

BREEAM New Construction 2018 Pre-assessment Summary

Edward Street Hospital		
Targeted	EXCELLENT	76.56
Achieved	UNCLASSIFIED	0.00

Project Scope: Fully fitted out

Building Type: Healthcare - teaching or specialist hospital

Prepared by: Ancuta Doroftei

Date: 26/10/2021

Checked by: Marion Delaney

Date: 27/10/2021

Revision: P01

Issue Date: 27/10/2021

Must be done at this Stage	2
Mandatory for Excellent	M

Credit Reference	Credit Name	Stage	Available Credits	Targeted credits	Broad responsibility	Additional Activity
Management						
Each Credit is worth 0.52%						
Man 01	Project Brief and Design					
	Credit 1: Project Delivery Planning	1	1	1	PM/Architect	
	Credit 2: Stakeholder Consultation (interested Credities)	2	1	1	Planning Consultant/Client / PM	
	Credit 3: BREEAM Advisory Professional (AP)	2	2	2	BREEAM AP	*
Man 02	Life Cycle Cost & Service Life Planning					
	Credit 1: Elemental Life Cycle Cost (LCC)	2	2	2	Cost Consultant	*
	Credit 2: Component Level LCC Options Appraisal	4	1	1	Cost Consultant	*
	Credit 3: Capital Cost Reporting	4	1	1	Cost Consultant	
Man 03	Responsible Construction Practices					
	Prerequisite - Legally Harvested and Traded Timber (M)	4	-	-	Contractor	
	Prerequisite - For Healthcare NHS Buildings Only	4	-	-	Contractor	
	Credit 1: Environmental Management	4	1	1	Contractor	
	Credit 2: BREEAM Advisory Professional (AP) (Site)	4	1	1	Contractor/BREEAM AP	*
	Credit 3: Responsible Construction Management (M for Excellent)	4	2	2	Contractor	
	Credit 4: Monitoring of Construction Site Impacts - Utility Consumption (Energy Consumption and Water Consumption)	4	1	1	Contractor	
Credit 5: Monitoring of Construction Site Impacts - Transportation of Construction Materials and Waste	4	1	1	Contractor		
Man 04	Commissioning and Handover					
	Credit 1: Commissioning - Testing Schedule and Responsibilities (M for Very Good)	4	1	1	M&E	
	Credit 2: Commissioning - Design and Preparation	4	1	1	M&E	
	Credit 3: Testing and Inspecting Building Fabric	4	1	1	Contractor	*
	Credit 4: Handover (M - Building User Guide)	4	1	1	Contractor	*
Man 05	Aftercare					
	Credit 1: Aftercare Support	4	1	1	PM / Client (future tenant)	
	Credit 2: Commissioning - Implementation (M for Excellent)	4	1	1	PM / Client (future tenant)	
	Credit 3: Post Occupancy Evaluation (POE)	4	1	1	PM / Client (future tenant)	*

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	Number of Credits		21	21		
	Percentage		11	11.00		

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Health & Wellbeing

Each Credit is worth 0.74%

Credit Reference	Credit Name	Stage	Available Credits	Targeted credits	Broad responsibility	Additional Activity
Visual Comfort						
Hea 01	Credit 1: Control of Glare from Sunlight	4	1	0	Architect	
	Credit 2: Daylighting	2	2	1	Daylight Modeller	*
	Credit 3: View Out	4	2	1	Architect	
	Credit 4: Internal and External Lighting Levels, Zoning and Control	4	1	1	M&E	
Indoor Air Quality						
Hea 02	Prerequisite - Indoor Air Quality (IAQ) Plan	2	-	-	M&E / Architect / Contractor	*
	Credit 1: Ventilation	4	1	1	M&E	
	Credit 2: Emissions from Construction Products	4	2	2	Architect	
	Credit 3: Post-construction Indoor Air Quality Measurement	4	1	1	Architect	*
Thermal Comfort						
Hea 04	Credit 1: Thermal Modelling	2	1	1	Energy Specialist	*
	Credit 2: Design for Future Thermal Comfort	2	1	1	Energy Specialist	
	Credit 3: Thermal Zoning and Controls	4	1	1	M&E	
Acoustic Performance						
Hea 05	Acoustic Performance	2	3	3	Acoustician	*
Security						
Hea 06	Security of Site and Building	2	1	1	Security Specialist/Architect	*
Safe and Healthy Surroundings						
Hea 07	Credit 1: Safe Access	4	1	1	Architect	
	Credit 2: Outside Space	4	1	1	Architect	
Number of Credits			19	16		
Percentage			14	11.79		

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Energy						
Each Credit is worth 0.7%						
Ene 01	Reduction of Energy Use and Carbon Emissions					
	Credit 1: Energy Performance (M - 4 Credits for Excellent)	2	9	4	Energy Specialist	*
	Credit 2: Prediction of Operational Energy Consumption	3	4	4	Energy Specialist	*
Ene 02	Energy Monitoring					
	Credit 1: Sub-metering of End-use Categories (M for Excellent)	4	1	1	M&E	
	Credit 2: Sub-metering of High Energy Load and Tenancy Areas	4	1	1	M&E	
Ene 03	External Lighting					
	External Lighting	4	1	1	M&E	
Ene 04	Low Carbon Designs					
	Credit 1: Passive Design	2	2	1	M&E	*
	Credit 2: Low or Zero Carbon Technologies	2	1	1	Energy Specialist	*
Ene 06	Energy Efficient Transportation Systems					
	Credit 1: Energy Consumption	4	1	1	M&E / Lift Consultant	*
	Credit 2: Energy Efficient Features	4	1	1	M&E / Lift Consultant	*
Ene 08	Energy Efficient Equipment					
	Energy Efficient Equipment	4	2	2	M&E	
Number of Credits			23	17		
Percentage			16	11.83		

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Transport						
Each Credit is worth 0.83%						
Tra 01	Transport Assessment and Travel Plan					
	Travel Plan	2	2	2	Transport Consultant	*
Tra 02	Sustainable Transport Measures					
	Transport Options Implementation	2	10	6	Architect	
	Number of Credits		12	8		
	Percentage		10	6.67		

Water						
Each Credit is worth 0.88%						
Wat 01	Water Consumption					
	Water Consumption (M for Good)	2	5	3	Architect	
Wat 02	Water Monitoring					
	Water Monitoring (M - pulsed water meter for Very Good)	4	1	1	M&E	
Wat 03	Water Leak Detection					
	Credit 1: Leak Detection System	4	1	0	M&E	
	Credit 2: Flow Control Devices	4	1	0	M&E	
	Number of Credits		8	4		
	Percentage		7	3.50		

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Materials

Each Credit is worth 1.07%

Material Reference	Credit Name	Stage	Available Credits	Targeted credits	Broad responsibility	Additional Activity
Environmental Impacts from Construction Products - Building Life Cycle Assessment (LCA)						
Mat 01	Credit 1: Superstructure	2	6	3	Architect / Structures/LCA Specialist	*
	Credit 2: Substructure and Hard Landscaping Options Appraisal During Concept Design	4	1	1	Architect / Structures/LCA Specialist	*
Environmental Impacts from Construction Products - Environmental Product Declarations (EPD)						
Mat 02	Specification of Products with a Recognised Environmental Product Declaration (EPD)	4	1	1	Architect	*
Responsible Sourcing of Construction Products						
Mat 03	Prerequisite (M)	2	-	-	Contractor	
	Credit 1: Sustainable Procurement Plan	2	1	1	Contractor	*
	Credit 2: Responsible Sourcing of Materials	4	3	1	Contractor	
Designing for Durability and Resilience						
Mat 05	Designing for Durability and Resilience	4	1	1	Architect	*
Material Efficiency						
Mat 06	Material Efficiency	1-5	1	1	Design Team /Sustainability Consultant	*
Number of Credits			14	9		
Percentage			15	9.64		

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Waste						
Each Credit is worth 0.6%						
Wst 01	Construction Waste Management					
	Credit 1: Pre-demolition Audit	2	1	1	Contractor	*
	Credit 2: Construction Resource Efficiency	4	3	2	Contractor	
	Credit 3: Diversion of Resources from Landfill	4	1	1	Contractor	
Wst 02	Use of Recycled and Sustainably Sourced Aggregates					
	Prerequisite	2	-	-	Contractor	
	Project Sustainable Aggregate Points	4	1	1	Contractor	
Wst 03	Operational Waste					
	Operational Waste (Mfor Excellent)	4	1	1	Architect	
Wst 05	Adaptation to Climate Change					
	Resilience of Structure, Fabric, Building Services and Renewables Installation	2	1	1	Design Team/Sustainability Consultant	*
Wst 06	Design for Disassembly and Adaptability					
	Credit 1: Design for Disassembly and Adaptability - Recommendations	2	1	1	Design Team /Sustainability Consultant	*
	Credit 2: Disassembly and Functional Adaptability - Implementation	4	1	1	Design Team/Sustainability Consultant	*
	Number of Credits		10	8		
	Percentage		6	4.80		

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Land Use & Ecology

Each Credit is worth 1%

Credit Reference	Credit Name	Stage	Available Credits	Targeted credits	Broad responsibility	Additional Activity
LE 01	Site Selection					
	Credit 1: Previously Occupied Land	1	1	1	Architect	
	Credit 2: Contaminated Land	1	1	0	Contaminated Land Specialist/Contractor	
LE 02	Identifying and Understanding the Risks and Opportunities for the Project					
	Prerequisite - Assessment Route Selection	-	-	-	Design Team	
	Survey and Evaluation	1	2	2	Design Team	*
	Determining the Ecological Outcomes for the Site (Routes 1 and 2)	2			Design Team	*
LE 03	Managing Negative Impacts on Ecology					
	Prerequisite - Identification and Understanding the Risks and Opportunities for the Site	-	-	-	Design Team	
	Credit 1: Planning, Liaison, Implementation and Data	2	1	1	Design Team	*
	Credit 2: Managing Negative Impacts of the Project	2	2	2	Design Team	*
LE 04	Change and Enhancement of Ecological Value					
	Prerequisite - Identifying and Understanding the Risks and Opportunities for the Site	-	-	-	Design Team	
	Credit 1: Planning, Liaison, Implementation and Data Collation	2	1	1	Design Team	*
	Credit 2: Enhancement of Ecology		3	1	Design Team	*
LE 05	Prerequisite - Roles and Responsibilities, Implementation and Statutory Obligations	-	-	-	Design Team	
	Credit 1: Planning, Liaison, Data, Monitoring and Review Management and Maintenance	4	1	1	Design Team	*
	Credit 2: Landscape and Ecology Management Plan (or similar) Development		1	1	Design Team	*
Number of Credits			13	10		
Percentage			13	10.00		

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Pollution						
Each Credit is worth 0.67%						
Pol 01	Impact of Refrigerants					
	Prerequisite	-	-	-	M&E	
	Impact of Refrigerants	4	3	2	M&E	
Pol 02	Local Air Quality					
	Local Air Quality	4	2	1	M&E	
Pol 03	Flood and Surface Water Management					
	Prerequisite	-	-	-	Hydrologist / Drainage Specialist	
	Credit 1: Flood Resilience	2	2	2	Hydrologist / Drainage Specialist	*
	Prerequisite for Surface Water Run-off Credits	2	-	-	Hydrologist / Drainage Specialist	
	Credit 2: Surface Water Run-off	2	1	1	Hydrologist / Drainage Specialist	
	Credit 3: Minimising Watercourse Pollution	2	1	0	Hydrologist / Drainage Specialist	
Pol 04	Reduction of Night Time Light Pollution					
	Reduction of Night Time Light Pollution	4	1	1	M&E	
Pol 05	Reduction of Noise Pollution					
	Reduction of Noise Pollution	4	1	1	Acoustician	*
Number of Credits				12	8	
Percentage				8	5.33	

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Innovation Credits						
Each Credit is worth 1%						
Man 03	Responsible Construction Practices	4	1	1	Contractor	
Hea 01	Visual Comfort	2	2	0	Daylight Modeller	
Hea 02	Indoor Air Quality - Minimising Sources of Air Pollution (Emissions from Construction Products)	4	1	0	Architect	
Hea 06	Security	2	1	0	Security Specialist	
Ene 01	Reduction of Energy Use and Carbon Emissions	2	5	0	Energy Specialist	
Wat 01	Water Consumption	2	1	0	Architect	
Mat 01	Core Building Services Options Appraisal during Concept Design	2	1	0	Architect / Structures/LCA Specialist	*
	LCA and LCC Alignment	2	1	0	LCA Specialist/Cost Consultant	*
	Third Credity Verification	2	1	1	Architect / Structures/LCA Specialist	*
Mat 03	Responsible Sourcing of Construction Products	4	1	0	Contractor	
Wst 01	Construction Site Waste Management	4	1	0	Contractor	
Wst 02	Use of Recycled and Sustainably Sourced Aggregates	4	1	0	Contractor	
Wst 05	Responding to Climate Change	2	1	0	Design Team /Sustainability Consultant	*
LE 02	Determine the Ecological Outcomes for the Site (Sustainability-related Activities)	2	1	0	Design Team	*
Number of Credits				19	2	
Percentage				10	2.00	

	74.56
	2.00
Percentage	76.56
BREEAM Rating	E