

BREEAM 2011 New Construction Pre-Assessment Estimator

This assessment and indicative BREEAM rating is not a formal certified BREEAM assessment or rating and must not be communicated as such. The score presented is indicative of a buildings potential performance and is based on a simplified pre-formal BREEAM assessment and unverified commitments given at an early stage in the design process.

Building name	Ysgol Hafod Y Wern
Indicative building score (%)	76.94%
Indicative BREEAM rating	Pre-Assessment result indicates potential for BREEAM Excellent rating
Indicative minimum standards level achieved	Pre-Assessment result indicates the minimum standards for Excellent level

MANAGEMENT	Section Weighting	12.00%	Indicative Section Score	8.73%
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Man01 Sustainable Procurement

No. of BREEAM credits available	8	Available contribution to overall score	4.36%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will roles, responsibilities and a training schedule be defined in accordance with BREEAM?	No	1	0
Will a BREEAM AP be appointed at RIBA stage A/B and performance targets contractually agreed?	Yes	1	1
Will a BREEAM AP be appointed to monitor and report progress during RIBA stage B-E ?	Yes	1	1
Will a BREEAM AP be appointed to monitor and report progress during RIBA stage F-L?	Yes	1	1
Will a thermographic survey be conducted and any defects uncovered remedied?	Yes	1	1
Will compliant commissioning of building services be carried out?	Yes	1	1
Will compliant seasonal commissioning of building services be carried out?	Yes	1	1
Will water/energy consumption data be recorded and aftercare support provided for 12 months?	Yes	1	1
Will water/energy consumption be recorded/reported for 3 years post construction?	No	1	0

Total indicative BREEAM credits achieved	7
Total indicative contribution to overall building score	3.82%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

BREEAM AP appointed by client at feasibility stage. AP role to be continued through the project for three associated credits to be awarded.
 Thermographic survey included as part of BREEAM Assessment. (Appointed main contractor to determine whether required to meet required BREEAM score)
 Client has appointed person to monitor commissioning & seasonal commissioning on their behalf. Appointed main contractor to include for –pre-commissioning, commissioning and re-commissioning as necessary plus seasonal commissioning of systems as part of their main programme of works.
 Main contractor to provide 12 months aftercare support and energy consumption data to be collated during this period.

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Man02 Responsible Construction Practices

No. of BREEAM credits available	2	Available contribution to overall score	1.09%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Pre-Assessment question/criteria

Which considerate construction scheme will be used or required to be used by the principal contractor?	Considerate Constructors Scheme
For the required scheme, what will be the target performance level set for the site/contractor?	A CCS score between 32 and 35.5.

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	1.09%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

Under new 2013 scheme, appointment main contractor should commit to achieve a score of 35 or more. It is a minimum requirement to achieve at least one credit under this issue.

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Man03 Construction Site Impacts

No. of BREEAM credits available	5	Available contribution to overall score	2.73%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will site energy consumption be metered/monitored?	Yes	1	1
Will site water consumption be metered/monitored?	Yes	1	1
Will the transport of construction materials and waste to/from site be measured/monitored?	Yes	1	1
Will timber be sourced in accordance with the Government's Timber Procurement Policy?	Yes	1	1
Will/does the principal contractor operate a compliant Environmental Management System?	Yes	1	1
Will the principal contractor adopt best practice pollution prevention policies & procedures?	Yes		

Total indicative BREEAM credits achieved	5
Total indicative contribution to overall building score	2.73%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

As part of operations on site, the appointment main contractor should commit to monitoring energy use, water use & transport of materials.
 All site timber to be legally sourced in compliance with the Government's Timber Procurement Policy.
 Appointed main contractor should operate an EMS.
 Appointment main contractor should adopt best practice policies for prevention of pollution.

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Man04 Stakeholder Participation

No. of BREEAM credits available	4	Available contribution to overall score	2.18%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will an appropriate level of consultation activities be undertaken?	No	1	0
Will an access statement be developed and appropriate building user facilities provided?	Yes	1	1
Will building user guides and relevant user information be provided?	Yes	1	1
Will a post occupancy evaluation assessment be undertaken and information disseminated?	No	1	0

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	1.09%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

An "Access Statement" to be prepared by design team, written in line with the CABE Publication 'Design and Access Statements, How to write, read and use them', based on the principles of inclusive design.

The appointment main contractor is required to produce a Building User Guide (mandatory requirement to achieve a BREEAM Excellent rating).

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Man05 Life cycle cost and service life planning

No. of BREEAM credits available	3	Available contribution to overall score	1.64%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will a feasibility stage Life Cycle Cost (LCC) analysis be commissioned and completed?	No	1	0
Will a strategic and system level LCC be commissioned and completed?	No	1	0
Will a technical design LCC to be commissioned and completed?	No	1	0
Total indicative BREEAM credits achieved	0		
Total indicative contribution to overall building score	0.00%		
Total indicative BREEAM innovation credits achieved	N/A		
Indicative minimum standard(s) level	N/A		

Comments/notes:

These credits are not being sought.

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HEALTH & WELLBEING	Section Weighting	15.00%	Indicative Section Score	10.00%
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Hea01 Visual Comfort

No. of BREEAM credits available	3	Available contribution to overall score	3.00%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will all fluorescent lamps be fitted with high frequency ballasts?	Yes	N/A	N/A
Will all relevant building areas be designed to achieve the appropriate daylight factor(s)?	No	1	
Will the design provide adequate glare control and view out for building users?	Yes	1	1
Will internal/external lighting be specified in accordance with the relevant CIBSE Guides/British Standards?	Yes	1	1
Will all relevant building areas be designed to achieve exemplary level daylight factor(s)?	No	1	0
Total indicative BREEAM credits achieved	2		
Total indicative contribution to overall building score	2.00%		
Total indicative BREEAM innovation credits achieved	0		
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level		

Comments/notes:

It is mandatory that all fluorescent lights are fitted with high frequency ballasts.
 Daylighting calculations could be carried out on the final design to prove compliance (but not included as part of this pre-assessment).
 View out and glare control criteria to be met (20% of external wall to be glazed & blinds provided or other glare control device to be included).
 Internal & external lighting to be in accordance with CIBSE/British Standards.

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Hea02 Indoor Air Quality

No. of BREEAM credits available	4	Available contribution to overall score	4.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Indicative credits	
		Credits available	achieved
Will an air quality plan be produced?	No	1	0
Will the building be designed to minimise sources of internal air pollution?	No	1	0
Will the relevant products be specified to meet the VOC testing and emission levels required?	No	1	0
Will formaldehyde and total VOC levels be measured post construction?	No	1	0
Will the building be designed to, or have the potential to provide, natural ventilation?	Yes	1	1

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	1.00%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Building to be naturally ventilated - this to be proven by calculation.

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Hea03 Thermal Comfort

No. of BREEAM credits available	2	Available contribution to overall score	2.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will thermal modelling of the design be carried out?	Yes	1	1
Will the modelling inform the development of a thermal zoning and control strategy?	Yes	1	1
Total indicative BREEAM credits achieved	2		
Total indicative contribution to overall building score	2.00%		
Total indicative BREEAM innovation credits achieved	N/A		
Indicative minimum standard(s) level	N/A		

Comments/notes:

Thermal modelling could be carried out using CIBSE AM11 compliant software to show “time out of range” results for the relevant building areas to include for both maximum and minimum temperatures for both summer and winter settings.

The modelling exercise should inform the temperature control strategy for the building (in consultation with the end user).

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Hea04 Water Quality

No. of BREEAM credits available	1	Available contribution to overall score	1.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will all water systems be designed to comply with the relevant HSE Approved Code of Practice and Guidance?	Yes	1	1
Where humidification is to be provided, will a failsafe humidification system be specified?	N/A		
Will a wholesome supply of accessible, clean and fresh drinking water be supplied for building users?	Yes		

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	1.00%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

It is mandatory that the building's water systems are designed to be compliant with HSE ACoP for the control of legionella.
Mains fed water chillers to be provided – one per 200 building users. Coolers are to be attached to the wall and floor to prevent vandalism and contain security covers to protect all water and electrical connections.

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Hea05 Acoustic Performance

No. of BREEAM credits available	3	Available contribution to overall score	3.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will/has a suitably qualified acoustician be appointed to provide appropriate design advice?	Yes		
Will the building meet the relevant acoustic performance standards and testing requirements?	Yes	3	3
Total indicative BREEAM credits achieved		3	
Total indicative contribution to overall building score		3.00%	
Total indicative BREEAM innovation credits achieved		N/A	
Indicative minimum standard(s) level		N/A	

Comments/notes:

Acoustician has been appointed by the client to provide advice on how to achieve 3 credits. Proposals will be put forward to the tendering main contractors. In order to achieve these credits, the appointed main contractor will be required to provide pre-completion testing to prove performance standards are met for the relevant areas.

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Hea06 Safety and Security

No. of BREEAM credits available	2	Available contribution to overall score	2.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Where external site areas are present, will safe access be designed for pedestrians and cyclists?	No	1	0
Will a suitably qualified security consultant be appointed and security considerations accounted for?	Yes	1	1
Total indicative BREEAM credits achieved		1	
Total indicative contribution to overall building score		1.00%	
Total indicative BREEAM innovation credits achieved		N/A	
Indicative minimum standard(s) level		N/A	

Comments/notes:

The external site has been designed for the safety of pedestrians and cyclists as far as possible however the BREEAM requirement is that delivery areas are not accessed by crossing paths, therefore this credit is unavailable.

Advice has been sought from the local CPDA/ALO at RIBA Design Stage C. Recommendations must be included within the design and final construction in order to award the credit.

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ENERGY	Section Weighting	19.00%	Indicative Section Score	10.96%
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Ene01 Reduction of CO₂ Emissions

No. of BREEAM credits available	15	Available contribution to overall score	10.96%
No. of BREEAM innovation credits available	5	Minimum standards applicable	Yes
How do you wish to assess the number of BREEAM credits achieved for this issue?	Define a target number of BREEAM credits achieved		
Select the target number of BREEAM credits for the Ene01 issue	6	BREEAM Innovation credits	

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Total indicative BREEAM credits achieved	6
Total indicative contribution to overall building score	4.38%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Excellent level

Comments/notes:

It is mandatory to achieve a minimum of six credits under this issue. However in addition to this, in order to meet the required BREEAM Excellent standards, a CO2 parameter for Energy Performance Ratio for New Construction (EPRNC) of 0.22 (equivalent to a 25% improvement on the Target Emission Rate in the Part L SBEM calculation).

[For information, the EPRNC takes account of the building's operational energy demand, energy consumption and the resulting CO₂ emissions. Information from the SBEM relating to these details is entered into the BREEAM Ene 01 calculator tool to prove compliance]

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Ene02 Energy Monitoring

No. of BREEAM credits available	1	Available contribution to overall score	0.73%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will a BMS or sub-meters be specified to monitor energy use from major building services systems?	Yes	1	1
Will a BMS or sub-meters be specified to monitor energy use by tenant/building function areas?		N/A	N/A

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.73%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

In order to pursue an Excellent rating, BMS or sub-meters to be specified to monitor energy use from major building services systems as follows:

- Space heating
- Domestic hot water
- Humidification
- Cooling
- Fans (major)
- Lighting
- Small power
- Other major energy-consuming items where appropriate

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Ene03 External Lighting

No. of BREEAM credits available	1	Available contribution to overall score	0.73%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will external light fittings and controls be specified in accordance with the BREEAM criteria?	Yes	1	1
Total indicative BREEAM credits achieved	1		
Total indicative contribution to overall building score	0.73%		
Total indicative BREEAM innovation credits achieved	N/A		
Indicative minimum standard(s) level	N/A		

Comments/notes:

External lighting specification to comply with BREEAM requirements for luminous efficacy and colour rendering index as appropriate.
 External lighting to be controlled by timeswitch/daylight sensors with manual override.

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Ene04 Low and Zero Carbon Technology

No. of BREEAM credits available	5	Available contribution to overall score	3.65%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Compliant LZC feasibility study to be undertaken	Yes	2	1
What will be the intended scope of the feasibility study?	Operational stage carbon savings/emissions		
Target percentage net reduction in operational stage CO2 emissions	10.00%	2	1
Please confirm the intended energy source of the Low and/or zero carbon system?	Solar		
Building does not require any form of cooling i.e. naturally ventilated	Yes	1	1
Total indicative BREEAM credits achieved	3		
Total indicative contribution to overall building score	2.19%		
Total indicative BREEAM innovation credits achieved	0		
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level		

Comments/notes:

An operational stage carbon savings/emissions feasibility study has been carried out which determines that an approximate reduction in CO2 of 10% could be achieved from the installation of PV panels.

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Ene05 Energy Efficient Cold Storage

Assessment Issue Not Applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved

Total indicative BREEAM credits achieved	N/A
Total indicative contribution to overall building score	N/A
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

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Ene06 Energy Efficient Transportation Systems

No. of BREEAM credits available	2	Available contribution to overall score	1.46%
No. of BREEAM innovation credits available	0	Minimum standards applicable	N/A

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will a transportation system analysis be carried out to determine the optimum number and size of lifts?	Yes	1	1
Will three energy-efficient features offering the greatest potential energy savings be part of the system?	Yes	1	1
Total indicative BREEAM credits achieved	2		
Total indicative contribution to overall building score	1.46%		
Total indicative BREEAM innovation credits achieved	N/A		
Indicative minimum standard(s) level	N/A		

Comments/notes:

Lift company to be approached by appointed main contractor to size lifts (carry out transportation demand and usage pattern assessment) and provide a solution resulting in energy savings by comparing appropriate lift strategies.

Assessment Issue Not Applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

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Total indicative BREEAM credits achieved	N/A
Total indicative contribution to overall building score	N/A
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

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Ene08 Energy Efficient Equipment

No. of BREEAM credits available	2	Available contribution to overall score	1.46%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria

Which of the following will be present and likely to be a/the major contributor to 'unregulated' energy use:

	Present	Significant majority contributor
Small power/plug in equipment?	Yes	Yes
Swimming pool?	No	
Communal laundry?	No	
Data centre?	No	
IT-intensive operation areas?	No	
Residential areas?	No	
Healthcare?	No	
Kitchen and catering facilities?	Yes	Yes

	Indicative compliance?	Credits available	Indicative credits achieved	
Will the significant majority contributor(s) to 'unregulated' energy use (above) meet the BREEAM criteria?	Yes	2	2	N/A

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	1.46%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

The client has committed to ensuring that small power & plug-in equipment to be sourced in accordance with Government Buying Standards or other compliant method. Kitchen/catering facilities to incorporate at least one energy efficiency method outlined in each of the CIBSE TM50 Sections 8, 9, 11, 12, 13, 14 & 15.

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Ene09 Drying Space

Assessment Issue Not Applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Total indicative BREEAM credits achieved	N/A		
Total indicative contribution to overall building score	N/A		
Total indicative BREEAM innovation credits achieved	N/A		
Indicative minimum standard(s) level	N/A		

Comments/notes:

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TRANSPORT	Section Weighting	8.00%	Indicative Section Score	5.71%
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Tra01 Public Transport Accessibility

No. of BREEAM credits available	3	Available contribution to overall score	3.43%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria

What is the building type category (for the purpose of Tra01 issue assessment)?	Pre-school, School and/or Sixth form
What is the degree of public transport provision for the building's location?	A single BREEAM compliant public transport node available
Building's indicative Accessibility Index	2
Does the building have a dedicated bus service?	
Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	1.14%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Evidence has been provided to demonstrate that one credit can be achieved under this issue.

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Tra02 Proximity to Amenities

No. of BREEAM credits available	1	Available contribution to overall score	1.14%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will the building be in close proximity of and accessible to applicable amenities?	Yes	1	1
Total indicative BREEAM credits achieved	1		
Total indicative contribution to overall building score	1.14%		
Total indicative BREEAM innovation credits achieved	N/A		
Indicative minimum standard(s) level	N/A		

Comments/notes:

Evidence has been provided showing safe walking route and distance to post box, grocery store and cash point.

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Tra03 Cyclist facilities

No. of BREEAM credits available	2	Available contribution to overall score	2.29%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

What is the building type category (for the purpose of Tra03 issue assessment)?

Primary School

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will cycle storage spaces be provided?	Yes	2	2
Will cyclist facilities be provided?	Yes		
Total indicative BREEAM credits achieved	2		
Total indicative contribution to overall building score	2.29%		
Total indicative BREEAM innovation credits achieved	N/A		
Indicative minimum standard(s) level	N/A		

Comments/notes:

Requirements for these credits are 10 no. compliant cycle storage spaces to be provided, plus showers for staff, changing space with bench & clothes hook & 10 lockers either in or adjacent to the compliant changing area.

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Tra04 Maximum Car Parking Capacity

Assessment Issue Not Applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Building type category (for the purpose of Tra04 issue)?	
Buildings indicative Accessibility Index (sourced from issue Tra01)	

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will the building meet BREEAM's maximum parking capacity criteria for this building type/Accessibility Index?			

Total indicative BREEAM credits achieved	N/A
Total indicative contribution to overall building score	N/A
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

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Tra05 Travel Plan

No. of BREEAM credits available	1	Available contribution to overall score	1.14%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will a transport plan based on site specific travel survey/assessment be developed?	Yes	1	1
Total indicative BREEAM credits achieved	1		
Total indicative contribution to overall building score	1.14%		
Total indicative BREEAM innovation credits achieved	N/A		
Indicative minimum standard(s) level	N/A		

Comments/notes:

A travel plan has been developed for the scheme which has steered the design requirements as put forward in the relevant specification(s).

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WATER	Section Weighting	6.00%	Indicative Section Score	6.00%
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Wat01 Water Consumption

No. of BREEAM credits available	5	Available contribution to overall score	3.33%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Select the level that corresponds closely to the target or likely water component specification?

Level 5 - Five credits

Total indicative BREEAM credits achieved	5
Total indicative contribution to overall building score	3.33%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

The client has expressed a desire to minimise water usage within the building and is looking to benefit from low flush wc's, waterless urinals, low flow taps and showers, low water use commercial dishwashers etc plus rainwater harvesting to off-set flushing. There are minimum performance levels specified within the BREEAM guidance relating to improvements over the baseline water consumption requirements which need to be met.

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Wat02 Water Monitoring

No. of BREEAM credits available	1	Available contribution to overall score	0.67%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will there be a water meter on the mains water supply to the building(s)?	Yes	1	1
Will metering/monitoring equipment be specified on the water supply to any relevant plant/building areas?	Yes		
Will all specified water meters have a pulsed output?	Yes		
If the site/building has an existing BMS connection, will all pulsed meters be connected to the BMS?	N/A		

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.67%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

It is mandatory that water meter with pulsed output is provided.

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Wat03 Water Leak Detection and Prevention

No. of BREEAM credits available	2	Available contribution to overall score	1.33%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will a mains water leak detection system be installed on the building's mains water supply?	Yes	1	1
Will flow control devices be installed in each sanitary area/facility?	Yes	1	1
Total indicative BREEAM credits achieved	2		
Total indicative contribution to overall building score	1.33%		
Total indicative BREEAM innovation credits achieved	N/A		
Indicative minimum standard(s) level	N/A		

Comments/notes:

A leak detection system could be specified along with shut-off to cold water supplies in toilet areas.

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Wat04 Water Efficient Equipment

No. of BREEAM credits available	1	Available contribution to overall score	0.67%
No. of BREEAM innovation credits available	No	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will water efficient irrigation methods and/or vehicle wash systems (if relevant) be installed?	Yes	1	1
Total indicative BREEAM credits achieved	1		
Total indicative contribution to overall building score	0.67%		
Total indicative BREEAM innovation credits achieved	N/A		
Indicative minimum standard(s) level	N/A		

Comments/notes:

Watering of plants to be from collected water (water butts/rainwater harvesting)

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MATERIALS	Section Weighting	12.50%	Indicative Section Score	10.58%
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Mat01 Life Cycle Impacts

No. of BREEAM credits available	6	Available contribution to overall score	5.77%
No. of BREEAM innovation credits available	1	Minimum standards applicable	No

Pre-Assessment question/criteria

How do you wish to assess the number of BREEAM credits achieved for this issue?	Define a target number of BREEAM credits to be achieved		
Select the number of BREEAM credits being targeted for the Mat01 issue	6	BREEAM Innovation credits	0

Total indicative BREEAM credits achieved	6
Total indicative contribution to overall building score	5.77%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	N/A

Comments/notes:

Maximum credits should be sought under this issue, with possible Innovation Credit. Specified materials to be A or A+ rated in the Green Guide. Schedule of areas and materials plus their Green Guide ratings to be provided for the following building elements:

- External walls
- Roof
- Internal walls
- Windows
- Upper floor slab
- Floor finishes/coverings

BREEAM 2011 New Construction Pre-Assessment Estimator

Mat02 Hard Landscaping and Boundary Protection

No. of BREEAM credits available	1	Available contribution to overall score	0.96%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will ≥80% of all external hard landscaping and boundary protection achieve a Green Guide A or A+ rating?	Yes	1	1
Total indicative BREEAM credits achieved	1		
Total indicative contribution to overall building score	0.96%		
Total indicative BREEAM innovation credits achieved	N/A		
Indicative minimum standard(s) level	N/A		

Comments/notes:

All hardlandscaping & fencing could be A or A+ rated in the Green Guide. (80% by area required to be A or A+ rated to prove compliance). Schedule of areas and materials plus their Green Guide ratings to be provided.

BREEAM 2011 New Construction Pre-Assessment Estimator

Mat03 Responsible Sourcing

No. of BREEAM credits available	3	Available contribution to overall score	2.88%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Pre-Assessment question/criteria

How do you wish to assess the number of BREEAM credits achieved for this issue?	Define a target number of BREEAM credits		
Select the number of BREEAM credits being targeted for the Mat03 issue	1	BREEAM Innovation credits	0
Will all timber used on the project be sourced in accordance with the UK Govt's Timber Procurement Policy?	Yes		

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.96%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

Appointment main contractor should consider the procurement of materials in order to achieve credits under this issue. Details should be provided of the level of responsible sourcing to be included as part of the materials specification submitted as evidence for Mat 01 with the addition of the following elements:

- Structural Frame - Ground floor
- Foundation/sub-structure - Fittings (incl staircase, window frames, internal & external doors, floor finishes etc)
- Hard landscaping

BREEAM 2011 New Construction Pre-Assessment Estimator

Mat04 Insulation

No. of BREEAM credits available	2	Available contribution to overall score	1.92%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Is the building targeting an insulating index of 2 or more?	Yes	1	1
Will the building's insulating materials be responsibly sourced?	Yes	1	1
Total indicative BREEAM credits achieved	2		
Total indicative contribution to overall building score	1.92%		
Total indicative BREEAM innovation credits achieved	N/A		
Indicative minimum standard(s) level	N/A		

Comments/notes:

Insulation specified should be A or A+ rated and responsibly sourced,

BREEAM 2011 New Construction Pre-Assessment Estimator

Mat05 Designing for Robustness

No. of BREEAM credits available	1	Available contribution to overall score	0.96%
No. of BREEAM innovation credits available	0	Minimum standards applicable	N/A

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will suitable durability/protection measures be specified and installed to vulnerable areas of the building?	Yes	1	1
Total indicative BREEAM credits achieved	1		
Total indicative contribution to overall building score	0.96%		
Total indicative BREEAM innovation credits achieved	N/A		
Indicative minimum standard(s) level	N/A		

Comments/notes:

Vulnerable areas of the building (internal & external) have been identified on a plan and measures specified to protect these areas. Measures as robust as these would need to be included in the final design and construction. These measures include robust external wall construction and corridor walls being specified to Severe Duty (DS) as per BS 5234-2.

BREEAM 2011 New Construction Pre-Assessment Estimator

WASTE	Section Weighting	7.50%	Indicative Section Score	7.50%
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Wst01 Construction Waste Management

No. of BREEAM credits available	4	Available contribution to overall score	5.00%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Pre-Assessment question/criteria

How do you wish to assess the number of BREEAM credits achieved for this issue?	Define a target number of BREEAM credits to be achieved		
Select the number of BREEAM credits being targeted for the Wst01 issue	4	BREEAM Innovation credits	1

Total indicative BREEAM credits achieved	4
Total indicative contribution to overall building score	5.00%
Total indicative BREEAM innovation credits achieved	1
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

The appointment main contract is required to provide a site waste management plan and to provide targets to minimise waste in line with the BREEAM requirements. It is suggested that the exemplary credit could also be sought under this issue.

BREEAM 2011 New Construction Pre-Assessment Estimator

Wst02 Recycled Aggregates

No. of BREEAM credits available	1	Available contribution to overall score	1.25%
No. of BREEAM innovation credits available	1	Minimum standards applicable	No

Pre-Assessment question/criteria

How do you wish to assess the number of BREEAM credits achieved for this issue?	Define a target number of BREEAM credits to be achieved		
Select the number of BREEAM credits being targeted for the Wst02 issue	1	BREEAM Innovation credits	0

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	1.25%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	N/A

Comments/notes:

It is suggested that high grade & secondary aggregate uses within the building could be identified and the minimum percentages set by BREEAM be met with recycled/secondary aggregates from a local source.

BREEAM 2011 New Construction Pre-Assessment Estimator

Wst03 Operational Waste

No. of BREEAM credits available	1	Available contribution to overall score	1.25%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will appropriate facilities for the storage of operational recyclable waste volumes be provided?	Yes	1	1
If relevant, will a static waste compactor(s) or baler(s) be specified/installed?	N/A		
If relevant, will a vessel for composting suitable organic waste be specified/installed?	N/A		
Will there be a school recycling policy and operational procedures provided when the building is complete?	Yes		

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	1.25%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

A waste storage area has been identified which will meet the BREEAM requirements. Appropriate labelling is required for the separation of recyclable products. The client/school will be responsible for creating and adopting a waste policy.

BREEAM 2011 New Construction Pre-Assessment Estimator

Wst04 Speculative Floor and Ceiling Finishes

Assessment Issue Not Applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Total indicative BREEAM credits achieved	N/A		
Total indicative contribution to overall building score	N/A		
Total indicative BREEAM innovation credits achieved	N/A		
Indicative minimum standard(s) level	N/A		

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

LAND USE & ECOLOGY

Section Weighting

10.00%

Indicative Section Score

8.00%

LE01 Site Selection

No. of BREEAM credits available	2	Available contribution to overall score	2.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will at least 75% of the proposed development's footprint be located on previously been developed land?	No	1	0
Is the site deemed to be significantly contaminated?	Yes	1	1

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	1.00%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Contamination report being prepared. Design drawings required to show contaminated areas to be remediated in relation to any proposed development. Confirmation required of remediation strategy for the site and summary details of the implementation plan????

BREEAM 2011 New Construction Pre-Assessment Estimator

LE02 Ecological Value of Site and Protection of Ecological Features

No. of BREEAM credits available	1	Available contribution to overall score	1.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Can the land within the construction zone be defined as 'land of low ecological value'?	No	1	0
Will all features of ecological value surrounding the construction zone/site boundary be protected?	Yes		
Total indicative BREEAM credits achieved	0		
Total indicative contribution to overall building score	0.00%		
Total indicative BREEAM innovation credits achieved	N/A		
Indicative minimum standard(s) level	N/A		

Comments/notes:

Land is likely to be defined as having ecological value.

BREEAM 2011 New Construction Pre-Assessment Estimator

LE03 Mitigating Ecological Impact

No. of BREEAM credits available	2	Available contribution to overall score	2.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Pre-Assessment question/criteria

What is the likely change in ecological value (plant species richness) as a result of the sites development?	No negative change or improvement in plant species richness
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Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	2.00%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

BREEAM Assessor to write to BRE to confirm whether the area of the existing school can be used as a habitat area once the school has been demolished in 3 or 4 years???

BREEAM 2011 New Construction Pre-Assessment Estimator

LE04 Enhancing Site Ecology

No. of BREEAM credits available	3	Available contribution to overall score	3.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will a suitably qualified ecologist be appointed to report on enhancing and protecting site ecology?	Yes	3	3
Will the suitably qualified ecologists general recommendations be implemented?	Yes		
What is the targeted/intended improvement in ecological value as a result of enhancement actions?	Large improvement in plant species richness		

Total indicative BREEAM credits achieved	3
Total indicative contribution to overall building score	3.00%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Ecologist to be appointed. As above, BRE to confirm that site of existing school can be used for a new habitat???

BREEAM 2011 New Construction Pre-Assessment Estimator

LE05 Long Term Impact on Biodiversity

No. of BREEAM credits available	2	Available contribution to overall score	2.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will the building meet BREEAM's mandatory criteria for this BREEAM issue?	Yes	2	2
Will a Biodiversity Champion be appointed to monitor/minimise impacts of site activities on biodiversity?	Yes		
Will the contractor provide training for the site workforce on how to protect ecology during the project?	Yes		
Will the contractor record actions to protect biodiversity and monitor their effectiveness during construction?	Yes		
Will a new ecologically valuable habitat, appropriate to the local area, be created?	Yes		
Where flora/fauna habitats exist on site, will the contractor programme site works to minimise disturbance?	No		
Will a partnership be set up by the design team with a local group that has wildlife expertise?	No		

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	2.00%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Ecologist to confirm the nature of the ecologically valuable habitat.

BREEAM 2011 New Construction Pre-Assessment Estimator

POLLUTION	Section Weighting	10.00%	Indicative Section Score	8.46%
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Pol01 Impact of Refrigerants

No. of BREEAM credits available	3	Available contribution to overall score	2.31%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will refrigerant containing systems be installed in the assessed building?	No	3	3

Total indicative BREEAM credits achieved	3
Total indicative contribution to overall building score	2.31%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

There are to be no refrigerants specified for the building.

BREEAM 2011 New Construction Pre-Assessment Estimator

Pol02 NO_x Emissions

No. of BREEAM credits available	3	Available contribution to overall score	2.31%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria

Response

Please enter the target/maximum NO _x emission level for space heating system	40.00	mg/kWh
Please enter the target/maximum NO _x emission level for the water heating system	100	mg/kWh

Total indicative BREEAM credits achieved	3
Total indicative contribution to overall building score	2.31%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

The feasibility report states that the heating (and hot water) requirement for the building will be met by gas-fired boiler plant. The specification of the plant should exceed the target Nox level emissions stated above.

BREEAM 2011 New Construction Pre-Assessment Estimator

Pol03 Surface Water Run off

No. of BREEAM credits available	5	Available contribution to overall score	3.85%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
What is the actual/likely annual probability of flooding for the assessed site?	Medium		
Will a Flood Risk Assessment be undertaken and ground level of the building/access meet BREEAM criteria?	Yes	2	1
Will the site meet the BREEAM criteria for peak rate surface water run off?	Yes	1	1
Will the site meet the criteria for surface water run off volume, attenuation and/or limiting discharge?	Yes	1	1
Will the site be designed to minimise watercourse pollution in accordance with the BREEAM criteria?	Yes	1	1
Total indicative BREEAM credits achieved		4	
Total indicative contribution to overall building score		3.08%	
Total indicative BREEAM innovation credits achieved		N/A	
Indicative minimum standard(s) level		N/A	

Comments/notes:

A Flood risk assessment has been carried out which identifies that the site is within a flooding zone.

The appointed main contractor will be responsible for providing details and calculations to show that appropriate drainage measures are specified to ensure that the peak rate of run-off from the site is no greater for the developed site than it was for the pre-development site and comply with the 1 year and 100 year return period events, allowing for climate change.

Additionally, the post development run-off volume should be no greater than it was prior to the site's development by utilising infiltration or other SuDs techniques and measures to be specified to ensure that SUDs or other control systems are specified as appropriate to minimise watercourse pollution.

There are specific requirements required by this credit (and alternative means of demonstrating compliance) and therefore the BREEAM manual should be referred to in order to ensure full compliance.

BREEAM 2011 New Construction Pre-Assessment Estimator

Pol04 Reduction of Night Time Light Pollution

No. of BREEAM credits available	1	Available contribution to overall score	0.77%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will the external lighting be designed to reduce light pollution?	No	1	0
Total indicative BREEAM credits achieved	0		
Total indicative contribution to overall building score	0.00%		
Total indicative BREEAM innovation credits achieved	N/A		
Indicative minimum standard(s) level	N/A		

Comments/notes:

It is not currently proposed to pursue this credit on the basis of the stringent requirements to demonstrate compliance.

BREEAM 2011 New Construction Pre-Assessment Estimator

Pol05 Noise Attenuation

No. of BREEAM credits available	1	Available contribution to overall score	0.77%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will there be, or is there noise-sensitive areas/buildings within 800m radius of the development?	Yes	1	1
Will a noise impact assessment be completed and, if applicable, noise attenuation measures specified?	Yes		

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	0.77%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

An initial noise impact assessment to be carried out to determine the noise levels at the nearest noise sensitive building/area. In order to award the credits, the appointed main contractor will be required to demonstrate that the background noise levels at the same point is no greater than pre-development and provide attenuation measures as necessary to ensure compliance.

BREEAM 2011 New Construction Pre-Assessment Estimator

INNOVATION	Section Weighting	10.00%	Indicative Section Score	1.00%
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Inn01 Innovation

No. of BREEAM innovation credits available	10	Available contribution to overall score	10.00%
		Minimum standards applicable	No

Pre-Assessment question/criteria	Exemplary level achieved	Credits available	Indicative credits achieved
Man01 Sustainable Procurement	No	1	0
Man02 Responsible Construction Practices	No	1	0
Hea01 Visual Comfort	No	1	0
Ene01 Reduction of CO2 Emissions	No	5	0
Ene04 Low and Zero Carbon Technology	No	1	0
Ene05 Energy Efficient Cold Storage	N/A	N/A	N/A
Wat01 Water Consumption	No	1	0
Mat01 Life Cycle Impacts	No	1	0
Mat03 Responsible Sourcing of Materials	No	1	0
Wst01 Construction Waste Management	Yes	1	1
Wst02 Recycled Aggregates	No	1	0

Total indicative BREEAM credits achieved	1
Total indicative contribution to overall building score	1.00%
Indicative minimum standard(s) level	N/A

Comments/notes:

As suggested under issue Wst 01, the innovation credit could be sought under this issue.