

32153 WD Therapia Lane Croydon  
BREEAM Design Stage Review Tracker



BREEAM 2014 UK Refurbishment and Fit Out, Pt 4 with Ecology (Industrial with Office)  
14th December 2023

By: NC  
Reviewed by: LR

Notes

Not Targeted  
AaBbCc RIBA Stage 2 Action  
55% Very Good,

Baseline

55.5%

V. Good

Credit Ref	Credit Name	Credits	Baseline
<b>Management</b>			
Each Credit is worth 1.11%			
Man 01	Stakeholder Consultation [Project Delivery]	1	1
	Stakeholder Consultation [Third Party]	1	
	Sustainability Champion [Inception]	1	1
	Sustainability Champion [Design]	1	1
Man 02	Elemental Life Cycle Cost	2	2
	Component Level LCC Plan	1	
	Capital Cost Reporting	1	1
Man 03	Environmental Management	1	1
	Sustainability Champion	1	1
	Considerate Construction	2	1
	Monitoring of Construction Site Impacts	1	
Man 04	Commissioning & Testing Schedule	1	1
	Commissioning Building Services	1	1
	Building User Guide and Training Handover	1	
Man 05	Aftercare Support	1	
	Seasonal Commissioning		
	Post Occupancy Evaluation	1	
<b>Health &amp; Well-being</b>			
Each Credit is worth 1.32%			
Hea 01	Glare Control	1	1
	Daylighting	3	
	View Out	2	
Hea 02	Indoor Air Quality Plan	1	1
	VOC emission levels (products)	1	1
	VOC emission levels (post construction)	1	
Hea 04	Thermal Modelling	1	1
Hea 05	Sound Insulation	2	1
Hea 06	Security and Safety of Building	1	
<b>Energy</b>			
Each Credit is worth 1.12%			
Ene 08	Energy Efficient Equipment	2	2

Credit Ref	Credit Name	Credits	Baseline
<b>Transport</b>			
Each Credit is worth 1.3%			
Tra 01	Transport Links	3	1
Tra 02	Proximity to Amenities	1	
Tra 03	Cycle Facilities	2	2
Tra 05	Transport Plan	1	
<b>Water</b>			
Each Credit is worth 1.3%			
Wat 01	Water Consumption	5	2
Wat 02	Water Monitoring	1	1
Wat 03	Flow Control Devices	1	1
Wat 04	Water efficient equipment	1	
<b>Materials</b>			
Each Credit is worth 1.87%			
Mat 01	Life Cycle Impacts	2	
Mat 03	Sustainable Procurement Plan	1	1
	Responsible Sourcing of Materials	3	1
Mat 05	Designing for Robustness	1	1
Mat 06	Material Efficiency	1	1
<b>Waste</b>			
Each Credit is worth 1.21%			
Wst 01	Pre-refurbishment Audit	1	1
	Reuse and Recycling of Materials	2	
	Waste Levels (SWMP, waste targets)	3	1
	Diversion from Landfill	1	1
Wst 03	Operational Waste	1	1
Wst 06	Functional Adaptability	1	1
<b>Ecology</b>			
Each Credit is worth 3.89%			
LE 05	Long Term Impacts on Biodiversity	2	2
<b>Pollution</b>			
Each Credit is worth 1.49%			
Pol 01	Impact of Refrigerants	3	
Pol 03	Flood Risk Management	2	2
<b>Exemplary Credits</b>			
Each Credit is worth 1%			
Man 03	Responsible construction practices	1	1
Man 05	Aftercare Support	1	
Hea 01	Daylighting	1	
Hea 02	Indoor Air Quality	1	
Wat 01	Water Consumption	1	
Mat 01	Environmental Impact of Materials	1	
Mat 03	Responsible Sourcing of Materials	1	
Wst 01	Construction SWMP	2	

"Disclaimer: This document should be read in conjunction with the BREEAM 2014 RFO technical guidance. This BREEAM pre-assessment has been completed as an estimation on the score that the project could achieve. The credits considered "awarded" in this summary represent the information received to date. Their status can and will change should a discrepancy arise when all supporting evidence is supplied. The responsibility for awarding of credits ultimate lies with the BRE / Stroma through their quality assurance process following their audit of information submitted for review by SCS."

©Sustainable Construction Services