and its constituent materials specification. Design drawings or specification detailing the location and area (m2) of each applicable element. A copy of the output from the BREEAM Mat 01 calculator, including Green Guide rating and element number1 for each specification assessed. And if relevant: 1. Copies of Environmental Product Declarations 2. A link/reference to the EPD's Product Category Rules 3. Online Green Guide calculator output 4. Environmental Profile certificate(s) (or certificate number)	5	4	1	Architect	
Mat 02 Hard landscaping and boundary protection							
Mat 2a - Mat 02 Hard landscaping and boundary protection	Where at least 80% of all external hard landscaping and boundary protection (by area) achieves an A or A+ rating, as defined in the Green Guide to Specification. Green Guide ratings for the specification(s) of each element can be found at: www.thegreenguide.org.uk	Relevant section/clauses of the building specification or contract and/or design drawings and calculations confirming: 1. A detailed description of each applicable element and its constituent materials. 2. Location and area (m2) of each applicable element. The Green Guide rating and element number for the assessed specifications.	1	1	0	Civil Engineer	
Mat 03 Responsible sourcing of materials: <i>Mini. Standards - For all BREEAM ratings, criterion 1 must be met.</i>							
Mat 03a Pre-requisite	Pre-requisite 1. All timber and timber based products used on the project is 'Legally harvested and traded timber ' Note: a. It is a minimum requirement for achieving a BREEAM rating (for any rating level) that compliance with criterion 1 is confirmed. b. For other materials there are no pre-requisite requirements at this stage.	Design plan and/or specification confirming: 1. The building elements. 2. Details of the materials specification for each element.	-	-	-	Principal Contractor	Criterion 1 must be met.
Mat 03b Sustainable procurement plan	One credit - Sustainable procurement plan 2. The Contractor sources materials for the project in accordance with a documented sustainable procurement plan covering the following as minimum: a. Risks and opportunities are identified against a broad range of social, environmental and economic issues. BS 8902:2009 Responsible sourcing sector certification schemes for construction products- Specification can be used as a guide to identify these issues. b. Aims, objectives and targets to guide sustainable procurement activities. c. The strategic assessment of sustainably sourced materials available locally and nationally. There should be a policy to procure materials locally where possible. d. Procedures are in place to check and verify that the sustainable procurement plan is being implemented/adhered to on individual projects. These could include setting out measurement criteria, methodology and performance indicators to assess progress and demonstrate success.	A copy of the output from the BREEAM Mat 03 calculator AND EITHER 1. A letter of intent from the design team or other detailed documentary evidence confirming the product shall be sourced from suppliers capable of providing certification to the level required for the particular tier claimed OR 2. A copy of the relevant responsible sourcing scheme certificate(s) for the relevant specifications/products. Recycled materials Documentation stating specific recycled materials A letter of intent to use suppliers who can provide an EMS certificate (or equivalent) for the recycling process. Timber procurement Written confirmation from the supplier/s that all timber is sourced in compliance with the UK Government Timber Procurement Policy for legal and sustainable sourcing OR Copies of the actual chain of custody evidence in accordance with CPET requirements OR A specification or letter of intent from the design team confirming that all timber will be procured in accordance with the policy.	1	1	0	Principal Contractor	
Mat 03b Sustainable procurement plan	Up to 3 credits are available where evidence provided demonstrates that the assessed materials in the following building elements are responsibly sourced: 1. Ceiling (including ceiling finishes) 2. Door/window 3. Floor (including floor finishes) 4. Insulation 5. Internal partition/internal walls (including finishes) 6. Roof (including roof finishes) 7. Structure, primary and secondary 8. External wall (e.g cladding, lining, render, including finishes) 9. Building service 10. Hard landscaping 11. Other		3	2	0	Principal Contractor	

BREEAM NC 2014 Criteria		Potential Design stage Evidence Approach	Credits Available	Current Targeted	Additional Potential	Resp.	Comments																		
Mat 04 Insulation																									
Mat 04a - Embodied Energy	1. Any new insulation specified for use within the following building elements must be assessed: a. External walls b. Ground floor c. Roof d. Building services Embodied impact 2. The Green Guide rating for the thermal insulation materials must be determined. Green Guide ratings for thermal insulation can be found at: www.thegreenguide.org.uk (please refer to the Compliance notes for guidance where specific insulation has been assessed within an element for BREEAM issue Mat 01). 3. The Insulation Index for the building insulation is the same as or greater than 2. 4. The Insulation Index is calculated using the BREEAM Mat 04 calculator which uses the following calculation methodology: For each type of thermal insulation used in the relevant building elements, the volume weighted thermal resistance provided by each type of insulation is calculated as follows: a. (Area of insulation (m2) x thickness(m)) / Thermal Conductivity (W/ m.K) OR b. Total volume of insulation used (m3) / Thermal conductivity (W/m.K) The volume weighted thermal resistance for each insulation material is then multiplied by the relevant Green Guide point(s) from the following table to give the Green Guide Rating corrected value:	Design drawings AND/OR relevant section/clauses of the building specification or contract confirming: 1. The location of insulating materials. 2. The area (m2) and thickness (m) or volume (m3) of insulation specified. Manufacturer's technical details confirming the thickness and thermal conductivity of the insulating materials specified. A copy of the output from the BREEAM Mat 04 calculator. The Green Guide rating and element number for the assessed insulation specifications. And if relevant: 1. Copies of Environmental Product Declarations 2. A link/reference to the EPD's Product Category Rules 3. Online Green Guide calculator output 4. Environmental Profile certificate(s) (or certificate number)	1	1	0	Architect/ M&E																			
Mat 05 Designing for durability and resilience																									
Mat 05a - Designing for Durability and Resilience	Protecting vulnerable parts of the building from damage. 1. Areas of the building have been identified (both internal and external) where vehicular, trolley and pedestrian movement occur. 2. The design incorporates suitable durability and protection measures or design features/solutions to prevent damage to the vulnerable parts of the building. This must include, but is not necessarily limited to: a. Protection from the effects of high pedestrian traffic in main entrances, public areas and thoroughfares (corridors, lifts, stairs, doors etc). b. Protection against any internal vehicular/trolley movement within 1m of the internal building fabric in storage, delivery, corridor and kitchen areas. c. Protection against, or prevention from, any potential vehicular collision where vehicular parking and manoeuvring occurs within 1m of the external building façade for all car parking areas and within 2m for all delivery areas. Suitable durability and protection measures to vulnerable parts of the building can include: 1. Bollards/barriers/raised kerbs to delivery and vehicle drop-off areas 2. Robust external wall construction, up to 2m high 3. Corridor walls specified to Severe Duty (SD) as per BS 5234-2 and, for healthcare buildings, Health Technical Memorandum 56 – Partitions 4. Protection rails to walls of corridors 5. Kick plates/impact protection (from trolleys etc) on doors 6. Hard-wearing and easily washable floor finishes in heavily used circulation areas (i.e. main entrance, corridors, public areas etc) 7. Designing out the risk without the need for additional materials specification to protect vulnerable areas. Protecting exposed parts of the building from material degradation 2. The relevant building elements incorporate appropriate design and specification measures to limit material degradation due to environmental factors.	Design drawings illustrating vulnerable areas/parts of the building. Design drawings and/or relevant section/clauses of the building specification or contract confirming the durability measures specified.	1	1	0	Architect																			
Mat 06 Material efficiency																									
Mat 06 - Material Efficiency	One credit 1. Opportunities have been identified, and appropriate measures investigated and implemented, to optimise the use of materials in building design, procurement, construction, maintenance and end of life , 2. The above is carried out by the design/construction team in consultation with the relevant parties (see CN3) at each of the following RIBA stages: a. Preparation and Brief b. Concept Design c. Developed Design d. Technical Design e. Construction. All parties (as relevant to the project stage) involved in the design, specification and/or construction of the building should be consulted. e.g. reports (at Preparation and Brief stage) outlining the activity relating to material efficiency (ideas discussed, analysis and decisions taken); drawings or building integrated model (BIM), calculations showing reduction of material use through design (Concept Design/Developed Design stages); meeting notes, construction program, responsibilities schedule (indicating parties consulted).	A copy of the report	1	0	0	Design Team																			
Wst 01 Construction waste management : <i>Mini. Standards - One credit is required for Outstanding.</i>																									
Wst 01a Construction resource efficiency	Up to three credits - Construction resource efficiency 1. Where a Resource Management Plan (RMP) has been developed covering the non-hazardous waste related to on-site construction and dedicated off-site manufacture or fabrication (including demolition and excavation waste) generated by the building's design and construction (see CN3). 2. Where construction waste related to on-site construction and dedicated off-site manufacture/fabrication (excluding demolition and excavation waste) meets or is lower than the following: <table><thead><tr><th>BREEAM credits</th><th colspan="2">Amount of waste generated per 100m² (gross internal floor area)</th></tr><tr><th></th><th>m³</th><th>tonnes</th></tr></thead><tbody><tr><td>One credit</td><td>≤ 13.3</td><td>≤ 11.1</td></tr><tr><td>Two credits</td><td>≤ 7.5</td><td>≤ 6.5</td></tr><tr><td>Three credits</td><td>≤ 3.4</td><td>≤ 3.2</td></tr><tr><td>Exemplary level</td><td>≤ 1.6</td><td>≤ 1.9</td></tr></tbody></table> Note - Volume (m3) is actual volume of waste (not bulk volume). 3. Where existing buildings on the site will be demolished a pre-demolition audit of any existing buildings, structures or hard surfaces is completed to determine if, in the case of demolition, refurbishment/reuse is feasible and, if not, to maximise the recovery of material from demolition for subsequent high grade/value applications. The audit must be referenced in the RMP and cover: a. Identification of the key refurbishment/demolition materials. b. Potential applications and any related issues for the reuse and recycling of the key refurbishment and demolition materials in accordance with the waste hierarchy.	BREEAM credits	Amount of waste generated per 100m² (gross internal floor area)			m³	tonnes	One credit	≤ 13.3	≤ 11.1	Two credits	≤ 7.5	≤ 6.5	Three credits	≤ 3.4	≤ 3.2	Exemplary level	≤ 1.6	≤ 1.9	A copy of the compliant Site Waste Management Plan and where relevant, a copy of the pre-demolition audit AND/OR Relevant section/clauses of the building specification or contract AND/OR A letter from the client or their representative	3	2	0	Principal Contractor	
BREEAM credits	Amount of waste generated per 100m² (gross internal floor area)																								
	m³	tonnes																							
One credit	≤ 13.3	≤ 11.1																							
Two credits	≤ 7.5	≤ 6.5																							
Three credits	≤ 3.4	≤ 3.2																							
Exemplary level	≤ 1.6	≤ 1.9																							
Wst 01b Waste Diverted from Landfill	One credit - Diversion of resources from landfill 4. The following percentages of non-hazardous construction (on-site and off-site manufacture/fabrication in a dedicated facility), demolition and excavation waste (where applicable) generated by the project have been diverted from landfill: <table><thead><tr><th>BREEAM Credits</th><th>Type of waste</th><th>Volume</th><th>Tonage</th></tr></thead><tbody><tr><td rowspan="2">One credit</td><td>Non demolition</td><td>70%</td><td>80%</td></tr><tr><td>Demolition</td><td>80%</td><td>90%</td></tr></tbody></table> 5. Waste materials will be sorted into separate key waste groups as per the table above (according to the waste streams generated by the scope of the works) either on-site or through a licensed contractor for recovery.	BREEAM Credits	Type of waste	Volume	Tonage	One credit	Non demolition	70%	80%	Demolition	80%	90%	A copy of the compliant Site Waste Management Plan and where relevant, a copy of the pre-demolition audit AND/OR Relevant section/clauses of the building specification or contract AND/OR A letter from the client or their representative	1	1	0	Principal Contractor								
BREEAM Credits	Type of waste	Volume	Tonage																						
One credit	Non demolition	70%	80%																						
	Demolition	80%	90%																						

BREEAM NC 2014 Criteria		Potential Design stage Evidence Approach	Credits Available	Current Targeted	Additional Potential	Resp.	Comments																		
Wst 02 Recycled aggregates																									
Wst 02a Recycled Aggregates	One credit - Recycled aggregates 1. The percentage of high grade aggregate that is recycled or secondary aggregate, specified in each application (present) must meet the following minimum % levels (by weight or volume) to contribute to the total amount of recycled or secondary aggregate, as specified in: <table><thead><tr><th>Application</th><th>Min % One credit</th></tr></thead><tbody><tr><td>Bound</td><td></td></tr><tr><td>Structural frame</td><td>15%</td></tr><tr><td>Bitumen or hydraulically bound base, binder, and surface courses for paved areas and roads</td><td>30%</td></tr><tr><td>Building foundations</td><td>20%</td></tr><tr><td>Concrete road surfaces</td><td>15%</td></tr><tr><td>Unbound</td><td></td></tr><tr><td>Pipe bedding</td><td>100%</td></tr><tr><td>Granular fill and capping (see Relevant definitions section)</td><td>100%</td></tr></tbody></table> 2. The total amount of high grade aggregate specified for the development. Where the minimum level in criterion 1 is not met for an application, all the aggregate in that application must be considered as primary aggregate when calculating the total high grade aggregate specified. 3. The recycled or secondary aggregates are EITHER: a. Construction, demolition and excavation waste obtained on-site or off-site OR b. Secondary aggregates obtained from a non-construction post-consumer industrial by product source (see Relevant definitions section).	Application	Min % One credit	Bound		Structural frame	15%	Bitumen or hydraulically bound base, binder, and surface courses for paved areas and roads	30%	Building foundations	20%	Concrete road surfaces	15%	Unbound		Pipe bedding	100%	Granular fill and capping (see Relevant definitions section)	100%	Relevant section/clauses of the building specification or contract Project team calculations Documentation confirming the source of recycled/secondary aggregates and that the required amount can be provided	1	0	0	Design Team	
Application	Min % One credit																								
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Pipe bedding	100%																								
Granular fill and capping (see Relevant definitions section)	100%																								
Wst 03 Operational waste: <i>Mini. Standards - One credit is required for Excellent and Outstanding.</i>																									
Wst 3a - Operational Waste	One credit - Operational waste 1. Dedicated space(s) is provided for the segregation and storage of operational recyclable waste volumes generated by the assessed building/unit, its occupant(s) and activities. This space must be: a. Clearly labelled, to assist with segregation, storage and collection of the recyclable waste streams b. Accessible to building occupants or facilities operators for the deposit of materials and collections by waste management contractors c. Of a capacity appropriate to the building type, size, number of units (if relevant) and predicted volumes of waste that will arise from daily/weekly operational activities and occupancy rates. Where it is not possible to determine what provision should be made, the following guide for minimum storage space provision should be used: 1. At least 2m² per 1000m² of net floor area for buildings < 5000m² 2. A minimum of 10m² ≥ 5000m² 3. An additional 2m² per 1000m² of net floor area where catering is provided (with an additional minimum of 10m² for buildings ≥ 5000m²). The net floor area should be rounded up to the nearest 1000m² 2. Where the consistent generation in volume of the appropriate operational waste streams is likely to exist, e.g. large amounts of packaging or compostable waste generated by the building's use and operation, the following facilities are provided: a. Static waste compactor(s) or baler(s); situated in a service area or dedicated waste management space. b. Vessel(s) for composting suitable organic waste resulting from the building's daily operation and use; OR adequate space(s) for storing segregated food waste and compostable organic material prior to collection and delivery to an alternative composting facility. c. Where organic waste is to be stored/composted on-site, a water outlet is provided adjacent to or within the facility for cleaning and hygiene purposes.	Design drawings and/or relevant section/clauses of the building specification or contract confirming provision and scope of dedicated facilities. Project team meeting minutes / letter confirming likely building waste streams and indicative volumes.	1	1	0	Architect																			
Wst 05 Adaptation to climate change																									
Wst 05a Adaptation to climate change	One credit - Adaptation to climate change – structural and fabric resilience A number of BREEAM issues within the New Construction scheme contain assessment criteria which aim to support mitigation of the impacts of extreme weather events arising from climate change. The main credit in this issue focuses on structural and fabric resilience not covered in other issues. An Exemplary credit is awarded where a holistic approach on adaptation to climate change has been covered, demonstrated by achieving credits in other issues. The following is required to demonstrate compliance: One credit - Adaptation to climate change – structural and fabric resilience 1. Conduct a climate change adaptation strategy appraisal for structural and fabric resilience by the end of Concept Design (RIBA Stage 2 or equivalent), in accordance with the following approach: a. Carry out a systematic (structural and fabric resilience specific) risk assessment to identify and evaluate the impact on the building over its projected life cycle from expected extreme weather conditions arising from climate change and, where feasible, mitigate against these impacts. The assessment should cover the following stages: i. Hazard identification ii. Hazard assessment iii. Risk estimation iv. Risk evaluation v. Risk management.	Relevant section/clauses of the building specification or contract Design drawings Report/ Study	1	0	0	Design Team																			
Wst 06 Functional adaptability																									
Wst 6a Functional adaptability	One credit - Functional adaptability 1. A building-specific functional adaptation strategy study has been undertaken by the client and design team by Concept Design (RIBA Stage 2 or equivalent), which includes recommendations for measures to be incorporated to facilitate future adaptation. This should consider: • The potential for major refurbishment, including replacing the façade. • Design aspects that facilitate the replacement of all major plant within the life of the building e.g. panels in floors/walls that can be removed without affecting the structure, providing lifting beams and hoists. • The degree of adaptability of the internal environment to accommodate changes in working practices. • The degree of adaptability of the internal physical space and external shell to accommodate change in-use. • The extent of accessibility to local services, such as local power, data infrastructure etc. 2. Functional adaptation measures have been implemented (RIBA Stage 4 or equivalent) in accordance with the functional adaptation strategy recommendations, where practical and cost effective. Omissions have been justified in writing to the assessor. The implementation will be specific to the building and scope of project, but information should be made available to the assessor covering: • The feasibility for multiple/alternative building uses and area functions e.g.related to structural design of the building • Options for multiple building uses and area functions based on design details e.g. modularity • Routes and methods for major plant replacement e.g.networks and connections have flexibility and capacity for expansion • Accessibility for local plant and service distribution routes e.g.detailed information on building conduits and connections infrastructure • The potential for the building to be extended, horizontally and/or vertically.	A copy of the study.	1	1	0	Design Team																			
LE 01 Site selection																									
LE 01a Previously Developed Land	One credit - Previously occupied land 1. At least 75% of the proposed development's footprint is on an area of land which has previously been occupied by industrial, commercial or domestic buildings or fixed surface infrastructure.	Design drawings (including existing site plan), report or site photographs confirming: Type and duration of previous land use. Area (m2) of previous land use. Proposed site plan showing; Location and footprint (m2) of proposed development and temporary works.	1	1	0	Architect																			
LE 1b - Contaminated Land	2. The site is deemed to be significantly contaminated as confirmed by a contaminated land specialist's site investigation, risk assessment and appraisal, which has identified: a. The degree of contamination b. The contaminant sources/types c. The options for remediating sources of pollution which present an unacceptable risk to the site. 3. The client or Contractor confirms that remediation of the site will be carried out in accordance with the remediation strategy and its implementation plan.	For 2: A copy of the specialist's land contamination report. Design drawings (including existing site plan) showing contaminated areas and areas to be remediated in relation to any proposed development. For 3: A letter from the Contractor or remediation contractor confirming: 1. The remediation strategy for the site. 2. Summary details of the implementation plan. If a contractor has not yet been appointed, a letter from the client, or their representative confirming that the appointed contractor will undertake necessary remediation works to mitigate the risks identified in the specialist report.	1	0	0	Architect																			

BREEAM NC 2014 Criteria		Potential Design stage Evidence Approach	Credits Available	Current Targeted	Additional Potential	Resp.	Comments
LE 02 Ecological value of site and protection of ecological features							
LE2a - Ecological value of site	One credit - Ecological value of site 1. Land within the construction zone is defined as 'land of low ecological value' using either: a. The BREEAM checklist for defining land of low ecological value (see Additional Information section below) OR b. A Suitably Qualified Ecologist who has identified the land as being of 'low ecological value' within an ecological assessment report, based on a site survey.	A completed copy of Table 11-1 signed and dated by the client or a design team member AND EITHER Plans, site photographs and specifications confirming presence, or otherwise, of ecological features and the protection measures specified. OR Ecologist's report highlighting information required in accordance with the Appendix F 'Relating Ecology Reports to BREEAM'.	1	0	0	Ecologist	
LE2b - Protection of ecological features	One credit - Protection of ecological features 2. All existing features of ecological value within and surrounding the construction zone and site boundary area are adequately protected from damage during clearance, site preparation and construction activities in line with BS42020: 2013. 3. In all cases, the Contractor is required to construct ecological protection recommended by the SQE, prior to any preliminary site construction or preparation works (e.g. clearing of the site or erection of temporary site facilities).	Plans, site photographs and specifications confirming presence, or otherwise, of ecological features and the protection measures specified. OR Ecologist's report highlighting information required in accordance with BREEAM	1	0	0	Ecologist/ Principal Contractor	
LE 03 Mitigating ecological impact: <i>Mini. Standards - One credit is required for Very Good, Excellent and Outstanding.</i>							
LE3a Change in ecological value	Two credits - Change in ecological value 1 1. The change in ecological value of the site is equal to or greater than zero plant species, i.e. no negative change, using the methods outlined in either (a) or (b) below: a. Determine the following information and input this data in to the BREEAM LE 03/LE 04 calculator: i. The broad habitat type(s) that define the landscape of the assessed site in its existing pre-developed state and proposed state. ii. Area (m2) of the existing and proposed broad habitat types. OR b. Where a Suitably Qualified Ecologist (SQE) has been appointed and, based on their site survey, they confirm the following and either the assessor or ecologist inputs this data in to the BREEAM LE 03/LE 04 calculator: i. The broad habitat types that define the landscape of the assessed site in its existing pre-developed state and proposed state. ii. Area (m2) of the existing and proposed broad habitat plot types. iii. Average total taxon (plant species) richness within each habitat type. One credit - Change in ecological value 2 2. Where the change in ecological value of the site is less than zero but equal to or greater than minus nine plant species i.e. a minimal change, use the methods outlined in either 1(a) or (b) above.	Design drawings including proposed and existing (pre-development) site plan/survey. AND EITHER 1. A completed copy of the BREEAM LE 03/LE 04 calculator OR 2. Ecologist's report highlighting information required by BREEAM. Written confirmation from the client/design team detailing how the ecologist's recommendations will be implemented.	2	1	0	Ecologist	One credit must be achieved.
LE 04 Enhancing site ecology							
LE4a Ecologist's report and recommendations	One credit - Ecologist's report and recommendations 1. A suitably qualified ecologist (SQE) has been appointed by the client or their project representative by the end of the Preparation and Brief stage (RIBA Stage 1 or equivalent) to advise on enhancing the ecology of the site at an early stage. 2. The SQE has provided an Ecology Report with appropriate recommendations for the enhancement of the site's ecology at Concept Design stage (RIBA Stage 2 or equivalent). The report is based on a site visit/survey by the SQE 3. The early stage advice and recommendations of the Ecology Report for the enhancement of site ecology have been, or will be, implemented in the final design and build.	Ecologist's report Design drawings including proposed and existing (pre-development) site plan/survey Written confirmation from the client/design team confirming how the ecologist's recommendations will be implemented.	1	0	0	Ecologist/ Principal Contractor	
LE4b Increase in ecological value	One credit - Increase in ecological value 4. The criteria of the first credit are met. 5. The recommendations of the Ecology Report for the enhancement of site ecology have been implemented in the final design and build, and the SQE confirms that this will result in an increase in ecological value of the site, with an increase of six plant species or greater 6. The increase in plant species has been calculated using the BREEAM LE 03/LE 04 calculator, using actual plant species numbers.	Ecologist's report Design drawings including proposed and existing (pre-development) site plan/survey Written confirmation from the client/design team confirming how the ecologist's recommendations will be implemented.	1	0	0	Ecologist/ Principal Contractor	
LE 05 Long term impact on biodiversity							
LE5a - Long term impact on biodiversity	1a. One credit can be awarded where there is a commitment to achieve the mandatory criteria and at least two of the additional criteria. 1b. Two credits can be awarded where there is a commitment to achieve the mandatory criteria and at least four of the additional criteria Mandatory criteria 2. A suitably qualified ecologist (SQE) has been appointed prior to commencement of activities on site. 3. The suitably qualified ecologist confirms that all relevant UK and EU legislation relating to protection and enhancement of ecology has been complied with during the design and construction process. 4. A landscape and habitat management plan, appropriate to the site, is produced covering at least the first five years after project completion. This is to be handed over to the building occupants and includes: a. Management of any protected features on site b. Management of any new, existing or enhanced habitats c. A reference to the current or future site level or local Biodiversity Action Plan. Additional criteria 5. The Contractor nominates a 'Biodiversity Champion' with the authority to influence site activities and ensure that detrimental impacts on site biodiversity are mini+E165mised in line with the recommendations of a suitably qualified ecologist. 6. The Contractor trains the site workforce on how to protect site ecology during the project. Specific training must be carried out for the entire site workforce to ensure they are aware of how to avoid damaging site ecology during operations on site. Training should be based on the findings and recommendations for protection of ecological features highlighted within a report prepared by a suitably qualified ecologist. 7. The Contractor records actions taken to protect biodiversity and monitor their effectiveness throughout key stages of the construction process. The requirement commits the Contractor to make such records available where publicly requested. 8. Where a new ecologically valuable habitat, appropriate to the local area, is created. This includes habitat that supports nationally, regionally or locally important biodiversity, and/or which is nationally, regionally or locally important itself; including any habitat listed in the UK Biodiversity Action Plan (UK BAP)2 , Local Biodiversity Action Plan (LBAP), those protected within statutory sites (e.g. SSSIs), or those within non-statutory sites identified in local plans. 9. Where flora and/or fauna habitats exist on site, the contractor programmes site works to minimise disturbance to wildlife. For example, site preparation, ground works, and land-scaping have been, or will be, scheduled at an appropriate time of year to minimise disturbance to wildlife. Timing of works may have a significant impact on, for example, breeding birds, flowering plants, seed germination, amphibians etc. Actions such as phased clearance of vegetation may help to mitigate ecological impacts. This additional requirement will be achieved where a clear plan has been produced detailing how activities will be timed to avoid any impact on site biodiversity in line with the recommendations of a suitably qualified ecologist. Education buildings (pre-schools, schools and sixth form colleges only) 10. A partnership has been set up by the design team with a local group that has wildlife expertise (e.g. local wildlife trust or similar local body) and the group has: a. Provided advice early in the design process regarding protecting and/or providing habitat for species of local importance on the site. b. Provided advice to ensure the design is in keeping with the local environment. In par-ticular this should draw on their local knowledge of any features or species of eco-logical interest on or near the site. c. Provided or will continue to provide ongoing support and advice to the educational establishment to help them manage, maintain and develop the outdoor space in the longer term. A suitable starting point for discussion with the local wildlife group would be to ask for advice on how to take account of the Local Biodiversity Action Plan (LBAP) in the school/college landscape design.	For 1 to 4: Ecologist's report highlighting information required in Appendix F or a copy of Appendix F completed by the ecologist AND EITHER A copy of the site's landscape and habitat management plan OR Relevant section/clauses of the building specification or contract confirming its development and scope OR A letter from the client confirming a commitment to produce the management plan and its' scope For 5: Relevant section/clauses of the building specification or contract or an appointment letter from the Contractor. For 6: Training schedule or letter of confirmation from the Contractor committing to provide relevant training OR A copy of the specification clause requiring the training of the site's workforce by the Contractor. For 7:A letter from the Contractor confirming monitoring and reporting criteria for the development OR A copy of the specification clause requiring the Contractor to undertake monitoring and reporting. For 8: A copy of the proposed site plan highlighting the new ecologically valuable habitat. A SQE's report or letter confirming that the habitat supports the relevant biodiversity action plan(s) For 9: The SQE's report or letter confirming actions required with respect to programming site works to minimise disturbance. The Contractor's programme of works. OR Relevant section/clauses of the building specification or contract confirming that the programme of site works will minimise disturbance to wildlife in accordance with the SQE's recommendations. For 10: Documentary evidence from the design team or wildlife group confirming: 1. Scope of the partnership. 2.Details and remit of the wildlife group. 3.A description of the process for ongoing support that the group commit to give to the partnership. 4.Details of meetings and actions to date	2	0	2	Ecologist/ Principal Contractor	

BREEAM NC 2014 Criteria		Potential Design stage Evidence Approach	Credits Available	Current Targeted	Additional Potential	Resp.	Comments
Pol 03 Surface water run off							
Pol 03a Flood resilience	Up to two credits - Flood resilience Two credits - Low flood risk 1. Where a site-specific flood risk assessment (FRA) confirms the development is situated in a flood zone that is defined as having a low annual probability of flooding (in accordance with current best practice national planning guidance). The FRA must take all current and future sources of flooding into consideration. One credit - Medium/high flood risk 2. Where a site-specific FRA confirms the development is situated in a flood zone that is defined as having a medium or high annual probability of flooding and is not in a functional floodplain (in accordance with current best practice national planning guidance). The FRA must take all current and future sources of flooding into consideration. 3. To increase the resilience and resistance of the development to flooding, one of the following must be achieved: a. The ground level of the building and access to both the building and the site, are designed (or zoned) so they are at least 600mm above the design flood level of the flood zone in which the assessed development is located; OR c. The final design of the building and the wider site reflects the recommendations made by an appropriate consultant in accordance with the hierarchy approach outlined in section 5 of BS 8533:2011	Flood risk assessment Design drawings Where appropriate, correspondence from the appropriate statutory body confirming reduced annual probability of flooding due to existing flood defences.	2	2	0	Civil Engineer	
Pol 03b - Surface Water Run Off	Pre-requisite 4. An Appropriate Consultant is appointed to carry out, demonstrate and/or confirm the development's compliance with the following criteria: One credit 5. Where drainage measures are specified to ensure that the peak rate of run-off from the site to the watercourses (natural or municipal) is no greater for the developed site than it was for the pre-development site. This should comply at the 1 year and 100 year return period events. 6. Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified SuDS are in place. 7. Calculations include an allowance for climate change; this should be made in accordance with current best practice planning guidance.	Statement from the appropriate consultant confirming that they are qualified in line with the BREEAM definition. Consultants report containing all information necessary to demonstrate compliance including. 1.Type and storage volume (l) of the drainage measures 2. Total area of hard surfaces (m2) 3. Peak/Volume flow rates (l/s) pre and post development for the return period events 4. Additional allowance for climate change designed in to the system . 5. Impact on the building of flooding from local drainage system failure	1	1	0	Civil Engineer	
Pol 03c- Surface Water Run Off	Pre-requisite 4. An appropriate consultant is appointed to carry out, demonstrate and/or confirm the following criteria: One credit 8. Where flooding of property will not occur in the event of local drainage system failure (caused either by extreme rainfall or a lack of maintenance) AND EITHER 9. Drainage design measures are specified to ensure that the post development run-off volume, over the development lifetime, is no greater than it would have been prior to the assessed site's development for the 100-year 6-hour event, including an allowance for climate change (see criterion 14). 10. Any additional predicted volume of run-off for this event is prevented from leaving the site by using infiltration or other Sustainable Drainage System (SuDS) techniques. OR (only where criteria 9 and 10 for this credit cannot be achieved): 11. Justification from the Appropriate Consultant indicating why the above criteria cannot be achieved i.e. where infiltration or other SuDS techniques are not technically viable options. 12. Drainage design measures are specified to ensure that the post development peak rate of run-off is reduced to the limiting discharge.. The limiting discharge is defined as the following and the option with the highest flow rate must be achieved; a. The pre development 1-year peak flow rate OR b. The mean annual flow rate Qbar OR c. 2l/s/ha Note that for the 1-year peak flow rate the 1 year return period event criterion applies (as described in the peak run off criteria above). 13. Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified SuDS are in place. 14. For either option, above calculations must include an allowance for climate change; this should be made in accordance with current best practice planning guidance.	Statement from the appropriate consultant confirming that they are qualified in line with the BREEAM definition. Consultants report containing all information necessary to demonstrate compliance including. 1.Type and storage volume (l) of the drainage measures 2. Total area of hard surfaces (m2) 3. Peak/Volume flow rates (l/s) pre and post development for the return period events 4. Additional allowance for climate change designed in to the system . 5. Impact on the building of flooding from local drainage system failure Maintenance agreements	1	1	0	Civil Engineer	
Pol 03d Minimising Water Course Pollution	15. The Appropriate Consultant confirms that there is no discharge from the developed site for rainfall up to 5mm. 16. Specification of Sustainable Drainage Systems (SUDs) or source control systems such as per-meable surfaces or infiltration trenches where run-off drains are in areas with a relatively low risk source of watercourse pollution. 17. Specification of oil/petrol separators (or equivalent system) in surface water drainage sys-tems, where there is a high risk of contamination or spillage of substances such as petrol and oil (see Compliance notes for a list of areas). 18. All water pollution prevention systems have been designed and detailed in accordance with the recommendations of Pollution Prevention Guideline 37 and where applicable the SUDS manual. 19. A comprehensive and up-to-date drainage plan of the site will be made available for the building/site occupiers. 20. Where the building has chemical/liquid gas storage areas, shut-off valves are fitted to the site drainage system to prevent the escape of chemicals to natural watercourses (in the event of a spillage or bunding failure). 21. Where present, all external storage and delivery areas designed and detailed in accordance with the recommendations of the Environment Agency's publication Pollution Prevention Pays Guidance and, if relevant to the building type, PPG25 Hospitals and Healthcare establishments.	For 15: The consultants report detailing the design specifications, calculations and drawings to support the 5mm rainfall discharge criteria. For 16, 17 & 20: Design drawings and/or relevant section/clauses of the building specification or contract indicating 1. High and low risk areas of the site 2. Specification of SUDS, source control systems, oil/petrol separators and shut-off valves as appropriate For 18, 19 & 21: A letter or other formal correspondence from the project team: 1. Confirming water pollution prevention systems are designed in accordance with PPG3 and the SUDS manual (where appropriate) 2. Outlining indicative examples of compliance with PPG3 and the SUDS manual 3. Confirming a copy of the drainage plan will be produced and handed over to the building occupier. 4. Confirming design of all external storage and delivery areas is in compliance with relevant Pollution Prevention Guidance 5. Outlining indicative examples of compliance with the PPG.	1	1	0	Civil Engineer	
Pol 04 Reduction of night time light pollution							
pol 04 - Night Time Light Pollution	One credit 1. Where external lighting pollution has been eliminated through effective design that removes the need for external lighting without adversely affecting the safety and security of the site and its users. OR alternatively, where the building does have external lighting, one credit can be awarded as follows: 2. The external lighting strategy has been designed in compliance with Table 1 (and its accompanying notes) of the ILE Guidance notes for the reduction of obtrusive light. 2011 , (see Additional Information below - Buildings located in Scotland must also refer to the Compliance notes below for additional criteria). 3. All external lighting (except for safety and security lighting) can be automatically switched off between 2300hrs and 0700hrs. This can be achieved by providing a timer for all external lighting set to the appropriate hours. 4. If safety or security lighting is provided and will be used between 2300hrs and 0700hrs, this part of the lighting system complies with the lower levels of lighting recommended during these hours in Table 1 of the ILE's Guidance notes, for example by using an automatic switch to reduce the lighting levels at 2300 or earlier. 5. Illuminated advertisements, where specified, must be designed in compliance with ILE Technical Report 5 – The Brightness of Illuminated Advertisements	Design drawings Relevant section/clauses of the building specification or contract or external lighting design data/calculations In the case of the external lighting design, the M&E engineer or lighting designer must provide indicative examples of where and how the strategy complies with the assessment criteria. -	1	1	0	M&E	

BREEAM NC 2014 Criteria		Potential Design stage Evidence Approach	Credits Available	Current Targeted	Additional Potential	Resp.	Comments																			
Innovation - Exemplary Level Criteria																										
Man 03i	3. Exemplary level performance: a CCS score of 40 or more**. * A score of at least 5 in each of the five sections must be achieved. ** A score of at least 7 in each of the five sections must be achieved.	As Man 03 evidence.	1	0	1	Principal Contractor	Noted as potential at this stage																			
Hea 01i	14. Daylighting criteria have been met using either of the following options: a) Relevant building areas meet exemplary daylight factor(s) and the relevant criteria in Table-15. OR b) Relevant building areas meet exemplary average and minimum point daylight lit illuminance criteria in Table-16.	As Hea 01 evidence.	1	0	0	-	This credit is not applied for.																			
Hea 02i	Minimising sources of air pollution One credit 15. Criterion 6 has been achieved. 16. All seven reaining product categories listed in Table-18 meet the testing requirements and emission levels criteria for Volatile Organic Compound (VOC) emissions (listed in the table). 17. For products B-F listed in Table-18, the formaldehyde emission levels have been measures and found to be less than or equal to 0.06mg/m3 air in accordance with the approved testing standards in Table-18.	As Hea 02 evidence.	2	0	0	-	This credit is not applied for.																			
Ene 01i	Up to four credits 2. The building achieves an EPR >0.9 and zero net regulated C02 emissions (see Relevant definitions) 3. An equivalent percentage of the building's modelled 'regulated' operational energy consumption, as stipulated in Table-26, is generated by carbon neutral on-site or near-site sources and used to meet energy demand from 'unregulated' building systems or processes. Five credits - Carbon negative 4. The building is 'carbon negative' in terms of its total modelled operational ebergy consumption, including regulated and unregulated energy (see Relevant definitions). <table><tr><th>Innovation credits</th><th>Equivalent % criteria</th></tr><tr><td>1</td><td>10%</td></tr><tr><td>2</td><td>20%</td></tr><tr><td>3</td><td>50%</td></tr><tr><td>4</td><td>80%</td></tr><tr><td>5</td><td>> 100%</td></tr></table>	Innovation credits	Equivalent % criteria	1	10%	2	20%	3	50%	4	80%	5	> 100%	As Ene 01 evidence.	5	0	0	-	This credit is not applied for.							
Innovation credits	Equivalent % criteria																									
1	10%																									
2	20%																									
3	50%																									
4	80%																									
5	> 100%																									
Wat 01i	Exemplary performance is achieved when there is a 65% improvement over baseline building water consumption	As Wat 01 evidence.	1	0	0	-	This credit is not applied for.																			
Mat 01i	Route 1: Using the Green Guide to Specification (elemental approach) - one credit 4. Where assessing four or more applicable building elements, the building achieves at least two points additional to the total points required to achieve maximum credits under the standard BREEAM criteria. 5. Where assessing fewer than four applicable building elements, the building achieves at least one point additional to the total points required to achieve maximum credits under the standard BREEAM criteria. Where the assessed building does not specify an element listed above, see compliance note CN3. Route 2: Using compliant life cycle assessment software tools (whole building approach) - two credits 6. Where the design team has used an IMPACT compliant software tool (or equivalent) to measure the environmental impact of the building. 7. Where the design team can demonstrate how the use of an IMPACT compliant software (or equivalent) has benefitted the building in terms of measuring and reducing its environmental impact. 8. Where the design team submit the building information model (BIM) from the IMPACT compliant software tool (or equivalent) for the assessed building to BRE Global (via the project's appointed BREEAM Assessor)	As Mat 01 evidence	3	0	0	-	This credit is not applied for.																			
Mat 03i	2. Where at least 70% of the available RSM points are achieved.	As Mat 03 evidence	1	0	0	-	This credit is not applied for.																			
Wst 01i	Non-hazardous construction waste generated by the building's design and construction is no greater than the exemplary level resource efficiency benchmark below: <table><tr><th>BREEAM credits</th><th colspan="2">Amount of waste generated per 100m2 (gross internal floor area)</th></tr><tr><td></td><td>m3</td><td>tonnes</td></tr><tr><td>Exemplary Level</td><td>1.6</td><td>1.9</td></tr></table> The percentage of non hazardous construction, demolition and excavation waste (if relevant) diverted from landfill meets or exceeds the exemplary level percentage benchmark below: <table><tr><td rowspan="3">Exemplary level</td><td>Non demolition</td><td>85%</td><td>90%</td></tr><tr><td>Demolition</td><td>85%</td><td>95%</td></tr><tr><td>Excavation</td><td>95%</td><td>95%</td></tr></table> All key waste groups are identified for diversion from landfill in the pre-construction stage SWMP	BREEAM credits	Amount of waste generated per 100m2 (gross internal floor area)			m3	tonnes	Exemplary Level	1.6	1.9	Exemplary level	Non demolition	85%	90%	Demolition	85%	95%	Excavation	95%	95%	As Wst 01 evidence	1	0	0	-	This credit is not applied for.
BREEAM credits	Amount of waste generated per 100m2 (gross internal floor area)																									
	m3	tonnes																								
Exemplary Level	1.6	1.9																								
Exemplary level	Non demolition	85%	90%																							
	Demolition	85%	95%																							
	Excavation	95%	95%																							
Wst 02i	4. The percentage of high grade aggregate that is recycled or secondary aggregate, specified in each application (present) must meet the exemplary minimum levels (by weight or volume), as defined in the table. Where this minimum level is not met, all the aggregate in that application must be considered as primary aggregate when calculating the total high grade aggregate specified. 5. Where the total amount of recycled or secondary aggregate specified is greater than 35% (by weight or volume) of the total high grade aggregate specified for the project. Where the minimum level in criterion 1 is not met for an application, all the aggregate in that application must be considered as primary aggregate when calculating the total high grade aggregate specified.. 6. The contributing recycled or secondary aggregate must not be transported more than 30km by road transport	As Wst 02 evidence	1	0	0	-	This credit is not applied for.																			
Wst 05i	A holistic approach to the design and construction of the current building's life cycle, to mitigate against the impacts of climate change, by achieving criterion 1 and the following criteria points/credits: Hea04 - criterion 6 must be achieved. Ene01 - At least eight credits achieved Ene04 - The Passive design analysis credit has been achieved. Wat01 - A minimum of three credits achieved. Mat05 - Criterion 2 must be achieved. Pol03 - Flood risk - a minimum of one credit achieved Surface water run-off - two credits achieved.	As Wst 01 evidence	1	0	0	-	This credit is not applied for.																			
AI	One innovation credit can be awarded for each innovation application approved by BRE Global, where the building complies with the criteria defined within an Approved Innovation Application Form	Approved Innovation Application Form.	1	0	0		This credit is not applied for.																			