



BREEAM PRE-ASSESSMENT

THE COWPLAIN SCHOOL THEATRE BUILDING

REPORT STATUS: 2.0



Document Control Sheet

REPORT STATUS: 1.0

Client	JB Architecture Design
Development	The Cowplain School Theatre Building
Report Title	BREEAM Pre-Assessment
Reason for Issue	For Comment

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About Sadler Energy and Environmental Services Ltd.

Sadler Energy and Environmental Services Ltd (SEES) is a consultancy dedicated to delivering practical, innovative, and cost-effective sustainability solutions across the built environment. With extensive experience spanning the entire project lifecycle—from concept and planning through to completion—our team brings advanced technical expertise, a deep understanding of construction practices, and a collaborative approach to every development we support.

We believe that clear communication is essential. In an industry filled with complex terminology, we take pride in making environmental and technical guidance accessible to all stakeholders, empowering informed decision-making throughout the design and construction process.

At SEES, we balance environmental performance with real-world practicality. By leveraging our construction background, we ensure that all sustainability strategies are feasible, buildable, and aligned with project goals, while also delivering long-term value. Our tailored solutions consider cost, architectural integrity, and technical constraints, and are always grounded in the realities of on-site implementation.

Our mission is to help shape a more sustainable future, not only through the advice we give but by leading by example. We actively monitor our own energy use and continuously refine our practices to ensure our operations align with the values we promote.

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1. Introduction

Sadler Energy and Environmental Services Ltd (SEES) has been commissioned by The Cowplain School to undertake BREEAM assessment services in relation to the proposed construction of a new theatre and multi-use building on the school site, located on Hartplain Avenue, Waterloo, PO8 8RY. The scope of works also includes associated infrastructure and landscaping enhancements as part of the development.

The primary aim of this appointment is to support the project team in integrating sustainable principles into the design and construction process from the earliest stages, and to demonstrate the project's commitment to environmental performance in alignment with national and local planning policy objectives. This report is intended to serve as an early-stage BREEAM Pre-Assessment to accompany the planning application and establish a clear strategy for achieving a targeted BREEAM rating.

- ☛ Prepared by a licensed BREEAM assessor, this report outlines:
- ☛ An overview of the BREEAM New Construction 2018 process;
- ☛ A summary of the mandatory credits required to achieve various BREEAM ratings;
- ☛ Recommended early-stage actions for the design team and key stakeholders;
- ☛ The likely involvement and requirements for specialist consultants.

The project is targeting certification under BREEAM New Construction 2018, the most current version applicable to this development type. The proposed theatre building will be a two-storey structure forming part of the existing Cowplain School campus. The ground floor will include a theatre stage, green room, two changing rooms, WCs, a foyer, bar/ticketing area, and storage spaces. The first floor will feature a viewing gallery, conference room, control office, and a storage/plant area.

The Gross Internal Floor Area (GIFA) of the BREEAM-assessed theatre building is approximately 731 m², while the total development area, including external spaces and car parking, extends to 5,767 m².

2. BREEAM

BREEAM (Building Research Establishment Environmental Assessment Method) is the UK's leading performance-based environmental assessment and certification scheme for new buildings. Its principal aim is to mitigate the environmental impacts of new developments throughout their lifecycle, while promoting sustainability and best practice in design, construction, and operation.

The BREEAM process integrates environmental considerations at key project milestones, allowing clients and their project teams to measure and benchmark a building's performance in an independent, evidence-based, and cost-effective manner. This performance is assessed across a series of environmental categories and criteria—such as energy, water, transport, materials, waste, health and wellbeing, and ecology—and results in a certified BREEAM rating that reflects the overall sustainability of the project.

The BREEAM rating is expressed as a percentage score, correlating to a rating level as outlined below:

BREEAM	BREEAM Rating % score
Outstanding	≥ 85
Excellent	≥ 70
Very good	≥ 55
Good	≥ 45
Pass	≥ 30
Unclassified	<30

Table 1 – BREEAM Rating Benchmarks

As appointed BREEAM assessors, SEES will guide the client and project team through each stage of the assessment process. SEES provides specialist knowledge to support the achievement of the targeted BREEAM rating, ensuring all relevant documentation, processes, and decisions align with BRE's certification requirements.

Typical responsibilities of SEES as the BREEAM assessor include:

- ☞ Preparing a Pre-Assessment Report, outlining a pathway to achieve the desired rating, including mandatory and optional credits.
- ☞ Registering the project with BRE Global.
- ☞ Providing ongoing guidance to the design team on evidence requirements to demonstrate compliance with selected BREEAM credits.
- ☞ Completing a Design Stage Assessment Report and submitting it to BRE for Quality Assurance (QA).
- ☞ Issuing an Interim BREEAM Certificate upon successful QA review.
- ☞ Conducting a site inspection post-construction, reviewing photographic and documented evidence to confirm implementation of sustainable features as per the design.
- ☞ Completing a Post-Construction Stage (PCS) Report and submitting it for final QA.
- ☞ Issuing the Final BREEAM Certificate, subject to BRE approval.

Important Considerations for the Project Team

- ☞ Timely evidence submission is crucial to maintain progress. The assessment relies on comprehensive documentation from the design and construction teams, and delays in gathering this information can impact certification timelines.
- ☞ BRE's QA process typically takes up to 8 weeks per assessment stage, though this can be expedited for an additional fee.
- ☞ The Final BREEAM Certificate is only issued following construction completion, site inspection, and submission of the PCS report. Due to the QA process, final certification is generally achieved 3 to 6 months post-completion.

SEES will work closely with all parties to manage this process effectively and maximise the project's environmental performance in alignment with planning policy expectations

3. BREEAM Scoring Methodology

The BREEAM assessment framework is structured into ten distinct environmental categories, each comprising a number of specific sustainability issues. These issues include both mandatory criteria, which must be achieved to attain certain rating levels, and tradable credits, which can be selectively targeted based on their relevance and feasibility within the context of the project.

Each environmental category is assigned a weighting, which reflects its relative importance within the overall sustainability assessment. These weightings are applied to the number of credits achieved in each category to calculate the building's final BREEAM score. The resulting percentage score determines the BREEAM rating level awarded to the development.

It is important to note that these category weightings may be adjusted depending on the building type and project scope. For instance, if certain building components such as lifts or escalators are not present, relevant assessment issues—such as Ene 06: Energy Efficient Transportation Systems—will be excluded, and the remaining category weightings will be recalibrated proportionally. Similarly, shell and core developments may have specific criteria filtered out due to the limited scope of fit-out works.

For a fully fitted development, the typical BREEAM category weightings are as follows:

Environmental Category	Weighting
Management	11%
Health & Wellbeing	14%
Energy	16%
Transport	10%
Water	7%
Materials	15%
Waste	6%
Land Use & Ecology	13%
Pollution	8%
Innovation (additional)	10% (optional)*

Table 2: Standard Weightings for Fully Fitted BREEAM New Construction Assessments

The Innovation category allows projects to gain up to 10 additional percentage points beyond the standard scoring by demonstrating performance that goes beyond current best practice.

Design teams should be aware that not all credits carry equal influence on the final score. For example, a lost credit in the Energy or Health & Wellbeing categories (which carry higher weightings) will have a proportionally greater impact on the overall rating than a lost credit in categories such as Water or Waste. As such, early strategic planning is essential to prioritise high-impact credits and maintain alignment with the project's targeted BREEAM rating.

4. Mandatory Requirements

While the majority of BREEAM credits are tradable—allowing the project team flexibility to select the most appropriate and achievable credits for their specific development—there are a number of mandatory minimum requirements that must be met to achieve certain rating thresholds.

These requirements are essential and must be satisfied in addition to achieving the necessary overall percentage score for a given BREEAM rating. For example, to achieve a 'Very Good' rating, the project must both:

Attain a minimum overall score of $\geq 55\%$, and

Satisfy specific credit and criteria requirements in designated issues across several categories.

The table below outlines the mandatory credits and criteria required at each rating level under BREEAM New Construction 2018:

BREEAM Issue	Pass	Good	Very Good	Excellent	Outstanding
Man 03: Responsible Construction Practices	None	None	None	1 credit (Responsible Construction Management)	2 credits (Responsible Construction Management)
Man 04: Commissioning	None	None	1 credit (Commissioning)	1 credit	1 credit

and Handover – Commissioning Schedule			Test Schedule and Responsibilities)		
Man 04: Commissioning and Handover – Building User Guide	None	None	Criterion 11 only	Criterion 11 only	Criterion 11 only
Man 05: Aftercare	None	None	None	1 credit (Commissioning Implementation)	1 credit
Ene 01: Energy Use and Carbon Emissions	None	None	None	4 credits (Energy Performance)	6 credits (Energy Performance) + 4 credits (Energy Modelling and Reporting)
Ene 02: Energy Monitoring	None	None	1 credit (First Sub-Metering Credit)	1 credit	1 credit
Wat 01: Water Consumption	None	1 credit	1 credit	1 credit	2 credits
Wat 02: Water Monitoring	None	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only
Mat 03: Responsible Sourcing of Materials	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only
Wst 01: Construction Waste Management	None	None	None	None	1 credit

Table 3 – BREEAM New Construction 2018 Mandatory Requirements

5. Early-Stage Actions

To maximise the project's success in achieving its targeted BREEAM rating, it is strongly recommended that both the client and design team review all potential BREEAM credits at the earliest possible stages of the project. Early consideration ensures that critical sustainability opportunities are not missed and avoids the risk of certain credits becoming infeasible or cost-prohibitive to achieve later in the process.

The BREEAM New Construction 2018 methodology recognises the importance of early engagement by including time-sensitive credits that must be initiated at specific RIBA stages—particularly during Stage 1: Preparation and Brief and Stage 2: Concept Design. These credits require early planning, stakeholder involvement, and sometimes appointments of qualified specialists, to remain valid and achievable.

The following table summarises the key BREEAM credits that are dependent on early-stage action and the corresponding RIBA stages at which they should be addressed:

RIBA Stage	BREEAM Credit Reference	Action Required
Stage 1 – Preparation and Brief	Tra 02: Sustainable Transport Options	Consultation with local authorities regarding pedestrian and cycle routes during Project Brief development.
	Mat 03: Responsible Sourcing of Construction Products	Site-wide Sustainable Procurement Plan to be developed before Concept Design begins.
	Mat 06: Material Efficiency	Set project-specific targets and identify strategies for material efficiency.
	Le 02: Ecological Risks & Opportunities (Route 2)	Appoint a Suitably Qualified Ecologist (SQE) before the end of Stage 1 to conduct ecological survey and baseline assessment.
Stage 2 – Concept Design	Man 01: Project Brief and Design	Key project delivery stakeholders to meet and consult on all relevant aspects influencing the Concept Design and Initial Project Brief. Appointment of a BREEAM Accredited Professional (AP) to guide the assessment process.
	Man 02: Life Cycle Costing (LCC)	Conduct Elemental LCC analysis and submit outputs to the project team.

	Hea 06: Safety and Security	A Suitably Qualified Security Specialist to carry out a Security Needs Assessment.
	Ene 04: Low Carbon Design	Undertake passive design and free cooling analysis. Accredited energy assessor to complete a Low or Zero Carbon (LZC) feasibility study.
	Mat 01: Environmental Impact of Materials	Perform Life Cycle Assessment (LCA) on 2–4 superstructure options and submit results to BRE before the end of Concept Design. Includes superstructure, substructure, hard landscaping, and MEP services.
	Wst 01: Construction Waste Management	Where applicable, a pre-demolition audit must be carried out by a competent person.
	Wst 05: Adaptation to Climate Change	Complete a Climate Change Adaptation Strategy Appraisal and provide recommendations to inform design.
	Wst 06: Functional Adaptability	Develop a Functional Adaptation Strategy Study specific to the building, including adaptability recommendations.
	Le 02: Ecological Risks & Opportunities	Engage with key stakeholders to define ecological objectives and expected outcomes for the site.
	Le 03: Managing Negative Impacts on Ecology	Assign clear ecological roles and responsibilities to the team and incorporate ecological design measures into the Concept Design.

Table 4 – Early Stages Summary

5.1 Client and Team Responsibilities

Early coordination between the client, design team, and BREEAM assessor/AP is critical for identifying and securing these early credits.

Failure to act within the required RIBA stage may result in the permanent loss of certain credits, limiting the achievable BREEAM rating.

SEES Ltd will provide clear timelines and ongoing guidance to help ensure all relevant evidence is gathered and that critical appointments (e.g., SQE, BREEAM AP) are made in good time.

Proactive planning at the early stages of the project is a key determinant of BREEAM success and contributes to a more environmentally, socially, and economically responsible development outcome

6. BREEAM Pre-Assessment

This BREEAM Pre-Assessment has been prepared by Naomi Sadler, a licensed BREEAM Assessor, following a comprehensive desk-based review of the proposed development's potential performance under BREEAM New Construction 2018.

The objective of this review was to evaluate the feasibility of achieving a formal BREEAM rating for the new Theatre and Multi-Use Building at The Cowplain School, and to guide the project team on early-stage actions, credit opportunities, and specialist input requirements. The draft pre-assessment findings were presented and discussed in detail with the project team during a dedicated design workshop held on 09th May 2025. Feedback from this session has been integrated into the pre-assessment assumptions.

The results of this initial assessment, summarised in the BREEAM Schedule provided in Appendix A, indicate a potential score of 59.48%, positioning the development within the 'Very Good' rating band (which requires a minimum score of ≥55%). To support design flexibility and account for potential changes during later project stages, it is recommended that the team maintains a minimum 5% buffer above the targeted rating threshold.

The pre-assessment schedule that follows includes:

- ☛ A detailed breakdown of the targeted BREEAM credits
- ☛ A summary of credit requirements

- ☛ The project team member responsible for each credit
- ☛ The section score
- ☛ The resulting overall score projection

In addition:

- ☛ The Comments/Actions column is intended to capture specific responsibilities, coordination notes, and clarification points as the project develops.
- ☛ The Deadlines column should be completed after the initial design team meeting, establishing agreed timelines for meeting evidence and compliance requirements associated with each credit.

This Pre-Assessment will remain a live document throughout the project, to be updated as the scheme progresses through RIBA stages and construction milestones, ensuring the pathway to BREEAM certification remains aligned with both client objectives and compliance criteria.

6.1 Credits Summary

Design Target:	Very Good - 55.36%
Potential Rating:	Very Good - 69.33%

Section	Available		Targeted		Potential	
	Credits	Percent	Credits	Percent	Credits	Percent
Management	21	11%	10	5.24%	0	0%
Health and Wellbeing	18	14%	9	7%	5	3.89%
Energy	31	16%	13	6.71%	0	0%
Transport	12	10%	8	6.67%	0	0%
Water	9	7%	6	4.67%	1	0.78%
Materials	14	15%	4	4.29%	7	7.5%
Waste	10	6%	3	1.8%	3	1.8%
Land Use and Ecology	13	13%	11	11%	0	0%
Pollution	12	8%	12	8%	0	0%
Innovation	10	10%	0	0%	0	0%
Total	150	110.00%	76	55.37%	16	13.97%

Table 5 – Summary of targeted Credits.

7. Criteria Summary

Project:	2494 - The Cowplain School Theatre Building
Report:	Pre-Assessment Stage
Design Target:	Very Good - 55.36%
Potential Rating:	Very Good - 69.33%

Management	Available		Targeted		Potential	
	Credits	Percent	Credits	Percent	Credits	Percent
Man 01: Project brief and design > 1. Project delivery planning	1	0.52%	1	0.52%	0	0%
Man 01: Project brief and design > 2. Stakeholder consultation	1	0.52%	1	0.52%	0	0%
Man 01: Project brief and design > 3. BREEAM Advisory Professional : BREEAM AP (Concept Design)	1	0.52%	0	0%	0	0%
Man 01: Project brief and design > 3. BREEAM Advisory Professional : BREEAM AP (Developed Design)	1	0.52%	0	0%	0	0%
Man 02: Life cycle cost and service life planning > 1. Elemental life cycle cost (LCC)	2	1.05%	0	0%	0	0%
Man 02: Life cycle cost and service life planning > 2. Component level life options appraisal	1	0.52%	0	0%	0	0%
Man 02: Life cycle cost and service life planning > 3. Capital cost reporting	1	0.52%	1	0.52%	0	0%
Man 03: Responsible construction practices > 1. Pre-requisite - Legal and sustainable timber	0	0%	0	0%	0	0%
Man 03: Responsible construction practices > 3. Environmental management	1	0.52%	0	0%	0	0%
Man 03: Responsible construction practices > 4. BREEAM Advisory Professional (Site)	1	0.52%	0	0%	0	0%
Man 03: Responsible construction practices > 5. Responsible construction management	2	1.05%	0	0%	0	0%
Man 03: Responsible construction practices > 6. Monitoring of construction site impacts : Pre-requisite	0	0%	0	0%	0	0%
Man 03: Responsible construction practices > 6. Monitoring of construction site impacts : Utility consumption	1	0.52%	1	0.52%	0	0%
Man 03: Responsible construction practices > 6. Monitoring of construction site impacts : Transportation of construction materials and waste	1	0.52%	1	0.52%	0	0%
Man 04: Commissioning and handover > 1. Commissioning - testing schedule and responsibilities	1	0.52%	1	0.52%	0	0%
Man 04: Commissioning and handover > 2. Commissioning - design and preparation	1	0.52%	1	0.52%	0	0%
Man 04: Commissioning and handover > 3. Testing and inspecting building fabric	1	0.52%	0	0%	0	0%
Man 04: Commissioning and handover > 4. Handover	1	0.52%	1	0.52%	0	0%
Man 05: Aftercare > 1. Aftercare support	1	0.52%	1	0.52%	0	0%

Man 05: Aftercare > 2. Commissioning - implementation	1	0.52%	1	0.52%	0	0%
Man 05: Aftercare > 3. Post Occupancy Evaluation (POE)	1	0.52%	0	0%	0	0%
Management Totals	21	11.00%	10	5.24%	0	0.00%

Health and Wellbeing	Available		Targeted		Potential	
	Credits	Percent	Credits	Percent	Credits	Percent
Hea 01: Visual comfort > 1. Control of glare from sunlight	1	0.78%	1	0.78%	0	0%
Hea 01: Visual comfort > 2. Daylighting	2	1.56%	0	0%	2	1.56%
Hea 01: Visual comfort > 3. View out	1	0.78%	0	0%	1	0.78%
Hea 01: Visual comfort > 4. Internal and external lighting levels, zoning and control	1	0.78%	1	0.78%	0	0%
Hea 02: Indoor air quality > 1. Pre-requisite	0	0%	0	0%	0	0%
Hea 02: Indoor air quality > 2. Ventilation	1	0.78%	0	0%	0	0%
Hea 02: Indoor air quality > 3. Emissions from construction products	2	1.56%	0	0%	0	0%
Hea 02: Indoor air quality > 4. Post-construction indoor air quality measurement	1	0.78%	0	0%	0	0%
Hea 04: Thermal comfort > 1. Thermal modelling	1	0.78%	1	0.78%	0	0%
Hea 04: Thermal comfort > 2. Design for future thermal comfort	1	0.78%	0	0%	1	0.78%
Hea 04: Thermal comfort > 3. Thermal zoning and controls	1	0.78%	0	0%	1	0.78%
Hea 05: Acoustic performance > 1. Sound insulation	1	0.78%	1	0.78%	0	0%
Hea 05: Acoustic performance > 2. Indoor ambient noise level	1	0.78%	1	0.78%	0	0%
Hea 05: Acoustic performance > 3. Room acoustics	1	0.78%	1	0.78%	0	0%
Hea 06: Security	1	0.78%	1	0.78%	0	0%
Hea 07: Safe and healthy surroundings > 1. Safe access	1	0.78%	1	0.78%	0	0%
Hea 07: Safe and healthy surroundings > 2. Outside space	1	0.78%	1	0.78%	0	0%
Health and Wellbeing Totals	18	14.00%	9	7.00%	5	3.89%

Energy	Available		Targeted		Potential	
	Credits	Percent	Credits	Percent	Credits	Percent
Ene 01: Reduction of energy use and carbon emissions > 1. Energy performance	9	4.65%	5	2.58%	0	0%
Ene 01: Reduction of energy use and carbon emissions > 2. Prediction of operational energy consumption	4	2.06%	0	0%	0	0%
Ene 02: Energy monitoring > 1. Sub-metering of end use categories	1	0.52%	1	0.52%	0	0%
Ene 02: Energy monitoring > 2. Sub-metering of high energy load and tenancy areas	1	0.52%	1	0.52%	0	0%
Ene 03: External lighting	1	0.52%	1	0.52%	0	0%
Ene 04: Low carbon design > 1. Passive design : Passive design analysis	1	0.52%	1	0.52%	0	0%
Ene 04: Low carbon design > 1. Passive design : Free cooling	1	0.52%	1	0.52%	0	0%

Ene 04: Low carbon design > 2. Low and zero carbon technologies	1	0.52%	1	0.52%	0	0%
Ene 05: Energy efficient cold storage > 1. Refrigeration energy consumption	1	0.52%	0	0%	0	0%
Ene 05: Energy efficient cold storage > 2. Indirect greenhouse gas emissions	1	0.52%	0	0%	0	0%
Ene 06: Energy Efficient transportation systems > 1. Energy consumption	1	0.52%	0	0%	0	0%
Ene 06: Energy Efficient transportation systems > 2. Energy efficient features : Lifts	1	0.52%	1	0.52%	0	0%
Ene 06: Energy Efficient transportation systems > 2. Energy efficient features : Escalators or moving walkways	1	0.52%	1	0.52%	0	0%
Ene 07: Energy efficient laboratory systems > 1. Design specification	1	0.52%	0	0%	0	0%
Ene 07: Energy efficient laboratory systems > 2. Best practice energy efficient measures	4	2.06%	0	0%	0	0%
Ene 08: Energy efficient equipment	2	1.03%	0	0%	0	0%
Energy Totals	31	16.00%	13	6.71%	0	0.00%

Transport	Available		Targeted		Potential	
	Credits	Percent	Credits	Percent	Credits	Percent
Tra 01: Transport assessment and travel plan	2	1.67%	2	1.67%	0	0%
Tra 02: Sustainable transport measures	10	8.33%	6	5%	0	0%
Transport Totals	12	10.00%	8	6.67%	0	0.00%

Water	Available		Targeted		Potential	
	Credits	Percent	Credits	Percent	Credits	Percent
Wat 01: Water consumption	5	3.89%	3	2.33%	0	0%
Wat 02: Water monitoring	1	0.78%	1	0.78%	0	0%
Wat 03: Water leak detection > 1. Leak detection system	1	0.78%	1	0.78%	0	0%
Wat 03: Water leak detection > 2. Flow control devices	1	0.78%	1	0.78%	0	0%
Wat 04: Water efficient equipment	1	0.78%	0	0%	1	0.78%
Water Totals	9	7.00%	6	4.67%	1	0.78%

Materials	Available		Targeted		Potential	
	Credits	Percent	Credits	Percent	Credits	Percent
Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) > 1. Superstructure	6	6.43%	0	0%	4	4.29%
Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) > 2. Substructure	1	1.07%	0	0%	1	1.07%
Mat 02: Environmental impacts from construction products - Environmental Product Declarations (EPD)	1	1.07%	1	1.07%	0	0%
Mat 03: Responsible sourcing of construction products > 1. Pre-requisite - Legal and sustainable timber	0	0%	0	0%	0	0%
Mat 03: Responsible sourcing of construction products > 2. Enabling sustainable procurement	1	1.07%	1	1.07%	0	0%
Mat 03: Responsible sourcing of construction products > 3. Measuring responsible sourcing	3	3.21%	1	1.07%	2	2.14%

Mat 05: Designing for durability and resilience	1	1.07%	1	1.07%	0	0%
Mat 06: Material efficiency	1	1.07%	0	0%	0	0%
Materials Totals	14	15.00%	4	4.29%	7	7.50%

Waste	Available		Targeted		Potential	
	Credits	Percent	Credits	Percent	Credits	Percent
Wst 01: Construction waste management > 1. Pre-demolition audit	1	0.6%	0	0%	0	0%
Wst 01: Construction waste management > 2. Construction resource efficiency	3	1.8%	0	0%	3	1.8%
Wst 01: Construction waste management > 4. Diversion of resources from landfill	1	0.6%	1	0.6%	0	0%
Wst 02: Use of recycled and sustainably sourced aggregates	1	0.6%	1	0.6%	0	0%
Wst 03: Operational waste	1	0.6%	1	0.6%	0	0%
Wst 05: Adaptation to climate change	1	0.6%	0	0%	0	0%
Wst 06: Design for disassembly and adaptability > 1. Recommendations	1	0.6%	0	0%	0	0%
Wst 06: Design for disassembly and adaptability > 2. Implementation	1	0.6%	0	0%	0	0%
Waste Totals	10	6.00%	3	1.80%	3	1.80%

Land Use and Ecology	Available		Targeted		Potential	
	Credits	Percent	Credits	Percent	Credits	Percent
LE 01: Site selection > 1. Previously occupied land	1	1%	0	0%	0	0%
LE 01: Site selection > 2. Contaminated land	1	1%	0	0%	0	0%
LE 02: Ecological risks and opportunities > 1. Statutory obligations	0	0%	0	0%	0	0%
LE 02: Ecological risks and opportunities > 2. Survey and evaluation	1	1%	1	1%	0	0%
LE 02: Ecological risks and opportunities > 3. Determining ecological outcomes	1	1%	1	1%	0	0%
LE 03: Managing impacts on ecology > 1. Ecological risks and opportunities	0	0%	0	0%	0	0%
LE 03: Managing impacts on ecology > 2. Planning and measures on-site	1	1%	1	1%	0	0%
LE 03: Managing impacts on ecology > 3. Managing negative impacts of the project	2	2%	2	2%	0	0%
LE 04: Ecological change and enhancement > 1. Managing negative impacts on ecology	0	0%	0	0%	0	0%
LE 04: Ecological change and enhancement > 2. Change and enhancement of ecology	3	3%	3	3%	0	0%
LE 04: Ecological change and enhancement > 3. Ecological enhancement	1	1%	1	1%	0	0%
LE 05: Long term ecological management and maintenance > 1. Statutory obligations, planning and site implementation	0	0%	0	0%	0	0%
LE 05: Long term ecological management and maintenance > 2. Management and maintenance throughout the project	1	1%	1	1%	0	0%
LE 05: Long term ecological management and maintenance > 3. Landscape and ecology management plan	1	1%	1	1%	0	0%

Land Use and Ecology Totals	13	13.00%	11	11.00%	0	0.00%
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Pollution	Available		Targeted		Potential	
	Credits	Percent	Credits	Percent	Credits	Percent
Pol 01: Impact of refrigerants > 1. No refrigerant use	3	2%	3	2%	0	0%
Pol 02: Local air quality	2	1.33%	2	1.33%	0	0%
Pol 03: Flood and surface water management > 1. Pre-requisite	0	0%	0	0%	0	0%
Pol 03: Flood and surface water management > 2. Flood resilience	2	1.33%	2	1.33%	0	0%
Pol 03: Flood and surface water management > 3. Surface water run-off : Pre-requisite	0	0%	0	0%	0	0%
Pol 03: Flood and surface water management > 3. Surface water run-off : Rate	1	0.67%	1	0.67%	0	0%
Pol 03: Flood and surface water management > 3. Surface water run-off : Volume	1	0.67%	1	0.67%	0	0%
Pol 03: Flood and surface water management > 5. Minimising watercourse pollution	1	0.67%	1	0.67%	0	0%
Pol 04: Reduction of night time light pollution	1	0.67%	1	0.67%	0	0%
Pol 05: Reduction of noise pollution	1	0.67%	1	0.67%	0	0%
Pollution Totals	12	8.00%	12	8.00%	0	0.00%

Innovation	Available		Targeted		Potential	
	Credits	Percent	Credits	Percent	Credits	Percent
Inn 01: Innovation	10	10%	0	0%	0	0%
Man 03: Responsible construction practices > 1. Responsible construction management	1	1%	0	0%	0	0%
Hea 01: Visual comfort > 1. Daylighting	1	1%	0	0%	0	0%
Hea 01: Visual comfort > 2. Internal and external lighting	1	1%	0	0%	0	0%
Hea 02: Indoor air quality	1	1%	0	0%	0	0%
Hea 06: Security	1	1%	0	0%	0	0%
Ene 01: Reduction of energy use and carbon emissions > 1. Energy performance	3	3%	0	0%	0	0%
Ene 01: Reduction of energy use and carbon emissions > 2. Prediction of operational energy consumption : Post-occupancy stage	2	2%	0	0%	0	0%
Wat 01: Water consumption	1	1%	0	0%	0	0%
Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) > 1. Core building services options appraisal during Concept Design	1	1%	0	0%	0	0%
Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) > 2. LCA and LCC alignment	1	1%	0	0%	0	0%
Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) > 3. Third party verification	1	1%	0	0%	0	0%
Mat 03: Responsible sourcing of construction products	1	1%	0	0%	0	0%
Wst 01: Construction waste management > 1. Construction resource efficiency	1	1%	0	0%	0	0%
Wst 02: Use of recycled and sustainably sourced aggregates	1	1%	0	0%	0	0%
Wst 05: Adaptation to climate change	1	1%	0	0%	0	0%

LE 02: Ecological risks and opportunities	1	1%	0	0%	0	0%
LE 04: Ecological change and enhancement	1	1%	0	0%	0	0%
Innovation Totals (Up to a maximum of 10 credits)	10	10.00%	0	0.00%	0	0.00%
Overall Totals	150	110.00%	76	55.37%	16	13.97%

Project:	2494 - The Cowplain School Theater Building
Report:	Pre-Assessment Stage
Design Target:	Very Good - 55.36%
Potential Rating:	Very Good - 69.33%

Management	Design Stage Evidence Requirements	Available		Targeted		Potential	
		Credits	Percent	Credits	Percent	Credits	Percent
Man 01: Project brief and design > 1. Project delivery planning	List in a responsibility matrix (or equivalent) who will be responsible for each role and specific responsibilities at each assessment stage.	1	0.52%	1	0.52%	0	0%
Man 01: Project brief and design > 2. Stakeholder consultation		1	0.52%	1	0.52%	0	0%
Man 01: Project brief and design > 3. BREEAM Advisory Professional : BREEAM AP (Concept Design)	Concise report or summary document, with supporting evidence where required, to demonstrate how the project delivery stakeholders influenced the initial project brief, the project execution plan, communication strategy, and the concept design.	1	0.52%	0	0%	0	0%
Man 01: Project brief and design > 3. BREEAM Advisory Professional : BREEAM AP (Developed Design)	Not currently targeted, but potential to include.	1	0.52%	0	0%	0	0%
Man 02: Life cycle cost and service life planning > 1. Elemental life cycle cost (LCC)		2	1.05%	0	0%	0	0%
Man 02: Life cycle cost and service life planning > 2. Component level life options appraisal		1	0.52%	0	0%	0	0%
Man 02: Life cycle cost and service life planning > 3. Capital cost reporting	Documentary evidence indicating capital cost in pounds per square meter.	1	0.52%	1	0.52%	0	0%
Man 03: Responsible construction practices > 1. Pre-requisite - Legal and sustainable timber	Documentary evidence confirming all timber will be legally harvested – a policy document or letter of confirmation is acceptable at design stage.	0	0%	0	0%	0	0%
Man 03: Responsible construction practices > 3. Environmental management	If the appointed contractor will have 14001 certifications of equivalent. A copy of the certificate will be required for the final assessment. Not currently targeted.	1	0.52%	0	0%	0	0%
Man 03: Responsible construction practices > 4. BREEAM Advisory Professional (Site)	Not currently targeted	1	0.52%	0	0%	0	0%

Man 03: Responsible construction practices > 5. Responsible construction management		2	1.05%	0	0%	0	0%
Man 03: Responsible construction practices > 6. Monitoring of construction site impacts : Pre-requisite	Evidence of who is responsible for monitoring construction site impacts.	0	0%	0	0%	0	0%
Man 03: Responsible construction practices > 6. Monitoring of construction site impacts : Utility consumption		1	0.52%	1	0.52%	0	0%
Man 03: Responsible construction practices > 6. Monitoring of construction site impacts : Transportation of construction materials and waste		1	0.52%	1	0.52%	0	0%
Man 04: Commissioning and handover > 1. Commissioning - testing schedule and responsibilities	Condemnation of the schedule of commissioning and testing in line with 2a-d and the schedule is in line with CIBSE/BSRIA.	1	0.52%	1	0.52%	0	0%
Man 04: Commissioning and handover > 2. Commissioning - design and preparation	Confirm who is responsible.	1	0.52%	1	0.52%	0	0%
Man 04: Commissioning and handover > 3. Testing and inspecting building fabric		1	0.52%	0	0%	0	0%
Man 04: Commissioning and handover > 4. Handover		1	0.52%	1	0.52%	0	0%
Man 05: Aftercare > 1. Aftercare support	Copy of the principal contractor's programme and project budget showing commissioning allowances. Evidence of a commitment or contract to provide compliant aftercare support and training.	1	0.52%	1	0.52%	0	0%
Man 05: Aftercare > 2. Commissioning - implementation		1	0.52%	1	0.52%	0	0%
Man 05: Aftercare > 3. Post Occupancy Evaluation (POE)		1	0.52%	0	0%	0	0%
Management Totals		21	11.00%	10	5.24%	0	0.00%

Health and Wellbeing	Design Stage Evidence Requirements	Available		Targeted		Potential	
		Credits	Percent	Credits	Percent	Credits	Percent
Hea 01: Visual comfort > 1. Control of glare from sunlight	Glare control assessment which details the measure put in place and does not increase the need for lighting.	1	0.78%	1	0.78%	0	0%
Hea 01: Visual comfort > 2. Daylighting	Potential for credit where daylight calculations confirm compliance. View Table 5.1-5.3	2	1.56%	0	0%	2	1.56%
Hea 01: Visual comfort > 3. View out		1	0.78%	0	0%	1	0.78%
Hea 01: Visual comfort > 4. Internal and external lighting levels, zoning and control	A copy of the lighting specification, confirming illuminance levels are specified too.	1	0.78%	1	0.78%	0	0%
Hea 02: Indoor air quality > 1. Pre-requisite	A copy of a specific indoor air quality plan covering as a minimum 1a to 1e in the technical guide.	0	0%	0	0%	0	0%
Hea 02: Indoor air quality > 2. Ventilation		1	0.78%	0	0%	0	0%
Hea 02: Indoor air quality > 3. Emissions from construction products		2	1.56%	0	0%	0	0%
Hea 02: Indoor air quality > 4. Post-construction indoor air quality measurement		1	0.78%	0	0%	0	0%
Hea 04: Thermal comfort > 1. Thermal modelling	Confirmation that the thermal modelling has been carried out in line with CIBSE AM11.	1	0.78%	1	0.78%	0	0%
Hea 04: Thermal comfort > 2. Design for future thermal comfort		1	0.78%	0	0%	1	0.78%
Hea 04: Thermal comfort > 3. Thermal zoning and controls		1	0.78%	0	0%	1	0.78%
Hea 05: Acoustic performance > 1. Sound insulation	Where available, a report from a suitably qualified acoustician (SQA) may be used to confirm required performance standards will be achieved.	1	0.78%	1	0.78%	0	0%
Hea 05: Acoustic performance > 2. Indoor ambient noise level		1	0.78%	1	0.78%	0	0%
Hea 05: Acoustic performance > 3. Room acoustics	The relevant section of the building specification, clauses of the contract or a letter of commitment to meet the relevant acoustic performance standards, carry out all pre-completion testing using a compliant test body and complete remedial work where necessary.	1	0.78%	1	0.78%	0	0%
Hea 06: Security		1	0.78%	1	0.78%	0	0%

Hea 07: Safe and healthy surroundings > 1. Safe access	Copy of a compliant security needs assessment and recommendations from a SQSS. Design drawings, relevant section of the building specification, contract clauses or letter of commitment to confirm the recommendations from the SQSS will be implemented within the final design	1	0.78%	1	0.78%	0	0%
Hea 07: Safe and healthy surroundings > 2. Outside space	Design drawings (including a scaled site layout plan) highlighting safe pedestrian and cycle routes and other compliant features and dimensions.	1	0.78%	1	0.78%	0	0%
Health and Wellbeing Totals		18	14.00%	9	7.00%	5	3.89%

Energy	Design Stage Evidence Requirements	Available		Targeted		Potential	
		Credits	Percent	Credits	Percent	Credits	Percent
Ene 01: Reduction of energy use and carbon emissions > 1. Energy performance	A copy of the building regulations output document (BRUKL) from the approved software. The output documents must be based on the design stage of analysis. Responsibility: Energy Consultant	9	4.65%	5	2.58%	0	0%
Ene 01: Reduction of energy use and carbon emissions > 2. Prediction of operational energy consumption	Plus evidence confirming: 1. The total LZC energy generation (kWh/yr) 2. The source of the LZC energy 3. Calculated estimate of energy consumption from unregulated systems or process (kWh/yr) (only required if confirming zero regulated carbon or carbon negative exemplary credits) 4. Calculated estimate of exported energy surplus (only required if confirming carbon negative status).	4	2.06%	0	0%	0	0%
Ene 02: Energy monitoring > 1. Sub-metering of end use categories	The metering schedule or metering strategy document.	1	0.52%	1	0.52%	0	0%
Ene 02: Energy monitoring > 2. Sub-metering of high energy load and tenancy areas		1	0.52%	1	0.52%	0	0%
Ene 03: External lighting	Drawings and/or specification confirming the proposed external lighting and their controls.	1	0.52%	1	0.52%	0	0%
Ene 04: Low carbon design > 1. Passive design : Passive design analysis	HEA04 credit is achieved	1	0.52%	1	0.52%	0	0%
Ene 04: Low carbon design > 1. Passive design : Free cooling		1	0.52%	1	0.52%	0	0%

Ene 04: Low carbon design > 2. Low and zero carbon technologies		1	0.52%	1	0.52%	0	0%
Ene 05: Energy efficient cold storage > 1. Refrigeration energy consumption		1	0.52%	0	0%	0	0%
Ene 05: Energy efficient cold storage > 2. Indirect greenhouse gas emissions		1	0.52%	0	0%	0	0%
Ene 06: Energy Efficient transportation systems > 1. Energy consumption	Building Contracts - Evidence indicating the escalator specified has a load sensing device installed OR A passenger sensing device for automated operation	1	0.52%	0	0%	0	0%
Ene 06: Energy Efficient transportation systems > 2. Energy efficient features : Lifts		1	0.52%	1	0.52%	0	0%
Ene 06: Energy Efficient transportation systems > 2. Energy efficient features : Escalators or moving walkways		1	0.52%	1	0.52%	0	0%
Ene 08: Energy efficient equipment		2	1.03%	0	0%	0	0%
Energy Totals		31	16.00%	13	6.71%	0	0.00%

Transport	Design Stage Evidence Requirements	Available		Targeted		Potential	
		Credits	Percent	Credits	Percent	Credits	Percent
Tra 01: Transport assessment and travel plan	A copy of the transport assessment or statement.	2	1.67%	2	1.67%	0	0%
Tra 02: Sustainable transport measures	Documentary supporting evidence to verify how the assessment options have been or will be achieved. Evidence may include: <ul style="list-style-type: none"> Design drawings Clauses of building specifications Contracts Commitment letters See individual options for more details.	10	8.33%	6	5%	0	0%
Transport Totals		12	10.00%	8	6.67%	0	0.00%

Water	Design Stage Evidence Requirements	Available		Targeted		Potential	
		Credits	Percent	Credits	Percent	Credits	Percent
Wat 01: Water consumption	The relevant sections or clauses of the building specification, design drawings or schedules confirming the number,	5	3.89%	3	2.33%	0	0%

	specification and water consumption of all water consuming components						
Wat 02: Water monitoring	Evidence (specification/drawing) confirming the specification and type of mains water location. Including confirmation of connection to BMS where applicable	1	0.78%	1	0.78%	0	0%
Wat 03: Water leak detection > 1. Leak detection system	Evidence (specification/drawing) confirming the specification and type of leak detection to meet criteria 2a-2e.	1	0.78%	1	0.78%	0	0%
Wat 03: Water leak detection > 2. Flow control devices	Evidence (specification/drawing) confirming the specification and type flow control device is installed.	1	0.78%	1	0.78%	0	0%
Wat 04: Water efficient equipment		1	0.78%	0	0%	1	0.78%
Water Totals		9	7.00%	6	4.67%	1	0.78%

Materials	Design Stage Evidence Requirements	Available		Targeted		Potential	
		Credits	Percent	Credits	Percent	Credits	Percent
Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) > 1. Superstructure	Utilise a BREEAM-recognized LCA tool, such as One Click LCA or eToolLCD. LCA calculation to confirm credits at planning	6	6.43%	0	0%	4	4.29%
Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) > 2. Substructure	At the Concept Design stage, compare different design options for the superstructure.	1	1.07%	0	0%	1	1.07%
	At the Technical Design stage, conduct detailed comparisons of selected design options. Document the environmental impacts of each option to inform decision-making.						
Mat 02: Environmental impacts from construction products - Environmental Product Declarations (EPD)		1	1.07%	1	1.07%	0	0%
Mat 03: Responsible sourcing of construction products > 1. Pre-requisite - Legal and sustainable timber	Ensure Legal and Sustainable Timber Compliance (Prerequisite) All timber and timber-based products used in the project must be legally harvested and traded, and Sustainably sourced. This compliance is typically demonstrated through certification schemes such as: <ul style="list-style-type: none"> FSC (Forest Stewardship Council) 	0	0%	0	0%	0	0%

	<ul style="list-style-type: none"> PEFC (Programme for the Endorsement of Forest Certification) 						
Mat 03: Responsible sourcing of construction products > 2. Enabling sustainable procurement	Develop a Sustainable Procurement Plan Implement a documented Sustainable Procurement Plan that outlines:	1	1.07%	1	1.07%	0	0%
Mat 03: Responsible sourcing of construction products > 3. Measuring responsible sourcing	<ul style="list-style-type: none"> Policies and procedures for responsible sourcing Engagement with suppliers on sustainability criteria Monitoring and review mechanisms 	3	3.21%	1	1.07%	2	2.14%
Mat 05: Designing for durability and resilience	<p>Identify Vulnerable Building Elements Determine parts of the building and landscape susceptible to damage from:</p> <ul style="list-style-type: none"> Regular use (e.g., corridors, entrances) Accidental impacts (e.g., car parks, loading bays) Environmental factors (e.g., weather exposure) <p>Provide evidence demonstrating:</p> <ul style="list-style-type: none"> Identification of vulnerable areas Implemented protective design measures Consideration of environmental factors affecting material durability <p>This documentation should be included in design reports and specifications.</p>	1	1.07%	1	1.07%	0	0%
Mat 06: Material efficiency		1	1.07%	0	0%	0	0%
Materials Totals		14	15.00%	4	4.29%	7	7.50%

Waste	Design Stage Evidence Requirements	Available		Targeted		Potential	
		Credits	Percent	Credits	Percent	Credits	Percent
Wst 01: Construction waste management > 1. Pre-demolition audit	Credit not targeted as no demolition.	1	0.6%	0	0%	0	0%
Wst 01: Construction waste management > 2. Construction resource efficiency	Provide SWMP and provide targets and responsibilities	3	1.8%	0	0%	3	1.8%

Wst 01: Construction waste management > 4. Diversion of resources from landfill		1	0.6%	1	0.6%	0	0%
Wst 02: Use of recycled and sustainably sourced aggregates	Provide Evidence <ul style="list-style-type: none"> Documentation demonstrating the source and quantity of recycled or secondary aggregates used. Verification that the aggregates meet relevant quality standards and specifications. Calculations showing the percentage of recycled content in the total aggregate use. Ensure that all evidence aligns with BREEAM requirements for recycled and sustainably sourced aggregates 	1	0.6%	1	0.6%	0	0%
Wst 03: Operational waste	To demonstrate compliance and achieve compile and submit the following evidence: <ul style="list-style-type: none"> Drawings and specifications showing the location, size, and design of the waste storage facilities. Details of the waste streams to be collected and the corresponding storage provisions. Information on labelling and signage used for waste segregation. Any additional measures taken to address the specific waste management needs of the theatre. 	1	0.6%	1	0.6%	0	0%
Wst 05: Adaptation to climate change		1	0.6%	0	0%	0	0%
Wst 06: Design for disassembly and adaptability > 1. Recommendations		1	0.6%	0	0%	0	0%
Wst 06: Design for disassembly and adaptability > 2. Implementation		1	0.6%	0	0%	0	0%
Waste Totals		10	6.00%	3	1.80%	3	1.80%

Land Use and Ecology	Design Stage Evidence Requirements	Available		Targeted		Potential	
		Credits	Percent	Credits	Percent	Credits	Percent
LE 01: Site selection > 1. Previously occupied land	No Currently sought	1	1%	0	0%	0	0%

LE 01: Site selection > 2. Contaminated land		1	1%	0	0%	0	0%
LE 02: Ecological risks and opportunities > 1. Statutory obligations	A copy of the ecological survey or report which covers the contents within the methodology for 'Survey and evaluation'	0	0%	0	0%	0	0%
LE 02: Ecological risks and opportunities > 2. Survey and evaluation		1	1%	1	1%	0	0%
LE 02: Ecological risks and opportunities > 3. Determining ecological outcomes	Appointed and report will meet the BREEAM criteria.	1	1%	1	1%	0	0%
LE 03: Managing impacts on ecology > 1. Ecological risks and opportunities	The client has appointed a Suitably Qualified Ecologist (SQE) to conduct a site survey and ecological evaluation.	0	0%	0	0%	0	0%
LE 03: Managing impacts on ecology > 2. Planning and measures on-site		1	1%	1	1%	0	0%
LE 03: Managing impacts on ecology > 3. Managing negative impacts of the project	Assess ecological risks and opportunities, including the impact of tree removal, and integrate findings into the design process.	2	2%	2	2%	0	0%
LE 04: Ecological change and enhancement > 1. Managing negative impacts on ecology	Develop an action plan to mitigate identified risks and enhance ecological value.	0	0%	0	0%	0	0%
LE 04: Ecological change and enhancement > 2. Change and enhancement of ecology		3	3%	3	3%	0	0%
LE 04: Ecological change and enhancement > 3. Ecological enhancement		1	1%	1	1%	0	0%
LE 05: Long term ecological management and maintenance > 1. Statutory obligations, planning and site implementation		0	0%	0	0%	0	0%
LE 05: Long term ecological management and maintenance > 2. Management and maintenance throughout the project		1	1%	1	1%	0	0%
LE 05: Long term ecological management and maintenance > 3. Landscape and ecology management plan		1	1%	1	1%	0	0%
Land Use and Ecology Totals		13	13.00%	11	11.00%	0	0.00%

Pollution	Design Stage Evidence Requirements	Available		Targeted		Potential	
		Credits	Percent	Credits	Percent	Credits	Percent

Pol 01: Impact of refrigerants > 1. No refrigerant use		3	2%	3	2%	0	0%
Pol 02: Local air quality	<p>Select Low-NOx Emission Heating Systems:</p> <ul style="list-style-type: none"> Opt for heating and hot water systems with low NOx emissions. Consider electric heating solutions, such as air source heat pumps, which produce zero on-site NOx emissions. If combustion-based systems are necessary, ensure they meet BREEAM's stringent NOx emission limits. <p>Provide Evidence of Compliance:</p> <ul style="list-style-type: none"> Document the chosen systems' NOx emission levels, ensuring they align with BREEAM's criteria. Include manufacturer specifications and any relevant certifications. 	2	1.33%	2	1.33%	0	0%
Pol 03: Flood and surface water management > 1. Pre-requisite	Required Documentation:	0	0%	0	0%	0	0%
Pol 03: Flood and surface water management > 2. Flood resilience	Drainage Strategy Report, A comprehensive report detailing how the design manages surface water run-off, including:	2	1.33%	2	1.33%	0	0%
Pol 03: Flood and surface water management > 3. Surface water run-off : Pre-requisite	<ul style="list-style-type: none"> Implementation of Sustainable Drainage Systems (SuDS) such as green roofs, swales, or permeable paving. 	0	0%	0	0%	0	0%
Pol 03: Flood and surface water management > 3. Surface water run-off : Rate	<ul style="list-style-type: none"> Demonstration that run-off rates and volumes post-development do not exceed pre-development levels. 	1	0.67%	1	0.67%	0	0%
Pol 03: Flood and surface water management > 3. Surface water run-off : Volume	<ul style="list-style-type: none"> Strategies to prevent run-off from the first 5mm of rainfall leaving the site, aligning with BREEAM requirements. 	1	0.67%	1	0.67%	0	0%
Pol 03: Flood and surface water management > 5. Minimising watercourse pollution	<p>Flood Risk Assessment (FRA)</p> <p>An assessment identifying potential flood risks to the site and outlining mitigation measures to address these risks.</p>	1	0.67%	1	0.67%	0	0%

	<p>Pollution Prevention Measures</p> <p>Details of design features that prevent watercourse pollution, such as:</p> <ul style="list-style-type: none"> Oil separators or silt traps in drainage systems. Design considerations for areas like car parks to manage potential contaminants. Site Plans and Drawings <p>Annotated plans illustrating:</p> <ul style="list-style-type: none"> Locations of SuDS features. Drainage pathways and discharge points. Areas designated for pollution prevention measures. <p>Compliance with Guidance Note 38 (GN38)</p> <p>Ensure that the drainage strategy aligns with BREEAM's GN38, which provides guidance on relating drainage reports to BREEAM criteria.</p>						
Pol 04: Reduction of night time light pollution	Evidence to confirm there is no external lights other than security lighting.	1	0.67%	1	0.67%	0	0%
Pol 05: Reduction of noise pollution	<p>Design drawings highlighting:</p> <ol style="list-style-type: none"> All existing and proposed noise-sensitive buildings local to, and within, the site boundary. Proposed sources of noise from the new development. Distance (m) from these buildings to the assessed development 	1	0.67%	1	0.67%	0	0%
Pollution Totals		12	8.00%	12	8.00%	0	0.00%

Innovation	Available		Targeted		Potential	
	Credits	Percent	Credits	Percent	Credits	Percent
Inn 01: Innovation	10	10%	0	0%	0	0%
Man 03: Responsible construction practices > 1. Responsible construction management	1	1%	0	0%	0	0%
Hea 01: Visual comfort > 1. Daylighting	1	1%	0	0%	0	0%
Hea 01: Visual comfort > 2. Internal and external lighting	1	1%	0	0%	0	0%

Hea 02: Indoor air quality	1	1%	0	0%	0	0%
Hea 06: Security	1	1%	0	0%	0	0%
Ene 01: Reduction of energy use and carbon emissions > 1. Energy performance	3	3%	0	0%	0	0%
Ene 01: Reduction of energy use and carbon emissions > 2. Prediction of operational energy consumption : Post-occupancy stage	2	2%	0	0%	0	0%
Wat 01: Water consumption	1	1%	0	0%	0	0%
Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) > 1. Core building services options appraisal during Concept Design	1	1%	0	0%	0	0%
Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) > 2. LCA and LCC alignment	1	1%	0	0%	0	0%
Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) > 3. Third party verification	1	1%	0	0%	0	0%
Mat 03: Responsible sourcing of construction products	1	1%	0	0%	0	0%
Wst 01: Construction waste management > 1. Construction resource efficiency	1	1%	0	0%	0	0%
Wst 02: Use of recycled and sustainably sourced aggregates	1	1%	0	0%	0	0%
Wst 05: Adaptation to climate change	1	1%	0	0%	0	0%
LE 02: Ecological risks and opportunities	1	1%	0	0%	0	0%
LE 04: Ecological change and enhancement	1	1%	0	0%	0	0%
Innovation Totals (Up to a maximum of 10 credits)	10	10.00%	0	0.00%	0	0.00%
Overall Totals	150	110.00%	76	55.37%	16	13.97%

8. Conclusion

This BREEAM pre-assessment has been undertaken to demonstrate the proposed development's commitment to achieving high standards of environmental performance in line with local planning policy and best practice guidance.

The assessment confirms that the proposed New Theatre Building at The Cowplain School has the potential to achieve a BREEAM of 'Very Good' rating under the BREEAM UK New Construction 2018 scheme, subject to continued design development and implementation of the measures outlined in this report.

Key sustainability features identified at this stage include:

- ☙ Use of energy-efficient systems and passive design measures;
- ☙ Sustainable procurement of materials and robust waste management strategies;
- ☙ Provision for responsible surface water drainage and pollution control;
- ☙ Consideration of long-term ecological enhancements and landscape integration.

The design team is committed to continuing the BREEAM process through the next stages of design and construction to ensure the target rating is achieved at final certification. We believe the proposed strategy aligns with both national sustainability goals and the aspirations Havant Borough Council.

This pre-assessment demonstrates that sustainability is embedded from the outset of the design process and supports the planning application on environmental grounds.

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