

BAM CONSTRUCT

Dunsbury Hill Farm

BREEAM Pre-assessment Summary

BAM Sustainability department

2015

1.0 Introduction

This report is intended as a summary of the pre-assessment for the following BREEAM assessment:

Project Name	Dunsbury Hill Farm
BREEAM Version	BREEAM 2014 NC
Assessment Stage	Design Stage
Lead Assessor	Hardip Mann
Targeted Score	62.05

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Minimum Standards for Excellent

In addition performance against the minimum standards required for Excellent is summarised below:

Issue	Excellent	Minimum standard achieved
Man 03 - Responsible construction practices	Yes	One credit of the two CCS credits available required, DHF achieves both
Man 04 - Commissioning and handover	Yes	Compliant Building User Guide will be provided
Ene 01 - Reduction of energy use and carbon emissions	Yes	Requires 5 credits to be achieved (equivalent to an EPR of at least 0.375) – DHF achieves 5
Ene 02 - Energy Monitoring	Yes	Sub-metering major energy consuming systems will be provided
Wat 01 - Water Consumption	Yes	12.5% improvement in water efficiency is required, DHF is targeting 50%
Wat 02 - Water Monitoring	Yes	Water meter provided to the mains water supply
Mat 03 - Responsible Sourcing of Materials	Yes	All timber used on the project will be sourced in accordance with the Government's Timber Procurement Policy.
Wst 03 - Operational Waste	Yes	Dedicated space for the recycling of operational waste will be provided
LE 03 - Minimising impact on existing site ecology	Yes	One credit of the two available will be achieved

2.0 - Credit Summary

		Available	Targeted	Potential	Comments
Management					
Man 01	Project brief and design	4	3	3	100% Credits not targeted would require specific third party consultation process
Man 02	Life cycle cost and service life planning	4	4	4	
Man 03	Responsible construction practices	6	5	6	Extra credit – monitoring of delivery and waste transportation.
Man 04	Commissioning and handover	4	4	4	
	Total	18	16	17	
Health & Wellbeing					
Hea 01	Visual Comfort	4	4	4	
Hea 02	Indoor Air Quality	2	0	0	Credits for air intake / extract separation and natural ventilation are not achievable due to project nature.
Hea 04	Thermal comfort	2	2	2	
Hea 05	Acoustic Performance	1	1	1	
Hea 06	Safety and Security	2	1	1	Credit not targeted is site safety credit and is not feasible due to site footprint and location of access roads
	Total	11	8	8	
Energy					
Ene 01	Reduction of energy use and carbon emissions	12	5	5	Mandatory requirement for excellent rating achieved ie 5 credits– further credits not achievable due to mechanical vent strategy and funding allocation
Ene 02	Energy Monitoring	2	2	2	
Ene 03	External Lighting	1	1	1	
Ene 04	Low carbon design	3	1	1	
Ene 06	Energy Efficient Transportation Systems	3	3	3	
	Total	21	12	12	
Transport					
Tra 01	Public Transport Accessibility	3	0	0	These are site specific credits. As there is no readily accessible public transport these will not be achieved.
Tra 02	Proximity to amenities	1	0	0	This is a site specific credit. As no amenities readily available this will not be achieved.
Tra 03	Cyclist facilities	2	2	2	
Tra 04	Maximum Car Parking Capacity	2	0	0	Due to the scheme requirements this is not achievable as it would limit the number of car spaces allowed in the scheme.
Tra 05	Travel Plan	1	1	1	
	Total	9	3	3	
Water					
Wat 01	Water Consumption	5	2	2	Maximum economically viable credits achieved for this development.
Wat 02	Water Monitoring	1	1	1	
Wat 03	Leak Detection	2	2	2	
Wat 04	Water Efficient Equipment	1	1	1	

		9	6	6	
Materials					
Mat 01	Life Cycle Impacts	2	2	2	Maximum use of A/A+ rated materials achieved within available funding
Mat 02	Hard Landscaping and Boundary Protection	1	0	1	Extra credit may be achievable subject to availability of locally sourced recycled sub-base,
Mat 03	Responsible Sourcing of Materials	4	2	2	Further credits will require more materials and will have to be specified with environmental specification.
Mat 04	Insulation	1	1	1	
Mat 05	Designing for durability and resilience	1	1	1	
Mat 06	Material efficiency	1	1	1	
		10	7	8	
Waste					
Wst 01	Construction Waste Management	4	2	2	No further credits achievable without significant increase in offsite fabrication, which is not viable.
Wst 02	Recycled Aggregates	1	0	0	Not achievable due to nature of construction and material content
Wst 03	Operational Waste	1	1	1	
Wst 05	Adaptation to climate change	1	0	0	Not targeted as this is a new credit with onerous requirements that are not yet well defined.
Wst 06	Functional adaptability	1	1	1	
		8	4	4	
Land Use & Ecology					
LE 01	Site Selection	2	0	0	Neither credits achievable due to location of t=project. First credit requires 75% of building footprint to be on previously occupied land (i.e. brownfield site); second credit is for contamination remediation which is not required at this site.
LE 02	Ecological Value of Site and Protection of Ecological Features	2	1	1	An ecologist is required to determine if further credits are achievable at this site.
LE 03	Minimising impact on existing site ecology	2	1	1	An ecologist is required to determine if further credits are achievable at this site.
LE 04	Enhancing site ecology	2	1	1	An ecologist is required to determine if further credits are achievable at this site.
LE 05	Long Term Impact on Biodiversity	2	2	2	
		10	5	5	
Pollution					
Pol 01	Impact of Refrigerants	3	0	0	Specialist coolants required to achieve credits – not industry standards and therefore not viable within funding
Pol 02	NOx emissions	2	2	2	
Pol 03	Surface Water Run Off	5	4	4	Credit not achievable due to ground conditions
Pol 04	Reduction of Night Time Light Pollution	1	1	1	
Pol 05	Noise Attenuation	1	1	1	
		12	8	8	
Innovation					
Man 03	Responsible construction practices	1	0	0	Due to risky nature of CCS monitoring system this credit is not targeted although could be achieved on final visit.
Hea 01	Visual Comfort	1	0	0	
Ene 01	Reduction of energy use and carbon emissions	5	0	0	
Wat 01	Water Consumption	1	0	0	

Mat 01	Life Cycle Impacts	3	0	0	No further innovation credits achievable as the baseline standards either not achieved or not open to improvement
Mat 03	Responsible Sourcing of Materials	1	0	0	
Wst 01	Construction Waste Management	1	0	0	
Wst 02	Recycled Aggregates	1	0	0	
Wst 05	Adaptation to climate change	1	0	0	
AI	Approved Innovation	1	0	0	
		16	0	0	

