

Prepared By

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PROJECT NAME	Bryn Lane 1A
BREEAM VERSION	BREEAM 2011 v2 - Industrial
ASSESSMENT STAGE	Pre-Assessment
LEAD ASSESSOR	Ben Wells
TARGET RATING	Very Good (55%)

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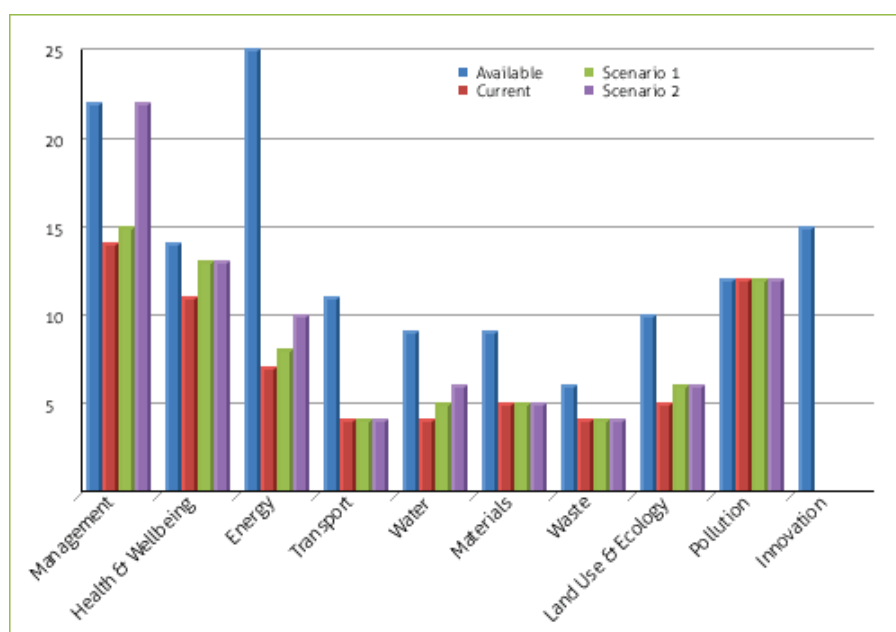
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1.0 EXECUTIVE SUMMARY

Arcus Consulting have been commissioned to undertake a BREEAM Industrial 2011 Pre-Assessment estimation for Bryn Lane Unit 1A.

A pre-assessment meeting was undertaken, in order to provide an evaluation of the likely BREEAM rating to be achieved under a formal assessment. The planners have expressed that a requirement will be placed on the developer to achieve a BREEAM rating of 'Very Good'.

Based on the information provided by the design team and the commitments made by them, the proposed Bryn Lane development has a predicted BREEAM Industrial score of 57.26% and a rating of 'Very Good'. Please see the graph below which provides an overview of the credit scores:



Scoring scenarios

It should be noted that the pre-assessment scores have been based on the following scoring scenarios;

- Current - The credits currently achieved.
- Scenario 1 - Current, plus credits which can be easily gained.
- Scenario 2 - Scenario 1, plus credits which can be won but not so easily.

On this basis, the following scores are considered achievable under each scenario:

Scenario	Score	BREEAM Rating
Current	57.26	Very Good
Scenario 1	62.38	Very Good
Scenario 2	68.38	Very Good

2.0 INTRODUCTION

Arcus Consulting have been commissioned to undertake a pre-assessment of the proposed development at Bryn Lane. The development will comprise a new build industrial unit with associated office space and car parking.

3.0 BREEAM METHODOLOGY

The Building Research Establishment (BRE) has developed a voluntary, standard environmental assessment method (known as BREEAM), by which the environmental impact of a building is assessed against a range of issues, and credits are awarded where the building achieves a benchmark performance. BREEAM seeks to bring about reductions in the environmental impact of buildings through recognition of the business benefits that can be achieved.

The method addresses the impacts of a building on the global, local and indoor environments across a range of issues, grouped under the headings of:

- Management;
- Health and Wellbeing;
- Energy;
- Transport;
- Water;
- Materials;
- Waste;
- Land Use and Ecology;
- Pollution; and
- Innovation.

The credits scored are shown as a weighted percentage score, which itself corresponds to an overall rating of Pass, Good, Very Good, Excellent or Outstanding.

A Pre-Assessment Estimator provides a quick evaluation of the BREEAM rating likely to be achieved under a Design Stage assessment. The results can be used to feed into the design process in order to maximise the score achieved. Its completion is a means of monitoring the sustainability performance of the development against this established, independent benchmark. It should be noted that, as the Pre-Assessment Estimator is a simplified version of the full method, it only provides an estimate of the BREEAM rating. As a consequence, the final rating may vary following a Design Stage assessment.

The BREEAM 2011 methodology includes a selection of mandatory credits which must be obtained to achieve a certain rating.

4.0 SCORING

Outlined below is a summary of the scoring table. A full scoring sheet is detailed in the Appendix. A full Information Requirements Schedule can be provided on request. It has been assumed this is not necessary at this stage and as such has not been provided within this report.

	Available	Current	Scenario 1	Scenario 2
Management	22	14	15	22
Health & Wellbeing	14	11	13	13
Energy	25	7	8	10
Transport	11	4	4	4
Water	9	4	5	6
Materials	9	5	5	5
Waste	6	4	4	4
Land Use & Ecology	10	5	6	6
Pollution	12	12	12	12
Innovation	15	0	0	0
Total	133	66	72	82

Current: 57.26 %
Scenario 1: 62.38 %
Scenario 2: 68.38 %

Minimum Standards

In addition, performance against the minimum standards (required for the specified target rating) under each scenario are summarised below:

Issue	Current	Scenario 1	Scenario 2
Man 01 - Sustainable Procurement	Yes	Yes	Yes
Man 02 - Responsible Construction Practices	Yes	Yes	Yes
Man 04 - Stakeholder Participation	Yes	Yes	Yes
Hea 01 - Visual Comfort	Yes	Yes	Yes
Hea 04 - Water Quality	Yes	Yes	Yes
Ene 01 - Reduction of CO2 Emissions	Yes	Yes	Yes
Ene 02 - Energy Monitoring	Yes	Yes	Yes
Ene 04 - Low and Zero Carbon Technologies	Yes	Yes	Yes
Wat 01 - Water Consumption	Yes	Yes	Yes
Wat 02 - Water Monitoring	Yes	Yes	Yes
Mat 03 - Responsible Sourcing of Materials	Yes	Yes	Yes
Wst 01 - Construction Waste Management	Yes	Yes	Yes
Wst 03 - Operational Waste	Yes	Yes	Yes
LE 03 - Mitigating Ecological Impact	Yes	Yes	Yes

5.0 CONCLUSION

Based on the information provided by the Design Team, the commitments made by them and a number of assumptions, the pre-assessment has predicted a BREEAM rating of 'Very Good'. The Design Team must ensure that all the credits that have been committed to are met in order for the rating to be achieved and all information must be documented in either specifications or drawings for credits to be awarded. Additional credits are also available should the team wish to improve the predicted BREEAM score. These are detailed as Scenarios 1 and 2.

6.0 APPENDIX – SCORING SPREADSHEET

	Available	Current	Scenario 1	Scenario 2	
Management					
Man 01 Sustainable Procurement	8	6	7	8	-
Man 02 Responsible Construction Practices	2	2	2	2	-
Man 03 Construction Site Impacts	5	3	3	5	-
Man 04 Stakeholder Participation	4	3	3	4	-
Man 05 Life Cycle Cost and Service Life Planning	3	0	0	3	-
Management Totals:	22	14	15	22	
Management score totals:	12	7.636	8.182	12	
Health & Wellbeing					
Hea 01 Visual Comfort	3	2	2	2	-
Hea 02 Indoor Air Quality	4	4	4	4	-
Hea 03 Thermal Comfort	2	0	2	2	-
Hea 04 Water Quality	1	1	1	1	-
Hea 05 Acoustic Performance	2	2	2	2	-
Hea 06 Safety and Security	2	2	2	2	-
Health & Wellbeing Totals:	14	11	13	13	
Health & Wellbeing score totals:	15	11.786	13.929	13.929	
Energy					
Ene 01 Reduction of CO2 Emissions	15	2	2	2	-
Ene 02 Energy Monitoring	2	2	2	2	-
Ene 03 External Lighting	1	1	1	1	-
Ene 04 Low and Zero Carbon Technologies	5	0	1	3	-
Ene 08 Energy Efficient Equipment	2	2	2	2	-
Energy Totals:	25	7	8	10	
Energy score totals:	19	5.32	6.08	7.6	
Transport					
Tra 01 Public Transport Accessibility	5	0	0	0	-
Tra 02 Proximity to Amenities	1	0	0	0	-
Tra 03 Cyclist Facilities	2	2	2	2	-
Tra 04 Maximum Car Parking Capacity	2	1	1	1	-
Tra 05 Travel Plan	1	1	1	1	-
Transport Totals:	11	4	4	4	
Transport score totals:	8	2.909	2.909	2.909	
Water					
Wat 01 Water Consumption	5	2	2	2	-
Wat 02 Water Monitoring	1	1	1	1	-
Wat 03 Leak Detection	2	0	1	2	-
Wat 04 Water Efficient Equipment	1	1	1	1	-
Water Totals:	9	4	5	6	
Water score totals:	6	2.667	3.333	4	
Materials					
Mat 01 Life Cycle Impacts	2	1	1	1	-
Mat 02 Hard Landscaping and Boundary Protection	1	1	1	1	-
Mat 03 Responsible Sourcing of Materials	3	1	1	1	-
Mat 04 Insulation	2	1	1	1	-
Mat 05 Designing for Robustness	1	1	1	1	-
Materials Totals:	9	5	5	5	
Materials score totals:	12.5	6.944	6.944	6.944	
Waste					
Wst 01 Construction Waste Management	4	2	2	2	-
Wst 02 Recycled Aggregates	1	1	1	1	-
Wst 03 Operational Waste	1	1	1	1	-
Waste Totals:	6	4	4	4	
Waste score totals:	7.5	5	5	5	

**PRE-ASSESSMENT REPORT
BRYN LANE 1A**



Land Use & Ecology

LE 01	Site Selection	2	0	0	0	-
LE 02	Ecological Value of Site and Protection of Ecological Features	1	0	0	0	-
LE 03	Mitigating Ecological Impact	2	2	2	2	-
LE 04	Enhancing Site Ecology	3	2	2	2	-
LE 05	Long Term Impact on Biodiversity	2	1	2	2	-

Land Use & Ecology Totals:

10 5 6 6

Land Use & Ecology score totals:

10 5 6 6

Pollution

Pol 01	Impact of Refrigerants	3	3	3	3	-
Pol 02	NOx Emissions	2	2	2	2	-
Pol 03	Surface Water Run Off	5	5	5	5	-
Pol 04	Reduction of Night Time Light Pollution	1	1	1	1	-
Pol 05	Noise Attenuation	1	1	1	1	-

Pollution Totals:

12 12 12 12

Pollution score totals:

10 10 10 10

Innovation

Man 01	Sustainable Procurement	1	0	0	0	-
Man 02	Responsible Construction Practices	1	0	0	0	-
Hea 01	Visual Comfort	1	0	0	0	-
Ene 01	Reduction of CO2 Emissions	5	0	0	0	-
Ene 04	Low or Zero Carbon Technologies	1	0	0	0	-
Ene 05	Cold Storage	1	0	0	0	-
Wat 01	Water Consumption	1	0	0	0	-
Mat 01	Life Cycle Impacts	1	0	0	0	-
Mat 03	Responsible Sourcing of Materials	1	0	0	0	-
Wst 01	Construction Waste Management	1	0	0	0	-
Wst 02	Recycled Aggregates	1	0	0	0	-

Innovation Totals:

15 0 0 0

Innovation score totals:

15 0 0 0

OVERALL SCORE TOTALS:

115 57.262 62.377 68.382