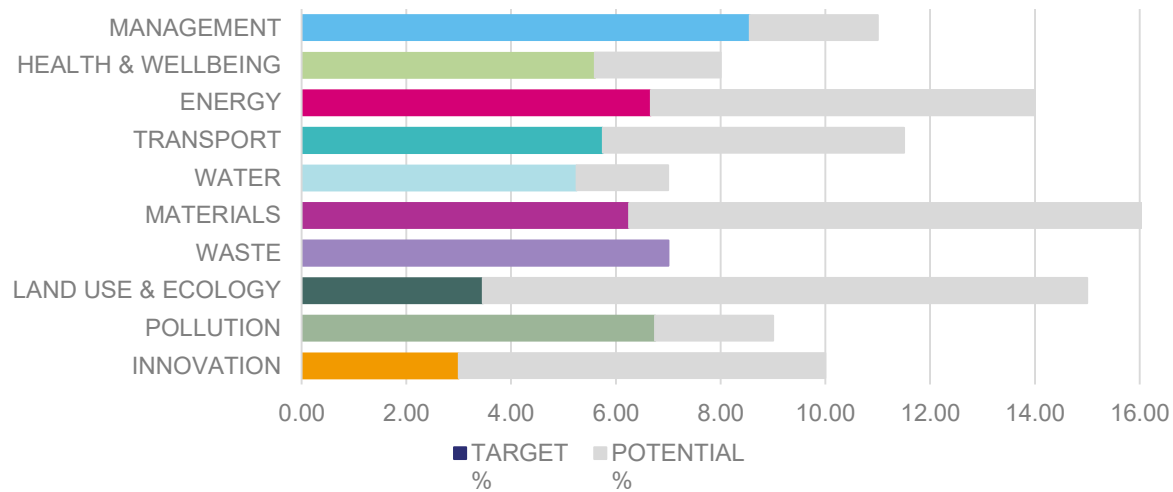
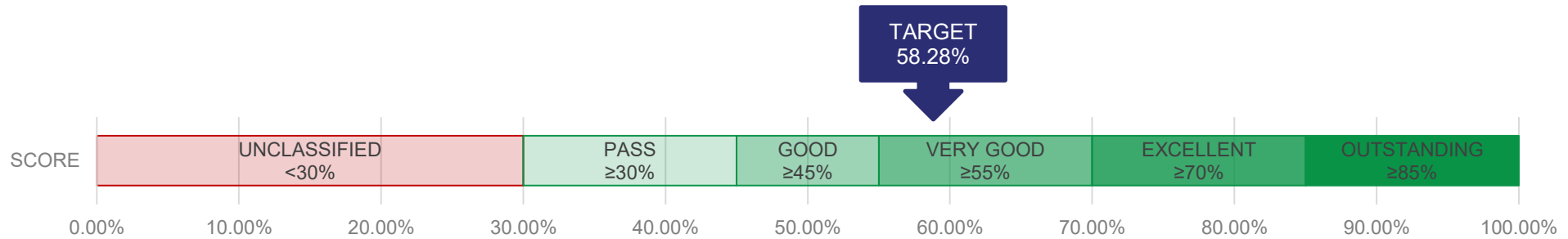


BREEAM NC 2018 PRE-ASSESSMENT

GRIMSHAW LANE, MANCHESTER

FEBRUARY 2021 REV D

The pre-assessment estimator outlines an indicative strategy to achieve a BREEAM NC 2018 rating of Very Good. This requires an overall score of 55%. Mandatory credits required are **written in red**. **P** indicates criteria that is a pre-requisite for other credits.



MANAGEMENT				AVAILABLE	TARGET
Man 01	Project Brief & Design	Project Delivery Planning	Concept Design	1	1
		Stakeholder Consultation (Interested Parties)	Concept Design	1	0
		Formally Agree Strategic Performance Targets	Concept Design	P	P
		BREEAM AP (Concept Design)	Concept Design	1	1
		BREEAM AP (Developed Design)	Developed Design	1	1
Man 02	Life Cycle Cost & Service Life Planning	Elemental LCC	Concept Design	2	0
		Component Level LCC Options Appraisal	Technical Design	1	0
		Capital Cost Reporting	Technical Design	1	1
Man 03	Responsible Construction Practices	Legally Harvested & Traded Timber	Construction	P	P
		Environmental Management	Construction	1	1
		Formally Agree Strategic Performance Targets	Construction	P	P
		BREEAM AP (Site)	Construction	1	1
		Responsible Construction Management	Construction	2	2
		Utility Consumption	Construction	1	1
		Transportation of Construction Materials & Waste	Construction	1	1
Man 04	Commissioning & Handover	Commissioning - Testing Schedule & Responsibilities	Developed Design	1	1
		Commissioning - Design & Preparation	Design Stage	1	1
		Testing & Inspection Building Fabric	Post-Construction	1	1
		Handover	Handover	1	1
Section Total				18	14
Section Score %				11.00	8.56
Single Credit Value %				0.61	

HEALTH AND WELLBEING				AVAILABLE	TARGET
Hea 01	Visual Comfort	Daylighting	Developed Design	1	0
		View Out	Developed Design	1	1
		External Lighting Levels	Technical Design	1	1
Hea 02	Indoor Air Quality	Indoor Air Quality Plan	Concept Design	P	0
		Ventilation	Technical Design	1	0
Hea 04	Thermal Comfort	Thermal Modelling	Developed Design	1	1
		Design for Future Thermal Comfort	Developed Design	1	1
Hea 05	Acoustic Performance	Indoor Ambient Noise Level	Developed Design	1	1
Hea 06	Security	Security of Site & Building	Concept Design	1	1
Hea 07	Safe & Healthy Surroundings	Safe Access	Developed Design	1	0
		Outdoor Space	Developed Design	1	1
Section Total				10	7
Section Score %				8.00	5.60
Single Credit Value %				0.80	

ENERGY			AVAILABLE	TARGET	
Ene 01	Reduction of Energy Use & Carbon Emissions	Energy Performance	Developed Design	9	3
		Energy Modelling & Reporting	Developed Design	4	0
Ene 02	Energy Monitoring	Sub-Metering of End-Use Categories	Technical Design	1	1
		Sub-Metering of High Energy Load & Tenancy Areas	Technical Design	1	1
Ene 03	External Lighting	External Lighting	Developed Design	1	1
Ene 04	Low Carbon Design	Passive Design Analysis	Concept Design	1	1
		Free Cooling	Concept Design	1	0
		Low & Zero Carbon Technologies	Concept Design	1	1
Ene 06	Energy Efficient Transportation Systems	Energy Consumption	Developed Design	1	1
		Energy Efficient Features - Lifts	Technical Design	1	1
Section Total				21	10
Section Score %				14.00	6.67
Single Credit Value %				0.67	

TRANSPORT			AVAILABLE	TARGET	
Tra 01	Transport Assessment & Travel Plan	Travel Plan	Feasibility	2	2
Tra 02	Sustainable Transport Measures	Transport Options Implementation	Feasibility	10	4
Section Total				12	6
Section Score %				11.50	5.75
Single Credit Value %				0.96	

WATER				AVAILABLE	TARGET
Wat 01	Water Consumption	Reduction in Potable Water Use	Technical Design	5	3
Wat 02	Water Monitoring	Water Monitoring	Technical Design	1	1
Wat 03	Water Leak Detection & Prevention	Leak Detection System	Technical Design	1	1
		Flow Control Devices	Technical Design	1	1
Section Total				8	6
Section Score %				7.00	5.25
Single Credit Value %				0.88	

MATERIALS				AVAILABLE	TARGET
Mat 01	Building Life Cycle Assessment	Superstructure	Concept Design	6	0
		Substructure & Hard Landscaping Options Appraisal	Concept Design	1	0
Mat 02	Environmental Product Declarations	Specification of Products with a Recognised EPD	Technical Design	1	0
Mat 03	Responsible Sourcing of Construction Products	Legally Harvested & Traded Timber	Construction	P	P
		Enabling Sustainable Procurement	Concept Design	1	1
		Measuring Responsible Sourcing	Construction	3	2
Mat 05	Designing for Durability & Resilience	Protect Vulnerable & Exposed Elements from Damage & Degradation	Technical Design	1	1
Mat 06	Material Efficiency	Minimise Environmental Impact of Materials	Preparation & Brief	1	1
Section Total				14	5
Section Score %				17.50	6.25
Single Credit Value %				1.25	

WASTE			AVAILABLE	TARGET	
Wst 01	Construction Waste Management	Pre-Demolition Audit	Concept Design	1	1
		Construction Resource Efficiency	Construction	3	3
		Diversion of Resources from Landfill	Construction	1	1
Wst 02	Use of Recycled & Sustainably Sourced Aggregates	Project Sustainable Aggregate Points	Construction	1	1
Wst 03	Operational Waste	Operational Waste	Technical Design	1	1
Wst 05	Adaptation to Climate Change	Resilience of Structure, Fabric, Building Services & Renewables Installation	Concept Design	1	1
Wst 06	Functional Adaptability	Design for Disassembly & Functional Adaptability - Recommendations	Concept Design	1	1
		Design for Disassembly & Functional Adaptability - Implementation	Concept Design	1	1
			Section Total	10	10
			Section Score %	7.00	7.00
			Single Credit Value %	0.70	

LAND USE AND ECOLOGY				AVAILABLE	TARGET
Le 01	Site Selection	Previously Occupied Land	Developed Design	1	0
		Contaminated Land	Developed Design	1	0
Le 02	Identifying & Understanding the Risks & Opportunities for the Project	Assessment Route Selection	Preparation & Brief	P	P
		Survey & Evaluation	Preparation & Brief	1	1
		Determining the Ecological Outcomes for the Site	Concept Design	1	1
Le 03	Managing Negative Impacts on Ecology	Identification & Understanding the Risks & Opportunities of the Site	Concept Design	P	P
		Planning, Liaison, Implementation & Data	Concept Design	1	1
		Managing Negative Impacts of the Project	Concept Design	2	0
Le 04	Change & Enhancement of Ecological Value	Identification & Understanding the Risks & Opportunities of the Site	Concept Design	P	0
		Liaison, Implementation & Data Collection	Concept Design	1	0
		Enhancement of Ecology	Concept Design	3	0
Le 05	Long Term Ecology Management & Maintenance	Roles & Responsibilities, Implementation, Statutory Obligations	Concept Design	P	0
		Planning, Liaison, Data, Monitoring & Review Management & Maintenance	Concept Design	1	0
		Landscape & Ecology Management Plan Development	Concept Design	1	0
Section Total				13	3
Section Score %				15.00	3.46
Single Credit Value %				1.15	

POLLUTION				AVAILABLE	TARGET
Pol 01	Impact of Refrigerants	Pre-Requisite - BS EN 378:2018	Technical Design	P	P
		Impact of Refrigerants	Technical Design	2	1
		Leak Detection	Technical Design	1	0
Pol 02	Local Air Quality	NOx, PPM, VOC Emissions	Technical Design	2	2
Pol 03	Flood & Surface Water Management	Appropriate Consultant	Developed Design	P	P
		Flood Resilience	Developed Design	2	2
		Bespoke Surface Water Run-Off Design Solutions	Technical Design	P	P
		Surface Water Run-Off - Rate	Technical Design	1	1
		Surface Water Run-Off - Volume	Technical Design	1	0
		Minimise Watercourse Pollution	Technical Design	1	1
Pol 04	Reduction of Night Time Light Pollution	Reduction of Night Time Light Pollution	Technical Design	1	1
Pol 05	Reduction of Noise Pollution	Reduction of Noise Pollution	Developed Design	1	1
Section Total				12	9
Section Score %				9.00	6.75
Single Credit Value %				0.75	

INNOVATION				AVAILABLE	TARGET
Exemplary Performance	Man 03	Responsible Construction Practices - All Criteria	Construction	1	1
	Hea 01	Visual Comfort - Daylighting	Developed Design	1	0
	Hea 06	Security - SABRE	Concept Design	1	0
	Ene 01	Reduction of Energy Use & Carbon Emissions	Concept Design	5	0
	Wat 01	Water Consumption	Technical Design	1	0
	Mat 01	Building Life Cycle Assessment	Concept Design	3	0
	Mat 03	Responsible Sourcing of Construction Products	Construction	1	0
	Wst 01	Construction Waste Management	Construction	1	1
	Wst 02	Use of Recycled & Sustainably Sourced Aggregate	Construction	1	1
	Wst 05	Adaptation to Climate Change	Concept Design	1	0
	Le 02	Identifying & Understanding the Risks & Opportunities for the Project	Concept Design	1	0
	Le 04	Change & Enhancement of Ecological Value	Concept Design	1	0
	Inn	BRE Approved Innovations	Developed Stage	1	0
	Section Total				10
Section Score %				10.00	3.00
Single Credit Value %				1.00	

SCORE	
Target Score %	58.28
Target Rating	Very Good