

**BREEAM (NEW CONSTRUCTION) 2011
PRE-ASSESSMENT REPORT**

**UNIT 1,
VAUXHALL INDUSTRIAL ESTATE,
RUABON**

FEBRUARY 2012

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ELEMENT SUSTAINABILITY – ISSUE NOTES

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Title: BREEAM (New Construction) 2011 Pre-Assessment Report,
Unit 1, Vauxhall Industrial Estate, Ruabon

Client: NJL Consulting LLP

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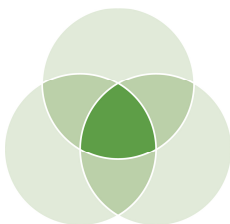
Laurie Wills
Director

29th February 2012

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ELEMENT
SUSTAINABILITY

phone: 0161 928 5396

email: info@elementsustainability.co.uk

www: www.elementsustainability.co.uk

CONTENTS

1. Introduction 2

2. Methodology 3

3. Sustainability Performance..... 4

Appendix

BREEAM (New Construction 2011): Pre-Assessment Report

1. INTRODUCTION

BREEAM (Building Research Establishment's Environmental Assessment Method) is the world's leading and most widely used environmental assessment method for buildings. It sets the standard for best practice in sustainable design and has become the de facto measure used to describe a building's environmental performance.

Credits are awarded in ten categories according to performance. These credits are then added together to produce a single overall score on a scale of Pass, Good, Very Good, Excellent and Outstanding.

This BREEAM Pre-Assessment report has been prepared on behalf of Capital Properties, by an independent, qualified BREEAM Assessor for the proposed new food store at Unit 1, Vauxhall Industrial Estate, Ruabon. Although the exact scale of the store is currently undetermined, it is understood that the proposals will include the construction of a medium sized food store. This BREEAM Pre-Assessment has been prepared on that basis.

The purpose of this initial report is to evaluate the potential rating achievable under a formal BREEAM assessment and demonstrate a commitment to the principles of good construction, design and sustainability. In line with policy requirements of Wrexham County Borough Council, this report provides a clear and reasoned statement that the development proposals will be designed to meet the BREEAM 'Very Good' sustainable building criteria.

The assessment methodology this site has been appraised against is the BREEAM New Construction (2011) technical guidance.



2. METHODOLOGY

The BREEAM Pre-Assessment is based on location and a review of the development proposals, along with an appraisal of the site and surrounding areas. Where details are not available at this time a number of assumptions have been made to facilitate the completion of the assessment.

This assessment is intended to demonstrate that the target BREEAM Rating is achievable and should be used to signpost the design features and specifications of the build at the detailed application stage. Please note that there is therefore, potential for this approach to change once detailed specifications are confirmed further into the development schedule but that a commitment to achieving the BREEAM target rating of 'Very Good' has been made by the developer.

Assumptions

This Pre-Assessment report is intended to support the Outline Planning Application for the scheme and demonstrate how the proposals may potentially achieve the BREEAM target rating. A number of assumptions have been made within this initial assessment which will require confirmation by means of further technical input during the formal Design Stage BREEAM Assessment, hence there remains flexibility in approach to construction and specification.

Assumptions made herein are based upon experience of BREEAM assessments carried out for other, similar retail developments. These are stated in the *Notes* column of the BREEAM Pre-Assessment report in *Appendix A*.



3. SUSTAINABILITY PERFORMANCE

Following a review of the information provided, the Pre-Assessment report demonstrates that the development will, in principle, meet all mandatory credit requirements of the BREEAM and achieve a 'Very Good' rating under the assessment.

BREEAM 'Very Good' standard developments must achieve mandatory minimum levels of performance, in excess of Building Regulation requirements, across issues including specific requirements relating to:

- Procurement and Commissioning;
- High frequency lighting ballasts;
- Prevention of microbial contamination;
- Sub-metering of energy uses;
- Water efficiency and monitoring;
- Water metering;
- Responsible sourcing of materials; and
- Mitigation of ecological impact

BREEAM Rating and Score

This report demonstrates that the proposed retail store will achieve the BREEAM New Construction (2011) 'Very Good' target with a score of 55.56%.

It should be noted that this report demonstrates a potential approach to meeting the BREEAM Very Good criteria and that the development can in principle achieve this target rating however, the final solution cannot be fully determined until the formal design stage and specification process is complete.

Specific details of sustainability performance at the site are provided in the Pre-Assessment report appended to this document.



Appendix A

BREEAM (New Construction 2011): Pre-Assessment Report



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	Capital Properties
Indicative building score (%)	55.56%
Indicative BREEAM rating	Pre-Assessment result indicates potential for BREEAM Very Good rating
Indicative minimum standards level achieved	Pre-Assessment result indicates the minimum standards for Very Good level

MANAGEMENT

Section Weighting 12.00%

Indicative Section Score 7.64%

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

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will roles, responsibilities and a training schedule be defined in accordance with BREEAM?	Yes	1	1
Will a BREEAM AP be appointed at RIBA stage A/B and performance targets contractually agreed?	No	1	0
Will a BREEAM AP be appointed to monitor and report progress during RIBA stage B-E ?	No	1	0
Will a BREEAM AP be appointed to monitor and report progress during RIBA stage F-L?	No	1	0
Will a thermographic survey be conducted and any defects uncovered remedied?	No	1	0
Will compliant 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	4
Total indicative contribution to overall building score	2.18%
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 2011 New Construction Pre-Assessment Estimator

From RIBA stage B (Design Brief) or equivalent the client, building occupier, design team and contractor will be involved in contributing to the decision making process for the project. As a minimum this includes meeting to identify and define their roles, responsibilities and contributions during the following phases: a. Design, b. Construction, c. Commissioning and handover d.Occupation. PLUS, there will be a schedule of training identified for relevant building occupiers / premises managers. Additionally, seasonal commissioning responsibilities will be completed over a minimum 12 month period, once the building becomes occupied.

BREEAM 2011 New Construction Pre-Assessment Estimator

Man02 Responsible Construction Practices				
No. of BREEAM credits available		2	Available contribution to overall score	1.09%
No. of BREEAM innovation credits available		1		Yes

Pre-Assessment question/criteria		Considerate Constructors Scheme	
Which considerate construction scheme will be used or required to be used by the principal contractor?			
For the required scheme, what will be the target performance level set for the site/contractor?		A CCS score of 36 or more	
Total indicative BREEAM credits achieved		2	Pre-Assessment result indicates the minimum standards for Outstanding level
Total indicative contribution to overall building score		1.09%	
Total indicative BREEAM innovation credits achieved		1	
Indicative minimum standard(s) level			

Comments/notes:

CCS score of >36 assumed, with no section scoring under 3.

BREEAM 2011 New Construction Pre-Assessment Estimator

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	1	1

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:

The construction site will be managed in an environmentally sound manner in terms of resource use, energy & water consumption and pollution including the recording and monitoring of energy & water consumption, timber procurement and pollution prevention procedures. The principal contractor will implement best practice pollution prevention policies and procedures on site, demonstrated through compliance with the items in the Environmental Checklist.

BREEAM 2011 New Construction Pre-Assessment Estimator

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			Indicative credits achieved
Will an appropriate level of consultation activities be undertaken? Will an access statement be developed and appropriate building user facilities provided? Will building user guides and relevant user information be provided? Will a post occupancy evaluation assessment be undertaken and information disseminated?	No	1	0	
	Yes	1	1	
	Yes	1	1	
	Yes	1	1	
Total indicative BREEAM credits achieved	3			
Total indicative contribution to overall building score	1.64%			
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:

The building is designed to be fit for purpose, appropriate and accessible by all potential users. An access statement will be developed in line with the CABE publication Design & Access Statements. Building User Guides will be provided, appropriate to all users of the building (general users including staff and if applicable residents, as well as the non technical facilities management team / building manager). The Guides will cover all functions and uses of the building. Post Occupancy Evaluation (POE) one year after building occupation will be carried out, to gain building performance feedback and dissemination of appropriate information on the building's post occupancy performance in order to share any good practice and lessons learned.

BREEAM 2011 New Construction Pre-Assessment Estimator

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:
Credit not sought.

BREEAM 2011 New Construction Pre-Assessment Estimator					
HEALTH & WELLBEING		Section Weighting	15.00%	Indicative Section Score	9.00%
Hea01 Visual Comfort					
		No. of BREEAM credits available	4	Available contribution to overall score	4.00%
		No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

BREEAM 2011 New Construction Pre-Assessment Estimator

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	Credits available	Indicative credits achieved
Will an air quality plan be produced and building designed to minimise air pollution?	Yes	1	1
Will the relevant products be specified to meet the VOC testing and emission levels required?	Yes	1	1
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?	No	1	0

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:

An indoor air quality plan will be produced. The building's air intakes and exhausts will be location over 10m apart to minimise recirculation and intakes are over 20m from sources of external pollution. The building will be designed to provide fresh air and minimise internal pollutants (and ingress of external polluted air into the building) in accordance with the criteria of the relevant standard for ventilation. Areas of the building subject to large and unpredictable or variable occupancy patterns have CO2 or air quality sensors specified. All decorative paints and varnishes have and at least five of the eight remaining product categories listed in Table 5-3, have met the testing requirements and emission levels for Volatile Organic Compound (VOC) emissions against the relevant standards.

BREEAM 2011 New Construction Pre-Assessment Estimator

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
	Yes	1	1
Will the modelling inform the development of a thermal zoning and control strategy?			

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 to be carried out using software in accordance with CIBSE AM11:48 Building Energy and Environmental Modelling. The modelling demonstrates that the building design and services strategy can deliver thermal comfort levels in occupied spaces in accordance with the criteria set out in CIBSE Guide 'A Environmental Design'. The thermal modelling analysis will be utilised to inform the temperature control strategy for the building and it's users. The strategy addresses zoning of the building, occupant control, occupancy patterns, user interaction and expectations of the system.

BREEAM 2011 New Construction Pre-Assessment Estimator

Hea04 Water Quality

Pre-Assessment question/criteria	No. of BREEAM credits available	1	Available contribution to overall score		1.00%	
	No. of BREEAM innovation credits available	0	Minimum standards applicable		Yes	
Will all water systems be designed to comply with the relevant HSE Approved Code of Practice and Guidance? Where humidification is to be provided, will a failsafe humidification system be specified? Will a wholesome supply of accessible, clean and fresh drinking water be supplied for building users?			Response		Indicative credits achieved	
			Yes	1	1	
			N/A			
			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:

All water systems in the building are designed in compliance with the measures outlined in the Health and Safety Executive's "legionnaires' disease - the control of legionella bacteria in water systems". Wholesome supply of accessible, clean and fresh drinking water is supplied in recreation areas (i.e. Chilled, mains-fed point of use water coolers).

BREEAM 2011 New Construction Pre-Assessment Estimator

Hea05 Acoustic Performance				
	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/has a suitably qualified acoustician be appointed to provide appropriate design advice?	No			
Will the building meet the relevant acoustic performance standards and testing requirements?		2		
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: Credit not sought.				

BREEAM 2011 New Construction Pre-Assessment Estimator

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	
	Yes		1	1	
Where external site areas are present, will safe access be designed for pedestrians and cyclists? Will a suitably qualified security consultant be appointed and security considerations accounted for?	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:

External site areas form part of the assessed development. Dedicated cycle lanes are provided and provide direct access from the site entrance(s) to any cycle storage facilities provided, without the need to deviate from the cycle path and, if relevant, connects to off-site cycle paths where these run adjacent to the development's site boundary. Footpaths on site provide direct access from the site entrance(s) to the building entrance(s) and connect to public footpaths off site (where existing), providing access to local transport nodes and other offsite amenities. Drop-off areas are designed off/adjoining to the access road and provide direct access to pedestrian footpaths, therefore avoiding the need for the pedestrian to cross vehicle access routes. Where a dedicated pedestrian crossing of a vehicle access route is provided, the road is raised to the pavement level (i.e. the pavement is not lowered to road level), unless pavement is at road level. The lighting for access roads, pedestrian areas, footpaths and cycle lanes is compliant with BS5489-1:2003+A2:2008 Lighting of roads and public amenity areas.

The project team will account for security considerations in the new building design and site layout through consultation with a suitably qualified security consultant. Consultation with this suitably qualified security consultant will occur during or prior to the concept design stage (RIBA stage C) or equivalent & the final design will embody these recommendations.

BREEAM 2011 New Construction Pre-Assessment Estimator

ENERGY	Section Weighting	19.00%	Indicative Section Score	4.93%
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Ene01 Reduction of CO ₂ Emissions				
	No. of BREEAM credits available	15	Available contribution to overall score	10.56%
	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?				
Select the target number of BREEAM credits for the Ene01 issue	Define a target number of BREEAM credits achieved			
	0		BREEAM Innovation credits	

2	NC			

BREEAM 2011 New Construction Pre-Assessment Estimator

Total indicative BREEAM credits achieved	0
Total indicative contribution to overall building score	0.00%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Very Good level

Comments/notes:

Understood that the development will be specified to comply with Building Regulations, Part L (2010) therefore no additional credits awarded for Ene 1.

BREEAM 2011 New Construction Pre-Assessment Estimator

Ene02 Energy Monitoring					
Pre-Assessment question/criteria	No. of BREEAM credits available	2	Available contribution to overall score		1.41%
	No. of BREEAM innovation credits available	0	Minimum standards applicable		Yes
Indicative credits achieved					
Will a BMS or sub-meters be specified to monitor energy use from major building services systems? Will a BMS or sub-meters be specified to monitor energy use by tenant/building function areas?	Response	Credits available		Indicative credits achieved	
	Yes Yes	1 1		1 1	
Total indicative BREEAM credits achieved					
Total indicative contribution to overall building score					
Total indicative BREEAM innovation credits achieved					
Pre-Assessment result indicates the minimum standards for Outstanding level					

Comments/notes:

The following major energy consuming systems are to be monitored using separate, accessible energy sub-meters with a pulsed output to enable future connection to a BEMS: a. Space Heating, b. Domestic Hot Water, c. Lighting, d. Small Power (lighting and small power can be on the same sub-meter where supplies are taken at each floor / department) and h. Other major energy-consuming items where appropriate (see Compliance notes). Additionally, an accessible BEMS or accessible sub-meters are provided covering the energy supply to all tenanted, or in the case of single occupancy buildings, relevant function areas or depart-ments within the building/unit.

BREEAM 2011 New Construction Pre-Assessment Estimator

Ene03 External Lighting				
No. of BREEAM credits available		1	Available contribution to overall score	0.70%
No. of BREEAM innovation credits available		0	Minimum standards applicable	No

Pre-Assessment question/criteria	Response	Credits available		Indicative credits achieved
		Yes	1	
Will external light fittings and controls be specified in accordance with the BREEAM criteria?				
Total indicative BREEAM credits achieved			1	
Total indicative contribution to overall building score			0.70%	
Total indicative BREEAM innovation credits achieved			N/A	
Indicative minimum standard(s) level			N/A	

Comments/notes:

All external light fittings for the building access ways and pathways have a luminous efficacy of at least 50 lamp lumens / circuit Watt when the lamp has a colour rendering index (Ra) less than 60. External light fittings are controlled through a time switch, or daylight sensor, to prevent operation during daylight hours. Daylight sensor override on a manually switched lighting circuit is acceptable.

BREEAM 2011 New Construction Pre-Assessment Estimator

Ene04 Low and Zero Carbon Technology				
No. of BREEAM credits available	5	Available contribution to overall score	3.52%	
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes	
Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved	
No compliant feasibility study or renewable energy supply contract	No	2	0	
Additional BREEAM credits not achievable for above option selection		2	0	
Please select				
Total indicative BREEAM credits achieved			0	
Total indicative contribution to overall building score			0.00%	
Total indicative BREEAM innovation credits achieved			0	
Indicative minimum standard(s) level			Pre-Assessment result indicates the minimum standards for Very Good level	

Comments/notes:
LZC technology does not form part of this build specification.

BREEAM 2011 New Construction Pre-Assessment Estimator

Ene05 Energy Efficient Cold Storage

No. of BREEAM credits available	2	Available contribution to overall score	1.41%
No. of BREEAM innovation credits available	1	Minimum standards applicable	No

Pre-Assessment question/criteria	Response		Credits available	Indicative credits achieved
	Yes		1	
	No		1	
Will the refrigeration system be designed, installed and commissioned in accordance with BREEAM criteria?	Yes		1	1
Will the refrigeration system demonstrate a saving in indirect greenhouse gas emissions?	Yes		1	1
Will the refrigeration system be a type described as a 'Future Technology' in the Refrigeration Road Map?	No		1	0

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	1.41%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	N/A

Comments/notes:

The refrigeration system, it's controls and components have been designed, installed and commissioned in accordance with the Commercial Refrigeration Code of Conduct for Reducing Carbon Emissions8 (see Compliance note) and are included on the Enhanced Capital Allowance (ECA) Energy Technology Product List. The refrigeration plant will be commissioned to comply with the criteria for com-missioning outlined in BREEAM issue Man 01 Sustainable Procurement.

BREEAM 2011 New Construction Pre-Assessment Estimator

Ene06 Energy Efficient Transportation Systems				Assessment Issue Not Applicable			
Pre-Assessment question/criteria	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			
				Response		Indicative credits achieved	
				Credits available			
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

Ene07 Energy Efficient Laboratory Systems		Assessment Issue Not Applicable	
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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
Will fume cupboards and/or other containment devices be specified			
Will the laboratory meet BREEAM's Best Practice Energy Practices in Laboratories criteria (table 6-2)?			
Will the laboratory meet criteria item b) of table 6-2: Fan power?			
Will the laboratory criteria item c) of table 6-2: Fume cupboard volume flow rates?			
Will the lab meet criteria item d) of table 6-2: Grouping / isolation of high filtration/ventilation activities?			
Will the laboratory meet criteria item e) of table 6-2: Energy recovery - heat?			
Will the laboratory meet criteria item f) of table 6-2: Energy recovery - cooling?			
Will the laboratory meet criteria item g) of table 6-2: Grouping of cooling loads?			
Will the laboratory meet criteria item h) of table 6-2: Free cooling?			
Will the laboratory meet criteria item i) of table 6-2: Load responsiveness?			
Will the laboratory meet criteria item j) of table 6-2: Cleanrooms?			
Will the laboratory meet criteria item k) of table 6-2: Diversity?			
Will the laboratory meet criteria item l) of table 6-2: Room air-change rates?			

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

Ene08 Energy Efficient Equipment

No. of BREEAM credits available	2	Available contribution to overall score	1.41%
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
	Yes	No	
Small power/plug in equipment?			Yes
Swimming pool?			
Communal laundry?			
Data centre?			
IT-intensive operation areas?	Yes		Yes
Residential areas?	No		
Healthcare?	No		
Kitchen and catering facilities?	Yes		Yes

	Indicative compliance?		Credits available		Indicative credits achieved	
	Yes	No	2	0	2	N/A
Will the significant majority contributor(s) to 'unregulated' energy use (above) meet the BREEAM criteria?						

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	1.41%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Energy efficient equipment will be specified including small plug in equipment, IT intensive areas and kitchen facilities.

BREEAM 2011 New Construction Pre-Assessment Estimator

Ene09 Drying Space		Assessment Issue Not Applicable			
Pre-Assessment question/criteria	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
			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				
TRANSPORT	Section Weighting	8.00%	Indicative Section Score	4.44%
Tra01 Public Transport Accessibility				
	No. of BREEAM credits available	5	Available contribution to overall score	4.44%
	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)?	Retail		
	What is the degree of public transport provision for the building's location?	A selection of BREEAM complaint public transport nodes available		
	Building's indicative Accessibility Index	4		
	Does the building have a dedicated bus service ?			
	Total indicative BREEAM credits achieved	2		
	Total indicative contribution to overall building score	1.78%		
	Total indicative BREEAM innovation credits achieved	N/A		
	Indicative minimum standard(s) level	N/A		
Comments/notes:				
Conservative credit award for accessibility index due to edge of town centre location - to be cionfirmed through full BREEAM assessment at formal design stage.				

BREEAM 2011 New Construction Pre-Assessment Estimator

Tra02 Proximity to Amenities

No. of BREEAM credits available	1	Available contribution to overall score	0.89%
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?		1	

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:

Building located within 500m of post office, grocery store and cashpoint.

BREEAM 2011 New Construction Pre-Assessment Estimator

Tra03 Cyclist facilities			
No. of BREEAM credits available	2	Available contribution to overall score	1.78%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No
What is the building type category (for the purpose of Tra03 issue assessment)?			
Retail – Shopping centre / retail park			
Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
Will cycle storage spaces be provided?	Yes	2	2
	Will cyclist facilities be provided?		
Total indicative BREEAM credits achieved	2		
Total indicative contribution to overall building score	1.78%		
Total indicative BREEAM innovation credits achieved	N/A		
Indicative minimum standard(s) level	N/A		
Comments/notes: Assumed maximum number of staff using the building at any time/shift is approximately 20. Therefore 1 staff cycle space to be provided in addition to customer spaces and 2 compliant cyclist facilities to be provided (reduced provision based upon assumed full credit award for Tra1). Whilst cyclist storage spaces do not need to be separate from customer spaces, this is encouraged.			

BREEAM 2011 New Construction Pre-Assessment Estimator

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

Will the building meet BREEAM's maximum parking capacity criteria for this building type/Accessibility Index?

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

Tra05 Travel Plan

No. of BREEAM credits available	1	Available contribution to overall score	0.89%
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		0.89%	
Total indicative BREEAM innovation credits achieved		N/A	
Indicative minimum standard(s) level		N/A	

Comments/notes:

BREEAM 2011 New Construction Pre-Assessment Estimator

WATER	Section Weighting	6.00%	Indicative Section Score	4.00%
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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 2 - Two credits

Total Indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	1.33%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

Water consumption (litres / person / day) for the assessed building is compared against a notional baselining performance and the building is assumed to achieve a 25% improvement. This is to be delivered through specification of water efficient fixtures, including - a. WCs, b. Urinals, c. Taps (wash hand basins and where specified kitchen taps and waste disposal unit), d. showers, e. Dishwashers (domestic and commercial sized), f. Washing machine(s)

BREEAM 2011 New Construction Pre-Assessment Estimator

Wat02 Water Monitoring

Pre-Assessment question/criteria	No. of BREEAM credits available	1	Available contribution to overall score		0.67%
	No. of BREEAM innovation credits available	0	Minimum standards applicable		Yes
	Will there be a water meter on the mains water supply to the building(s)? Will metering/monitoring equipment be specified on the water supply to any relevant plant/building areas? Will all specified water meters have a pulsed output? If the site/building has an existing BMS connection, will all pulsed meters be connected to the BMS?	Response	Credits available		Indicative credits achieved
		Yes	1	1	
		Yes			
		Yes			

Comments/notes:

The building will be specified with a water meter on the mains water supply to each building; this includes instances where water is supplied via a borehole or other private source. Water-consuming plant or building areas, consuming 10% or more of the building's total water demand, are either fitted with sub meters or have water monitoring equipment integral to the plant or area. Each meter (main and sub) has a pulsed output to enable connection to a Building Management System (BMS) for the monitoring of water consumption.

BREEAM 2011 New Construction Pre-Assessment Estimator

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? Will flow control devices be installed in each sanitary area/facility?			Yes Yes	1 1	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:	Building to be specified with leak detection system which is capable of detecting a major water leak on the mains water supply within the building and between the building and the utilities water meter. A flow control device is fitted to each WC area/facility to ensure water is supplied only when needed (and therefore prevent minor water leaks.				

BREEAM 2011 New Construction Pre-Assessment Estimator

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:

Credit awarded on basis that there will be no dedicated mains supplied irrigation systems specified.

BREEAM 2011 New Construction Pre-Assessment Estimator

MATERIALS	Section Weighting	12.50%	Indicative Section Score	10.42%
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Mat01 Life Cycle Impacts

No. of BREEAM credits available	5	Available contribution to overall score	5.21%
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	4	BREEAM innovation credits

Total indicative BREEAM credits achieved	4
Total indicative contribution to overall building score	4.17%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	N/A

Comments/notes:

Specification TBC - conservative credit award of 4 assumed (from potential 6 credits available for this section). BREEM calculator tool to be completed once specification is finalised.

BREEAM 2011 New Construction Pre-Assessment Estimator

Mat02 Hard Landscaping and Boundary Protection

No. of BREEAM credits available	1	Available contribution to overall score	1.04%
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	1.04%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Where at least 80% of all external hard landscaping and boundary protection (by area) achieves an A or A+ rating, as defined in the Green Guide to Specification.

BREEAM 2011 New Construction Pre-Assessment Estimator

Mat03 Responsible Sourcing

No. of BREEAM credits available	3	Available contribution to overall score	3.13%
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	2
	Will all timber used on the project be sourced in accordance with the UK Govt's Timber Procurement Policy?	Yes
		BREEAM Innovation credits
		0

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	2.08%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:
Specification TBC - conservative credit award of 2 assumed (from potential 4 credits available for this section). Note mandatory requirement for all timber to be sourced in accordance with UK Government timber procurement policy.

BREEAM 2011 New Construction Pre-Assessment Estimator

Mat04 Insulation				
	No. of BREEAM credits available	2	Available contribution to overall score	2.08%
	No. of BREEAM innovation credits available	0	Minimum standards applicable	No
Pre-Assessment question/criteria			Response	Credits available
	Is the building targeting an insulating index of 2 or more? Will the building's insulating materials be responsibly sourced?		Yes Yes	1 1
	Total indicative BREEAM credits achieved	2		
	Total indicative contribution to overall building score	2.08%		
	Total indicative BREEAM innovation credits achieved	N/A		
	Indicative minimum standard(s) level	N/A		
Comments/notes:	Any insulation specified for use within the following building elements must be assessed: a. External walls / b. Ground floor / c. Roof / d. Building service. The Insulation Index, calculated using the BREEAM Mat 04 calculator is equal to or greater than 2 AND at least 80% by volume of the thermal insulation used in the building elements must be responsibly sourced.			

BREEAM 2011 New Construction Pre-Assessment Estimator

Mat05 Designing for Robustness

No. of BREEAM credits available	1	Available contribution to overall score	1.04%
No. of BREEAM innovation credits available	0	Minimum standards applicable	N/A

Pre-Assessment question/criteria	Response	Credits available	Indicative credits achieved
	Yes	1	1
Will suitable durability/protection measures be specified and installed to vulnerable areas of the building?			
Total indicative BREEAM credits achieved	1		
Total indicative contribution to overall building score	1.04%		
Total indicative BREEAM innovation credits achieved	N/A		
Indicative minimum standard(s) level	N/A		

Comments/notes:

Areas of the building (both internal and external) identified as being subject to regular/heavy vehicular, trolley and pedestrian movement and therefore where suitable durability/protection measures are required are specified to minimise the risk of damage.

BREEAM 2011 New Construction Pre-Assessment Estimator

WASTE	Section Weighting	7.50%	Indicative Section Score	3.75%
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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	1	BREEAM Innovation credits	

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	Pre-Assessment result indicates the minimum standards for Outstanding level

Comments/notes:

Non-hazardous construction waste (excluding demolition and excavation waste) generated by the building's design and construction assumed to be 13.3m3/100m2 GIFA. Additionally, the following percentages of non-hazardous construction and demolition waste (where applicable) generated by the project have been diverted from landfill: Non demolition = 70% & Demolition = 80%

BREEAM 2011 New Construction Pre-Assessment Estimator

Wst02 Recycled Aggregates				
No. of BREEAM credits available		1	Available contribution to overall score	
No. of BREEAM innovation credits available		1	Minimum standards applicable	
			1.04%	
			No	

Pre-Assessment question/criteria		Define a target number of BREEAM credits to be achieved	
How do you wish to assess the number of BREEAM credits achieved for this issue?			
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	1.04%
Total indicative BREEAM innovation credits achieved	0
Indicative minimum standard(s) level	N/A

Comments/notes:	Construction & material specification TBC, but assumed that the total amount of recycled and/or secondary aggregate specified is greater than 25% (by weight or volume) of the total high-grade aggregate specified for the development AND the percentage of high-grade aggregate specified per application (where present) that is recycled and/or secondary aggregate, must meet the minimum levels (by weight or volume, as detailed in BREEAM compliance guidance).
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BREEAM 2011 New Construction Pre-Assessment Estimator

Wst03 Operational Waste

No. of BREEAM credits available	1	Available contribution to overall score	1.04%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Pre-Assessment question/criteria	Response	Indicative credits achieved	
		Credits available	Indicative credits achieved
	Yes	1	1
	Yes		
Will appropriate facilities for the storage of operational recyclable waste volumes be provided? If relevant, will a static waste compactor(s) or baler(s) be specified/installed?	Yes		
If relevant, will a vessel for composting suitable organic waste be specified/installed?	N/A		
Total indicative BREEAM credits achieved	1		
Total indicative contribution to overall building score	1.04%		
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:

Dedicated bin storage space(s) to cater for the segregation and storage of operational recyclable waste volumes generated by the assessed building/unit, its occupant(s) and activities PLUS provision of on site balers. Composting facilities not provided.

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	5.00%
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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? Is the site deemed to be significantly contaminated?	Yes No	1 1	1 0
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:
Proposed site is on previously developed land, not known to be contaminated land.

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?	No			

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:

The proposals will involve the removal of the existing, mature trees on land to the north of the plot. Credit cannot be awarded on this basis.

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		No negative change or improvement in plant species richness	
What is the likely change in ecological value (plant species richness) as a result of the sites development?			
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:

The change in ecological value of the site is less than zero but equal to or greater than minus nine, to be determined using the BREEAM LE 03/LE 04 calculator.

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? Will the suitably qualified ecologists general recommendations be implemented?		3	1
	What is the targeted/intended improvement in ecological value as a result of enhancement actions?			
No change or negative change in plant species richness				

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:

A suitably qualified ecologist will be appointed to make recommendations regarding the enhancement of site ecology and that these will be incorporated into the design. Additionally, the recommendations of the Ecology Report for enhancement and protection of site ecology are implemented, and the suitably qualified ecologist confirms that this will result in an increase in ecological value of the site up to (but not including) 6 plant species. Note, SQE required to provide an Ecology Report with appropriate recommendations for protection and enhancement of the site's ecology (based on a site visit/survey by the SQE at RIBA Stage B).

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	Indicative credits achieved	
		Credits available	achieved
	Yes	2	1
	Yes		
	Yes		
	No		
Will the building meet BREEAM's mandatory criteria for this BREEAM issue?	No		
Will a Biodiversity Champion be appointed to monitor/minimise impacts of site activities on biodiversity?	No		
Will the contractor provide training for the site workforce on how to protect ecology during the project?	No		
Will the contractor record actions to protect biodiversity and monitor their effectiveness during construction?	No		
Will a new ecologically valuable habitat, appropriate to the local area, be created?	No		
Where flora/fauna habitats exist on site, will the contractor programme site works to minimise disturbance?	No		

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:

A suitably qualified ecologist (SQE) will be appointed prior to commencement of activities on site & will confirm that all relevant UK and EU legislation relating to protection and enhancement of ecology has been complied with during the design and construction process PLUS the principal contractor will train the site workforce on how to protect site ecology during the project. Specific training must be carried out for the entire site workforce to ensure they are aware of how to avoid damaging site ecology during operations on site. Additionally a record of actions taken to protect biodiversity and monitor their effectiveness throughout key stages of the construction process will be maintained. A landscape and habitat management plan, appropriate to the site, is produced covering at least the first five years after project completion.

BREEAM 2011 New Construction Pre-Assessment Estimator

POLLUTION	Section Weighting	10.00%	Indicative Section Score	5.38%
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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

Will refrigerant containing systems be installed in the assessed building? Is the Global Warming Potential of the specified refrigerant(s) likely to be 10 or less? What is the target range Direct Effect Life Cycle CO ₂ eq. emissions for the system? Will a refrigerant leak detection and containment system be specified/installed?	Response	Credits available	Indicative credits achieved
	Yes	2	2
	Yes		
	No	1	0

Total indicative BREEAM credits achieved2

Total indicative contribution to overall building score1.54%

Total indicative BREEAM innovation credits achievedN/A

Indicative minimum standard(s) levelN/A

Comments/notes:

Air conditioning specifications include refrigerants used have a Global Warming Potential (GWP) ≤10.

BREEAM 2011 New Construction Pre-Assessment Estimator

PoI02 NO _x Emissions				
No. of BREEAM credits available		3	Available contribution to overall score	
No. of BREEAM innovation credits available		0	Minimum standards applicable	
			2.31%	
			No	

Pre-Assessment question/criteria	Response
Please enter the target/maximum NO _x emission level for space heating/cooling system	99.00 mg/kWh
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:

The plant installed to meet the building's delivered heating and cooling demand has, under normal operating conditions, a dry NOx emission level of <100 mg/kWh (space heating & cooling).

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? Will a compliant Flood Risk Assessment be undertaken?	Low	2	2
Will the site meet the BREEAM criteria for peak rate surface water run off?	Yes	1	0
Will the site meet the criteria for surface water run off volume, attenuation and/or limiting discharge?	No	1	0
Will the site be designed to minimise watercourse pollution in accordance with the BREEAM criteria?	No	1	0

Total indicative BREEAM credits achieved	2
Total indicative contribution to overall building score	1.54%
Total indicative BREEAM innovation credits achieved	N/A
Indicative minimum standard(s) level	N/A

Comments/notes:

Review of EA flood mapping shows development is situated in a flood zone that is defined as having a low annual probability of flooding. A site specific Flood Risk Assessment (FRA) will be undertaken to confirm that there is a low risk of flooding from all sources.

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
	Yes	1	1

Will the external lighting be designed to reduce light pollution?	1
Total indicative BREEAM credits achieved	0.77%
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:

External lighting and signage specified will not be in compliance with the ILE Guidance Notes for the Reduction of Obtrusive light 2005.

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	Indicative credits achieved
Will there be, or is there noise-sensitive areas/buildings within 800m radius of the development?			Yes	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 acoustician will be appointed to provide calculations and a report in accordance with BS 4142:1997 to confirm that background noise levels will not be increased as a result of development. Where noise levels are found to have increased, it is assumed that mitigation will be put in place to reduce this.			

BREEAM 2011 New Construction Pre-Assessment Estimator					
INNOVATION	Section Weighting	10.00%	Indicative Section Score	1.00%	
Inn01 Innovation					
Pre-Assessment question/criteria	No. of BREEAM innovation credits available	10	Available contribution to overall score	10.00%	
			Minimum standards applicable	No	
			Exemplary level achieved	Indicative credits achieved	
	Man01 Sustainable Procurement	No	1	0	
	Man02 Responsible Construction Practices	Yes	1	1	
	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	No	1	0	
	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	No	1	0		
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:					