



Indicative Overall BREEAM Score

58.61%

BREEAM Rating Benchmarks

PASS	≥30%
GOOD	≥45%
VERY GOOD	≥55%
EXCELLENT	≥70%
OUTSTANDING*	≥85%

Minimum BREEAM Standards

	Pass	Good	Very Good	Excellent	Outstanding
Achieved?	YES	YES	YES	YES	NO

Ref	Title	Industrial Criteria	Number of BREEAM credits available	Total predicted BREEAM credits achieved	Minimum required credits by BREEAM issue and rating					Notes
Management										
Man 1	Commissioning	<p>One credit where evidence provided demonstrates that an appropriate project team member has been appointed to monitor commissioning on behalf of the client to ensure commissioning will be carried out in line with current best practice.</p> <p>Two credits where, in addition to the above, evidence provided demonstrates that seasonal commissioning will be carried out during the first year of occupation, post construction (or post fit out).</p>	2	2	1	1	1	1	2	The development will ensure that commissioning is carried out in line with best practice, with seasonal commissioning during the first year
Man 2	Considerate Constructors	<p>One credit where evidence provided demonstrates that there is a commitment to comply with best practice site management principles.</p> <p>Two credits where evidence provided demonstrates that there is a commitment to go beyond best practice site management principles.</p>	2	1	-	-	-	1	2	The contractors will deliver best practice on the site
Man 3	Construction Site Impacts	<p>One credit where evidence provided demonstrates that 2 or more of items a-g (listed below) are achieved.</p> <p>Two credits where evidence provided demonstrates that 4 or more of items a-g (listed below) are achieved.</p> <p>Three credits where evidence provided demonstrates that 6 or more of items a-g are achieved:</p> <p>a. Monitor, report and set targets for CO2 or energy arising from site activities b. Monitor, report and set targets for CO2 or energy arising from transport to and from site c. Monitor, report and set targets for water consumption arising from site activities d. Implement best practice policies in respect of air (dust) pollution arising from the site e. Implement best practice policies in respect of water (ground and surface) pollution occurring on the site f. Main contractor has an environmental materials policy, used for sourcing of construction materials to be utilised on site g. Main contractor operates an Environmental Management System.</p> <p>One additional credit where evidence provided demonstrates that at least 80% of site timber is responsibly sourced and 100% is legally sourced.</p>	4	2	-	-	-	-	-	At least four of the monitoring activities will be undertaken on the site
Man 4	Building user guide	One credit where evidence provided demonstrates the provision of a simple guide that covers information relevant to the tenant/occupants and non-technical building manager on the operation and environmental performance of the building.	1	1	-	-	-	1	1	A non-technical building user guide will be provided.
Man 8	Security	One credit where evidence provided demonstrates that an Architectural Liaison Officer (ALO) or Crime Prevention Design Advisor (CPDA) from the local police force has been consulted at the design stage and their recommendations incorporated into the design of the building and its parking facilities (if relevant).	1	0	-	-	-	-	-	An ALO/CPDA has not yet been consulted, however security is a high priority and this will be undertaken later in the design process

Indicative Mangement (weighted) Section Score		7.20%									
Health & Wellbeing											
Hea 1	Daylighting	One credit where evidence provided demonstrates that at least 80% of floor area in each occupied space is adequately daylight.	1	0	-	-	-	-	-	The design is not sufficiently developed and therefore a conservative approach has been adopted	
Hea 4	High frequency lighting	One credit where evidence provided demonstrates that high frequency ballasts are installed on all fluorescent and compact fluorescent lamps.	1	1	1	1	1	1	1	This will be specified	
Hea 5	Internal and external lighting levels	One credit where evidence provided demonstrates that all internal and external lighting, where relevant, is specified in accordance with the appropriate maintained illuminance levels (in lux) recommended by CIBSE.	1	1	-	-	-	-	-	This will be specified	
Hea 9	Volatile Organic Compounds	One credit where evidence provided demonstrates that the emissions of VOCs and other substances from key internal finishes and fittings comply with best practice levels.	1	1	-	-	-	-	-	This will be specified	
Hea 12	Microbial contamination	One credit where evidence provided demonstrates that the risk of waterborne and airborne legionella contamination has been minimised.	1	1	1	1	1	1	1	This will be specified	
Hea 14	Office Space	Up to two credits where evidence provided demonstrates that office space within the development that is less than 500m2 achieves best practice in terms of occupant comfort and control.	2	1	-	-	-	-	-	The design is not sufficiently developed and therefore a conservative approach has been adopted	
Indicative Health & Wellbeing (weighted) Section Score		10.71%									

Energy										
Ene 1	Reduction of CO2 Emissions	Up to fifteen credits where evidence provided demonstrates an improvement in the energy efficiency of the building's fabric and services and therefore achieves lower building operational related CO2 emissions.	15	6	-	-	-	6	10	The enclosed building areas will be built to high fabric and insulation standards
Ene 2	Sub-metering of Substantial Energy Uses	One credit where evidence provided demonstrates the provision of direct sub-metering of energy uses within the building.	1	1	-	-	1	1	1	Submetering will be provided
Ene 3	Sub-metering of high energy load Areas and Tenancy	One credit where evidence provided demonstrates sub-metering of energy consumption by tenancy/building function area is installed within the building.	1	1	-	-	-	-	-	Submetering will be provided
Ene 4	External Lighting	One credit where energy-efficient external lighting is specified and all light fittings are controlled for the presence of daylight.	1	1	-	-	-	-	-	This will be specified
Ene 5	Low zero carbon technologies	One credit where evidence provided demonstrates that a feasibility study considering local (on-site and/or near site) low or zero carbon (LZC) technologies has been carried out and the results implemented. Two credits where evidence provided demonstrates that the first credit has been achieved and there is a 10% reduction in the building's CO2 emissions as a result of the installation of a feasible local LZC technology. Three credits where evidence provided demonstrates that the first credit has been achieved and there is a 15% reduction in the building's CO2 emissions as a result of the installation of a feasible local LZC technology. Or alternatively: A maximum of one credit where evidence provided demonstrates that a contract with an energy supplier is in place to provide sufficient electricity used within the assessed building/development to meet the above criteria from a 100% renewable energy source. (Note: a standard Green Tariff will not comply)	3	2	-	-	-	1	1	It is expected that the energy produced by the facilities will deliver energy to the associated buildings, however the technical solution has not been confirmed and therefore a conservative 2 credits has been assumed.
Ene 6	Building fabric performance & avoidance of air infiltration	One credit where evidence provided demonstrates that appropriate design and as built performance measures (as identified in the compliance requirements) are taken to minimise heat loss and air infiltration through the building fabric.	1	0	-	-	-	-	-	
Indicative Energy (weighted) Section Score			9.50%							

Transport										
Tra 1	Provision of public transport	Up to five credits are awarded on a sliding scale based on the assessed buildings' accessibility to the public transport network.	3	2	-	-	-	-	-	The PTAL has not been confirmed but the presence of a train station and bus routes in close proximity suggest reasonable transport links
Tra 2	Proximity to amenities	One credit where evidence provided demonstrates that the building is located within 500m of accessible local amenities appropriate to the building type and its users.	1	0	-	-	-	-	-	Amenities are located closeby in Monton town centre, although the walking route has not yet been confirmed
Tra 3	Cyclist Facilities	One credit where evidence provided demonstrates that covered, secure and well-lit cycle storage facilities are provided for all building users. Two credits where, in addition to the above, adequate changing facilities are provided for staff use.	2	1	-	-	-	-	-	Cycle storage will be provided
Tra 4	Pedestrian and cycle safety	One credit where evidence provided demonstrates that the site layout has been designed in accordance with best practice to ensure safe and adequate pedestrian and cycle access.	1	0	-	-	-	-	-	
Tra 5	Travel plan	One credit where evidence is provided to demonstrate that a travel plan has been developed and tailored to the specific needs of the building users.	1	1	-	-	-	-	-	A travel plan will be prepared for the site
Tra 6	Maximum car parking capacity	One credit where evidence provided demonstrates no more than one parking space is provided for every three building users. Two credits where evidence provided demonstrates no more than one parking space is provided for every four building users.	2	1	-	-	-	-	-	Subject to detailed design and the requirements of the City Council - conservative 1 credit provided.
Tra 8	Deliveries & manoeuvring	One credit where evidence provided demonstrates that vehicle access areas have been designed to ensure adequate space for manoeuvring delivery vehicles and provide space away from manoeuvring area for storage of refuse skips and pallets.	1	1	-	-	-	-	-	Safe movement of vehicles has been a key consideration of the design
Indicative Transport (weighted) Section Score			4.36%							

Water										
Wat 1	Water Consumption	Up to three credits where evidence provided demonstrates that the specification includes taps, urinals, WCs and showers that consume less potable water in use than standard specifications for the same type of fittings.	3	2	-	1	1	1	2	Low water use appliances will be specified
Wat 2	Water meter	One credit where evidence provided demonstrates that a water meter with a pulsed output will be installed on the mains supply to each building/unit.	1	1	-	1	1	1	1	This will be specified
Wat 3	Major leak detection	One credit where evidence provided demonstrates that a leak detection system is specified or installed on the building's water supply.	1	0	-	-	-	-	-	
Wat 4	Sanitary supply shut off	One credit where evidence provided demonstrates that proximity detection shut-off is provided to the water supply to all toilet areas.	1	1	-	-	-	-	-	This will be specified
Indicative Water (weighted) Section Score			4.00%							
Materials										
Mat 1	Materials Specification (major building elements)	Up to two credits are available, determined by the Green Guide to Specification ratings for the major building elements.	2	1	-	-	-	-	-	The detail design has not yet been confirmed however this will be integral to the design process
Mat 2	Hard landscaping and boundary protection	One credit where evidence provided demonstrates that at least 80% of the combined area of external hard landscaping and boundary protection specifications achieve an A or A+ rating, as defined by the Green Guide to Specification.	1	0	-	-	-	-	-	
Mat 3	Re-use of building façade	One credit is awarded where evidence provided demonstrates that at least 50% of the total façade (by area) is reused and at least 80% of the reused façade (by mass) comprises in-situ reused material.	1	0	-	-	-	-	-	
Mat 4	Re-use of building structure	One credit is awarded where evidence provided demonstrates that a design reuses at least 80% of an existing primary structure and for part refurbishment and part new build, the volume of the reused structure comprises at least 50% of the final structure's volume.	1	0	-	-	-	-	-	
Mat 5	Responsible sourcing of materials	Up to 3 credits are available where evidence provided demonstrates that 80% of the assessed materials in the following building elements are responsibly sourced: a. Structural Frame b. Ground floor c. Upper floors (including separating floors) d. Roof e. External walls f. Internal walls g. Foundation/substructure h. Staircase Additionally 100% of any timber must be legally sourced.	3	1	-	-	-	-	-	The detail design has not yet been confirmed, although the sourcing will be considered throughout the process
Mat 6	Insulation	One credit where evidence provided demonstrates that thermal insulation products used in the building have a low embodied impact relative to their thermal properties, determined by the Green Guide to Specification ratings. One credit where evidence provided demonstrates that thermal insulation products used in the building have been responsibly sourced.	2	1	-	-	-	-	-	Low embodied energy insulation will be used
Mat 7	Designing For Robustness	One credit where protection is given to vulnerable parts of the building such as areas exposed to high pedestrian traffic, vehicular and trolley movements.	1	1	-	-	-	-	-	This will be specified
Indicative Materials (weighted) Section Score			4.55%							

Waste										
Wst 1	Construction Site Waste Management	Up to three credits are available where evidence provided demonstrates that the amount of non-hazardous construction waste (m3/100m2 or tonnes/100m2) generated on site by the development is the same as or better than good or best practice levels. One credit where evidence provided demonstrates that a significant majority of non-hazardous construction waste generated by the development will be diverted from landfill and reused or recycled.	4	2	-	-	-	-	-	A large proportion of waste will be reused or recycled, although the precise level has not yet been quantified
Wst 2	Recycled aggregates	One credit where evidence provided demonstrates the significant use of recycled or secondary aggregates in 'high-grade' building aggregate uses.	1	0	-	-	-	-	-	
Wst 3	Recyclable waste storage	One credit where a central, dedicated space is provided for the storage of the building's recyclable waste streams.	1	1	-	-	-	1	1	This will be provided
Wst 4	Compactor / Baler	One credit where evidence provided demonstrates that either an industrial waste compactor or baler is installed for compacting/baling waste materials generated on site and a. A water outlet is provided for cleaning b. The development achieves the BREEAM credit for storage of recyclable waste.	1	1	-	-	-	-	-	This will be provided
Indicative Waste (weighted) Section Score			4.29%							
Land Use & Ecology										
LE1	Re-use of land	One credit where evidence provided demonstrates that the majority of the footprint of the proposed development falls within the boundary of previously developed land.	1	1	-	-	-	-	-	The site is brownfield
LE2	Contaminated land	One credit is awarded where evidence provided demonstrates that the land used for the new development has, prior to development, been defined as contaminated and where adequate remedial steps have been taken to decontaminate the site prior to construction.	1	1	-	-	-	-	-	Remedial work has been required at the site to remove contamination
LE3	Ecological value of site AND Protection of ecological features	One credit is awarded where evidence provided demonstrates that the construction zone is defined as land of low ecological value and all existing features of ecological value will be fully protected from damage during site preparation and construction works.	1	0	-	-	-	-	-	
LE4	Mitigating Ecological impact	One credit where evidence provided demonstrates that the change in the site's existing ecological value, as a result of development, is minimal. Two credits where evidence provided demonstrates that there is no negative change in the site's existing ecological value as a result of development.	2	1	-	-	1	1	1	The ecological value of the site will remain low before and after development.
LE5	Enhancing Site Ecology	One credit where the design team (or client) has appointed a suitably qualified ecologist to advise and report on enhancing and protecting the ecological value of the site; and implemented the professional's recommendations for general enhancement and protection of site ecology. Two credits where, in addition to the above, there is a positive increase in the ecological value of the site of up to (but not including) 6 species. Three credits where, in addition to the above, evidence is provided to demonstrate a positive increase in the ecological value of the site of 6 species or greater.	3	1	-	-	-	-	-	An ecologist has been appointed to advise
LE6	Long term impact on biodiversity	One credit where the client has committed to achieving the mandatory requirements listed below and at least two of the additional requirements. Two credits where the client has committed to achieving the mandatory requirements listed below and at least four of the additional requirements.	2	0	-	-	-	-	-	
Indicative Land Use & Ecology (weighted) Section Score			4.00%							

Pollution										
Pol 1	Refrigerant GWP - Building services	One credit where evidence provided demonstrates the use of refrigerants with a global warming potential (GWP) of less than 5 or where there are no refrigerants specified for use in building services.	1	1	-	-	-	-	-	This will be specified
Pol 2	Preventing refrigerant leaks	One credit where evidence provided demonstrates that refrigerant leaks can be detected AND that the provision of automatic refrigerant pump down is made to a heat exchanger (or dedicated storage tanks) with isolation valves. Or where there are no refrigerants specified for the development.	1	1	-	-	-	-	-	This will be specified
Pol 4	NOx emissions from heating source	Office & associated areas (N/A if no office areas): One credit where evidence provided demonstrates that the maximum dry NOx emissions from delivered space heating energy are ≤70 mg/kWh delivered heating energy or less (at 0% excess O2). Operational areas (N/A if unheated operational area): One credit where evidence provided demonstrates that the maximum dry NOx emissions from delivered space heating energy are ≤70 mg/kWh delivered heating energy or less (at 0% excess O2).	1	1	-	-	-	-	-	This will be specified
Pol 5	Flood risk	Two credits where evidence provided demonstrates that the assessed development is located in a zone defined as having a low annual probability of flooding. One credit where evidence provided demonstrates that the assessed development is located in a zone defined as having a medium or high annual probability of flooding AND the ground level of the building, car parking and access is above the design flood level for the site's location. One further credit where evidence provided demonstrates that surface water run-off attenuation measures are specified to minimise the risk of localised flooding, resulting from a loss of flood storage on site due to development.	3	3	-	-	-	-	-	The site is at low risk of flooding and sustainable drainage methods will be incorporated to reduce the risk of downstream flooding.
Pol 6	Minimising watercourse pollution	One credit here evidence provided demonstrates that effective on site treatment such as Sustainable Drainage Systems (SUDs) or oil separators have been specified in areas that are or could be a source of watercourse pollution.	1	1	-	-	-	-	-	This will be specified
Pol 7	Reduction of Night Time Light Pollution	One credit where evidence provided demonstrates that the external lighting design is in compliance with the guidance in the Institution of Lighting Engineers (ILE) Guidance notes for the reduction of obtrusive light, 2005.	1	1	-	-	-	-	-	This will be specified
Pol 8	Noise Attenuation	One credit where evidence provided demonstrates that new sources of noise from the development do not give rise to the likelihood of complaints from existing noise-sensitive premises and amenity or wildlife areas that are within the locality of the site.	1	1	-	-	-	-	-	Noise attenuation has been considered as part of the design
Indicative Pollution (weighted) Section Score			10.00%							

Innovation - Exemplary Level Criteria

Innovation	Man 2: Considerate Constructors	Where post construction, a Considerate Constructors Scheme certificate can be provided demonstrating that the site achieved CCS Code of Considerate Practice with a score of at least 36. OR Where post construction, the site has complied in full with the alternative, independently assessed scheme, and the alternative scheme addresses all the mandatory and optional items in Checklist A2.	1	0	
Innovation	Hea 1: Daylighting	At least 80% of the floor area (for the building spaces/room identified above in the standard requirements) has an average daylight factor of 3% in multi-storey buildings and 4% in single-storey buildings.	1	0	
Innovation	Hea 14: Office Space (BREEAM Retail & Industrial Schemes only)	An exemplary credit can be awarded where all the measures detailed above have been achieved for at least 80% of the development's office space floor area.	1	0	
Innovation	Ene 1: Reduction of CO2 emissions	One additional innovation credit can be awarded where evidence provided demonstrates the building is designed to be a carbon neutral building as defined by the NCM (i.e. in terms of building services energy demand), as follows: a. A new building achieves a CO2 index less than 0 on the benchmark scale. b. A refurbished building achieves a CO2 index equal to or less than 0 on the benchmark scale. Two additional innovation credits can be awarded where evidence provided demonstrates the building is designed to be a True zero carbon building (in terms of building services and operational energy demand).	2	0	
Innovation	Ene 5: Low or Zero Carbon Technologies	A local LZC energy technology has been installed in line with the recommendations of a compliant feasibility study and this method of supply results in a 20% reduction in the building's CO2 emissions.	1	0	
Innovation	Wat 2: Water Meter	Where sub meters are fitted to allow individual water-consuming plant or building areas to be monitored such as cooling towers, car washes, catering areas, etc. If the building does not have any major water consuming plant this exemplar credit is not available. Each sub meter has a pulsed output to enable connection to a Building Management System (BMS) for the monitoring of water consumption. In addition to the above, for sites with multiple departments e.g. large health centres or acute hospitals, separate pulsed sub meters are fitted on the supply to the following areas where present: a. Staff and public areas b. Clinical areas and wards c. Letting areas: On the water supply to each tenant unit d. Laundries e. Main production kitchen f. Hydrotherapy pools g. Laboratories h. CSSD/HSDU, pathology, pharmacy, mortuary and any other major process water user.	1	0	
Innovation	Materials Specification	One exemplary BREEAM credit can be awarded as follows: a. Where assessing four or more applicable building elements, the building achieves at least two points additional to the total points required to achieve maximum credits under the standard BREEAM requirements. b. Where assessing fewer than four applicable building elements, the building achieves at least one point additional to the total points required to achieve maximum credits under the standard BREEAM requirements.	1	0	
Innovation	Responsible Sourcing of Materials	Where, in addition to the standard BREEAM requirements, 95% of the applicable materials, comprised within the applicable building elements, have been responsibly sourced.	1	0	
Innovation	Wst 1 Construction Site Waste Management	Where non-hazardous construction waste generated by the building's development meets or exceeds the resource efficiency benchmark required to achieve three credits (as outlined in the guidance). Where at least 90% by weight (80% by volume) of non-hazardous construction waste and 95% of demolition waste by weight (85% by volume) (if applicable) generated by the build has been diverted from landfill and either: a. Reused on site (in-situ or for new applications) b. Reused on other sites c. Salvaged/reclaimed for reuse d. Returned to the supplier via a 'take-back' scheme e. Recovered from site by an approved waste management contractor and recycled. Where all key waste groups are identified for diversion from landfill at pre-construction stage SWMP.	1	0	

Innovation - BREEAM Accredited Professional

Innovation	BREEAM Accredited Professional	Up to two credits are available for the comprehensive use of a BREEAM Accredited Professional (AP) throughout project work stages.	2	0	
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Indicative Innovation (weighted) Section Score 0.00%