Compass School

Delivery Report

Design Stage

14 Dec 2023

Stroma Built Environment Ltd

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Report Details

Management
Man 01 - Project brief and design

Number of credits available:	**4**
Number of credits achieved:	**4**
Minimum Standards met?	**N/a**

Aim

To recognise and encourage an integrated design process that optimises building performance.

Criteria

4 credits available as follows:

Credit	
1	Stakeholder consultation (project delivery)
1	Stakeholder consultation (third party)
1	Sustainability Champion (design)
1	Sustainability Champion (monitoring progress)

Validation Statement

4 of 4 credits awarded.
1- 709087_Man-01i-signed-appointment-letter.pdf
Criteria 8-12: Letter confirms TFT were appointed as the Sustainability Champion at the early stages of the project in 2017. The letter outlines their role on the project.
709108_Meeting-minutes.zip
Criteria 8-12: Meeting minutes, programme, and annotated plans show sustainability champions involvement with discussion of design changes and BREEAM.

2- 709110_Stage-2-progress-report--Compass-School-1707-14.pdf
Criteria 8-12: Stage 2 sustainability report from sustainability champion at TFT outlines the sustainability approach for the project including a review of energy, BREEAM target on page 7, and considerations relating to BREEAM at Stage 2 on page 8-9. BREEAM assessment tracker is included in the appendix showing progress and providing feedback for the team.
3- 709111_Stage-3-progress-report--Compass-School-3105-18.pdf
Criteria 8-12: Stage 3 sustainability report from sustainability champion at TFT provides a Stage 3 update on sustainability aspirations. Further design considerations relating to the BREEAM are summarised on pages 7-8. BREEAM assessment tracker included in the appendix which provides an update and feedback to the team.
20- Man_01b.pdf
A design programme has been provided outlining the key phases of the project through to RIBA stage 4, highlighting report deadlines and design team coordination timelines.
21- Man_01c.pdf
Meeting minutes have been provided by the architect following DTM with the team which highlights the roles and responsibilities of the team and the deliverables of the project.
22- Man_01d.pdf
Meeting minutes of Workshop 1 to 6 with EFA showing the design development alongside some Stage 1 and 2 plans (Man 01c.b). These meeting minutes provide detailing the summary of points discussed and subsequent actions to be taken. This feeds into the wider third-party consultation exercise undertaken for the main site (which includes the Compass school) which consultation records demonstrating the extent of community engagement have been provided (Man 01e).
23- Man_01e.pdf
Pages 7,9,13,39,45 and 49 of this consultation report refers specifically to the school whilst pages 7-14 details the proposals of the Compass school development.
24- Man_01f.pdf
These are the consultation feedback forms for the public to respond to the development.
25- Man_01g_-_Belong_in_Bermondsey_website.PNG
This is a screen shot of the ‘Belong in Bermondsey’ website dedicated to the Bermondsey development, where the public can share their experiences and have a voice in the scheme’s development.
26- Man_01i_signed_appointment_letter.pdf
A letter of appointment confirming TFT as sustainability champion has been provided whilst meeting minutes (see Man 01c) confirms that TFT have been present at meetings to discuss sustainability targets and BREEAM specific evidence requirements during early RIBA stages. Man 01h confirms that the appointment covers the appointment of TFT as sustainability champion at the design and monitoring process.

Schedule of Evidence

Ref #	Document Title	Document Type	Document Reference/Comments	Upload Date
1	709087_Man-01i-signed-appointment-letter	Other	Criteria 8-12: Letter confirms TFT were appointed as the Sustainability Champion at the early stages of the project in 2017. The letter outlines their role on the project.	19/04/23

2	709110_Stage-2-progress-report--Compass-School-1707-14	Other	Criteria 8-12: Stage 2 sustainability report from sustainability champion at TFT outlines the sustainability approach for the project including a review of energy, BREEAM target on page 7, and considerations relating to BREEAM at Stage 2 on page 8-9. BREEAM assessment tracker is included in the appendix showing progress and providing feedback for the team.	19/04/23
3	709111_Stage-3-progress-report--Compass-School-3105-18	Other	Criteria 8-12: Stage 3 sustainability report from sustainability champion at TFT provides a Stage 3 update on sustainability aspirations. Further design considerations relating to the BREEAM are summarised on pages 7-8. BREEAM assessment tracker included in the appendix which provides an update and feedback to the team.	19/04/23
19	709108_Meeting-minutes	Other	Criteria 8-12: Meeting minutes, programme, and annotated plans show sustainability champions involvement with discussion of design changes and BREEAM.	19/04/23
20	Man_01b	Other	A design programme has been provided outlining the key phases of the project through to RIBA stage 4, highlighting report deadlines and design team coordination timelines.	20/04/23
21	Man_01c	Other	Meeting minutes have been provided by the architect following DTM with the team which highlights the roles and responsibilities of the team and the deliverables of the project.	20/04/23
22	Man_01d	Other	Meeting minutes of Workshop 1 to 6 with EFA showing the design development alongside some Stage 1 and 2 plans (Man 01c.b). These meeting minutes provide detailing the summary of points discussed and subsequent actions to be taken. This feeds into the wider third-party consultation exercise undertaken for the main site (which includes the Compass school) which consultation records demonstrating the extent of community engagement have been provided (Man 01e).	20/04/23
23	Man_01e	Other	Pages 7,9,13,39,45 and 49 of this consultation report refers specifically to the school whilst pages 7-14 details the proposals of the Compass school development.	20/04/23
24	Man_01f	Other	These are the consultation feedback forms for the public to respond to the development.	20/04/23
25	Man_01g_-_Belong_in_Bermondsey_website	Other	This is a screen shot of the ‘Belong in Bermondsey’ website dedicated to the Bermondsey development, where the public can share their experiences and have a voice in the scheme’s development.	20/04/23

26	Man_01i_signed_appointment_letter	Other	A letter of appointment confirming TFT as sustainability champion has been provided whilst meeting minutes (see Man 01c) confirms that TFT have been present at meetings to discuss sustainability targets and BREEAM specific evidence requirements during early RIBA stages. Man 01h confirms that the appointment covers the appointment of TFT as sustainability champion at the design and monitoring process.	20/04/23

Management

Man 02 - Life cycle cost and service life planning

Number of credits available:	**4**
Number of credits achieved:	**1**
Minimum Standards met?	**N/a**

Aim

To deliver whole life value from investment and promote economic sustainability by recognising and encouraging the use of life cycle costing and service life planning to improve design, specification and through-life maintenance and operation.

Criteria

4 credits available as follows:

Credit	
2	Elemental life cycle cost (LCC)
1	Component level LCC option appraisal
1	Capital cost reporting

Validation Statement

1 of 4 credits awarded.
42- 210319_BREEAM_letter.pdf
Confirmation The capital cost for the building is £3,035/m2.

Schedule of Evidence

Ref #	Document Title	Document Type	Document Reference/Comments	Upload Date
42	210319_BREEAM_letter	Other	Confirmation The capital cost for the building is £3,035/m2.	25/04/23

Management

Man 03 - Responsible construction practices

Number of credits available:	**6**
Number of credits achieved:	**6**
Minimum Standards met?	✔

Aim

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

Criteria

6 credits available as follows:

Credit	

0	Pre-Requisite
1	Environmental management
1	Sustainability Champion (construction)
2	Considerate construction
1	Monitoring of construction site impacts - Utility consumption
1	Monitoring of construction site impacts - Transport of construction materials & waste
1	Considerate Construction: Exemplary performance

Validation Statement

6 of 6 credits awarded.
15- ISG_PLC_ISO14001.pdf
Requirement 2 ISG ISO14001 certificate EMS
42- 210319_BREEAM_letter.pdf
A Sustainability Champion (Catherine Hickford of Stroma) has been appointed to monitor the project to ensure ongoing compliance with the relevant sustainability performance/process criteria, and therefore BREEAM target(s), during the Construction, Handover and Close Out stages (as defined by the RIBA Plan of Works 2013, Stages 5 and 6)

Letter confirms that all timber (including temporary site timber) used on the project has been sourced in accordance with the UK Governments Timber Procurement Policy and that timber used was legally harvested and traded timber.
Certificationprovided confirms that they have used certified timber where site timber has been utilised.
AND
confirms that as the main contractor that they have implemented best practice pollution prevention policies and procedures on-site in accordance with Pollution Prevention Guidelines, Working at construction and demolition-sites: PPG6 and as identified in their company policy documentation. Based on the evidence supplied credit 1 is awarded.
AND
The letter confirms the appointment to monitor, record and report energy use and water consumption throughout the build process.
Therefore, as an appropriate person has been appointed to monitor, record and report energy use and water consumption resulting from all on-site construction processes (and dedicated off-site monitoring) throughout the build programme and evidence of monthly recordings of each have been supplied, the first credit (Utility consumption) is awarded under this issue.
Evidence for the second credit, Transport of construction materials to and from site has been not been provided.
Therefore only one of the two credits on offer is awarded.

Schedule of Evidence

Ref #	Document Title	Document Type	Document Reference/Comments	Upload Date
15	ISG_PLC_ISO14001	Other	Requirement 2 ISG ISO14001 certificate EMS	19/04/23
42	210319_BREEAM_letter	Other	Letter confirming: All timber and timber-based products used on the project is 'Legally harvested and traded timber' will implement best practice pollution prevention policies and procedures on-site in accordance with PPG, Working at Construction and demolition sites: PPG6. will sign up to the Considerate Constructors scheme and we will achieve a score of at least 40 with no single section gaining a score of less than 7 points. Responsibility has been assigned to designated project manager Richard White for monitoring, recording and reporting energy use, water consumption and transport data A Sustainability Champion (Catherine Hickford of Stroma) has been appointed to monitor the project to ensure ongoing compliance with the relevant sustainability performance/process criteria, and therefore BREEAM target(s), during the Construction, Handover and Close Out stages (as defined by the RIBA Plan of Works 2013, Stages 5 and 6)	25/04/23

Management

Man 04 - Commissioning and handover

Number of credits available:	**4**
Number of credits achieved:	**3**
Minimum Standards met?	✔

Aim

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

Criteria

4 credits available as follows:

Credit	
0	Pre-Requisite (Excellent & Outstanding only)
1	Commissioning and testing schedule and responsibilities
1	Commissioning building services
1	Testing and inspecting building fabric
1	Handover

Validation Statement

3 of 4 credits awarded.
16- Compass_Man04_Commissioning_Letter_-_complex_systems.pdf

Confirmation An appropriate design team member will be appointed to monitor and programme pre commissioning, commissioning and, where necessary, re-commissioning on behalf of the client.\r\n• This commissioning is to be carried out in line with current Building Regulations, BSRIA and CIBSE guidelines\r\n• The main contractor will be required to account for the commissioning programme, responsibilities and criteria within their main programme of works.
I can confirm that a specialist commissioning manager will be appointed during the design stage for complex systems such as:
• Air conditioning
• Mechanical ventilation
• BMS
• Renewable Energy Sources
• Microbiological safety cabinets and fume cupboards
• Cold storage enclosures and refrigeration plant
The specialist commissioning manager responsibilities will include:
a. Design input: commissionability design reviews
b. Commissioning management input to construction programming
c. Commissioning management input during installation stages
d. Management of commissioning, performance testing and handover/post handover stages.

18- DOC300323-30032023094552.pdf
Confirmation that a BUG will be developed and that a training schedule will be produced for the building occupiers.

42- 210319_BREEAM_letter.pdf
confirmation A Building User Guide (BUG) will be developed prior to handover for distribution to the building occupiers and premises managers

72- Halsion_CA_MEP_Comm_Programme_05.04.23.pdf
Halsion commissioning programe confirms the full list of commissioning actions will be completed at the relevant stage of the development.

Schedule of Evidence

Ref #	Document Title	Document Type	Document Reference/Comments	Upload Date
16	Compass_Man04_Commissioning_Letter_-_complex_systems	Other	Confirmation An appropriate design team member will be appointed to monitor and programme pre commissioning, commissioning and, where necessary, re-commissioning on behalf of the client. • This commissioning is to be carried out in line with current Building Regulations, BSRIA and CIBSE guidelines • The main contractor will be required to account for the commissioning programme, responsibilities and criteria within their main programme of works.	19/04/23
18	DOC300323-30032023094552	Other	Confirmation that a BUG will be developed and that a training schedule will be produced for the building occupiers.	19/04/23
42	210319_BREEAM_letter	Other	confirmation A Building User Guide (BUG) will be developed prior to handover for distribution to the building occupiers and premises managers	25/04/23
72	Halsion_CA_MEP_Comm_Programme_05.04.23	Other	Halsion commissioning programe confirms the full list of commissioning actions will be completed at the relevant stage of the development.	04/05/23

Management
Man 05 - Aftercare

Number of credits available:	**3**

Number of credits achieved:	**3**
Minimum Standards met?	✔

Aim

To provide post-handover aftercare to the building owner/occupants during the first year of occupation to ensure the building operates and adapts, where relevant, in accordance with the design intend and operational demands.

Criteria

3 credits available as follows:

Credit	
1	Aftercare support
1	Seasonal commissioning
1	Post occupancy evaluation
1	Aftercare / monitoring: 3 years

Validation Statement

3 of 3 credits awarded.
main contractor, has provided a letter confirming that compliant aftercare support will be undertaken for the project (inclusive of the collection and monitoring of energy and water consumption data for a minimum of 12 months), along with the identification of the specialist commissioning manager whom has been appointed to undertake seasonal commissioning to satisfy the criteria from the BREEAM manual for the first two credits in this section (criteria 1 - 3).
In addition, correspondence to evidence the appointment of the specialist commissioning manager and the schedule of seasonal commissioning for the first 12 months post building occupation has been supplied in order to verify compliance with the contractor's letter of confirmation as referenced above.
Based on the evidence supplied credits 1 and 2 are awarded under this issue.
17- ISG_BREEAM_spec_letter.pdf
Section 1.2 confirms requirement 1 and 2 will be adhered to
42- 210319_BREEAM_letter.pdf
Letter confirming The following seasonal commissioning activities will be completed over a minimum 12-month period, once the building becomes substantially occupied
43- post_occupancy_evaluation.pdf

The school confirms that it will carry out a post occupancy evaluation (POE) exercise one year after initial building occupancy. This will be carried out by an independent party.

Schedule of Evidence

Ref #	Document Title	Document Type	Document Reference/Comments	Upload Date
17	ISG_BREEAM_spec_letter	Other	Section 1.2 confirms requirement 1 and 2 will be adhered to	19/04/23
42	210319_BREEAM_letter	Other	Letter confirming The following seasonal commissioning activities will be completed over a minimum 12-month period, once the building becomes substantially occupied	25/04/23
43	post_occupancy_evaluation	Other	The school confirms that it will carry out a post occupancy evaluation (POE) exercise one year after initial building occupancy. This will be carried out by an independent party.	25/04/23

Health & Wellbeing

Hea 01 - Visual Comfort

Number of credits available:	**5**
Number of credits achieved:	**1**
Minimum Standards met?	**N/a**

Aim

To ensure daylighting, artificial lighting and occupant controls are considered at the design stage to ensure best practice visual performance and comfort for building occupants.

Criteria

5 credits available as follows:

Credit	

1	Glare control
2	Daylighting
1	View out
1	Internal and external lighting levels, zoning and control
1	Daylighting: Exemplary levels

Validation Statement

1 of 5 credits awarded.
18- DOC300323-30032023094552.pdf
Letter confirms all requirements will be designed to meet the BREEAM criteria
44- Lighting_Drawings.zip
Lighting drawings showing the relevant LUx levels in each of the spaces. This confirms the relevant 300lux for teaching spaces and also 500lux for D&T, science and art.\r\n\r\nExternal lighting drawings also show the location of external lights with ohotocell sensors and presence detection. External luminaires to be controlled via an automated timed operation through a solar\r\ndial time switch. Photocell to be provided to over-ride the timed control. All external\r\nlighting, with the exception of safety and security lighting, shall be switched off\r\nbetween 11pm-7pm, or as directed by any planning condition.

Schedule of Evidence

Ref #	Document Title	Document Type	Document Reference/Comments	Upload Date
18	DOC300323-30032023094552	Other	Letter confirms all requirements will be designed to meet the BREEAM criteria	19/04/23
44	Lighting_Drawings	Drawing/Plan	Lighting drawings showing the relevant LUx levels in each of the spaces. This confirms the relevant 300lux for teaching spaces and also 500lux for D&T, science and art. External lighting drawings also show the location of external lights with ohotocell sensors and presence detection. External luminaires to be controlled via an automated timed operation through a solar dial time switch. Photocell to be provided to over-ride the timed control. All external lighting, with the exception of safety and security lighting, shall be switched off between 11pm-7pm, or as directed by any planning condition.	25/04/23

Health & Wellbeing
Hea 02 - Indoor Air Quality

Number of credits available:	**5**
Number of credits achieved:	**2**
Minimum Standards met?	**N/a**

Aim

To recognise and encourage a healthy internal environment through the specification and installation of appropriate ventilation, equipment and finishes

Criteria

5 credits available as follows:

Credit	
1	Indoor air quality (IAQ) plan
1	Ventilation
1	Volatile organic compound (VOC) emission levels (products)
1	Volatile organic compound (VOC) emission levels (post construction)
1	Potential for natural ventilation
2	VOC emissions (post construction): Exemplary levels

Validation Statement

2 of 5 credits awarded.
4- 709112_06-20-83506-BREEAM-2014---Indoor-Air-Quality-Plan---Iss-1.pdf
Criteria 1 - Compliant indoor air quality plan

1. Removal of contaminant sources section 2
2. Dilution and control of contaminant sources section 3
3. Procedures for pre-occupancy flush out section 4
4. Third party testing and analysis section 5
5. Maintaining indoor air quality in-use section 6

42- 210319_BREEAM_letter.pdf
Confirmation that any internal finishes will have been tested against and meet the relevant standards as outlined in Table 18

45- VOC_Certs.zip
VOC certs in line with Table 18

Schedule of Evidence

Ref #	Document Title	Document Type	Document Reference/Comments	Upload Date
4	709112_06-20-83506-BREEAM-2014---Indoor-Air-Quality-Plan---Iss-1	Consultant's report	Criteria 1 - Compliant indoor air quality plan	19/04/23
42	210319_BREEAM_letter	Other	Confirmation that any internal finishes will have been tested against and meet the relevant standards as outlined in Table 18	25/04/23
45	VOC_Certs	Manufacture's literature	VOC certs in line with Table 18	25/04/23

Health & Wellbeing
Hea 04 - Thermal comfort

Number of credits available:	**3**
Number of credits achieved:	**2**
Minimum Standards met?	**N/a**

Aim

To ensure that appropriate thermal comfort levels are achieved through design and controls are selected to maintain a thermally comfortable environment for occupants within the building.

Criteria

3 credits available as follows:

Credit	
1	Thermal modelling
1	Adaptability - for a projected climate change scenario
1	Thermal zoning and controls

Validation Statement

2 of 3 credits awarded.
27- Hea_04a.pdf
A thermal comfort report has been produced by Hilson Moran which adopts the draft BB101, ventilation of school buildings confirming that all applicable rooms comply with this standard where proposed measures are incorporated (appendix 1). The report also confirms that the scheme complies with the requirements for a projected climate change scenario for the second Hea 04 credits to be achieved (appendix 1).
46- FW__Compass_HEA_04_BREEAM.msg
Email from Halsion showing extract from section 4.6.3 confirming heating zoning
47- FS0082-HAL-ZZ-ZZ-DR-M-5000_-_Rev_C03_-_WIP.pdf
Schematic drawing showing the different heating zones.
48- FS0082-HYD-ZZ-ZZ-RP-N-0004.pdf
3. CONTROLS\r\nIn terms of control, each classroom will be provided with:\r\nLocal occupant control via wall mounted panel giving staff the option to manually override as necessary. This enables a boosted rate of ventilation in the room in the case of spills or increased occupancy and also to override the requirements when opening windows cannot be used (i.e. when black out blinds are used).\r\nEach room will feature a wall mounted temperature and CO2 sensor (suitably located to avoid disruption from doors open vents etc.) to give indication of when temperature/CO2 levels are approaching upper limits high so that the staff can open the windows before it has a negative impact on learning and thus provide good fresh air supply to keep students invigorated.\r\nPage 10 shows the different zones that the assessment has been carried out on.

Schedule of Evidence

Ref #	Document Title	Document Type	Document Reference/Comments	Upload Date
18	DOC300323-30032023094552	Other		19/04/23
27	Hea_04a	Consultant's report	A thermal comfort report has been produced by Hilson Moran which adopts the draft BB101, ventilation of school buildings confirming that all applicable rooms comply with this standard where proposed measures are incorporated (appendix 1). The report also confirms that the scheme complies with the requirements for a projected climate change scenario for the second Hea 04 credits to be achieved (appendix 1).	20/04/23
46	FW__Compass_HEA_04_BREEAM	Email	Email from Halsion showing extract from section 4.6.3 confirming heating zoning	25/04/23
47	FS0082-HAL-ZZ-ZZ-DR-M-5000_-_Rev_C03_-_WIP	Drawing/Plan	Schematic drawing showing the different heating zones.	26/04/23
48	FS0082-HYD-ZZ-ZZ-RP-N-0004	Specification	3. CONTROLS In terms of control, each classroom will be provided with: Local occupant control via wall mounted panel giving staff the option to manually override as necessary. This enables a boosted rate of ventilation in the room in the case of spills or increased occupancy and also to override the requirements when opening windows cannot be used (i.e. when black out blinds are used). Each room will feature a wall mounted temperature and CO2 sensor (suitably located to avoid disruption from doors open vents etc.) to give indication of when temperature/CO2 levels are approaching upper limits high so that the staff can open the windows before it has a negative impact on learning and thus provide good fresh air supply to keep students invigorated. Page 10 shows the different zones that the assessment has been carried out on.	26/04/23

Health & Wellbeing

Hea 05 - Acoustic Performance

Number of credits available:	**3**
Number of credits achieved:	**3**

Minimum Standards met?	N/a

Aim

To ensure the building's acoustic performance including sound insulation meet the appropriate standards for its purpose.

Criteria

3 credits available as follows:

Credit	
3	Acoustic performance

Validation Statement

3 of 3 credits awarded.
28- Hea_05a.pdf
Is an acoustic report produced by Hilson Moran which confirms that the school is being designed to comply with Part E of building regulations and the acoustic performance standards of Building Bulletin 93 2015 ‘Acoustic Design of School (BB93). The report also details the relevant qualifications of the acoustician who produced the report (Jack Richardson) which can be found in the appendix of the report, confirming his role as a suitably qualified acoustician.
49- 8560_-_Compass_Academy_SQA_Confirmation_Letter.pdf
Confirmation The BREEAM design stage acoustic report was authored by a Member of the Institute of Acoustics (MIOA) with a recognised acoustic qualification and five years’ experience within the field of noise. This meets the requirements of a Suitably Qualified Acoustician (SQA).
50- FS0082-ACL-ZZ-ZZ-RP-Y-0001.pdf
Section 2 Reverberation: Calculations have been undertaken for each occupied room within the building using the Sabine equation, based on the acoustic strategy for each room in the latest Noviun drawings. The room dimensions, finishes and acoustic treatment have been determined from the drawings stated in Section 1 of this report.\r\nAppendix B of this report shows a break-down of our reverberation time calculations for single height spaces. All spaces are predicted to achieve the BB93 reverberation time criteria except the following: 0.09 Head’s Office, 0.29a Lecture, 1.14 Recording Room and 1.16 AV Room.\r\n\r\nSection 3 and 4 internal airbourne sound and impact sound confirms the requirements of the sound insulation section of the BREEAM criteria:\r\nTable 5 shows the room requirements in line with the BREEAM criteria.\r\n\r\nSection 6 covers internal ambient noise levels and Table 8 shows the upper limit for these targets.

Schedule of Evidence

Ref #	Document Title	Document Type	Document Reference/Comments	Upload Date
28	Hea_05a	Consultant's report	Is an acoustic report produced by Hilson Moran which confirms that the school is being designed to comply with Part E of building regulations and the acoustic performance standards of Building Bulletin 93 2015 'Acoustic Design of School (BB93). The report also details the relevant qualifications of the acoustician who produced the report (Jack Richardson) which can be found in the appendix of the report, confirming his role as a suitably qualified acoustician.	20/04/23
49	8560_-_Compass_Academy_SQA_Confirmation_Letter	Other	Confirmation The BREEAM design stage acoustic report was authored by a Member of the Institute of Acoustics (MIOA) with a recognised acoustic qualification and five years' experience within the field of noise. This meets the requirements of a Suitably Qualified Acoustician (SQA).	26/04/23
50	FS0082-ACL-ZZ-ZZ-RP-Y-0001	Consultant's report	Section 2 Reverberation: Calculations have been undertaken for each occupied room within the building using the Sabine equation, based on the acoustic strategy for each room in the latest Noviun drawings. The room dimensions, finishes and acoustic treatment have been determined from the drawings stated in Section 1 of this report. Appendix B of this report shows a break-down of our reverberation time calculations for single height spaces. All spaces are predicted to achieve the BB93 reverberation time criteria except the following: 0.09 Head's Office, 0.29a Lecture, 1.14 Recording Room and 1.16 AV Room. Section 3 and 4 internal airbourne sound and impact sound confirms the requirements of the sound insulation section of the BREEAM criteria: Table 5 shows the room requirements in line with the BREEAM criteria. Section 6 covers internal ambient noise levels and Table 8 shows the upper limit for these targets.	26/04/23

Health & Wellbeing

Hea 06 - Safety and Security

Number of credits available:	**2**
Number of credits achieved:	**0**

Minimum Standards met?	N/a

Aim

To recognise and encourage effective design measures that promote low risk, safe and secure access to and use of the building.

Criteria

2 credits available as follows:

Credit	
1	Safe access
1	Security of site and building

Validation Statement

0 credits awarded.

Schedule of Evidence

No References Available

Energy
Ene 01 - Reduction of energy use and carbon emissions

Number of credits available:	**12**
Number of credits achieved:	**7**
Minimum Standards met?	✔

Aim

To recognise and encourage buildings designed to minimise operational energy demand, primary energy consumption and CO2 emissions.

Criteria

12 credits available as follows:

Credit	
12	Energy performance
5	Zero regulated carbon / carbon negative

Validation Statement

7 of 12 credits awarded.
5- 709116_FS0082-HYD-XX-XX-RP-ME-0003-Part-L.pdf
Part L report with As Designed BRUKL in the appendix B. Imput scores on Projects confirms 7 credits can be awarded.
6- 709118_Energy-assessor-credentials.JPG
Screenshot of energy assessor details for Tom Davis, author of report, confirms they are suitably qualified.

Schedule of Evidence

Ref #	Document Title	Document Type	Document Reference/Comments	Upload Date
5	709116_FS0082-HYD-XX-XX-RP-ME-0003-Part-L	Consultant's report	Part L report with As Designed BRUKL in the appendix B. Imput scores on Projects confirms 7 credits can be awarded.	19/04/23
6	709118_Energy-assessor-credentials	Other	Screenshot of energy assessor details for Tom Davis, author of report, confirms they are suitably qualified.	19/04/23

Energy
Ene 02 - Energy Monitoring

Number of credits available:	**2**
Number of credits achieved:	**2**
Minimum Standards met?	✔

Aim

To recognise and encourage the installation of energy sub-metering that facilitates the monitoring of operational energy consumption.

Criteria

2 credits available as follows:

Credit	
1	Sub-metering of major energy consuming systems
1	Sub-metering of high energy load and tenancy areas

Validation Statement

2 of 2 credits awarded.
18- DOC300323-30032023094552.pdf
Letter confirms all requirements will be designed to meet the BREEAM criteria
29- FS0082-HYD-ZZ-ZZ-DR-E-1000.pdf
is a metering schematic for the school produced by the mechanical and electrical engineer confirming the metering of lighting and power on the ground floor and sub metering through levels 1-5.

54- GENERAL_03_FS0082-HYD-ZZ-ZZ-SP-N-0003.pdf
The following meters are all monitored for consumption via pulsed output, to provide a daily, monthly, and total energy consumption:
• Main Utility Gas meter
• Heat meters - LTHW connection to district heating, CT, VT and DHW connection to district heating
• Water heater
• Boundary Water meter
• Plant room incoming Water meter
• Boosted Irrigation Water Meter
• HWS Cold Feed Water Meter
• Main Utility Electricity Meter
• VRF cooling Elec supply meter
• All Electrical Meters and sub meters, via Modbus interface.

Schedule of Evidence

Ref #	Document Title	Document Type	Document Reference/Comments	Upload Date
18	DOC300323-30032023094552	Other	Letter confirms all requirements will be designed to meet the BREEAM criteria	19/04/23
29	FS0082-HYD-ZZ-ZZ-DR-E-1000	Drawing/Plan	is a metering schematic for the school produced by the mechanical and electrical engineer confirming the metering of lighting and power on the ground floor and sub metering through levels 1-5.	20/04/23
54	GENERAL_03_FS0082-HYD-ZZ-ZZ-SP-N-0003	Consultant's report	The following meters are all monitored for consumption via pulsed output, to provide a daily, monthly, and total energy consumption: • Main Utility Gas meter • Heat meters - LTHW connection to district heating, CT, VT and DHW connection to district heating • Water heater • Boundary Water meter • Plant room incoming Water meter • Boosted Irrigation Water Meter • HWS Cold Feed Water Meter • Main Utility Electricity Meter • VRF cooling Elec supply meter • All Electrical Meters and sub meters, via Modbus interface.	26/04/23

Energy
Ene 03 - External Lighting

Number of credits available:	**1**
Number of credits achieved:	**1**
Minimum Standards met?	**N/a**

Aim

To recognise and encourage the specification of energy efficient light fittings for external areas of the development.

Criteria

1 credit available as follows:

Credit	
1	External lighting

Validation Statement

1 of 1 credits awarded.
18- DOC300323-30032023094552.pdf
Letter confirms all requirements will be designed to meet the BREEAM criteria
30- FS0082-HAL-ZZ-ZZ-SH-E-001_-_Luminaire_Schedule.pdf
luminaire schedule has been prepared by Hilson Moran confirming the External lighting specification (pages 6-14) meets the luminous efficacy requirements as outlined in the BREEAM manual. The luminaire legend on the external lighting layout details the proposed fittings to be installed, with Manufacturer's literature confirming the lumens and Wattage of each fitting.
31- FS0082-HYD-B2-00-DR-E-9100.pdf
Drawing showing the location of the external lighting.
32- FS0082-HYD-B2-00-DR-N-9001.pdf

Schedule of Evidence

Ref #	Document Title	Document Type	Document Reference/Comments	Upload Date
18	DOC300323-30032023094552	Other	Letter confirms all requirements will be designed to meet the BREEAM criteria	19/04/23
30	FS0082-HAL-ZZ-ZZ-SH-E-001_-_Luminaire_Schedule	Consultant's report	luminaire schedule has been prepared by Hilson Moran confirming the External lighting specification (pages 6-14) meets the luminous efficacy requirements as outlined in the BREEAM manual.	20/04/23
31	FS0082-HYD-B2-00-DR-E-9100	Drawing/Plan	Drawing showing the location of the external lighting.	20/04/23
32	FS0082-HYD-B2-00-DR-N-9001	Drawing/Plan	Drawing showing the location of the external lighting.	20/04/23

Energy

Ene 04 - Low carbon design

Number of credits available:	**3**
Number of credits achieved:	**0**
Minimum Standards met?	**N/a**

Aim

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

Criteria

3 credits available as follows:

Credit	
1	Passive design - Passive design analysis
1	Passive design - Free cooling
1	Low and zero carbon technologies - LZC feasibility study

Validation Statement

0 credits awarded.

Schedule of Evidence

No References Available

Transport
Tra 01 - Public Transport Accessibility

Number of credits available:	**3**
Number of credits achieved:	**3**
Minimum Standards met?	**N/a**

Aim

To recognise and encourage development in proximity of good public transport networks, thereby helping to reduce transport related pollution and congestion

Criteria

3 credits available as follows:

Credit	
3	Public transport accessibility

Validation Statement

3 of 3 credits awarded.
7- 709119_PTAL-report-results.zip
PTAL results for the site confirms that the accessibility index value is 20.04

Schedule of Evidence

Ref #	Document Title	Document Type	Document Reference/Comments	Upload Date
7	709119_PTAL-report-results	Other	PTAL results for the site confirms that the accessibility index value is 20.04	19/04/23

Transport
Tra 02 - Proximity to amenities

Number of credits available:	**1**
Number of credits achieved:	**1**
Minimum Standards met?	**N/a**

Aim

To encourage and reward a building location that facilitates easy access to local services and so reduces the environmental, social and economic impacts resulting from multiple or extended building user journeys, including transport related emissions and traffic congestion.

Criteria

1 credit available as follows:

Credit	
1	Proximity to local amenities

Validation Statement

1 of 1 credits awarded.
8- 709120_Tra--02a.pdf
Annotated drawing from the architect identifies the different amenities surrounding the site on a map. There is a Sainsbury\'s local, ATM, post office, and pharmacy within 500m walking distance.
9- 709124_BREEAM-Tra-02---proximity-to-amenties.xlsx
Spreadsheet from architect confirms the safe walking distance to each of the identified amenities in the map.

Schedule of Evidence

Ref #	Document Title	Document Type	Document Reference/Comments	Upload Date
8	709120_Tra--02a	Drawing/Plan	Annotated drawing from the architect identifies the different amenities surrounding the site on a map. There is a Sainsbury's local, ATM, post office, and pharmacy within 500m walking distance.	19/04/23
9	709124_BREEAM-Tra-02---proximity-to-amenties	Excel/XML output	Spreadsheet from architect confirms the safe walking distance to each of the identified amenities in the map.	19/04/23

Transport
Tra 03 - Cyclist facilities

Number of credits available:	**2**
Number of credits achieved:	**2**
Minimum Standards met?	**N/a**

Aim

To encourage building users to cycle, so promoting exercise and helping reduce congestion and emissions, by ensuring adequate provision of cyclist facilities.

Criteria

2 credits available as follows:

Credit	
1	Cycle storage
1	Cyclist facilities

Validation Statement

2 of 2 credits awarded.
35- FS0082-NOV-B1-00-DR-A-0302.pdf
Drawing showing the location for lockers and staff showers.
36- FS0082-TRF-B2-00-DR-L-1001_Landscape_General_Arrangement.pdf
Drawing showing the location of the cycle storage and the number of cycle hoops.
37- FS0082-TRF-B2-00-DR-L-5006_Bespoke_Cycle_Shelter_Details.pdf
Drawing showing spec and location of cycle store
38- FW__83506_-_Compass_School_BREEAM.msg
Email confirming number of staff in relation to the cycle storage.

Schedule of Evidence

Ref #	Document Title	Document Type	Document Reference/Comments	Upload Date
35	FS0082-NOV-B1-00-DR-A-0302	Drawing/Plan	Drawing showing the location for lockers and staff showers.	20/04/23
36	FS0082-TRF-B2-00-DR-L-1001_Landscape_General_Arrangement	Drawing/Plan	Drawing showing the location of the cycle storage and the number of cycle hoops.	20/04/23
37	FS0082-TRF-B2-00-DR-L-5006_Bespoke_Cycle_Shelter_Details	Drawing/Plan	Drawing showing spec and location of cycle store	20/04/23
38	FW__83506_-_Compass_School_BREEAM	Email	Email confirming number of staff in relation to the cycle storage.	20/04/23

Transport

Tra 05 - Travel Plan

Number of credits available:	**1**
Number of credits achieved:	**1**
Minimum Standards met?	**N/a**

Aim

To recognise the consideration given to accommodating a range of travel options for building users, thereby encouraging the reduction of user reliance on forms of travel that have the highest environmental impact.

Criteria

1 credit available as follows:

Credit	
1	Travel plan

Validation Statement

1 of 1 credits awarded.
10- 709127_Tra-05-Notes.pdf
Notes from assessor indicating where in the evidence compliance with each of the criteria can be found. Notes are colour coded based upon each document.
11- 709128_The-Bermondsey-Project-Transport-Assessment--Text-.pdf
Transport assessment for the development project - see assessor\'s notes in red test in Tra 05 Notes
12- 709135_17_AP_4088-Transport_statement-656466.pdf
Transport statement - see assessor notes in green in Tra 05 Notes
13- 709137_17_AP_4088-ADDENDUM_TO_THE_TRANSPORT_ASSESSMENT_PART_1-798176.pdf
Transport assessment - see assessor notes in blue in Tra 05 Notes
14- 709138_TA-Part-4-of-4_58.pdf
Travel Plan - see assessor notes in Tra 05 Notes

Schedule of Evidence

Ref #	Document Title	Document Type	Document Reference/Comments	Upload Date
10	709127_Tra-05-Notes	Other	Notes from assessor indicating where in the evidence compliance with each of the criteria can be found. Notes are colour coded based upon each document.	19/04/23
11	709128_The-Bermondsey-Project-Transport-Assessment--Text-	Other	Transport assessment for the development project - see assessor's notes in red test in Tra 05 Notes	19/04/23
12	709135_17_AP_4088-Transport_statement-656466	Other	Transport statement - see assessor notes in green in Tra 05 Notes	19/04/23

13	709137_17_AP_4088-ADDENDUM_TO_THE_TRANSPORT_ASSESSMENT_PART_1-798176	Other	Transport assessment - see assessor notes in blue in Tra 05 Notes	19/04/23
14	709138_TA-Part-4-of-4_58	Other	Travel Plan - see assessor notes in Tra 05 Notes	19/04/23

Water

Wat 01 - Water Consumption

Number of credits available:	**5**
Number of credits achieved:	**3**
Minimum Standards met?	✔

Aim

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

Criteria

5 credits available as follows:

Credit	
5	Water consumption
1	Water consumption: Exemplary levels

Validation Statement

3 of 5 credits awarded.

18- DOC300323-30032023094552.pdf
target Flow rates contained in the letter
51- Wat01_Calculator_v1.0_In_line_with_letter.xls
BRE water calculation in line with the flow rates specified as targets in evidence letter 18. The calculator awards 3 credits.
52- FS0082-HAL-XX-XX-TS-M-0014_-_Sanitaryware_for_BREEAM.pdf
Sanitary specification used to confirm the flow rates of each of the devices used in the water calculation tool.

Schedule of Evidence

Ref #	Document Title	Document Type	Document Reference/Comments	Upload Date
18	DOC300323-30032023094552	Other	target Flow rates contained in the letter	19/04/23
51	Wat01_Calculator_v1.0_In_line_with_letter	Excel/XML output	BRE water calculation in line with the flow rates specified as targets in evidence letter 18. The calculator awards 3 credits.	26/04/23
52	FS0082-HAL-XX-XX-TS-M-0014_-_Sanitaryware_for_BREEAM	Specification	Sanitary specification used to confirm the flow rates of each of the devices used in the water calculation tool.	26/04/23

Water

Wat 02 - Water Monitoring

Number of credits available:	**1**
Number of credits achieved:	**1**
Minimum Standards met?	✔

Aim

To ensure water consumption can be monitored and managed and therefore encourage reductions in water consumption.

Criteria

1 credit available as follows:

Credit	
0	Pre-requisite (Good to Outstanding ONLY)
1	Water monitoring

Validation Statement

1 of 1 credits awarded.
18- DOC300323-30032023094552.pdf
Letter confirms all requirements will be designed to meet the BREEAM criteria
40- FS0082-HAL-ZZ-ZZ-DR-M-5010.pdf
Schematic drawing showing the location of all water meters and connection to the BMS

Schedule of Evidence

Ref #	Document Title	Document Type	Document Reference/Comments	Upload Date
18	DOC300323-30032023094552	Other	18- DOC300323-30032023094552.pdf ???????Letter confirms all requirements will be designed to meet the BREEAM criteria	19/04/23
40	FS0082-HAL-ZZ-ZZ-DR-M-5010	Drawing/Plan	Schematic drawing showing the location of all water meters and connection to the BMS	20/04/23

Water

Wat 03 - Leak Detection

Number of credits available:	2

Number of credits achieved:	**2**
Minimum Standards met?	**N/a**

Aim

To reduce the impact of water leaks that may otherwise go undetected.

Criteria

2 credits available as follows:

Credit	
1	Leak detection system
1	Flow control devices

Validation Statement

2 of 2 credits awarded.
18- DOC300323-30032023094552.pdf
Letter confirms all requirements will be designed to meet the BREEAM criteria
39- FS0082-HAL-ZZ-ZZ-DR-M-5001.pdf
Schematic drawing showing location of system to BMS and PIR valves
40- FS0082-HAL-ZZ-ZZ-DR-M-5010.pdf
Schematic drawing showing location of system to BMS and PIR valves. Leak detection also highlighted on the schematic drawing linked to the BMS
53- GENERAL_01_FS0082-HYD-ZZ-ZZ-SP-N-0001.pdf
Page 26 of the report confirms Leak detection and controls are to be provided in line the with relevant BREEAM credits sought.
54- GENERAL_03_FS0082-HYD-ZZ-ZZ-SP-N-0003.pdf
Section 6 metering confirms that metering provides all the necessary credits targeted under BREEAM including for leak detection.

Schedule of Evidence

Ref #	Document Title	Document Type	Document Reference/Comments	Upload Date

18	DOC300323-30032023094552	Other	18- DOC300323-30032023094552.pdf ???????Letter confirms all requirements will be designed to meet the BREEAM criteria	19/04/23
39	FS0082-HAL-ZZ-ZZ-DR-M-5001	Drawing/Plan	Schematic drawing showing location of system to BMS and PIR valves	20/04/23
40	FS0082-HAL-ZZ-ZZ-DR-M-5010	Drawing/Plan	Schematic drawing showing location of system to BMS and PIR valves. Leak detection also highlighted on the schematic drawing linked to the BMS	20/04/23
53	GENERAL_01_FS0082-HYD-ZZ-ZZ-SP-N-0001	Consultant's report	Page 26 of the report confirms Leak detection and controls are to be provided in line the with relevant BREEAM credits sought.	26/04/23
54	GENERAL_03_FS0082-HYD-ZZ-ZZ-SP-N-0003	Consultant's report	Section 6 metering confirms that metering provides all the necessary credits targeted under BREEAM including for leak detection.	26/04/23

Water

Wat 04 - Water Efficient Equipment

Number of credits available:	**1**
Number of credits achieved:	**1**
Minimum Standards met?	**N/a**

Aim

To reduce unregulated water consumption by encouraging specification of water efficient equipment.

Criteria

1 credit available as follows:

Credit	
1	Water efficient equipment

Validation Statement

1 of 1 credits awarded.
42- 210319_BREEAM_letter.pdf
Confirmation There is no irrigation system. Planting has been selected that requires only watering from precipitation or occasional manual watering from external taps.

Schedule of Evidence

Ref #	Document Title	Document Type	Document Reference/Comments	Upload Date
42	210319_BREEAM_letter	Other	Confirmation There is no irrigation system. Planting has been selected that requires only watering from precipitation or occasional manual watering from external taps.	25/04/23

Materials

Mat 01 - Life Cycle Impacts

Number of credits available:	**6**
Number of credits achieved:	**5**
Minimum Standards met?	**N/a**

Aim

To recognise and encourage the use of construction materials with a low environmental impact (including embodied carbon) over the full life cycle of the building.

Criteria

6 credits available as follows:

Credit	

6	Life cycle impacts
1	Green Guide to Specification (elemental approach)
2	Compliant Life Cycle Assessment Software Tools (Whole building approach)

Validation Statement

5 of 6 credits awarded.
63- Copy_of_BREEAM_UK_NC_2014_Mat01_Calculator_v1.2__8_.xlsm
BRE Mat01 calculator tool confirming 5 credits can be awarded.
64- BREEAM_2014_Credit_Mat1_Proforma_for_Compass.docx
Mat01 proforma completed by the architect confirming all specification details, measurements and green guide ratings to enter into the BRE calculator tool.
65- Green_Guide_Ratings.zip
Print screens of all Green guide ratings used.

Schedule of Evidence

Ref #	Document Title	Document Type	Document Reference/Comments	Upload Date
63	Copy_of_BREEAM_UK_NC_2014_Mat01_Calculator_v1.2__8_	Excel/XML output	BRE Mat01 calculator tool confirming 5 credits can be awarded.	27/04/23
64	BREEAM_2014_Credit_Mat1_Proforma_for_Compass	Specification	Mat01 proforma completed by the architect confirming all specification details, measurements and green guide ratings to enter into the BRE calculator tool.	27/04/23
65	Green_Guide_Ratings	Manufacture's literature	Print screens of all Green guide ratings used.	27/04/23

Materials
Mat 02 - Hard Landscaping and Boundary Protection

Number of credits available:	**1**
Number of credits achieved:	**1**
Minimum Standards met?	**N/a**

Aim

To recognise and encourage the specification of materials for boundary protection and external hard surfaces that have a low environmental impact, taking account of the full life cycle of materials used

Criteria

1 credit available as follows:

Credit	
1	Hard landscaping and boundary protection

Validation Statement

1 of 1 credits awarded.
66- Mat_02_Hard_Landscaping_and_Boundary_Protection_v0.2_tf_response.xlsm
Mat02 proforma shows that over 80% of the boundary and landscaping protection is achieved as only 15m2 of the 3394 m2 overall achieves a rating of E.
67- Mat02_green_guide_ratings__2_.zip
Print screens of all Green guide ratings used.

Schedule of Evidence

Ref #	Document Title	Document Type	Document Reference/Comments	Upload Date
66	Mat_02_Hard_Landscaping_and_Boundary_Protection_v0.2_tf_response	Excel/XML output	Mat02 proforma shows that over 80% of the boundary and landscaping protection is achieved as only 15m2 of the 3394 m2 overall achieves a rating of E.	27/04/23

67	Mat02_green_guide_ratings__2_	Manufacture's literature	Print screens of all Green guide ratings used.	27/04/23

Materials

Mat 03 - Responsible Sourcing of Materials

Number of credits available:	**4**
Number of credits achieved:	**1**
Minimum Standards met?	✔

Aim

To recognise and encourage the specification of responsibly sourced materials for key building elements.

Criteria

4 credits available as follows:

Credit	
0	Pre-requisite
1	Sustainable Procurement Plan
3	Responsible sourcing of materials (RSM)
1	Exemplary performance: Responsible sourcing

Validation Statement

1 of 4 credits awarded.
42- 210319_BREEAM_letter.pdf
All of the timber used on the project is ‘Legally harvested and traded timber’.
55- CSS_Sustainable_Procurement_Plan.pdf
The plan sets out a clear framework for the responsible sourcing of materials to guide procurement throughout a project and by all involved in the specification and procurement of construction materials. The plan may be prepared and adopted at an organisational level or be site/project specific, and for the purposes of BREEAM compliance, will cover the following as a minimum:

1. Risks and opportunities are identified against a broad range of social, environmental and economic issues. BS 8902:2009 Responsible sourcing sector certification schemes for construction products- Specification can be used as a guide to identify these issues. Products supplied with an Environmental Product Declaration (EPD) to be preferred. EPDs provide an assessment of the products’ environmental impacts Page 7
2. Aims, objectives and targets to guide sustainable procurement activities. The procurement options must be set out in the project specific Sustainable Procurement Register (please see section 04 of this document) with the assistance of the Sustainability Manager.
3. The strategic assessment of sustainably sourced materials available locally and nationally. There should be a policy to procure materials locally where possible. Locally and nationally available sustainably sourced materials Page 4
4. Procedures are in place to check and verify that the sustainable procurement plan is being implemented/adhered to on individual projects. These could include setting out measurement criteria, methodology and performance indicators to assess progress and demonstrate success.Checking and Verification Page 4

Schedule of Evidence

Ref #	Document Title	Document Type	Document Reference/Comments	Upload Date
42	210319_BREEAM_letter	Other	All of the timber used on the project is ‘Legally harvested and traded timber’.	25/04/23

55	CSS_Sustainable_Procurement_Plan	Consultant's report	The plan sets out a clear framework for the responsible sourcing of materials to guide procurement throughout a project and by all involved in the specification and procurement of construction materials. The plan may be prepared and adopted at an organisational level or be site/project specific, and for the purposes of BREEAM compliance, will cover the following as a minimum: Risks and opportunities are identified against a broad range of social, environmental and economic issues. BS 8902:2009 Responsible sourcing sector certification schemes for construction products- Specification can be used as a guide to identify these issues. Products supplied with an Environmental Product Declaration (EPD) to be preferred. EPDs provide an assessment of the products' environmental impacts Page 7 Aims, objectives and targets to guide sustainable procurement activities. The procurement options must be set out in the project specific Sustainable Procurement Register (please see section 04 of this document) with the assistance of the Sustainability Manager. The strategic assessment of sustainably sourced materials available locally and nationally. There should be a policy to procure materials locally where possible. Locally and nationally available sustainably sourced materials Page 4 Procedures are in place to check and verify that the sustainable procurement plan is being implemented/adhered to on individual projects. These could include setting out measurement criteria, methodology and performance indicators to assess progress and demonstrate success.Checking and Verification Page 4	26/04/23

Materials

Mat 04 - Insulation

Number of credits available:	**1**
Number of credits achieved:	**1**
Minimum Standards met?	**N/a**

Aim

To recognise and encourage the use of thermal insulation which has a low embodied environmental impact relative to its thermal properties.

Criteria

1 credit available as follows:

Credit	
1	Embodied impact

Validation Statement

1 of 1 credits awarded.
The completed Mat 04 pro-forma detailing the insulants to the building fabric and services from the main contractor has been used to complete the Mat 04 calculator tool in order to confirm the insulation index for the development.
Manufacturer's Literature and drawings have been supplied by the design team to confirm the insulant locations, thermal conductivity and green guide ratings.
The completed Mat 04 calculator confirms 1 credit

Schedule of Evidence

Ref #	Document Title	Document Type	Document Reference/Comments	Upload Date
18	DOC300323-30032023094552	Other		19/04/23
68	BREEAM_UK_NC_2014_Mat04_Calculator_v1.1__10_	Excel/XML output	BRE Mat04 calculator confirming 1 credit	27/04/23
69	Insulation_Green_Guide_2008_ratings	Manufacture's literature	COnfirmation of green guide ratings	27/04/23
70	BREEAM_2014_Credit_Mat4_Proforma1	Other	The completed Mat 04 pro-forma detailing the insulants to the building fabric	27/04/23
71	HT_BREEAM_2014_Mat_04_Compass	Other	The completed Mat 04 pro-forma detailing the insulants to the building services	27/04/23

Materials
Mat 05 - Designing for durability and resilience

Number of credits available:	**1**
Number of credits achieved:	**0**
Minimum Standards met?	**N/a**

Aim

To recognise and encourage adequate protection of exposed elements of the building and landscape, therefore minimising the frequency of replacement and maximising materials optimisation.

Criteria

1 credit available as follows:

Credit	
1	Protecting vulnerable parts of the building from damage & protecting exposed parts of the building from material degradation

Validation Statement

0 credits awarded.

Schedule of Evidence

No References Available

Materials
Mat 06 - Material efficiency

Number of credits available:	**1**
Number of credits achieved:	**0**
Minimum Standards met?	**N/a**

Aim

To recognise and encourage measures to optimise material efficiency in order to minimise environmental impact of material use and waste.

Criteria

1 credit available as follows:

Credit	
1	Material efficiency

Validation Statement

0 credits awarded.

Schedule of Evidence

No References Available

Waste
Wst 01 - Construction Waste Management

Number of credits available:	**4**
Number of credits achieved:	**1**
Minimum Standards met?	✔

Aim

To promote resource efficiency via the effective management and reduction of construction waste

Criteria

4 credits available as follows:

Credit	
3	Construction resource efficiency
1	Diversion of resources from landfill
1	Resource efficiency / Diversion of waste from landfill: Exemplary performance

Validation Statement

1 of 4 credits awarded.
59- Compass_Site_waste_management_plan_rev_0_-_15.01.2021.xlsx
Site Waste Management Plan provides the waste minimisation decisions, waste collected from site (broken down into the waste groups) and percentage sent for recycling. A summary of the total non hazardous waste generated, percentage recycled, weight sent to landfill, total non hazardous waste generated per GIFA (tonnes/100m2) & per value (tonnes/Â£100k). THe report shows 97% of waste is to be recycled and diverted from landfill so one credit can be awarded.

Schedule of Evidence

Ref #	Document Title	Document Type	Document Reference/Comments	Upload Date

59	Compass_Site_waste_management_plan_rev_0_-_15.01.2021	Excel/XML output	Site Waste Management Plan provides the waste minimisation decisions, waste collected from site (broken down into the waste groups) and percentage sent for recycling. A summary of the total non hazardous waste generated, percentage recycled, weight sent to landfill, total non hazardous waste generated per GIFA (tonnes/100m2) & per value (tonnes/Â£100k). THe report shows 97% of waste is to be recycled and diverted from landfill so one credit can be awarded.	26/04/23

Waste

Wst 02 - Recycled Aggregates

Number of credits available:	**1**
Number of credits achieved:	**0**
Minimum Standards met?	**N/a**

Aim

To recognise and encourage the use of recycled and secondary aggregates, thereby reducing the demand for virgin material and optimising material efficiency in construction

Criteria

1 credit available as follows:

Credit	
1	Recycled aggregates
1	Recycled aggregates: Exemplary performance

Validation Statement

0 credits awarded.

Schedule of Evidence

No References Available

Waste
Wst 03 - Operational Waste

Number of credits available:	**1**
Number of credits achieved:	**1**
Minimum Standards met?	✔

Aim

To recognise and encourage the provision of dedicated storage facilities for a building’s operational-related recyclable waste streams, so that this waste is diverted from landfill or incineration

Criteria

1 credit available as follows:

Credit	
1	Operational waste

Validation Statement

1 of 1 credits awarded.
FS0082-HAL-ZZ-ZZ-DR-M-5001.pdf
Site plan showing the location of the bin store. This shows access from the main road for removal and also access via the occupants of the building.
60- FS0082-TRF-B2-00-DR-L-2103.pdf
Drawing to show All bins are shown sized as 1100L bins with dims of 910x1580mm. Exact dims may differ dependant on bin supplier. Total 5no. bins: 2no. recycling bins;\r\n2no. landfill bins; 1no. future provision (food waste or other).
A plan of the bin store confirms in excess of the minimal requirements as outlined under CN3.
The bin store layout confirms that the bin store is located external to the building, adjacent to the access road and accessible for refuse vehicles via the service/drop off point. During the assessor site inspection it was confirmed that a tand alone, dedicated bin store had been provided external to the building, providing 4 x bins for recycling and 2 x bins for refuse.There were no catering or kitchen facilities in site and as such a food waste bin is not reuqired and subsequently no wash down tap requirements. Based on the evidence supplied and the assessor site inspection the credit is awarded under this issue.

Schedule of Evidence

Ref #	Document Title	Document Type	Document Reference/Comments	Upload Date
41	FS0082-HAL-ZZ-ZZ-DR-M-5001	Drawing/Plan	Site plan showing the location of the bin store. This shows access from the main road for removal and also access via the occupants of the building.	20/04/23
60	FS0082-TRF-B2-00-DR-L-2103	Drawing/Plan	Drawing to show All bins are shown sized as 1100L bins with dims of 910x1580mm. Exact dims may differ dependant on bin supplier. Total 5no. bins: 2no. recycling bins; 2no. landfill bins; 1no. future provision (food waste or other).	26/04/23

Waste

Wst 05 - Adaptation to climate change

Number of credits available:	**1**
Number of credits achieved:	**0**
Minimum Standards met?	**N/a**

Aim

To recognise and encourage measures taken to mitigate the impact of extreme weather conditions arising from climate change over the lifespan of the building.

Criteria

1 credit available as follows:

Credit	
1	Adaptation to climate change – structural and fabric resilience
1	Responding to adaptation to climate change

Validation Statement

0 credits awarded.

Schedule of Evidence

No References Available

Waste
Wst 06 - Functional adaptability

Number of credits available:	**1**
Number of credits achieved:	**0**

Minimum Standards met?	N/a

Aim

To recognise and encourage measures taken to plan for the change of use of the building over its lifespan.

Criteria

1 credit available as follows:

Credit	
1	Functional adaptability

Validation Statement

0 credits awarded.

Schedule of Evidence

No References Available

Land Use & Ecology
LE 01 - Site Selection

Number of credits available:	2

Number of credits achieved:	**1**
Minimum Standards met?	**N/a**

Aim

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

Criteria

2 credits available as follows:

Credit	
1	Previously occupied land
1	Contaminated land

Validation Statement

1 of 2 credits awarded.
58- 17_AP_4088-SITE_PLAN_-_DEMOLITION-797749.pdf
Drawing shows the extent of the demolition before the new school has been built. This shows that at least 75% of the site was previously occupied and therefore one credit can be awarded.

Schedule of Evidence

Ref #	Document Title	Document Type	Document Reference/Comments	Upload Date
58	17_AP_4088-SITE_PLAN_-_DEMOLITION-797749	Drawing/Plan	Drawing shows the extent of the demolition before the new school has been built. This shows that at least 75% of the site was previously occupied and therefore one credit can be awarded.	26/04/23

Land Use & Ecology
LE 02 - Protection of Ecological Features

Number of credits available:	**2**
Number of credits achieved:	**0**
Minimum Standards met?	**N/a**

Aim

To encourage development on land that already has limited value to wildlife and to protect existing ecological features from substantial damage during site preparation and completion of construction works.

Criteria

2 credits available as follows:

Credit	
1	Ecological value of site
1	Protection of ecological features

Validation Statement

0 credits awarded.

Schedule of Evidence

No References Available

Land Use & Ecology
LE 03 - Minimising impact on existing site ecology

Number of credits available:	**2**
Number of credits achieved:	**1**
Minimum Standards met?	✔

Aim

To minimise the impact of a building development on existing site ecology.

Criteria

2 credits available as follows:

Credit	
2	Change in ecological value

Validation Statement

1 of 2 credits awarded.
76- BREEAM_UK_NC_2014_LE03_LE04_Calculator_v2.0.xlsm
Le03 calculator showing credits awarded.

Schedule of Evidence

Ref #	Document Title	Document Type	Document Reference/Comments	Upload Date

76	BREEAM_UK_NC_2014_LE03_LE04_Calculator_v2.0	Excel/XML output	Le03 calculator showing credits awarded.	02/06/23

Land Use & Ecology

LE 04 - Enhancing site ecology

Number of credits available:	**2**
Number of credits achieved:	**0**
Minimum Standards met?	**N/a**

Aim

To encourage actions taken to enhance the ecological value of the site as a result of development.

Criteria

2 credits available as follows:

Credit	
1	Ecologist's report and recommendations
1	Increase in ecological value

Validation Statement

0 credits awarded.

Schedule of Evidence

No References Available

Land Use & Ecology
LE 05 - Long Term Impact on Biodiversity

Number of credits available:	**2**
Number of credits achieved:	**0**
Minimum Standards met?	**N/a**

Aim

To minimise the long term impact of the development on the site and the surrounding area’s biodiversity.

Criteria

2 credits available as follows:

Credit	
2	Long term impact on biodiversity

Validation Statement

0 credits awarded.

Schedule of Evidence

No References Available

Pollution
Pol 01 - Impact of Refrigerants

Number of credits available:	**3**
Number of credits achieved:	**1**
Minimum Standards met?	**N/a**

Aim

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

Criteria

3 credits available as follows:

Credit	
3	Impact of refrigerants

Validation Statement

1 of 3 credits awarded.
18- DOC300323-30032023094552.pdf

Letter confirms all requirements will be designed to meet the BREEAM criteria
61- SDS_R32_CLP.pdf
Copy of the R32 literature used in the POL01 calculator.
62- BREEAM_UK_NC_2014_Pol01_Calculator_v0.2__2_.xls
POL01 calculator confirms 1 credit can be awarded.

Schedule of Evidence

Ref #	Document Title	Document Type	Document Reference/Comments	Upload Date
18	DOC300323-30032023094552	Other	18- DOC300323-30032023094552.pdf ???????Letter confirms all requirements will be designed to meet the BREEAM criteria	19/04/23
61	SDS_R32_CLP	Manufacture's literature	Copy of the R32 literature used in the POL01 calculator.	26/04/23
62	BREEAM_UK_NC_2014_Pol01_Calculator_v0.2__2_	Excel/XML output	POL01 calculator confirms 1 credit can be awarded.	26/04/23

Pollution

Pol 02 - NOx emissions

Number of credits available:	**3**
Number of credits achieved:	**3**
Minimum Standards met?	**N/a**

Aim

To contribute to a reduction in national NOx emission levels through the use of low emission heat sources in the building.

Criteria

3 credits available as follows:

Credit	
3	NOx emission levels for heating and hot water

Validation Statement

3 of 3 credits awarded.
The BRE Knowledge base states:
Where connection to an off-site district heating system, over which the developer has no control, is mandated by a local authority or other statutory body, the maximum number of credits available, depending on building type, can be awarded for this Issue. However, where this is not mandatory and the developer has the option whether to connect, regardless of encouragement or incentives, to award the credits the district heating system must be assessed against the BREEAM criteria.

Section Be Clean of the sustainability statement confirms In line with London Plan policy 5.6 and emerging NLP SI3 the Energy Assessment Addendum 2019 details the considerations of decentralised energy and energy systems to firstly prioritise the connection to existing
(or planned networks) and secondly implement site wide district heating networks.
The intended heat strategy is to facilitate a connection to SELCHP (South East London Combined Heat and Power, an energy to waste
incineration plant) in accordance with planning policy objectives. In this respect the 2019 Amended Proposed Development meets both
Adopted and Draft London Plan requirements for Be Clean.

As this is a planning policy for London to connect to the district heating the maximum credits can be awarded.

Schedule of Evidence

Ref #	Document Title	Document Type	Document Reference/Comments	Upload Date
56	District_heating_systems____Knowledge_Base	Other	Breeam Knowledge base extract	26/04/23

57	17_AP_4088-ADDENDUM_SUSTAINABILITY_STATEMENT-798173	Consultant's report	Section Be Clean of the sustainability statement confirms In line with London Plan policy 5.6 and emerging NLP SI3 the Energy Assessment Addendum 2019 details the considerations of decentralised energy and energy systems to firstly prioritise the connection to existing (or planned networks) and secondly implement site wide district heating networks.	26/04/23

Pollution

Pol 03 - Surface Water Run Off

Number of credits available:	**5**
Number of credits achieved:	**3**
Minimum Standards met?	**N/a**

Aim

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

Criteria

5 credits available as follows:

Credit	
2	Flood resilience
2	Surface water run-off

1	Minimising watercourse pollution
1	Exemplary performance - Surface water run-off: Simple building specific

Validation Statement

3 of 5 credits awarded.

73- Flood_Risk_Assessment_-_Bermondsey_Project.pdf
A flood Risk assessment was carried out for the Bermondsey Project in which the project Compass School is located. (Addendum also submitted to confirm this).\r\nSection 6 of the report \'\'Flood risk identification confirms:\r\n6.1 Risk of Fluvial and Tidal Flooding 43\r\n6.2 Risk of Groundwater Flooding 47\r\n6.3 Risk of Flooding from Burst Water Mains 49\r\n6.4 Risk of flooding from reservoirs 50\r\n6.5 Risk of Flooding from Local Sewers 51\r\n6.6 Risk of Pluvial Flooding 52\r\nPage 5 Confirms that the site is located in Flood Risk Zone 3. \r\nGiven that the Site is located in Flood Zone 3,\r\nan exception test is therefore required to ensure the development is safe for its lifetime following the completion of a sequential test, which has already been satisfied by the London Borough of Southwark (LBS) in their Strategic Flood Risk Assessment (SFRA)3, published in January 2017. The SFRA identified Bermondsey as a key regeneration area, where “new development is needed to provide the investment that will drive much of this regeneration. Developing outside flood zones 2 and 3 will not assist the regeneration of these deprived areas and estates”. On this basis, the sequential test is satisfied. This FRA therefore informs the exception test, to assess the risk of flooding to the Site from\r\nall sources and to ensure that the Proposed Development does not increase flood risk elsewhere.\r\nAs the flood risk zone is in Zone 3 the recommendations from the Environment agency are on page 110 \'\'The site of the proposal is situated within the less than 6 hour inundation zone and described as ‘significant’ risk within the Southwark Strategic Flood Risk Assessment (SFRA). We would highlight that there should be no residential development on the ground floor and that non-residential uses should have finished floor levels raised to a minimum of 300mm above the breach level plus climate change, as stated within table 6.4.4 Spatial Planning &\r\nDevelopment Control Recommendations of the Southwark SFRA. We would also draw your\r\nattention to table 6.4.4 in regards to recommendations for basements within the less than 6 hour inundation which states no basements should be permitted within this area.

74- FLOOD_RISK_ASSESSMENT_ADDENDUM-798122.pdf
Flood Risk addendum report to be read inconjunction with 73- Flood_Risk_Assessment_-_Bermondsey_Project.pdf. Page 9 shows where the school is located in relation to the overall assessment. \r\nPage 10 confirms The lowest level of residential accommodation is +5.08 mOD, and therefore meets the NPPF criteria of being a minimum of 300 mm above the flood level. therefore criteria 3b can be achieved.

75- Pol03_Proforma_-_GN15_.pdf
Section B site information confirms there has been no increased in the impermeable area of the site.\r\nSection C confirms an appropriate consultant has carried out the assessment.\r\nSection D confirms the building meets the 5l/s compliance criteria. A geocellular surface water attenuation tank is proposed upstream of the flow control to provide the required storage (attenuation) volume for the 1 in 100 year plus 40% climate change allowance event.\r\nThe assessed project is located on a brownfield site and run-off rates have been calculated in accordance with current best practice simulation modelling.\r\nSection D 7-11 confirms The impermeable area has not increased post development, additionally the peak rate of run-off from the site will be significantly reduced post development. The post development site will therefore not discharge any additional volume of run-off except as a result of climate change and flooding of property will not occur in the event of local drainage system failure\r\n

Schedule of Evidence

Ref #	Document Title	Document Type	Document Reference/Comments	Upload Date
73	Flood_Risk_Assessment_-_Bermondsey_Project	Consultant's report	A flood Risk assessment was carried out for the Bermondsey Project in which the project Compass School is located. (Addendum also submitted to confirm this). Section 6 of the report ''Flood risk identification confirms: 6.1 Risk of Fluvial and Tidal Flooding 43 6.2 Risk of Groundwater Flooding 47 6.3 Risk of Flooding from Burst Water Mains 49 6.4 Risk of flooding from reservoirs 50 6.5 Risk of Flooding from Local Sewers 51 6.6 Risk of Pluvial Flooding 52 Page 5 Confirms that the site is located in Flood Risk Zone 3. Given that the Site is located in Flood Zone 3, an exception test is therefore required to ensure the development is safe for its lifetime following the completion of a sequential test, which has already been satisfied by the London Borough of Southwark (LBS) in their Strategic Flood Risk Assessment (SFRA)3, published in January 2017. The SFRA identified Bermondsey as a key regeneration area, where “new development is needed to provide the investment that will drive much of this regeneration. Developing outside flood zones 2 and 3 will not assist the regeneration of these deprived areas and estates”. On this basis, the sequential test is satisfied. This FRA therefore informs the exception test, to assess the risk of flooding to the Site from all sources and to ensure that the Proposed Development does not increase flood risk elsewhere. As the flood risk zone is in Zone 3 the recommendations from the Environment agency are on page 110 ''The site of the proposal is situated within the less than 6 hour inundation zone and described as ‘significant’ risk within the Southwark Strategic Flood Risk Assessment (SFRA). We would highlight that there should be no residential development on the ground floor and that non-residential uses should have finished floor levels raised to a minimum of 300mm above the breach level plus climate change, as stated within table 6.4.4 Spatial Planning & Development Control Recommendations of the Southwark SFRA. We would also draw your attention to table 6.4.4 in regards to recommendations for basements within the less than 6 hour inundation which states no basements should be permitted within this area.	05/05/23
74	FLOOD_RISK_ASSESSMENT_ADDENDUM-798122	Consultant's report	Flood Risk addendum report to be read inconjunction with 73-Flood_Risk_Assessment_-_Bermondsey_Project.pdf. Page 9 shows where the school is located in relation to the overall assessment. Page 10 confirms The lowest level of residential accommodation is +5.08 mOD, and therefore meets the NPPF criteria of being a minimum of 300 mm above the flood level. therefore criteria 3b can be achieved.	05/05/23

75	Pol03_Proforma_-_GN15_	Consultant's report	Section B site information confirms there has been no increased in the impermeable area of the site. Section C confirms an appropriate consultant has carried out the assessment. Section D confirms the building meets the 5l/s compliance criteria. A geocellular surface water attenuation tank is proposed upstream of the flow control to provide the required storage (attenuation) volume for the 1 in 100 year plus 40% climate change allowance event. The assessed project is located on a brownfield site and run-off rates have been calculated in accordance with current best practice simulation modelling. Section D 7-11 confirms The impermeable area has not increased post development, additionally the peak rate of run-off from the site will be significantly reduced post development. The post development site will therefore not discharge any additional volume of run-off except as a result of climate change and flooding of property will not occur in the event of local drainage system failure	05/05/23

Pollution

Pol 04 - Reduction of Night Time Light Pollution

Number of credits available:	**1**
Number of credits achieved:	**1**
Minimum Standards met?	**N/a**

Aim

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.

Criteria

1 credit available as follows:

Credit	

1	Reduction of night time light pollution

Validation Statement

1 of 1 credits awarded.
Evidence provided confirms that the external lighting strategy has been designed in compliance with the criteria listed 1-5 under this credit issue.
Evidence provided confirmed that the lighting will be adequately controlled and lamp type/fitting prevents upward lighting and thus lighting pollution.
During the assessor site inspection it was confirmed that the type and number of fittings are as per the drawings provided and that the lighting is adequately controlled.
30- FS0082-HAL-ZZ-ZZ-SH-E-001_-_Luminaire_Schedule.pdf
luminaire schedule has been prepared by Hilson Moran confirming the External lighting specification (pages 6-14) meets the luminous efficacy requirements as outlined in the BREEAM manual. The luminaire legend on the external lighting layout details the proposed fittings to be installed, with Manufacturer's literature confirming the lumens and Wattage of each fitting.
31- FS0082-HYD-B2-00-DR-E-9100.pdf
Drawing showing the location of the external lighting.
32- FS0082-HYD-B2-00-DR-N-9001.pdf
18- DOC300323-30032023094552.pdf
Letter confirms all requirements will be designed to meet the BREEAM criteria

Schedule of Evidence

Ref #	Document Title	Document Type	Document Reference/Comments	Upload Date
18	DOC300323-30032023094552	Other	Letter confirms all requirements will be designed to meet the BREEAM criteria	19/04/23
30	FS0082-HAL-ZZ-ZZ-SH-E-001_-_Luminaire_Schedule	Consultant's report	luminaire schedule has been prepared by Hilson Moran confirming the External lighting specification (pages 6-14) meets the luminous efficacy requirements as outlined in the BREEAM manual.	20/04/23
31	FS0082-HYD-B2-00-DR-E-9100	Drawing/Plan	Drawing showing the location of the external lighting.	20/04/23
32	FS0082-HYD-B2-00-DR-N-9001	Drawing/Plan	Drawing showing the location of the external lighting.	20/04/23

Pollution
Pol 05 - Noise Attenuation

Number of credits available:	**1**
Number of credits achieved:	**1**
Minimum Standards met?	**N/a**

Aim

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

Criteria

1 credit available as follows:

Credit	
1	Reduction of noise pollution

Validation Statement

1 of 1 credits awarded.
28- Hea_05a.pdf
A comprehensive baseline noise survey has been undertaken around the existing site in order to establish and quantify the existing noise levels and thus inform the acoustic design.
Page 5 covers the noise survey results for measured levels of noise around the proposed site.
49- 8560_-_Compass_Academy_SQA_Confirmation_Letter.pdf
Confirmation The BREEAM design stage acoustic report was authored by a Member of the Institute of Acoustics (MIOA) with a recognised acoustic qualification and five years' experience within the field of noise. This meets the requirements of a Suitably Qualified Acoustician (SQA).
50- FS0082-ACL-ZZ-ZZ-RP-Y-0001.pdf
Section 7 covers plant noise.
An Environmental Noise Survey was undertaken by Hilson Moran and included the results of a noise survey and proposed noise limits based on the gathered data in accordance with BS4142:2014. The noise limits based on the lowest background

sound levels in the Stage 3 report are as follows:
• Residential flats to the north – 35 dB LAeq,T.
• Dwellings overlooking Tranton Road – 30 dB LAeq,T.
Plant will be designed, specified and assessed to demonstrate compliance with the above noise levels.

The “rating sound level” is the “specific sound level” of the source over a period of 1 hour during the day (07:00 to 23:00 hours) and over a period of 15 minutes during the night (23:00 to 07:00 hours).

Schedule of Evidence

Ref #	Document Title	Document Type	Document Reference/Comments	Upload Date
28	Hea_05a	Consultant's report	A comprehensive baseline noise survey has been undertaken around the existing site in order to establish and quantify the existing noise levels and thus inform the acoustic design. Page 5 covers the noise survey results for measured levels of noise around the proposed site.	20/04/23
49	8560_-_Compass_Academy_SQA_Confirmation_Letter	Other	Confirmation The BREEAM design stage acoustic report was authored by a Member of the Institute of Acoustics (MIOA) with a recognised acoustic qualification and five years’ experience within the field of noise. This meets the requirements of a Suitably Qualified Acoustician (SQA).	26/04/23
50	FS0082-ACL-ZZ-ZZ-RP-Y-0001	Consultant's report	Section 7 covers plant noise. An Environmental Noise Survey was undertaken by Hilson Moran and included the results of a noise survey and proposed noise limits based on the gathered data in accordance with BS4142:2014. The noise limits based on the lowest background sound levels in the Stage 3 report are as follows: • Residential flats to the north – 35 dB LAeq,T. • Dwellings overlooking Tranton Road – 30 dB LAeq,T. Plant will be designed, specified and assessed to demonstrate compliance with the above noise levels. The “rating sound level” is the “specific sound level” of the source over a period of 1 hour during the day (07:00 to 23:00 hours) and over a period of 15 minutes during the night (23:00 to 07:00 hours).	26/04/23

Innovation
Man 03 - Responsible construction practices

Number of credits available:	**1**
Number of credits achieved:	**0**
Minimum Standards met?	**N/a**

Aim

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

Criteria

1 credit available as follows:

Credit	
1	Considerate Construction: Exemplary performance

Validation Statement

0 credits awarded.

Schedule of Evidence

No References Available

Innovation
Man 05 - Aftercare

Number of credits available:	**1**
Number of credits achieved:	**0**
Minimum Standards met?	**N/a**

Aim

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

Criteria

1 credit available as follows:

Credit	
1	Aftercare / monitoring: 3 years

Validation Statement

0 credits awarded.

Schedule of Evidence

No References Available

Innovation
Hea 01 - Visual Comfort

Number of credits available:	**1**
Number of credits achieved:	**0**
Minimum Standards met?	**N/a**

Aim

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

Criteria

1 credit available as follows:

Credit	
1	Daylighting: Exemplary levels

Validation Statement

0 credits awarded.

Schedule of Evidence

No References Available

Innovation
Hea 02 - Indoor Air Quality

Number of credits available:	**2**
Number of credits achieved:	**0**
Minimum Standards met?	**N/a**

Aim

To recognise and encourage a healthy internal environment through the specification and installation of appropriate ventilation, equipment and finishes.

Criteria

2 credits available as follows:

Credit	
2	VOC emissions (post construction): Exemplary levels

Validation Statement

0 credits awarded.

Schedule of Evidence

No References Available

Innovation
Ene 01 - Reduction of energy use and carbon emissions

Number of credits available:	**5**
Number of credits achieved:	**0**
Minimum Standards met?	**N/a**

Aim

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

Criteria

5 credits available as follows:

Credit	
5	Zero regulated carbon / carbon negative

Validation Statement

0 credits awarded.

Schedule of Evidence

No References Available

Innovation
Wat 01 - Water Consumption

Number of credits available:	**1**
Number of credits achieved:	**0**
Minimum Standards met?	**N/a**

Aim

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

Criteria

1 credit available as follows:

Credit	
1	Water consumption: Exemplary levels

Validation Statement

0 credits awarded.

Schedule of Evidence

No References Available

Innovation
Mat 01 - Life Cycle Impacts

Number of credits available:	**3**
Number of credits achieved:	**0**
Minimum Standards met?	**N/a**

Aim

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

Criteria

3 credits available as follows:

Credit	
1	Green Guide to Specification (elemental approach)
2	Compliant Life Cycle Assessment Software Tools (Whole building approach)

Validation Statement

0 credits awarded.

Schedule of Evidence

No References Available

Innovation
Mat 03 - Responsible Sourcing of Materials

Number of credits available:	**1**
Number of credits achieved:	**0**
Minimum Standards met?	**N/a**

Aim

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

Criteria

1 credit available as follows:

Credit	
1	Exemplary performance: Responsible sourcing

Validation Statement

0 credits awarded.

Schedule of Evidence

No References Available

Innovation
Wst 01 - Construction Waste Management

Number of credits available:	**1**
Number of credits achieved:	**0**
Minimum Standards met?	**N/a**

Aim

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

Criteria

1 credit available as follows:

Credit	
1	Resource efficiency / Diversion of waste from landfill: Exemplary performance

Validation Statement

0 credits awarded.

Schedule of Evidence

No References Available

Innovation
Wst 02 - Recycled Aggregates

Number of credits available:	**1**
Number of credits achieved:	**0**
Minimum Standards met?	**N/a**

Aim

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

Criteria

1 credit available as follows:

Credit	
1	Recycled aggregates: Exemplary performance

Validation Statement

0 credits awarded.

Schedule of Evidence

No References Available

Innovation
Wst 05 - Adaptation to climate change

Number of credits available:	**1**
Number of credits achieved:	**0**
Minimum Standards met?	**N/a**

Aim

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

Criteria

1 credit available as follows:

Credit	
1	Responding to adaptation to climate change

Validation Statement

0 credits awarded.

Schedule of Evidence

No References Available

Innovation
AI - Approved Innovation

Number of credits available:	**1**
Number of credits achieved:	**0**
Minimum Standards met?	**N/a**

Aim

To provide additional recognition for a procurement strategy, design feature, management process or technological development that innovates in the field of sustainability, above and beyond the level that is currently recognised and rewarded within standard BREEAM issues.

Criteria

1 credit available as follows:

Credit	
1	Innovation application approved by BRE Global
1	Innovation application approved by BRE Global

Validation Statement

0 credits awarded.

Schedule of Evidence

No References Available

Compass School Evidence Table , Design Stage

Ref #	Document Title	Document Type	Assigned to	Document Reference/Comments	Upload Date
1	709087_Man-01i-signed-appointment-letter	Other	Man 01	Criteria 8-12: Letter confirms TFT were appointed as the Sustainability Champion at the early stages of the project in 2017. The letter outlines their role on the project.	19/04/23
2	709110_Stage-2-progress-report--Compass-School-1707-14	Other	Man 01	Criteria 8-12: Stage 2 sustainability report from sustainability champion at TFT outlines the sustainability approach for the project including a review of energy, BREEAM target on page 7, and considerations relating to BREEAM at Stage 2 on page 8-9. BREEAM assessment tracker is included in the appendix showing progress and providing feedback for the team.	19/04/23
3	709111_Stage-3-progress-report--Compass-School-3105-18	Other	Man 01	Criteria 8-12: Stage 3 sustainability report from sustainability champion at TFT provides a Stage 3 update on sustainability aspirations. Further design considerations relating to the BREEAM are summarised on pages 7-8. BREEAM assessment tracker included in the appendix which provides an update and feedback to the team.	19/04/23
4	709112_06-20-83506-BREEAM-2014---Indoor-Air-Quality-Plan---Iss-1	Consultant's report	Hea 02	Criteria 1 - Compliant indoor air quality plan	19/04/23
5	709116_FS0082-HYD-XX-XX-RP-ME-0003-Part-L	Consultant's report	Ene 01	Part L report with As Designed BRUKL in the appendix B. Imput scores on Projects confirms 7 credits can be awarded.	19/04/23
6	709118_Energy-assessor-credentials	Other	Ene 01	Screenshot of energy assessor details for Tom Davis, author of report, confirms they are suitably qualified.	19/04/23
7	709119_PTAL-report-results	Other	Tra 01	PTAL results for the site confirms that the accessibility index value is 20.04	19/04/23
8	709120_Tra--02a	Drawing/Plan	Tra 02	Annotated drawing from the architect identifies the different amenities surrounding the site on a map. There is a Sainsbury's local, ATM, post office, and pharmacy within 500m walking distance.	19/04/23
9	709124_BREEAM-Tra-02---proximity-to-amenties	Excel/XML output	Tra 02	Spreadsheet from architect confirms the safe walking distance to each of the identified amenities in the map.	19/04/23
10	709127_Tra-05-Notes	Other	Tra 05	Notes from assessor indicating where in the evidence compliance with each of the criteria can be found. Notes are colour coded based upon each document.	19/04/23
11	709128_The-Bermondsey-Project-Transport-Assessment--Text-	Other	Tra 05	Transport assessment for the development project - see assessor's notes in red test in Tra 05 Notes	19/04/23
12	709135_17_AP_4088-Transport_statement-656466	Other	Tra 05	Transport statement - see assessor notes in green in Tra 05 Notes	19/04/23

13	709137_17_AP_4088-ADDENDUM_TO_THE_TRANSPORT_ASSESSMENT_PART_1-798176	Other	Tra 05	Transport assessment - see assessor notes in blue in Tra 05 Notes	19/04/23
14	709138_TA-Part-4-of-4_58	Other	Tra 05	Travel Plan - see assessor notes in Tra 05 Notes	19/04/23
15	ISG_PLC_ISO14001	Other	Man 03	Requirement 2 ISG ISO14001 certificate EMS	19/04/23
16	Compass_Man04_Commissioning_Letter_-_complex_systems	Other	Man 04	Confirmation An appropriate design team member will be appointed to monitor and programme pre commissioning, commissioning and, where necessary, re-commissioning on behalf of the client. • This commissioning is to be carried out in line with current Building Regulations, BSRIA and CIBSE guidelines • The main contractor will be required to account for the commissioning programme, responsibilities and criteria within their main programme of works.	19/04/23
17	ISG_BREEAM_spec_letter	Other	Man 05	Section 1.2 confirms requirement 1 and 2 will be adhered to	19/04/23
18	DOC300323-30032023094552	Other	Man 04	Confirmation that a BUG will be developed and that a training schedule will be produced for the building occupiers.	19/04/23
18	DOC300323-30032023094552	Other	Hea 04		19/04/23
18	DOC300323-30032023094552	Other	Mat 04		19/04/23
18	DOC300323-30032023094552	Other	Hea 01	Letter confirms all requirements will be designed to meet the BREEAM criteria	19/04/23
18	DOC300323-30032023094552	Other	Ene 02	Letter confirms all requirements will be designed to meet the BREEAM criteria	19/04/23
18	DOC300323-30032023094552	Other	Ene 03	Letter confirms all requirements will be designed to meet the BREEAM criteria	19/04/23
18	DOC300323-30032023094552	Other	Wat 01	target Flow rates contained in the letter	19/04/23
18	DOC300323-30032023094552	Other	Wat 02	18- DOC300323-30032023094552.pdf ???????Letter confirms all requirements will be designed to meet the BREEAM criteria	19/04/23
18	DOC300323-30032023094552	Other	Wat 03	18- DOC300323-30032023094552.pdf ???????Letter confirms all requirements will be designed to meet the BREEAM criteria	19/04/23
18	DOC300323-30032023094552	Other	Pol 01	18- DOC300323-30032023094552.pdf ???????Letter confirms all requirements will be designed to meet the BREEAM criteria	19/04/23
18	DOC300323-30032023094552	Other	Pol 04	Letter confirms all requirements will be designed to meet the BREEAM criteria	19/04/23
19	709108_Meeting-minutes	Other	Man 01	Criteria 8-12: Meeting minutes, programme, and annotated plans show sustainability champions involvement with discussion of design changes and BREEAM.	19/04/23

20	Man_01b	Other	Man 01	A design programme has been provided outlining the key phases of the project through to RIBA stage 4, highlighting report deadlines and design team coordination timelines.	20/04/23
21	Man_01c	Other	Man 01	Meeting minutes have been provided by the architect following DTM with the team which highlights the roles and responsibilities of the team and the deliverables of the project.	20/04/23
22	Man_01d	Other	Man 01	Meeting minutes of Workshop 1 to 6 with EFA showing the design development alongside some Stage 1 and 2 plans (Man 01c.b). These meeting minutes provide detailing the summary of points discussed and subsequent actions to be taken. This feeds into the wider third-party consultation exercise undertaken for the main site (which includes the Compass school) which consultation records demonstrating the extent of community engagement have been provided (Man 01e).	20/04/23
23	Man_01e	Other	Man 01	Pages 7,9,13,39,45 and 49 of this consultation report refers specifically to the school whilst pages 7-14 details the proposals of the Compass school development.	20/04/23
24	Man_01f	Other	Man 01	These are the consultation feedback forms for the public to respond to the development.	20/04/23
25	Man_01g_-_Belong_in_Bermondsey_website	Other	Man 01	This is a screen shot of the 'Belong in Bermondsey' website dedicated to the Bermondsey development, where the public can share their experiences and have a voice in the scheme's development.	20/04/23
26	Man_01i_signed_appointment_letter	Other	Man 01	A letter of appointment confirming TFT as sustainability champion has been provided whilst meeting minutes (see Man 01c) confirms that TFT have been present at meetings to discuss sustainability targets and BREEAM specific evidence requirements during early RIBA stages. Man 01h confirms that the appointment covers the appointment of TFT as sustainability champion at the design and monitoring process.	20/04/23
27	Hea_04a	Consultant's report	Hea 04	A thermal comfort report has been produced by Hilson Moran which adopts the draft BB101, ventilation of school buildings confirming that all applicable rooms comply with this standard where proposed measures are incorporated (appendix 1). The report also confirms that the scheme complies with the requirements for a projected climate change scenario for the second Hea 04 credits to be achieved (appendix 1).	20/04/23

28	Hea_05a	Consultant's report	Hea 05	Is an acoustic report produced by Hilson Moran which confirms that the school is being designed to comply with Part E of building regulations and the acoustic performance standards of Building Bulletin 93 2015 'Acoustic Design of School (BB93). The report also details the relevant qualifications of the acoustician who produced the report (Jack Richardson) which can be found in the appendix of the report, confirming his role as a suitably qualified acoustician.	20/04/23
28	Hea_05a	Consultant's report	Pol 05	A comprehensive baseline noise survey has been undertaken around the existing site in order to establish and quantify the existing noise levels and thus inform the acoustic design. Page 5 covers the noise survey results for measured levels of noise around the proposed site.	20/04/23
29	FS0082-HYD-ZZ-ZZ-DR-E-1000	Drawing/Plan	Ene 02	is a metering schematic for the school produced by the mechanical and electrical engineer confirming the metering of lighting and power on the ground floor and sub metering through levels 1-5.	20/04/23
30	FS0082-HAL-ZZ-ZZ-SH-E-001_-_Luminaire_Schedule	Consultant's report	Ene 03	luminaire schedule has been prepared by Hilson Moran confirming the External lighting specification (pages 6-14) meets the luminous efficacy requirements as outlined in the BREEAM manual.	20/04/23
30	FS0082-HAL-ZZ-ZZ-SH-E-001_-_Luminaire_Schedule	Consultant's report	Pol 04	luminaire schedule has been prepared by Hilson Moran confirming the External lighting specification (pages 6-14) meets the luminous efficacy requirements as outlined in the BREEAM manual.	20/04/23
31	FS0082-HYD-B2-00-DR-E-9100	Drawing/Plan	Ene 03	Drawing showing the location of the external lighting.	20/04/23
31	FS0082-HYD-B2-00-DR-E-9100	Drawing/Plan	Pol 04	Drawing showing the location of the external lighting.	20/04/23
32	FS0082-HYD-B2-00-DR-N-9001	Drawing/Plan	Ene 03	Drawing showing the location of the external lighting.	20/04/23
32	FS0082-HYD-B2-00-DR-N-9001	Drawing/Plan	Pol 04	Drawing showing the location of the external lighting.	20/04/23

33	Compass_Academy_BREEAM_Ene_lift	Consultant's report	Ene 06	Document produced by lift providers schindler confirms in section 1 that 1 credit can be achieved and in section 2, 2 credits can be achieved. 1a confirms An analysis of the transportation demand and usage patterns for the building has been carried outto determine the optimum number and size of lifts, escalators and/or moving walks. 1b confirms The energy consumption has been calculated in accordance with BS EN ISO 25745 Energyperformance of lifts, Section 2 confirms all breeam requirements for the 2 credits.	20/04/23
34	FS0082-NOV-B1-00-DR-A-1610	Drawing/Plan	Ene 06	Drawing showing location of lift.	20/04/23
35	FS0082-NOV-B1-00-DR-A-0302	Drawing/Plan	Tra 03	Drawing showing the location for lockers and staff showers.	20/04/23
36	FS0082-TRF-B2-00-DR-L-1001_Landscape_General_Arrangement	Drawing/Plan	Tra 03	Drawing showing the location of the cycle storage and the number of cycle hoops.	20/04/23
37	FS0082-TRF-B2-00-DR-L-5006_Bespoke_Cycle_Shelter_Details	Drawing/Plan	Tra 03	Drawing showing spec and location of cycle store	20/04/23
38	FW__83506_-_Compass_School_BREEAM	Email	Tra 03	Email confirming number of staff in relation to the cycle storage.	20/04/23
39	FS0082-HAL-ZZ-ZZ-DR-M-5001	Drawing/Plan	Wat 03	Schematic drawing showing location of system to BMS and PIR valves	20/04/23
40	FS0082-HAL-ZZ-ZZ-DR-M-5010	Drawing/Plan	Wat 02	Schematic drawing showing the location of all water meters and connection to the BMS	20/04/23
40	FS0082-HAL-ZZ-ZZ-DR-M-5010	Drawing/Plan	Wat 03	Schematic drawing showing location of system to BMS and PIR valves. Leak detection also highlighted on the schematic drawing linked to the BMS	20/04/23
41	FS0082-HAL-ZZ-ZZ-DR-M-5001	Drawing/Plan	Wst 03	Site plan showing the location of the bin store. This shows access from the main road for removal and also access via the occupants of the building.	20/04/23
42	210319_BREEAM_letter	Other	Man 02	Confirmation The capital cost for the building is £3,035/m2.	25/04/23

42	210319_BREEAM_letter	Other	Man 03	Letter confirming: All timber and timber-based products used on the project is 'Legally harvested and traded timber' will implement best practice pollution prevention policies and procedures on-site in accordance with PPG, Working at Construction and demolition sites: PPG6. will sign up to the Considerate Constructors scheme and we will achieve a score of at least 40 with no single section gaining a score of less than 7 points. Responsibility has been assigned to designated project manager Richard White for monitoring, recording and reporting energy use, water consumption and transport data A Sustainability Champion (Catherine Hickford of Stroma) has been appointed to monitor the project to ensure ongoing compliance with the relevant sustainability performance/process criteria, and therefore BREEAM target(s), during the Construction, Handover and Close Out stages (as defined by the RIBA Plan of Works 2013, Stages 5 and 6)	25/04/23
42	210319_BREEAM_letter	Other	Man 04	confirmation A Building User Guide (BUG) will be developed prior to handover for distribution to the building occupiers and premises managers	25/04/23
42	210319_BREEAM_letter	Other	Man 05	Letter confirming The following seasonal commissioning activities will be completed over a minimum 12-month period, once the building becomes substantially occupied	25/04/23
42	210319_BREEAM_letter	Other	Hea 02	Confirmation that any internal finishes will have been tested against and meet the relevant standards as outlined in Table 18	25/04/23
42	210319_BREEAM_letter	Other	Wat 04	Confirmation There is no irrigation system. Planting has been selected that requires only watering from precipitation or occasional manual watering from external taps.	25/04/23
42	210319_BREEAM_letter	Other	Mat 03	All of the timber used on the project is 'Legally harvested and traded timber'.	25/04/23
43	post_occupancy_evaluation	Other	Man 05	The school confirms that it will carry out a post occupancy evaluation (POE) exercise one year after initial building occupancy. This will be carried out by an independent party.	25/04/23

44	Lighting_Drawings	Drawing/Plan	Hea 01	Lighting drawings showing the relevant LUx levels in each of the spaces. This confirms the relevant 300lux for teaching spaces and also 500lux for D&T, science and art. External lighting drawings also show the location of external lights with ohotocell sensors and presence detection. External luminaires to be controlled via an automated timed operation through a solar dial time switch. Photocell to be provided to over-ride the timed control. All external lighting, with the exception of safety and security lighting, shall be switched off between 11pm-7pm, or as directed by any planning condition.	25/04/23
45	VOC_Certs	Manufacture's literature	Hea 02	VOC certs in line with Table 18	25/04/23
46	FW__Compass_HEA_04_BREEAM	Email	Hea 04	Email from Halsion showing extract from section 4.6.3 confirming heating zoning	25/04/23
47	FS0082-HAL-ZZ-ZZ-DR-M-5000_-_Rev_C03_-_WIP	Drawing/Plan	Hea 04	Schematic drawing showing the different heating zones.	26/04/23
48	FS0082-HYD-ZZ-ZZ-RP-N-0004	Specification	Hea 04	3. CONTROLS In terms of control, each classroom will be provided with: Local occupant control via wall mounted panel giving staff the option to manually override as necessary. This enables a boosted rate of ventilation in the room in the case of spills or increased occupancy and also to override the requirements when opening windows cannot be used (i.e. when black out blinds are used). Each room will feature a wall mounted temperature and CO2 sensor (suitably located to avoid disruption from doors open vents etc.) to give indication of when temperature/CO2 levels are approaching upper limits high so that the staff can open the windows before it has a negative impact on learning and thus provide good fresh air supply to keep students invigorated. Page 10 shows the different zones that the assessment has been carried out on.	26/04/23
49	8560_-_Compass_Academy_SQA_Confirmation_Letter	Other	Hea 05	Confirmation The BREEAM design stage acoustic report was authored by a Member of the Institute of Acoustics (MIOA) with a recognised acoustic qualification and five years' experience within the field of noise. This meets the requirements of a Suitably Qualified Acoustician (SQA).	26/04/23

49	8560_-_Compass_Academy_SQA_Confirmation_Letter	Other	Pol 05	Confirmation The BREEAM design stage acoustic report was authored by a Member of the Institute of Acoustics (MIOA) with a recognised acoustic qualification and five years' experience within the field of noise. This meets the requirements of a Suitably Qualified Acoustician (SQA).	26/04/23
50	FS0082-ACL-ZZ-ZZ-RP-Y-0001	Consultant's report	Hea 05	Section 2 Reverberation: Calculations have been undertaken for each occupied room within the building using the Sabine equation, based on the acoustic strategy for each room in the latest Noviun drawings. The room dimensions, finishes and acoustic treatment have been determined from the drawings stated in Section 1 of this report. Appendix B of this report shows a break-down of our reverberation time calculations for single height spaces. All spaces are predicted to achieve the BB93 reverberation time criteria except the following: 0.09 Head's Office, 0.29a Lecture, 1.14 Recording Room and 1.16 AV Room. Section 3 and 4 internal airbourne sound and impact sound confirms the requirements of the sound insulation section of the BREEAM criteria: Table 5 shows the room requirements in line with the BREEAM criteria. Section 6 covers internal ambient noise levels and Table 8 shows the upper limit for these targets.	26/04/23
50	FS0082-ACL-ZZ-ZZ-RP-Y-0001	Consultant's report	Pol 05	Section 7 covers plant noise. An Environmental Noise Survey was undertaken by Hilson Moran and included the results of a noise survey and proposed noise limits based on the gathered data in accordance with BS4142:2014. The noise limits based on the lowest background sound levels in the Stage 3 report are as follows: • Residential flats to the north – 35 dB LAeq,T. • Dwellings overlooking Tranton Road – 30 dB LAeq,T. Plant will be designed, specified and assessed to demonstrate compliance with the above noise levels. The "rating sound level" is the "specific sound level" of the source over a period of 1 hour during the day (07:00 to 23:00 hours) and over a period of 15 minutes during the night (23:00 to 07:00 hours).	26/04/23
51	Wat01_Calculator_v1.0_In_line_with_letter	Excel/XML output	Wat 01	BRE water calculation in line with the flow rates specified as targets in evidence letter 18. The calculator awards 3 credits.	26/04/23
52	FS0082-HAL-XX-XX-TS-M-0014_-_Sanitaryware_for_BREEAM	Specification	Wat 01	Sanitary specification used to confirm the flow rates of each of the devices used in the water calculation tool.	26/04/23

53	GENERAL_01_FS0082-HYD-ZZ-ZZ-SP-N-0001	Consultant's report	Wat 03	Page 26 of the report confirms Leak detection and controls are to be provided in line the with relevant BREEAM credits sought.	26/04/23
54	GENERAL_03_FS0082-HYD-ZZ-ZZ-SP-N-0003	Consultant's report	Ene 02	The following meters are all monitored for consumption via pulsed output, to provide a daily, monthly, and total energy consumption: • Main Utility Gas meter • Heat meters - LTHW connection to district heating, CT, VT and DHW connection to district heating • Water heater • Boundary Water meter • Plant room incoming Water meter • Boosted Irrigation Water Meter • HWS Cold Feed Water Meter • Main Utility Electricity Meter • VRF cooling Elec supply meter • All Electrical Meters and sub meters, via Modbus interface.	26/04/23
54	GENERAL_03_FS0082-HYD-ZZ-ZZ-SP-N-0003	Consultant's report	Wat 03	Section 6 metering confirms that metering provides all the necessary credits targeted under BREEAM including for leak detection.	26/04/23

55	CSS_Sustainable_Procurement_Plan	Consultant's report	Mat 03	The plan sets out a clear framework for the responsible sourcing of materials to guide procurement throughout a project and by all involved in the specification and procurement of construction materials. The plan may be prepared and adopted at an organisational level or be site/project specific, and for the purposes of BREEAM compliance, will cover the following as a minimum: Risks and opportunities are identified against a broad range of social, environmental and economic issues. BS 8902:2009 Responsible sourcing sector certification schemes for construction products- Specification can be used as a guide to identify these issues. Products supplied with an Environmental Product Declaration (EPD) to be preferred. EPDs provide an assessment of the products' environmental impacts Page 7 Aims, objectives and targets to guide sustainable procurement activities. The procurement options must be set out in the project specific Sustainable Procurement Register (please see section 04 of this document) with the assistance of the Sustainability Manager. The strategic assessment of sustainably sourced materials available locally and nationally. There should be a policy to procure materials locally where possible. Locally and nationally available sustainably sourced materials Page 4 Procedures are in place to check and verify that the sustainable procurement plan is being implemented/adhered to on individual projects. These could include setting out measurement criteria, methodology and performance indicators to assess progress and demonstrate success.Checking and Verification Page 4	26/04/23
56	District_heating_systems____Knowledge_Base	Other	Pol 02	Breeam Knowledge base extract	26/04/23
57	17_AP_4088-ADDENDUM_SUSTAINABILITY_STATEMENT-798173	Consultant's report	Pol 02	Section Be Clean of the sustainability statement confirms In line with London Plan policy 5.6 and emerging NLP SI3 the Energy Assessment Addendum 2019 details the considerations of decentralised energy and energy systems to firstly prioritise the connection to existing (or planned networks) and secondly implement site wide district heating networks.	26/04/23
58	17_AP_4088-SITE_PLAN_-_DEMOLITION-797749	Drawing/Plan	LE 01	Drawing shows the extent of the demolition before the new school has been built. This shows that at least 75% of the site was previously occupied and therefore one credit can be awarded.	26/04/23

59	Compass_Site_waste_management_plan_rev_0_-_15.01.2021	Excel/XML output	Wst 01	Site Waste Management Plan provides the waste minimisation decisions, waste collected from site (broken down into the waste groups) and percentage sent for recycling. A summary of the total non hazardous waste generated, percentage recycled, weight sent to landfill, total non hazardous waste generated per GIFA (tonnes/100m2) & per value (tonnes/Â£100k). THe report shows 97% of waste is to be recycled and diverted from landfill so one credit can be awarded.	26/04/23
60	FS0082-TRF-B2-00-DR-L-2103	Drawing/Plan	Wst 03	Drawing to show All bins are shown sized as 1100L bins with dims of 910x1580mm. Exact dims may differ dependant on bin supplier. Total 5no. bins: 2no. recycling bins; 2no. landfill bins; 1no. future provision (food waste or other).	26/04/23
61	SDS_R32_CLP	Manufacture's literature	Pol 01	Copy of the R32 literature used in the POL01 calculator.	26/04/23
62	BREEAM_UK_NC_2014_Pol01_Calculator_v0.2__2_	Excel/XML output	Pol 01	POL01 calculator confirms 1 credit can be awarded.	26/04/23
63	Copy_of_BREEAM_UK_NC_2014_Mat01_Calculator_v1.2__8_	Excel/XML output	Mat 01	BRE Mat01 calculator tool confirming 5 credits can be awarded.	27/04/23
64	BREEAM_2014_Credit_Mat1_Proforma_for_Compass	Specification	Mat 01	Mat01 proforma completed by the architect confirming all specification details, measurements and green guide ratings to enter into the BRE calculator tool.	27/04/23
65	Green_Guide_Ratings	Manufacture's literature	Mat 01	Print screens of all Green guide ratings used.	27/04/23
66	Mat_02_Hard_Landscaping_and_Boundary_Protection_v0.2_tf_response	Excel/XML output	Mat 02	Mat02 proforma shows that over 80% of the boundary and landscaping protection is achieved as only 15m2 of the 3394 m2 overall achieves a rating of E.	27/04/23
67	Mat02_green_guide_ratings__2_	Manufacture's literature	Mat 02	Print screens of all Green guide ratings used.	27/04/23
68	BREEAM_UK_NC_2014_Mat04_Calculator_v1.1__10_	Excel/XML output	Mat 04	BRE Mat04 calculator confirming 1 credit	27/04/23
69	Insulation_Green_Guide_2008_ratings	Manufacture's literature	Mat 04	COnfirmation of green guide ratings	27/04/23
70	BREEAM_2014_Credit_Mat4_Proforma1	Other	Mat 04	The completed Mat 04 pro-forma detailing the insulants to the building fabric	27/04/23
71	HT_BREEAM_2014_Mat_04_Compass	Other	Mat 04	The completed Mat 04 pro-forma detailing the insulants to the building services	27/04/23
72	Halsion_CA_MEP_Comm_Programme_05.04.23	Other	Man 04	Halsion commissioning programe confirms the full list of commissioning actions will be completed at the relevant stage of the development.	04/05/23

73	Flood_Risk_Assessment_-_Bermondsey_Project	Consultant's report	Pol 03	A flood Risk assessment was carried out for the Bermondsey Project in which the project Compass School is located. (Addendum also submitted to confirm this). Section 6 of the report ''Flood risk identification confirms: 6.1 Risk of Fluvial and Tidal Flooding 43 6.2 Risk of Groundwater Flooding 47 6.3 Risk of Flooding from Burst Water Mains 49 6.4 Risk of flooding from reservoirs 50 6.5 Risk of Flooding from Local Sewers 51 6.6 Risk of Pluvial Flooding 52 Page 5 Confirms that the site is located in Flood Risk Zone 3. Given that the Site is located in Flood Zone 3, an exception test is therefore required to ensure the development is safe for its lifetime following the completion of a sequential test, which has already been satisfied by the London Borough of Southwark (LBS) in their Strategic Flood Risk Assessment (SFRA)3, published in January 2017. The SFRA identified Bermondsey as a key regeneration area, where “new development is needed to provide the investment that will drive much of this regeneration. Developing outside flood zones 2 and 3 will not assist the regeneration of these deprived areas and estates”. On this basis, the sequential test is satisfied. This FRA therefore informs the exception test, to assess the risk of flooding to the Site from all sources and to ensure that the Proposed Development does not increase flood risk elsewhere. As the flood risk zone is in Zone 3 the recommendations from the Environment agency are on page 110 ''The site of the proposal is situated within the less than 6 hour inundation zone and described as ‘significant’ risk within the Southwark Strategic Flood Risk Assessment (SFRA). We would highlight that there should be no residential development on the ground floor and that non-residential uses should have finished floor levels raised to a minimum of 300mm above the breach level plus climate change, as stated within table 6.4.4 Spatial Planning & Development Control Recommendations of the Southwark SFRA. We would also draw your attention to table 6.4.4 in regards to recommendations for basements within the less than 6 hour inundation which states no basements should be permitted within this area.	05/05/23

74	FLOOD_RISK_ASSESSMENT_ADDENDUM-798122	Consultant's report	Pol 03	Flood Risk addendum report to be read inconjunction with 73- Flood_Risk_Assessment_-_Bermondsey_Project.pdf. Page 9 shows where the school is located in relation to the overall assessment. Page 10 confirms The lowest level of residential accommodation is +5.08 mOD, and therefore meets the NPPF criteria of being a minimum of 300 mm above the flood level. therefore criteria 3b can be achieved.	05/05/23
75	Pol03_Proforma_-_GN15_	Consultant's report	Pol 03	Section B site information confirms there has been no increased in the impermeable area of the site. Section C confirms an appropriate consultant has carried out the assessment. Section D confirms the building meets the 5l/s compliance criteria. A geocellular surface water attenuation tank is proposed upstream of the flow control to provide the required storage (attenuation) volume for the 1 in 100 year plus 40% climate change allowance event. The assessed project is located on a brownfield site and run-off rates have been calculated in accordance with current best practice simulation modelling. Section D 7-11 confirms The impermeable area has not increased post development, additionally the peak rate of run-off from the site will be significantly reduced post development. The post development site will therefore not discharge any additional volume of run-off except as a result of climate change and flooding of property will not occur in the event of local drainage system failure	05/05/23
76	BREEAM_UK_NC_2014_LE03_LE04_Calculator_v2.0	Excel/XML output	LE 03	Le03 calculator showing credits awarded.	02/06/23