

CUNDALL

Western Gateway, Money Penny

BREEAM Credit Tracker

Design Stage

Uncontrolled revision

05 Sep 2014

Cundall

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1.0 Introduction

This report is intended as a summary of progress against the targeted credits for the following BREEAM assessment:

Project Name	Western Gateway, Money Penny
BREEAM Version	BREEAM 2011 v2 - Offices
Assessment Stage	Design Stage
Lead Assessor	Maria Lucia Rafael
Targeted Score	59.07
Target Rating	Very Good (55%)
Current Score	0
Current Rating	Unclassified
Downloaded By	Maria Lucia Rafael
Download Date	05/09/14
Download Time	9:34:54 (BST)

Please note that this is an uncontrolled copy and is for information only. Formal progress reports will be issued by your licensed assessor at key stages of the project. If you have any queries on the content of this report or the award of any of the credits please contact your licensed assessor as noted above.

Within the report the progress against each credit will be marked as follows:

Red	Not yet started	No information received
Amber	Ongoing	Partial information received OR full credits no longer achievable.
Green	Achieved	All required information received and credit awarded.
Grey	Not targeted	Not targeted.

Minimum Standards

In addition performance against the minimum standards (required for the specified target rating) is summarised below;

Issue	Awarded	Maximum Rating	Met
Man 01 - Sustainable Procurement	0	Unclassified	✗
Man 02 - Responsible Construction Practices	0	Very Good	✓
Man 04 - Stakeholder Participation	0	Very Good	✓
Hea 01 - Visual Comfort	0	Unclassified	✗
Hea 04 - Water Quality	0	Unclassified	✗
Ene 01 - Reduction of CO2 Emissions	0	Very Good	✓
Ene 02 - Energy Monitoring	0	Good	✗
Ene 04 - Low and Zero Carbon Technologies	0	Very Good	✓
Wat 01 - Water Consumption	0	Pass	✗
Wat 02 - Water Monitoring	0	Pass	✗
Mat 03 - Responsible Sourcing of Materials	0	Unclassified	✗
Wst 01 - Construction Waste Management	0	Excellent	✓
Wst 03 - Operational Waste	0	Very Good	✓
LE 03 - Mitigating Ecological Impact	0	Good	✗

If the required minimum standards are not met then the target rating will not be achieved regardless of overall score.

2.0 - Credit Summary

	Available	Targeted	Potential	Awarded	Responsibility
Management					
Man 01 Sustainable Procurement	8	3	7	0	Client, Contractor
Man 02 Responsible Construction Practices	2	1	2	0	Contractor
Man 03 Construction Site Impacts	5	5	5	0	Contractor
Man 04 Stakeholder Participation	4	3	4	0	Contractor, Client
Man 05 Life Cycle Cost and Service Life Planning	3	0	0	0	
	22	12	18	0	
Health & Wellbeing					
Hea 01 Visual Comfort	3	1	3	0	Architect, Energy / Thermal Modelling Consulta, Electrical Engineer
Hea 02 Indoor Air Quality	4	2	3	0	Architect, Mechanical Engineer
Hea 03 Thermal Comfort	2	2	2	0	
Hea 04 Water Quality	1	1	1	0	Mechanical Engineer
Hea 05 Acoustic Performance	2	2	2	0	Acoustician
Hea 06 Safety and Security	2	2	2	0	Architect
	14	10	13	0	
Energy					
Ene 01 Reduction of CO2 Emissions	15	6	7	0	Energy / Thermal Modelling Consulta
Ene 02 Energy Monitoring	2	2	2	0	Electrical Engineer, Mechanical Engineer
Ene 03 External Lighting	1	1	1	0	Electrical Engineer
Ene 04 Low and Zero Carbon Technologies	5	1	1	0	Energy / Thermal Modelling Consulta
Ene 06 Energy Efficient Transportation Systems	2	2	2	0	Transport Consultant
Ene 08 Energy Efficient Equipment	2	0	0	0	Contractor, Client
	27	12	13	0	
Transport					
Tra 01 Public Transport Accessibility	3	1	1	0	Architect
Tra 02 Proximity to Amenities	1	1	1	0	Architect
Tra 03 Cyclist Facilities	2	2	2	0	Architect
Tra 04 Maximum Car Parking Capacity	2	0	1	0	Architect
Tra 05 Travel Plan	1	1	1	0	Transport Consultant
	9	5	6	0	
Water					
Wat 01 Water Consumption	5	2	2	0	Architect, Mechanical Engineer
Wat 02 Water Monitoring	1	1	1	0	Mechanical Engineer
Wat 03 Leak Detection	2	1	1	0	Mechanical Engineer
Wat 04 Water Efficient Equipment	1	1	1	0	Landscape Architect
	9	5	5	0	
Materials					
Mat 01 Life Cycle Impacts	5	3	3	0	Architect

Mat 02 Hard Landscaping and Boundary Protection	1	1	1	0	Landscape Architect
Mat 03 Responsible Sourcing of Materials	3	2	2	0	Architect
Mat 04 Insulation	2	2	2	0	Architect, Mechanical Engineer
Mat 05 Designing for Robustness	1	1	1	0	Architect
	12	9	9	0	
Waste					
Wst 01 Construction Waste Management	4	2	2	0	Contractor
Wst 02 Recycled Aggregates	1	0	0	0	
Wst 03 Operational Waste	1	1	1	0	Architect
Wst 04 Speculative Floor and Ceiling Finishes	1	1	1	0	Architect
	7	4	4	0	
Land Use & Ecology					
LE 01 Site Selection	2	0	0	0	Ecologist
LE 02 Ecological Value of Site and Protection of Ecological Features	1	0	0	0	Ecologist
LE 03 Mitigating Ecological Impact	2	2	2	0	Ecologist, Landscape Architect
LE 04 Enhancing Site Ecology	3	1	1	0	Ecologist
LE 05 Long Term Impact on Biodiversity	2	2	2	0	
	10	5	5	0	
Pollution					
Pol 01 Impact of Refrigerants	3	0	0	0	
Pol 02 NOx Emissions	3	2	2	0	Mechanical Engineer
Pol 03 Surface Water Run Off	5	5	5	0	Civil Engineer, Structural Engineer
Pol 04 Reduction of Night Time Light Pollution	1	1	1	0	Electrical Engineer
Pol 05 Noise Attenuation	1	1	1	0	Acoustician, Contractor
	13	9	9	0	
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	
AI Approved Innovation	1	0	0	0	
	16	0	0	0	

3.0 - Credit Progress Log

		Available	Targeted	Achieved	Action	Status	Information Outstanding / Comments
Management							
Man 01	Sustainable Procurement	8	3	0	Client, Contractor		Credit 1: Project brief/decision making (roles, responsibility & training) Outstanding Requirements: 1, 2, 3. Credit 6: Design/construction commissioning Outstanding Requirements: 18, 19, 20, 21. Credit 7: Seasonal commissioning Outstanding Requirement: 22. Comments:
Man 02	Responsible Construction Practices	2	1	0	Contractor		Credit 1: Considerate Constructors Scheme (or equivalent) Outstanding Requirements: 1, 2. Comments:
Man 03	Construction Site Impacts	5	5	0	Contractor		Credit 1: Energy consumption Outstanding Requirements: 1, 2, 3. Credit 2: Water consumption Outstanding Requirements: 4, 5. Credit 3: Transport of construction materials and waste Outstanding Requirements: 6, 7. Credit 4: Timber procurement Outstanding Requirement: 8. Credit 5: Construction site management Outstanding Requirements: 9, 10. Comments:

Man 04	Stakeholder Participation	4	3	0	Contractor, Client		Credit 1: Consultation Outstanding Requirements: 1, 2, 3, 4, 5. Credit 2: Inclusive & accessible design Outstanding Requirements: 10, 11, 12. Credit 3: Building user information Outstanding Requirements: 13, 14, 15. Comments:
Man 05	Life Cycle Cost and Service Life Planning	3	0	0			Comments:
Management score		22	12	0			
Health & Wellbeing							
Hea 01	Visual Comfort	3	1	0	Architect, Energy / Thermal Modelling Consulta, Electrical Engineer		Credit 0: Pre-requisite: High frequency lighting Outstanding Requirement: 1. Credit 3: Internal & external lighting Outstanding Requirement: 4. Comments:
Hea 02	Indoor Air Quality	4	2	0	Architect, Mechanical Engineer		Credit 1: Indoor air quality Outstanding Requirements: 1, 2, 3, 4, 5. Credit 2: Volatile Organic Compounds (Finishes) Outstanding Requirements: 6, 7, 8. Comments:
Hea 03	Thermal Comfort	2	2	0			Credit 1: Thermal modelling Outstanding Requirements: 1, 2, 3, 4, 5. Credit 2: Thermal zoning & control Outstanding Requirements: 6, 7, 8. Comments:

Hea 04	Water Quality	1	1	0	Mechanical Engineer		Credit 0: Pre-requisite: Prevention of legionella Outstanding Requirement: 1. Credit 1: Prevention of legionella & provision of fresh drinking water Outstanding Requirements: 1, 2, 3. Comments:
Hea 05	Acoustic Performance	2	2	0	Acoustician		Credit 1: Internal acoustic performance Outstanding Requirements: 1, 2. Comments:
Hea 06	Safety and Security	2	2	0	Architect		Credit 1: Safe access Outstanding Requirements: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11. Credit 2: Security of site & building Outstanding Requirements: 12, 13, 14. Comments:
Health & Wellbeing score		14	10	0			
Energy							
Ene 01	Reduction of CO2 Emissions	15	6	0	Energy / Thermal Modelling Consulta		Credit 1: Reduction of CO2 emissions Outstanding Requirements: 1, 2, 3, 4. Comments:
Ene 02	Energy Monitoring	2	2	0	Electrical Engineer, Mechanical Engineer		Credit 1: Sub-metering of major energy consuming systems Outstanding Requirements: 1, 2. Credit 2: Sub-metering of tenancy/function areas Outstanding Requirement: 3. Comments:

Ene 03	External Lighting	1	1	0	Electrical Engineer		Credit 1: External lighting & controls Outstanding Requirements: 1, 2, 3, 4. Comments:
Ene 04	Low and Zero Carbon Technologies	5	1	0	Energy / Thermal Modelling Consulta		Credit 1: LZC feasibility study (or renewable energy supply contract) Outstanding Requirements: 1, 2, 3, 4. Comments:
Ene 06	Energy Efficient Transportation Systems	2	2	0	Transport Consultant		Credit 1: Transportation demand/usage & energy consumption analysis Outstanding Requirement: 1. Credit 2: Energy efficient features Outstanding Requirements: 2, 3, 4. Comments:
Ene 08	Energy Efficient Equipment	2	0	0	Contractor, Client		Comments:
Energy score		27	12	0			
Transport							
Tra 01	Public Transport Accessibility	3	1	0	Architect		Credit 1: Accessibility index Outstanding Requirements: 1, 2, 3. Comments:
Tra 02	Proximity to Amenities	1	1	0	Architect		Credit 1: Proximity to amenities Outstanding Requirement: 1. Comments:
Tra 03	Cyclist Facilities	2	2	0	Architect		Credit 1: Cyclist facilities Outstanding Requirement: 1. Comments:
Tra 04	Maximum Car Parking Capacity	2	0	0	Architect		Comments:

Tra 05	Travel Plan	1	1	0	Transport Consultant		Credit 1: Travel plan Outstanding Requirements: 1, 2, 3, 4, 5. Comments:
Transport score		9	5	0			
Water							
Wat 01	Water Consumption	5	2	0	Architect, Mechanical Engineer		Credit 1: Water consumption Outstanding Requirements: 1, 2, 3, 5, 6, 7. Comments:
Wat 02	Water Monitoring	1	1	0	Mechanical Engineer		Credit 0: Pre-requisite: Mains water meter Outstanding Requirement: 1. Credit 1: Water metering & sub-metering Outstanding Requirements: 2, 3, 4. Comments:
Wat 03	Leak Detection	2	1	0	Mechanical Engineer		Credit 1: Major leak detection Outstanding Requirements: 1, 2. Comments:
Wat 04	Water Efficient Equipment	1	1	0	Landscape Architect		Credit 1: Water efficient irrigation and/or vehicle washing Outstanding Requirements: 1, 2, 3. Comments: Email from Carolyn Willitts dated 27.08.2014 : 1. Wat 04 - Water Efficient Equipment Credits available 1 Requirement - Irrigation to soft landscape We should be able to get this credit by either using a drip feed surface irrigation system for the ornamental planting (expensive) or have external taps in the right places for watering to be done manually with a hose.
Water score		9	5	0			

Materials							
Mat 01	Life Cycle Impacts	5	3	0	Architect		Credit 1: Life cycle impact of main building elements Outstanding Requirements: 1, 2, 3. Comments:
Mat 02	Hard Landscaping and Boundary Protection	1	1	0	Landscape Architect		Credit 1: Life cycle impact of hard landscaping & boundary protection Outstanding Requirement: 1. Comments:
Mat 03	Responsible Sourcing of Materials	3	2	0	Architect		Credit 0: Pre-requisite: Procurement of legally sourced timber Outstanding Requirement: 1. Credit 1: Responsible sourcing of materials Outstanding Requirements: 1, 2, 3. Comments:
Mat 04	Insulation	2	2	0	Architect, Mechanical Engineer		Credit 1: Green Guide rating & insulation index Outstanding Requirements: 1, 2, 3, 4. Credit 2: Responsible sourcing Outstanding Requirement: 5. Comments:
Mat 05	Designing for Robustness	1	1	0	Architect		Credit 1: Designing for robustness Outstanding Requirements: 1, 2. Comments:
Materials score		12	9	0			
Waste							

Wst 01	Construction Waste Management	4	2	0	Contractor		Credit 1: SWMP & non-hazardous waste benchmarks Outstanding Requirements: 1, 2, 3. Comments:
Wst 02	Recycled Aggregates	1	0	0			Comments:
Wst 03	Operational Waste	1	1	0	Architect		Credit 1: Recyclable/compostable waste storage and facilities Outstanding Requirements: 1, 2, 3, 4, 5, 6, 7, 8, 9. Comments:
Wst 04	Speculative Floor and Ceiling Finishes	1	1	0	Architect		Credit 1: Floor and ceiling finishes Outstanding Requirements: 1, 2. Comments:
Waste score		7	4	0			
Land Use & Ecology							
LE 01	Site Selection	2	0	0	Ecologist		Comments:
LE 02	Ecological Value of Site and Protection of Ecological Features	1	0	0	Ecologist		Comments:
LE 03	Mitigating Ecological Impact	2	2	0	Ecologist, Landscape Architect		Credit 1: Mitigating ecological impact Outstanding Requirement: 1. Comments:
LE 04	Enhancing Site Ecology	3	1	0	Ecologist		Credit 1: Ecological report & general enhancements Outstanding Requirements: 1, 2. Comments:
LE 05	Long Term Impact on Biodiversity	2	2	0			Credit 1: Long term impact on biodiversity Outstanding Requirements: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10. Comments:

Land Use & Ecology score		10	5	0			
Pollution							
Pol 01	Impact of Refrigerants	3	0	0			Comments:
Pol 02	NOx Emissions	3	2	0	Mechanical Engineer		Credit 1: NOx emissions (heating & cooling) Outstanding Requirement: 1. Comments:
Pol 03	Surface Water Run Off	5	5	0	Civil Engineer, Structural Engineer		Credit 1: Flood risk Outstanding Requirements: 1, 2, 3, 4, 5. Credit 2: Surface water run-off Outstanding Requirements: 6, 7, 8. Credit 3: Prevention of flooding Outstanding Requirements: 9, 10, 11, 12, 13, 14. Credit 4: Minimising watercourse pollution Outstanding Requirements: 15, 16, 17, 18, 19, 20, 21. Comments:
Pol 04	Reduction of Night Time Light Pollution	1	1	0	Electrical Engineer		Credit 1: Reduction of night time light pollution Outstanding Requirements: 1, 2, 3, 4. Comments:
Pol 05	Noise Attenuation	1	1	0	Acoustician, Contractor		Credit 1: Noise attenuation Outstanding Requirements: 1, 2, 3, 4, 5. Comments:
Pollution score		13	9	0			
Innovation							
Man 01	Sustainable Procurement	1	0	0			Comments:
Man 02	Responsible Construction Practices	1	0	0			Comments:

Hea 01	Visual Comfort	1	0	0			Comments:
Ene 01	Reduction of CO2 Emissions	5	0	0			Comments:
Ene 04	Low or Zero Carbon Technologies	1	0	0			Comments:
Ene 05	Cold Storage	1	0	0			Comments:
Wat 01	Water Consumption	1	0	0			Comments:
Mat 01	Life Cycle Impacts	1	0	0			Comments:
Mat 03	Responsible Sourcing of Materials	1	0	0			Comments:
Wst 01	Construction Waste Management	1	0	0			Comments:
Wst 02	Recycled Aggregates	1	0	0			Comments:
AI	Approved Innovation	1	0	0			Comments:
Innovation score		16	0	0			