

Industrial Units at Bartley Way

BREEAM Credit Summary 26/04/2021

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	Required Score	Targeted Score	Potential Score
Excellent	70.00	71.73	80.67

MANAGEMENT - 1 credit = 0.61%						
		Available	Targeted	Potential	Responsible Party	Comments
Man 01: Project brief and design	Project delivery planning	1	1		XLB	Meeting of project delivery stakeholders prior to completion of concept design to identify/define roles, responsibilities and contributions. Compliance will be demonstrated through meeting minutes and responsibilities matrix.
	Stakeholder consultation	1	0	1	XLB	Third party stakeholder consultation documentation to be reviewed.
	Prereq: Sustainability Targets	0	Yes		XLB	BREEAM targets have been formally agreed early in early design process.
	BREEAM AP Concept Design	1	1		XLB / Sustainability Consultant	AES appointment for pre-assessment covers this.
	BREEAM AP Developed Design	1	1		XLB / Sustainability Consultant	Continued appointment with AES would meet compliance.
Man 02: Life cycle cost and service life planning	Elemental LCC	2	2		XLB	Entire asset LCC plan at concept design stage with design options appraisal.
	Component LCC options	1	1		Contractor	LCC options appraisal by the end of technical design.
	Capital cost reporting	1	1		Contractor	Contractor will report capital cost.
Man 03: Responsible construction practices	Prereq: Legal & sustainable timber	0	Yes		Contractor	Contractor will prove the use of only legal and sustainable timber.
	Environmental management	1	0	1	Contractor	This may be targeted if selected contractor holds ISO14001.
	Prereq: Sustainability Targets	0	Yes		XLB / Contractor	The client and contractor will formally agree the BREEAM rating.
	BREEAM AP Construction	1	1		Contractor / Sustainability Consultant	Continued appointment with AES would meet compliance.
	Responsible construction management BREEAM Excellent Rating Minimum Standard	2	2		Contractor	Contractor required to manage site responsibly. The contractor must refer to Table 4.1 in the BREEAM 2018 manual, achieving all ticked items and six additional.
	Monitoring of utility consumption	1	1		Contractor	Contractor required to monitor energy and water use throughout construction.
	Transport of materials and waste	1	1		Contractor	Contractor required to monitor vehicle mileage for delivery of key materials and waste collection.

Man 04: Commissioning and handover	Commissioning schedule and responsibilities BREEAM Excellent Rating Minimum Standard	1	1		SPB	Compliant commissioning schedule responsibility lies with the subcontractor/s.
	Commissioning design and preparation	1	1		SPB	Compliant commissioning activities lie with the subcontractor/s.
	Testing and inspecting building fabric	1	1		Contractor	Thermographic survey and any required remediation required.
	Building user guide and training BREEAM Excellent Rating Minimum Standard (Criterion 11)	1	1		Contractor	Provision of building user guides for user and building management as well as handover training.
Man 05: Aftercare	Aftercare support	N/A			N/A	N/A to Shell and Core assessments.
	Commissioning implementation	N/A			N/A	N/A to Shell and Core assessments.
	Post occupancy evaluation	N/A			N/A	N/A to Shell and Core assessments.
		18	16	2		

HEALTH AND WELLBEING - 1 credit = 0.80%						
		Available	Targeted	Potential	Responsible Party	Comments
Hea 01: Visual comfort	Control of glare from sunlight	N/A			N/A	N/A to Shell and Core assessments.
	Daylighting	1	0		Sustainability Consultant	The office spaces in the industrial units are likely to meet compliance. Daylighting assessment would need to be completed to confirm.
	View out	1	1		PRC	Calculation is required to determine that 95% of the floor areas in 95% of spaces where close work will be undertaken will be within 8m of an external wall where the opening is more than 20% of the surrounding wall area or where greater than 8m, an opening greater than the values in Table 1.0 BS8206:Part 2.
	External lighting	1	1		SPB	External lighting in line with BS 5489-1:2013 and BS EN 12464-2:2014.
Hea 02: Indoor air quality	Prerequisite: IAQ plan	0	Yes		Contractor	Indoor air quality plan would be required as a prerequisite to the ventilation credit.
	Ventilation	1	1		SPB	It would need to be demonstrated that the building has been designed to minimise the indoor concentration and recirculation of pollutants in the building in line with the requirements for ventilation under BS ISO 17772-1:2017 or, for naturally ventilated buildings, CIBSE AM10.
Hea 04: Thermal comfort	Thermal modelling	1	1		SPB	Thermal comfort report.
	Design for future thermal comfort	1	1		SPB	Thermal comfort report considering the future climate.
Hea 05: Acoustic performance	Sound insulation	N/A			N/A	N/A to Shell and Core assessments.
	Indoor ambient noise level	1	1		Accon	Quantifiable assessment to confirm fabric is suitable standard for tenant to achieve compliance with Section 7 of BS 8233:2014.
	Room acoustics	N/A			N/A	N/A to Shell and Core assessments.
Hea 06: Security	Security of site and building	1	1		PRC	Quote for Security Needs Assessment has been received, PRC to confirm recommendations will be implemented.

Hea 07: Safe & Healthy Surroundings	Safe access	1	0		PRC	Pedestrian access and cycle storage are not compliant.
	Outside space	1	0		Landscape Architect	No outside space designed to provide amenity space for building users.
		10	7	0		

ENERGY - 1 credit = 0.67%						
		Available	Targeted	Potential	Responsible Party	Comments
Ene 01: Reduction of energy use and carbon emissions	Reduction of energy use and carbon emissions BREEAM Excellent Rating Minimum Standard (4 credits)	13	4		SPB	BRUKLs provided by Shepherd Brombley confirm 4 credits have been achieved.
Ene 02: Energy monitoring	Sub-metering of end use categories BREEAM Excellent Rating Minimum Standard	1	1		SPB	Electric meters to each unit.
	Sub-metering of high energy load and tenancy areas	1	1		SPB	Each unit to be metered, any high energy loads (if present) to be sub-metered.
Ene 03: External lighting	External lighting	1	1		SPB	External lighting to achieve a minimum average of 70ll/cw (please note this is an increased target from 2014), automatic controls and presence detection in intermittent areas.
Ene 04: Low carbon design	Passive design analysis	1	1		SPB	Passive design analysis to be completed.
	Free cooling	1	0		SPB	Not targeted due to nature of the building form.
	Low and zero carbon technologies	1	1		SPB	LZC study to be completed by SPB prior to planning.
Ene 06: Energy efficient equipment	Energy consumption	1	1		Lift Consultant	Lift transport analysis and selection of most energy efficient lift would need to be provided.
	Energy efficient features - lifts	1	1		Lift Consultant	Specification of energy saving features.
	Energy efficient features - escalators or moving walks	N/A			N/A	N/A to Shell and Core assessments.
Ene 07: Energy efficient laboratory systems		N/A			N/A	N/A to Shell and Core assessments.
Ene 08: Energy efficient equipment		N/A			N/A	N/A to Shell and Core assessments.
		21	11	0		

TRANSPORT - 1 credit = 0.96%						
		Available	Targeted	Potential	Responsible Party	Comments
Tra 01: Transport assessment & travel plan	Travel plan	2	2		Motion	The Transport Assessment and Travel Plan would need to meet minimum requirements.
Tra 02: Sustainable transport measures	Sustainable transport measures	10	6		Motion / PRC	<p>The following measures are targeted/predicted:</p> <ul style="list-style-type: none"> - Electric recharging stations - 10% of parking spaces need to be either active or passive EV spaces - Car sharing spaces - 5% of parking spaces - Cycle storage - 1 space per 10 staff and 1 space per 20 public car parking spaces. Where the total required spaces is less than 10, staff and visitor spaces must be separated. - Indicative mark up of cyclist facilities - provision of two of the following: showers, changing rooms, lockers or drying spaces - Local amenities are enhanced by the construction of a new food outlet within the project. <p>The following measures are not targeted:</p> <ul style="list-style-type: none"> - Accessibility Index less than 4 - Public transport system provided - No increase in existing Accessibility Index - No consultation with local authority about cycling - Insufficient existing amenities within 500m - No other site specific improvement measures
		12	8	0		

WATER - 1 credit = 0.78%						
		Available	Targeted	Potential	Responsible Party	Comments
Wat 01: Water consumption	Water consumption BREEAM Excellent Rating Minimum Standard	5	3	1	SPB	Efficient sanitaryware - standards have increased and thus tender documentation should reflect this to ensure performance is suitable.
Wat 02: Water monitoring	Pulsed water meter and submeters BREEAM Excellent Rating Minimum Standard (Criterion 1)	1	1		SPB	Capped off pulsed water meter for each unit.
Wat 03: Water leak detection and prevention	Leak detection system	1	1		SPB	Leak detection.
	Flow control devices	1	0	1	SPB	Flow control cost option.
Wat 04: Water efficient equipment	Water efficient consumption	1	1		Landscape Architect	It is assumed there is no irrigation within the landscaping and no other unregulated uses that require reduction.
		9	6	2		

MATERIALS - 1 credit = 1.25%						
		Available	Targeted	Potential	Responsible Party	Comments
Mat 01: Environmental impacts from construction products	Building LCA - Concept Design - Superstructure	6	3		XLB / PRC	LCA exercise to be undertaken.
	Building LCA - Technical Design - Superstructure					
	LCA Options - Concept Design - Superstructure					
	LCA Options - Technical Design - Superstructure					
	LCA Options - Concept Design - Substructure/hard landscaping	1	1		XLB / PRC	LCA exercise to be undertaken.
Mat 02: Environmental impacts from construction products	Environmental Product Declarations	1	0	1	Contractor	Products procured to ensure a sufficient number of products have an EPD.
Mat 03: Responsible sourcing of construction products	Prereq: Legal & sustainable timber BREEAM Excellent Rating Minimum Standard (Criterion 1)	0	Yes		Contractor	Contractor will prove the use of only legal and sustainable timber.
	Sustainable procurement	1	1		XLB	Compliant sustainable procurement policy provided.
	Responsible sourcing	3	3		Contractor	Products procured with responsible sourcing certification.
Mat 05: Designing for durability and resilience	Protecting the building from damage and degradation	1	1		PRC	Durability and resilience report.
Mat 06: Material efficiency	Optimisation measures investigated and implemented	1	1		Collaboration	Materials efficiency report.
		14	10	1		

WASTE - 1 credit = 0.78%						
		Available	Targeted	Potential	Responsible Party	Comments
Wst 01: Construction waste management	Pre-requisite: Predemolition audit	1	1		XLB / Contractor	Demolition audit to be provided prior to demolition on site.
	Resource efficiency	3	3		Contractor	Provision of site waste management plan and achievement of waste volume targets.
	Diversion from landfill	1	1		Contractor	Achievement of waste diverted from landfill targets.
Wst 02: Sustainable aggregates	Sustainable aggregate points	1	0	1	Contractor	May be potential here, but only once contractor has identified viable aggregate sources.
Wst 03: Operational waste	Recycling and non recyclable waste storage BREEAM Excellent Rating Minimum Standard	1	1		PRC	Indicative space marked up for recycling waste storage and a compactor/baler.
Wst 04: Speculative finishes		N/A			N/A	N/A to industrial assessments.
Wst 05: Adaptation to climate change	Resilience of building	1	1		Collaboration	Adaptation to climate change study.
Wst 06: Design for disassembly and adaptability	Recommendations	1	1		PRC	Functional adaptability study.
	Implementation	1	1			
		10	9	1		

LANDUSE & ECOLOGY - 1 credit = 1.15%						
		Available	Targeted	Potential	Responsible Party	Comments
LE01: Site selection	Previously occupied land	1	1		PRC	Overlay of previous site with site plan required.
	Contaminated land	1	0	1	BMP	Contamination report to be provided and reviewed for any contamination. Unlikely to be contaminated due to nature of the site.
LE02: Ecological risks and opportunities - comprehensive route	Prerequisite: statutory obligations	0	Yes		Phlorum	Kim Roll-Baldwin at Phlorum to confirm the current credit assumptions are realistic. Calculation must be progressed to solidify.
	Survey and evaluation	1	1		Phlorum	
	Determining ecological outcomes	1	1		Phlorum	
LE03: Managing impacts on ecology - comprehensive route	Prerequisite: ecological risks and opportunities	0	Yes		Phlorum	
	Planning and measures on site	1	1		Phlorum	
	Managing negative impacts	2	1	1	Phlorum	
LE04: Ecological change and enhancement - comprehensive route	Prerequisite: managing negative impacts on ecology	0	Yes		Phlorum	
	Ecological enhancement	1	1		Phlorum	
	Change and enhancement of ecology	3	1	1	Phlorum	
LE05: Long term ecology management and maintenance	Prerequisite: statutory obligations	0	Yes		Phlorum	
	Management and maintenance throughout the project	1	1		Contractor	
	Landscape and ecology management plan	1	1		Phlorum	
		13	9	3		

POLLUTION - 1 credit = 0.75%						
		Available	Targeted	Potential	Responsible Party	Comments
Pol 01: Impact of refrigerants	Absence of refrigerant containing systems	N/A			SPB	N/A as there are refrigerant containing systems within the scope of works.
	Refrigerant containing systems DELCO2/GWP	2	1	1	SPB	Achievement of a DELCO2 calculation of 1000 or less (typically achieved with VRF).
	Hermetically sealed systems or leak detection	1	1		SPB	It is currently assumed VRF systems will be hermetically sealed and there will be no other refrigerant containing systems.
Pol 02: Local air quality	Non combustion systems or low NOx	2	2		SPB	All heating and hot water will be supplied by non-combustion systems.
Pol 03: Flood and surface water management	Flood risk zone	2	2		BMP	FRA to be provided to confirm the flood zone. Narinder at BMP confirmed site is in flood zone 1.
	Surface water runoff (rate)	1	1		BMP	It is assumed post development runoff rate will not exceed the predevelopment scenario, including the climate change event.
	Surface water runoff (volume)	1	1		BMP	It is assumed post development volume will not exceed the predevelopment scenario, including the climate change event.
	Minimising watercourse pollution	1	0		BMP	Infiltration on site - 5mm rule will not be met, confirmed by Narinder at BMP.
Pol 04: Reduction of night time light pollution	External lighting	1	1		M&E	External lighting in line with Table 2 ILP guidance, can be automatically switched off and any illuminated ads in compliance with ILP PLGO5.
Pol 05: Reduction of noise pollution	Noise impact assessment	1	1		Accon	It is assumed that noise levels from the proposed buildings will be 5dB lower than background noise at the most exposed noise sensitive development.
		12	10	1		

EXEMPLARY - 1 credit = 1.00%						
		Available	Targeted	Potential	Responsible Party	Comments
Man 03: Responsible construction practices	Responsible construction management	1			As above	To be reviewed with contractor.
Hea 01: Visual comfort	Daylighting	1			As above	Exemplary performance unlikely but will be confirmed in the daylighting report.
	Internal and external lighting levels, zoning and control	N/A			As above	N/A to Shell and Core assessments.
Hea 06: Security	Security of site and building	1			As above	SABRE assessment cost prohibitive.
Ene 01: Reduction of energy use and carbon emissions	Reduction of energy use and carbon emissions	5			As above	BRUKL output confirms no credit achieved here.
Wat 01: Water consumption	Water consumption	1			As above	Sanitaryware performance will likely be unfavourable for achievement here.
Mat 01: Building LCA	LCA Options - Concept Design - Core building services	1			As above	LCA exercise is not inclusive of core building services.
	LCA and LCC alignment	1			As above	To be reviewed.
	Third Party verification	1			As above	To be reviewed.
Mat 03: Responsible sourcing of construction products	Responsible sourcing	1			As above	To be reviewed through procurement of materials.
Wst 01: Construction waste management	Resource efficiency	1			As above	Relies on waste quantities produced.
Wst 02: Sustainable aggregates	Sustainable aggregate points	1			As above	Will be reviewed once contractor has identified viable aggregate sources.
Wst 05: Adaptation to climate change	Responding to climate change	1			As above	This would only be achieved with the award of several credit areas that are not yet secured.
LE02: Ecological risks and opportunities	Wider site sustainability	1			As above	Ecologist to provide feedback.
LE04: Ecological change and enhancement - comprehensive route	Ecological enhancement	1			As above	Ecologist to provide feedback.
		18	0	0		