energycounsel
engineering sustainable buildings

BREEAM Feasibility Statement
Ref: Z59529

2No. Sites
Number One Industrial Estate

at

Consett
Durham
DH8 6SZ

for

Northern Trust



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bsi FS 560187

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Produced by:	[redacted]	Tony Turner	7th September 2023
Checked by:	[redacted]	Matthew Adams	7th September 2023
Approved by:	[redacted]	Matthew Gibson	7th September 2023

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Executive Summary

The development has been assessed to maximise its sustainability and environmental credentials. This strategy considers many aspects of the design and construction of the development and the following issues have been identified:

1. Energy Efficiency
2. Transport
3. Pollution
4. Construction Materials and Waste
5. Water Consumption
6. Ecological Aspects (Land Use and Ecology
7. Health and Wellbeing
8. Sustainable Management of the Construction Process

The following approaches to sustainable design have been explored within this report for the Consett Industrial Estate development:

The BREEAM pre-assessment indicates that given the time, budget and usage type restrictions on the development a potential score of 29.26% could be achieved under BREEAM Version 6, which would not be sufficient to gain a rating. BREEAM is therefore not currently considered a feasible rating system for this development.

Aside from BREEAM, sustainable measures such as water efficiency will be promoted throughout the development through the incorporation of water efficient fittings and water metering. Reduction in water usage indirectly impacts on energy usage embodied carbon reductions through water treatment.

Procurement and construction processes will be carried out to minimise the environmental impacts of materials, with sustainable locally sourced and/or recycled materials being selected wherever practically possible. This also impacts on embodied carbon and energy usage.

1. Introduction

This BREEAM Feasibility Statement has been developed for 2No. proposed industrial development sites at Number One Industrial Estate, Consett. The development consists of 2No. sites each with 2No. blocks of industrial units, totalling 17No. units across the development. Each unit will include a warehouse area, an office and a WC area.

This feasibility assessment has been undertaken to strategically look at the technical and economic feasibility of undertaking BREEAM on these units.

1.1. Location

The areas of land for the proposed developments within Number One Industrial Estate are shown below in Figure 1. The development sites are located around 1km north of Consett town centre.

Figure 1 - Locations and surrounding areas of proposed Consett development sites

The development consists of 2No. sites with 2No. blocks of industrial units. Site A consists of 2No. blocks of 3No. units each, totalling 6No. units. Site B includes for 2No. blocks of 7No. (Block A) and 4No. (Block B) units. The units comprise of open warehouse space with a WC to the rear of each unit. Larger units incorporate a small office area.

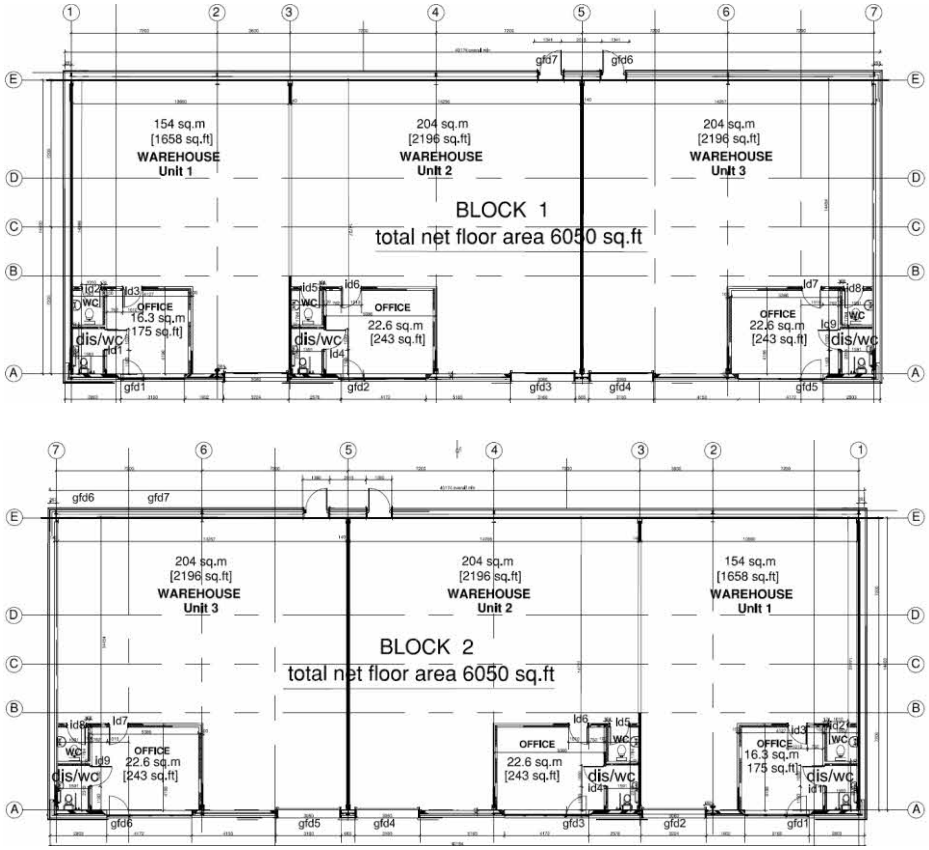


Figure 2 - Proposed floor plans for the proposed 2No. blocks at Site A

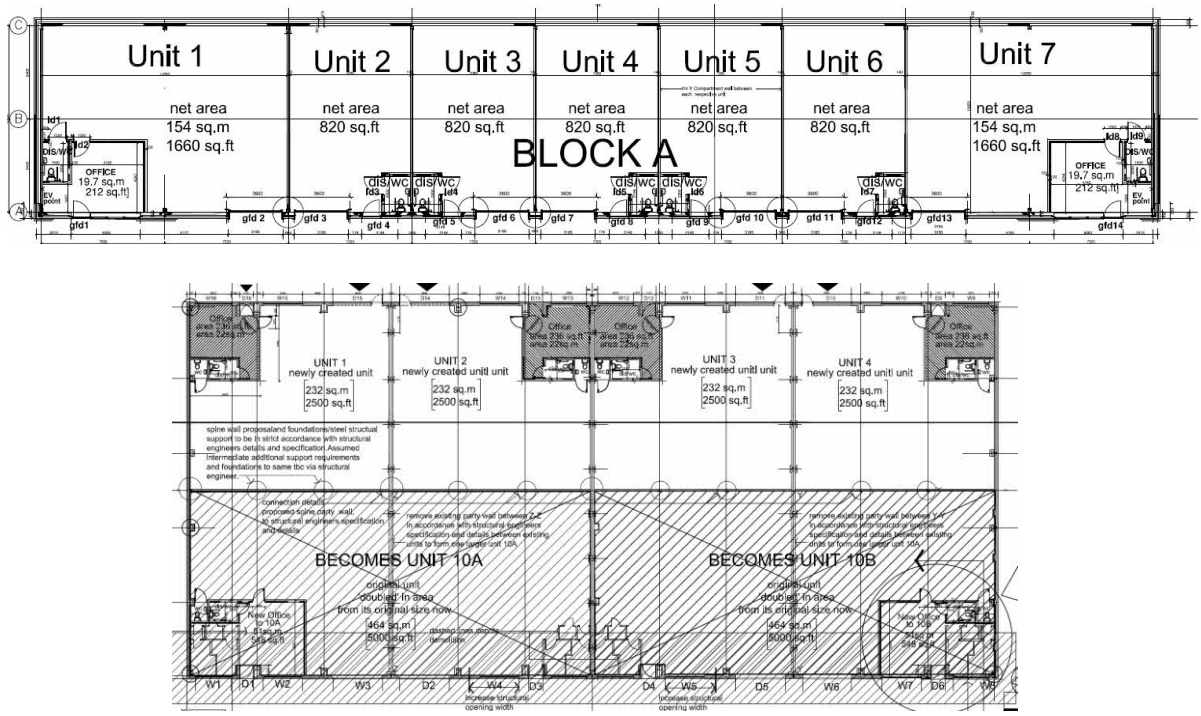


Figure 3 - Proposed floor plans for the proposed 2No. blocks at Site B

2. BREEAM Assessment Feasibility

The design currently includes a number of components that gives the scheme a holistic approach to sustainable development. A preliminary BREEAM pre-assessment was undertaken on the proposed developments at Number One Industrial Estate, Consett to assess the feasibility of achieving a BREEAM rating.

Grant funding is not included for any sustainability measures on this development, therefore any additional cost from BREEAM will impact on the capital cost of the development. As the units will be rented at an appropriate rate for the local area, the capital cost must reflect this in order to provide financial viability.

A number of credits are not achievable due to project constraints, as detailed in Table 1.

Table 1 - BREEAM credits not feasible for development

Credit	Limiting Factor	Value (%)
Man 01 - Project Delivery / Stakeholder Consultation	Project has already progressed past the point of undertaking BREEAM compliant consultation (RIBA Stages 0-2).	1.22
Man 01 – BREEAM Advisory Professional	Project has already progressed past the point of appointing a BREEAM AP for RIBA Stages 1-2 of the project.	1.83
Man 02 – Life Cycle Costing	Project has already progressed past the point of undertaking an elemental life cycle cost report (RIBA Stage 2). Additional cost to undertake a BREEAM compliant LCC report.	1.83
Man 04 – Commissioning and Handover	Project has already progressed past the point of undertaking BREEAM commissioning design review (RIBA Stage 2).	0.61
Man 05 – Post Occupancy Evaluation	As the development is largely open lettable industrial space, except for a small office area, the process of undertaking a post-occupancy evaluation covering the required areas would not be feasible or beneficial to the development.	0.61
Hea 01 – Visual Comfort	Glare, view out and daylighting criteria are not likely to be achieved as the units do not require glazing areas included for the function of the development.	1.60
Hea 02 – Ventilation	Due to the size and scope of the development, the criteria of exhaust and intake points is not likely to be achievable. The building facades will also be within 10m of external pollution sources.	0.80

Hea 02 – Indoor Air Quality	Project has already progressed past the point of undertaking BREEAM compliant IAQP (RIBA Stage 2).	0.80
Hea 04 – Thermal comfort	An overheating assessment is not likely to be undertaken on the development, as the majority of the development is an unheated industrial area. There will be additional financial constraints on undertaking this study.	1.60
Hea 06 – Security	Project has already progressed past the point of undertaking BREEAM security meeting with Designing Out Crime Officer (RIBA Stage 2).	0.80
Ene 01 – Reduction of Energy Use	Project has already progressed past the point of undertaking operational energy workshop (RIBA Stage 1). Providing significant number of credits would require significant improvement over Building Regulations Part L at additional capital cost for building systems and fabric.	Up to 7.37
Ene 04 – Low Carbon Design	The opportunities for passive design and free cooling measures are limited for this development given the usage type. There are financial constraints that further limit the integration of LZC technologies. Project has also already progressed past the point of undertaking BREEAM compliant Low and Zero Carbon Feasibility Report (RIBA Stage 2).	2.22
Tra 01 – Travel Plan	Project has already progressed past the point of appointing a transport consultant for a BREEAM compliant travel plan (RIBA Stage 2) for the project.	1.92
Tra 02 – Sustainable Transport Measures	The development consists of small scale industrial units, therefore the introduction of sustainable travel measures, such as cycle racks would not provide any tangible benefit to the development. Similarly there would not be room to locate cyclist facilities within the occupied spaces of the unit. A small number of credits (2) have been assigned assuming existing services nearby can provide some impact to this issue.	Up to 7.67
Wat 02 – Water Monitoring	Introducing pulsed output or a BMS to the development would not be financially feasible. The small WC and office area are unlikely to provide significant usage given the minimal occupation of the building.	0.88
Wat 03 – Water Leak Detection	As Wat 02 above, introducing leak detection will be expensive given the minimal water consumption expected from the occupation of the development.	0.88

Mat 01 – Life Cycle Assessment	For this credit, a life cycle assessment using OneClick LCA would need to be undertaken on the project prior to planning submission. As this has not been undertaken by Stage 2 these credits cannot be achieved. Further analysis would not be financially viable.	Up to 8.75
Mat 03 – Sustainable Procurement Plan	Project has already progressed past the point of developing a Sustainable Procurement Plan (RIBA Stage 1-2).	1.25
Mat 06 – Material Efficiency	Project has already progressed past the point of developing a Material Optimisation Plan (RIBA Stage 1-2).	1.25
Wst 05 Adaptation to Climate Change	Project has already progressed past the point of developing a climate change adaptation strategy report (RIBA Stage 2).	0.78
Wst 06 Design for Disassembly and Adaptability	Project has already progressed past the point of developing a disassembly and adaptability report (RIBA Stage 2).	1.56
LE 02 – Ecological risks and opportunities LE 03 – Managing impacts on ecology LE 04 – Ecological change and enhancement LE 05 – Long term ecology management and maintenance	There are currently minimal opportunities within the scope of the development to provide any ecological development, therefore biodiversity is unlikely to be improved. Similarly, a habitat and management plan would not provide any real benefit to the project and would not be financially feasible given the impact any landscaping areas could provide.	Up to 8.08
Pol 05 – Reduction of Noise Pollution	Project has not undertaken a BREEAM compliant noise impact report and appointing an acoustician to undertake these works would further increase project capital costs and reduce viability.	0.82
	Total Credit Amount Not Available for Project	55.13

The table above confirms that 55.13% of the BREEAM credits available are not available for the project due to time, locality or budget constraints. This would require all of the remaining 44.87% of credits to be achieved in order to achieve a Pass rating. As a number of these credits are tiered based on performance, it would require an exemplary site to achieve all of these remaining credits, and further impact on the financial viability of the scheme.

A BREEAM pre-assessment has been undertaken with this in mind, confirming that a score of 29.26% could potentially be achieved under BREEAM Version 6, which would not be sufficient to gain a rating. A full overview of the credits targeted is included in the appendices of this report.

3. Conclusions

Energy Counsel have reviewed the current project and provided guidance to achieve sustainability enhancement. The proposed scheme will ensure that a quality sustainable new development is created.

A BREEAM preassessment has been undertaken to review how the layout, orientation, design and materials used in the construction of the development will impact on the sustainability. This assessment has been used to consider and evaluate best practise energy efficient and sustainable design.

The BREEAM pre-assessment indicates that given the time, budget and usage type restrictions on the development a potential score of 29.26% could be achieved under BREEAM Version 6, which would not be sufficient to gain a rating. BREEAM is therefore not currently considered a feasible rating system for this development.

Aside from BREEAM, sustainable measures such as water efficiency will be promoted throughout the development through the incorporation of water efficient fittings and water metering. Reduction in water usage indirectly impacts on energy usage embodied carbon reductions through water treatment.

Procurement and construction processes will be carried out to minimise the environmental impacts of materials, with sustainable locally sourced and/or recycled materials being selected wherever practically possible. This also impacts on embodied carbon and energy usage.

4. Appendices

4.1. BREEAM Pre-Assessment

BREEAM® UK

www.breeam.com

BREEAM UK New Construction Version 6

Consett

Pre-assessment

Consett Industrial Sites

07 September 2023 Assessment report

Marks & Spencer's BREEAM Excellent Cheshire Oaks store (Image: Marks & Spencer)

bre

Assessment references

Registration number:	Z59529	**Date created:**	7/9/2023
Created by:	Anthony Turner		

Site details

Site name:	Consett Industrial Sites
Address:	
Town:	
County:	
Postcode:	
Country:	United Kingdom

Certificate details

The certificate will have the name of the architect (if entered above) and the name of the developer (from above).

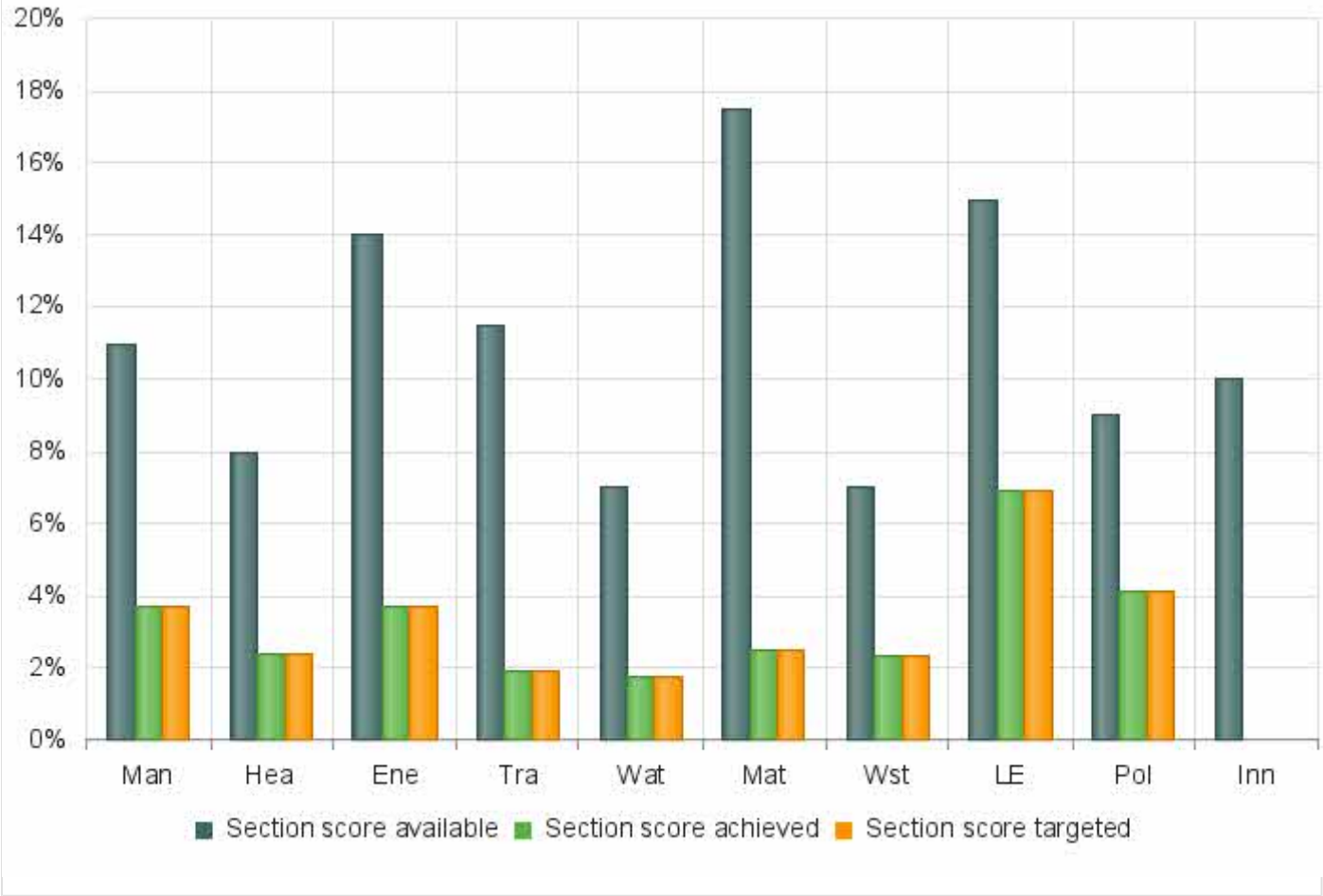
Any other names to appear on the certificate are listed below:

Name	Label

BREEAM Rating

	Credits available	Credits achieved	Credits targeted	% Credits achieved	Weighting	Category score	Target score
Man	18.0	6.0	6.0	33.33%	11.00%	3.66%	3.66%
Hea	10.0	3.0	3.0	30.00%	8.00%	2.40%	2.40%
Ene	19.0	5.0	5.0	26.32%	14.00%	3.68%	3.68%
Tra	12.0	2.0	2.0	16.67%	11.50%	1.91%	1.91%
Wat	8.0	2.0	2.0	25.00%	7.00%	1.75%	1.75%
Mat	14.0	2.0	2.0	14.29%	17.50%	2.50%	2.50%
Wst	9.0	3.0	3.0	33.33%	7.00%	2.33%	2.33%
LE	13.0	6.0	6.0	46.15%	15.00%	6.92%	6.92%
Pol	11.0	5.0	5.0	45.45%	9.00%	4.09%	4.09%
Inn	10.0	0.0	0.0	0.00%	10.00%	0.00%	0.00%
Total	124.0	34.0	34.0	27.42%	-	29.26%	29.26%
Rating	-	-	-	-	-	Unclassified	Unclassif

Performance by environmental category



Issue scores

Please Note: X means the exemplary credit for the relevant issue

Management

Man 01 Project Brief and design
0 / 4

Man 02 Life cycle cost and service life planning
1 / 4

Man 03 Responsible construction practices
4 / 6 X: 0 / 1

Man 04 Commissioning and handover
1 / 4

Man 05 Aftercare
N/A

Health and Wellbeing

Hea 01 Visual comfort
1 / 3 X: 0 / 1

Hea 02 Indoor air quality
0 / 1

Hea 04 Thermal comfort
0 / 2

Hea 05 Acoustic performance
1 / 1

Hea 06 Security
0 / 1 X: 0 / 1

Hea 07 Safe and Healthy Surroundings
1 / 2

Energy

Ene 01 Reduction of energy use and carbon emissions
3 / 13 X: 0 / 5

Ene 02 Energy monitoring
1 / 2

Ene 03 External lighting
1 / 1

Ene 04 Low carbon design
0 / 3

Ene 05 Energy efficient cold storage
N/A

Ene 06 Energy efficient transportation systems
N/A

Ene 07 Energy efficient laboratory systems
N/A

Ene 08 Energy efficient equipment
N/A

Transport

Tra 01 Transport assessment and travel plan
0 / 2

Tra 02 Sustainable transport measures
2 / 10

Water

Wat 01 Water consumption
2 / 5 X: 0 / 1

Wat 02 Water monitoring
0 / 1

Wat 03 Water leak detection
0 / 2

Wat 04 Water efficient equipment
N/A

Materials

Mat 01 Life cycle impacts
0 / 7 X: 0 / 3

Mat 02 Environmental impacts from construction products
0 / 1

Mat 03 Responsible sourcing
1 / 4 X: 0 / 1

Mat 05 Designing for durability and resilience
1 / 1

Mat 06 Material efficiency
0 / 1

Waste

Wst 01 Construction waste management
2 / 4 X: 0 / 1

Wst 02 Use of recycled and sustainably sourced aggregates
0 / 1 X: 0 / 1

Wst 03 Operational waste
1 / 1

Wst 04 Speculative finishes (Offices only)
N/A

Wst 05 Adaptation to climate change
0 / 1 X: 0 / 1

Wst 06 Design for disassembly and adaptability
0 / 2

Land use and ecology

LE 01 Site selection
1 / 2

LE 02 Ecological risks and opportunities
2 / 2 X: 0 / 1

LE 03 Managing impacts on ecology
1 / 3

LE 04 Ecological change and enhancement
1 / 4 X: 0 / 1

LE 05 Long term ecology management and maintenance

1 / 2

Pollution

Pol 01 Impact of refrigerants

1 / 3

Pol 02 Local air quality

0 / 2

Pol 03 Flood and surface water management

3 / 5

Pol 04 Reduction of Night Time Light Pollution

1 / 1

Pol 05 Noise attenuation

N/A

Innovation

Inn 01 Innovation

0 / 0 X: 0 / 10

Initial details

Technical manual issue number : Issue 0.0

Project scope : Shell and core

Building type (main description) : Industrial

Sub-group : Warehouse, storage or distribution

Does this industrial building have an office area, or other occupied spaces? : Yes

Assessment stage : Design (interim)

Building floor area (GIA) : 2656 m^2

Building floor area (NIFA) : 2300 m^2

Is the building designed to be untreated? : Yes

Does the building have external areas within the boundary of the assessed development? : Yes

Are commercial or industrial-sized refrigeration and storage systems specified? : No

Are building user lifts present? : No

Are building user escalators or moving walks present? : No

Are there any water demands present other than those assessed in Wat 01? : No

Are there statutory requirements, or other issues outside of the control of the project, that impact the ability to provide outdoor space : No

Are there any systems specified that contribute to the unregulated energy load? : No

Are the Post-occupancy evaluation credits targeted in Ene 01 issue? : No

Are laboratories present? : No

Are there fume cupboard(s) and/or other containment devices present? : No

Category assessment
Management (Man)

Man 01 Project Brief and design

To optimise final building design through recognising and encouraging an integrated design process and robust stakeholder engagement.

Assessment criteria	
Stakeholder consultation (interested parties) :	No
Project delivery planning :	No
Prerequisite: Have the client and the contractor formally agreed performance targets? :	No

Credits awarded : 0

Man 02 Life cycle cost and service life planning

To promote the business case for sustainable buildings and to deliver whole life value by encouraging the use of life cycle costing to improve design, specification, through-life maintenance and operation.

Assessment criteria	
Elemental LCC :	No
Component level LCC options appraisal :	No
Capital cost reporting :	Yes
Capital cost of the project :	1324 Â£k/m^2

Credits awarded : 1

Man 03 Responsible construction practices

To recognise and encourage construction sites which are managed in an environmentally and socially considerate, responsible and accountable manner.

Assessment criteria	
Prerequisite: Are all timber and timber-based products used during the construction process of the project 'legally harvested and traded timber'? :	Yes
Environmental management :	Yes

Prerequisite: Have the client and the contractor formally agreed performance targets? :	Yes
BREEAM Advisory Professional (site) :	
Responsible construction management :	1
Monitoring of construction site impacts :	Yes
Utility consumption :	Yes
Transport of construction materials and waste :	Yes

Key Performance Indicators: Construction site energy use

Energy consumption (total) - site processes :	50000 kWh
Energy consumption (intensity) - site processes :	500 kWh/project value

Key Performance Indicators: Construction site greenhouse gas emissions

Process greenhouse gas emissions (total) - site processes :	5000 $KgCO_2eq$
Carbon dioxide emissions (intensity) - site processes :	500 $KgCO_2$ eq/project value

Credits awarded : 4

Man 04 Commissioning and handover

To encourage a properly planned handover and commissioning process that reflects the needs of the building occupants.

Assessment criteria

Commissioning testing schedule and responsibilities :	No
Handover - have a technical and a non-technical building user guide been developed prior to handover? :	Yes
Handover - have a technical and a non-technical training schedule been prepared around handover? :	Yes

Credits awarded : 1

Man 05 Aftercare

To ensure the building operates in accordance with the design intent and operational demands, through providing aftercare to the building owner and occupants during the first

year of occupation.

Assessment criteria - N/A

Health and Wellbeing (Hea)

Hea 01 Visual comfort

To encourage best practice in visual performance and comfort by ensuring daylighting, artificial lighting and occupant controls are considered.

Assessment criteria	
Daylighting (building type dependent) :	0
View Out :	No
External lighting for Shell and core, and Shell only assessments :	Yes

Credits awarded : 1

Hea 02 Indoor air quality

To encourage and support healthy internal environments with good indoor air quality.

Assessment criteria	
Prerequisite: Indoor air quality (IAQ) plan :	No
Are you complying with the Ventilation criteria? :	No

Credits awarded : 0

Hea 04 Thermal comfort

To ensure the building is capable of providing an appropriate level of thermal comfort.

Assessment criteria	
Thermal modelling :	No
Design for future thermal comfort :	No

Credits awarded : 0

Hea 05 Acoustic performance

To ensure the building is capable of providing an appropriate acoustic environment to provide

comfort for building users.

Assessment criteria	
Criteria performance requirements or SQA bespoke requirements? :	SQA bespoke requirements
Indoor ambient noise level :	Yes

Credits awarded : 1

Hea 06 Security

To encourage the planning and implementation of effective measures that provide an appropriate level of security to the building and site.

Assessment criteria	
Security of site and building :	No
Exemplary level criteria :	No

Credits awarded : 0

Hea 07 Safe and Healthy Surroundings

To encourage the provision of safe access around the site and outdoor space that enhances the wellbeing of building users. .

Assessment criteria	
Safe Access :	No
Outside Space :	Yes

Credits awarded : 1

Energy (Ene)

Ene 01 Reduction of energy use and carbon emissions

To minimise operational energy demand, primary energy consumption and CO2 emissions.

Energy performance	
Country :	England
The system is currently unable to automatically calculate credits where there are multiple brukl.inp file for a single assessment. Please contact breeam@bregroup.com for further details about how to submit manually. Kindly include the assessment ID and 'Multiple BRUKLs' in the subject line :	No
Upload building '_brukl.inp' file :	
Is space heating provided by a district (network) heating? :	**Towards carbon negative**
(exemplary credits)	
Zero net CO_2-eq emissions :	No

Energy performance - Building score	
Heating and cooling demand energy performance ratio (EPRdem) :	0.313
Primary consumption energy performance ratio (EPRpc) :	0.033
CO_2-eq energy performance ratio (EPRco2-eq) :	0.0
Overall building energy performance ratio (EPRnc) :	0.347
Total BREEAM credits achieved :	3.0

Prediction of operational energy consumption	
Has a passive design analysis been carried out? :	No
Has the operational energy performance of the building been substantially improved? :	No

Post-occupancy evaluation (exemplary credits)	
Has the maximum credit score been achieved in Ene 02 Energy monitoring? :	No
Has the client or building occupier committed funds to pay for the post-occupancy evaluation? :	No
Has the energy model been submitted to BRE or retained by the building owner/named third party? :	No

Credits awarded : 3

Ene 02 Energy monitoring

To encourage the installation of energy sub-metering that facilitates the monitoring of operational energy consumption. To enable managers and consultants post-handover to compare actual performance with targets in order to inform ongoing management and help in reducing the performance gap.

Assessment criteria

Sub-metering of end use categories :	Yes
Sub-metering of high energy load and tenancy areas :	

Credits awarded : 1

Ene 03 External lighting

To reduce energy consumption through the specification of energy efficient light fittings for external areas of the development.

Assessment criteria

External lighting has been designed out? :	No
Is external lighting specified in accordance with the relevant criteria? :	Yes

Credits awarded : 1

Ene 04 Low carbon design

To encourage the adoption of design measures, which reduce building energy consumption and associated carbon emissions and minimise reliance on active building services systems.

Assessment criteria

Has the first credit within Hea 04 been achieved? :	No
Passive design analysis :	
Free cooling :	
Low and zero carbon technologies :	

KPI

Total on-site and/or near-site LZC energy generation :

Expected energy consumption and CO_2-eq emissions reduction resulting

from passive design measures :
Energy consumption :

CO_2-eq emissions :

Expected energy consumption and CO_2-eq emissions reduction resulting from passive design measures as a percentage :
Energy consumption :

CO_2-eq emissions :

Expected reduction in CO_2-eq emissions resulting from the LZC technologies :
Expected reduction in CO_2-eq emissions resulting from the LZC technologies as a percentage :

Credits awarded : 0

Ene 05 Energy efficient cold storage

To encourage the installation of energy efficient refrigeration systems, in order to reduce operational greenhouse gas emissions resulting from the system's energy use.

Assessment criteria - N/A

Ene 06 Energy efficient transportation systems

To encourage the specification of energy efficient transport systems within buildings.

Assessment criteria - N/A

Ene 07 Energy efficient laboratory systems

To encourage laboratory areas that are designed to minimise their operational energy consumptionand associated CO2 emission

Assessment criteria - N/A

Ene 08 Energy efficient equipment

To encourage installation of energy efficient equipment to ensure optimum performance and energy savings in operation

Assessment criteria - N/A

Transport (Tra)

Tra 01 Transport assessment and travel plan

To reward awareness of existing local transport and identify improvements to make it more sustainable.

Assessment criteria

Travel plan :	No

Credits awarded : 0

Tra 02 Sustainable transport measures

To maximise the potential for local public, private and active transport through provision of sustainable transport measures appropriate to the site.

Assessment criteria

Prerequisite :	Yes
Location type (based on existing AI) :	AI <25
Number of points achieved overall :	2

Credits awarded : 2

Water (Wat)

Wat 01 Water consumption

To reduce the consumption of potable water for sanitary use in new buildings through the use of water efficient components and water recycling systems.

Assessment criteria

Are all the components specified and installed by the tenant not the developer? :	Yes
Please select the calculation procedure used :	Alternative approach
Credits awarded :	2
Exemplary performance :	

Key Performance Indicators

Alternative approach data: :

Overall microcomponent performance level achieved :

Credits awarded : 2

Wat 02 Water monitoring

To reduce the consumption of potable water in new buildings through the effective management and monitoring of water consumption.

Assessment criteria

Water meter on the mains water supply to each building :	Yes
Sub-metering/monitoring equipment on supply to plant/building areas :	No
Pulsed output or other open protocol communication output and BMS connection :	No

Credits awarded : 0

Wat 03 Water leak detection

To reduce the consumption of potable water in new buildings through minimising wastage due to water leaks.

Assessment criteria

Leak detection system :	No
Flow control devices :	No

Credits awarded : 0

Wat 04 Water efficient equipment

To reduce water consumption for uses not assessed under Wat 01 by encouraging specification of water efficient equipment.

Assessment criteria - N/A

Materials (Mat)

Mat 01 Life cycle impacts

To reduce the burden on the environment from construction products by recognising and encouraging measures to optimise construction product consumption efficiency and the selection of products with a low environmental impact (including embodied carbon), over the life cycle of the building.

Assessment criteria	
Total Mat 01 credits achieved - taken from the Mat 01/02 Results Submission Tool :	0
Total Exemplary credits achieved - taken from the Mat 01/02 Results Submission Tool :	0

Credits awarded : 0

Mat 02 Environmental impacts from construction products

To encourage availability of robust and comparable data on the impacts of construction products through the provision of EPD.

Assessment criteria	
Mat 02 credit achieved - Taken from the Mat 01/02 Results Submission Tool. :	0

Credits awarded : 0

Mat 03 Responsible sourcing

To facilitate the selection of products that involve lower levels of negative environmental, economic and social impact across their supply chain including extraction, processing and manufacture.

Assessment criteria	
Prerequisite: All timber and timber based products are 'Legally harvested and traded timber' :	Yes
Has the enabling sustainable procurement credit been achieved? :	No
Mat 03 minimum scope level :	Superstructure
Percentage of available for percentage of RSM points achieved :	20 %

Credits awarded : 1

Mat 05 Designing for durability and resilience

To reduce the need to repair and replace materials resulting from damage to exposed elements of the building and landscape.

Assessment criteria

Protecting vulnerable parts of the building from damage and exposed parts of the building from material degradation :	Yes

Credits awarded : 1

Mat 06 Material efficiency

To avoid unnecessary materials use arising from over specification without compromising structural stability, durability or the service life of the building.

Assessment criteria

Material optimisation measures investigated and implemented at all relevant stages :	No

Credits awarded : 0

Waste (Wst)

Wst 01 Construction waste management

To reduce construction waste by encouraging reuse, recovery and best practice waste management practicesto minimise waste going to landfill.

Assessment criteria

Is demolition occurring under the developer's ownership for the purpose of enabling the assessed development? :	No
Compliant Resource Management Plan :	Yes
Have waste materials been sorted into separate key waste groups? :	Yes
Exemplary level criteria :	No

KPI

Measure/units for the data being reported :	tonnes
Non-hazardous construction waste (excluding demolition/excavation) - fill in to award 'Construction resource efficiency' credits :	8 tonnes/100m2
Total non-hazardous construction waste generated :	8000 tonnes
Non-hazardous non-demolition construction waste diverted from landfill - fill in to award diversion from landfill credit :	90 %
Total non-hazardous non-demolition construction waste diverted from landfill :	
Non-hazardous demolition waste diverted from landfill - fill in to award diversion from landfill credit :	90 %
Total non-hazardous demolition waste generated :	
Total non-hazardous demolition waste to disposal :	
Non-hazardous excavation waste diverted from landfill - fill in to award credit :	
Material for reuse :	
Material for recycling :	
Material for energy recovery :	
Hazardous waste to disposal :	

Credits awarded : 2

Wst 02 Use of recycled and sustainably sourced aggregates

To encourage the use of more sustainably sourced aggregates, encourage reuse where appropriate and avoid waste and pollution arising from disposal of demolition and other forms of waste.

Assessment criteria

Is demolition occurring under the developer's ownership for the purpose of enabling the assessed development? : No

Projects Sustainable Aggregate points :

KPI

Total quantity of aggregate :

% of high - grade aggregate that is recycled/ secondary aggregate by application :

Credits awarded : 0

Wst 03 Operational waste

To encourage the recycling of operational waste through the provision of dedicated storage facilities and space.

Assessment criteria

Compliant recycling and non-recyclable waste storage allocated :	Yes
Static waste compactor(s) or baler(s) :	N/A
Vessel(s) for composting suitable organic waste and water outlet :	N/A

Credits awarded : 1

Wst 04 Speculative finishes (Offices only)

To minimise the wastage associated with the installation of floor and ceiling finishes in lettable areas in speculative buildings where tenants have not been involved in their selection.

Assessment criteria - N/A

Wst 05 Adaptation to climate change

To minimise the future need of carrying out works to adapt the building to take account of more extreme weather changes resulting from climate change and changing weather

patterns.

Assessment criteria

Resilience of structure, fabric, building services and renewables installation
:

Credits awarded : 0

Wst 06 Design for disassembly and adaptability

To avoid unnecessary materials use, cost and disruption arising from the need for future adaptation works as a result of changing functional demands and to maximise the ability to reclaim and reuse materials at final demolition in line with the principles of a circular economy.

Assessment criteria

Design for disassembly and functional adaptability - recommendations :

Credits awarded : 0

Land use and ecology (LE)

LE 01 Site selection

To encourage the use of previously occupied or contaminated land and avoid land which has not been previously disturbed.

Assessment criteria

Percentage of proposed development's footprint on previously occupied land: :	100 %
Contaminated land :	No

Credits awarded : 1

LE 02 Ecological risks and opportunities

To determine the existing ecological value associated with the site and surrounding areas, and the risks and opportunities for ecological protection and enhancement.

Assessment criteria

Assessment route selection :	Comprehensive
Prerequisite - Statutory obligations :	Yes
Survey and Evaluation :	Yes
Determining ecological outcomes :	Yes
Exemplary level - Wider site sustainability :	No

Credits awarded : 2

LE 03 Managing impacts on ecology

To avoid, or limit as far as possible, negative ecological impacts associated with the site and surrounding areas resulting from the project.

Assessment criteria

Assessment route :	Comprehensive
Prerequisite - Ecological risks and opportunities :	Yes

Credits awarded : 1

LE 04 Ecological change and enhancement

To enhance ecological value of the area associated with the site in support of local, regional and national priorities.

Assessment criteria

Assessment route :	Comprehensive
Prerequisite - Managing negative impacts on ecology :	Yes
Ecological enhancement (Comprehensive route only) :	No

Credits awarded : 1

LE 05 Long term ecology management and maintenance

To secure ongoing monitoring, management and maintenance of the site and its habitats and ecological features, to ensure intended outcomes are realised for the long term.

Assessment criteria

Assessment route :	Comprehensive
At least one credit achieved under LE 04 for 'Change and Enhancement of Ecologyâ :	Yes
Prerequisite - Statutory obligations, planning and site implementation :	Yes
Management and maintenance throughout the project :	Yes
Landscape and ecology management plan :	

Credits awarded : 1

Pollution (Pol)

Pol 01 Impact of refrigerants

To reduce the level of greenhouse gas emissions arising from the leakage of refrigerants from building systems.

Assessment criteria

Refrigerant containing systems installed in the assessed building? :	Yes
Prequisite: All systems (with electric compressors) comply with BSÂ EN 378:2016 (parts 2 and 3) and (where applicable) Institute of Refrigeration Ammonia Refrigeration Systems code of practice? :	Yes
Total Direct Effect Life Cycle CO2eq (DELC). Emissions from the system :	1000 kgCO2eq/kW
Global Warming Potential (GWP) of the specified refrigerant(s) 10 or less? :	

Leak detection

Are all the systems hermetically sealed? :

Credits awarded : 1

Pol 02 Local air quality

To contribute to a reduction in local air pollution through the use of low emission combustion appliances in the building.

Assessment criteria

Is the project required to connect to a District Heating system, and it supplies all heating and hot water demands to the building? :	No
How many credits have been achieved? :	0

Credits awarded : 0

Pol 03 Flood and surface water management

To avoid, reduce and delay the discharge of rainfall to public sewers and watercourses, thereby minimising the risk and impact of localised flooding on-site and off-site, watercourse pollution and other environmental damage.

Assessment criteria

Prerequisite: Has an appropriate consultant demonstrated and confirmed the development's compliance with all criteria? :	Yes

Has a site-specific flood risk assessment been conducted? :	Yes
Annual probability of flooding :	Low
Has the pre-requisite for the Surface Water Run-Off credits been achieved? :	Yes
Flooding of property will not occur in the event of local drainage system failure :	No
Minimising watercourse pollution :	No

Credits awarded : 3

Pol 04 Reduction of Night Time Light Pollution

To ensure that external lighting is concentrated in the appropriate areas and that upward lighting is minimised, reducing unnecessary light pollution, energy consumption and nuisance to neighbouring properties.

Assessment criteria

External lighting has been designed out? :	No
Does external lighting meet all relevant criteria? :	Yes

Credits awarded : 1

Pol 05 Noise attenuation

To reduce the likelihood of noise arising from fixed installations on the new development affecting nearby noise-sensitive buildings.

Assessment criteria - N/A

Innovation (Inn)

Inn 01 Innovation

To support innovation within the construction industry through the recognition of sustainability related benefits which are not rewarded by standard BREEAM issues.

Assessment criteria

Number of 'approved' innovation credits achieved? :	0

Credits awarded : 0