

Waterfold Business Park, Bury

BREEAM Pre-Assessment Report



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RECORD OF REVISIONS.

Date.	Revision.	Description of change.
18/08/2023	001	Draft for Comments
27/09/2023	002	Revised with Site Plan

1 EXECUTIVE SUMMARY

The predicted BREEAM score and rating for the proposed industrial development of Waterfold Business Park, Bury is shown in Table 1.1 below.

Building Type	BREEAM v6.1 Rating
Industrial (Shell & Core)	73.82% (Excellent)

Table 1.1 BREEAM score

The results of this assessment have been based on credits assigned with the objective of ascertaining the feasibility of achieving a BREEAM 'Excellent' rating for the proposed industrial site in Waterfold Business Park, Bury. The BREEAM pre-assessment for the proposed scheme has an anticipated score of 73.82% therefore achieving an 'Excellent' rating which requires a percentage score greater than 70%. The score also allows for a 3.82% margin of contingency above the minimum score of 70% required.

All credits which can be investigated to deliver a higher BREEAM score have been highlighted within Section 5.0 of this report. If all these credits can be achieved the development could potentially achieve a BREEAM score of 83.65% which still delivers an 'Excellent' rating with an 13.65 % margin of contingency from the 70% minimum required for BREEAM 'Excellent' rating.

The credits that cannot be achieved are highlighted in blue within the BREEAM assessment and the credits which are likely to be achieved have been achieved are highlighted in green in the Tables provided in Section 6.0 of this report.

This is a live document and the BREEAM score is subject to change throughout the development should the relevant criteria not be met or should further credits become achievable.

2 INTRODUCTION

The BREEAM pre-assessment is an assessment method to inform a developer's design team of the predicted building rating and strategy. It is an initial view of the sustainability of the proposed development. The Pre-assessment report is designed to show how, based on the information provided, the development can achieve a certain score/rating and to provide information with regards to the next steps of the BREEAM assessment process. It includes the requirements to achieve desired BREEAM rating and potential credits that can be considered to increase the targeted score. It will be followed by the design assessment.

The report has been prepared by Cudd Bentley with regard to the development of the industrial unit at Waterfold Business Park, Bury. The purpose of the proposed development is to provide an industrial unit with required car parking, service yard and amenity space.

Figure 2.1 below shows the site plan for the development of Waterfold Business Park, Bury.



Figure 2.1 Site Plan

Sushil Pathak of Cudd Bentley Consulting Limited has been appointed to assist with the BREEAM v6.1 UK (Non-Domestic & Industrial) Pre-assessment on the proposed development. Also he has been appointed as a BREEAM AP and is involved to assist with the BREEAM v6.1 UK (Non- Domestic Buildings) design stage BREEAM AP Concept and Developed Design requirements for the proposed development.

3 BREEAM OVERVIEW

BREEAM schemes are an environmental assessment method for buildings. Each standard sets the best practice in environmental design and has become the de facto measure to describe a buildings environmental performance. BREEAM has the following aims:

- *To mitigate the impacts of buildings on the environment;*
- *To enable buildings to be recognised according to their environmental benefits;*
- *To provide a credible, environmental label for buildings;*
- *To stimulate demand for sustainable buildings.*

BREEAM has the following objectives:

- *To provide market recognition to low environmental impact buildings;*
- *To ensure best environmental practice is incorporated in buildings;*
- *To set criteria and standards surpassing those required by regulations and challenge the market to provide innovative solutions that minimise the environmental impact of buildings;*
- *To raise awareness of owners, occupants, designers and operators of the benefits of buildings with a reduced impact on the environment;*
- *To allow organisations to demonstrate progress towards corporate environmental objectives.*

Credits are awarded over 10 categories of sustainability consisting of a number of issues, summarised in Table 3.1 below.

Management • <i>Project Brief and Design;</i> • <i>Life Cycle Cost and Service Life Planning;</i> • <i>Responsible Construction Practices;</i> • <i>Commissioning and Handover;</i> • <i>Aftercare.</i>	Materials • <i>Environmental Impacts from Construction Products – Building Life Cycle Analysis;</i> • <i>Environmental Impact from Construction Products – EPD;</i> • <i>Responsible Sourcing of Construction Products;</i> • <i>Designing for Durability and Resilience;</i> • <i>Material Efficiency.</i>
Health & Wellbeing • <i>Visual Comfort;</i> • <i>Indoor Air Quality;</i> • <i>Safe Containment in Laboratories;</i> • <i>Thermal Comfort;</i> • <i>Acoustic Performance;</i> • <i>Security;</i> • <i>Safe and Healthy Surroundings.</i>	Waste • <i>Construction Waste Management;</i> • <i>Use of Recycled and Sustainably Sourced Aggregates;</i> • <i>Operational Waste;</i> • <i>Speculative Finishes;</i> • <i>Adaptation to Climate Change;</i> • <i>Design for Disassembly and Adaptability.</i>
Energy • <i>Reduction of Energy Use and Carbon Emissions;</i> • <i>Energy Monitoring;</i> • <i>External Lighting;</i> • <i>Low Carbon Design;</i> • <i>Energy Efficient Cold Storage;</i> • <i>Energy Efficient Transportation Systems;</i> • <i>Energy Efficient Laboratory Systems;</i> • <i>Energy Efficient Equipment;</i>	Land Use and Ecology • <i>Site Selection;</i> • <i>Identifying and Understanding the Risks and Opportunities for the Project;</i> • <i>Managing Negative Impacts on Ecology;</i> • <i>Change and Enhancement of Ecological Value;</i> • <i>Long Term Ecology Management and Maintenance.</i>
Transport • <i>Transport Assessment and Travel Plan;</i> • <i>Sustainable Transport Measures.</i>	Pollution • <i>Impact of Refrigerants;</i> • <i>Local Air Quality;</i> • <i>Flood and Surface Water Management;</i> • <i>Reduction of Night Time Light Pollution;</i> • <i>Reduction of Noise Pollution.</i>
Water • <i>Water Consumption;</i> • <i>Water Monitoring;</i> • <i>Water Leak Detection;</i> • <i>Water Efficient Equipment.</i>	Innovation • <i>New technology, process and practices.</i>

Table 3.1 Summary of Categories Covered by BREEAM

3.1 SCORES AND RATING

There are four main elements that determine the building rating:

3.1.1 BREEAM Rating Benchmarks

Table 3.2 below summarises the overall percentage score that is required to classify within each rating.

BREEAM Rating	% Score
Unclassified	< 30
Pass	≥ 30
Good	≥ 45
Very Good	≥ 55
Excellent	≥ 70
Outstanding	≥ 85

Table 3.2 BREEAM Ratings

3.1.2 BREEAM Environmental Weightings

Table 3.3 below outlines the environmental weightings that are adopted in each section to convert the credits awarded into an overall percentage score.

BREEAM Section	Weighting (%) v6.1		
	Fully Fitted	Shell and Core	Shell Only
Management	11%	11%	12%
Health & Wellbeing	14%	8%	7%
Energy	16%	14%	9.5%
Transport	10%	11.5%	14.5%
Water	7%	7%	2%
Materials	15%	17.5%	22%
Waste	6%	7%	8%
Land Use & Ecology	13%	15%	19%
Pollution	8%	9%	6%
Innovation (additional)	10%	10%	10%

Table 3.3 Environmental Section Weightings

3.1.3 Minimum BREEAM Standards

To achieve a BREEAM rating, the minimum percentage score must be achieved (Table 3.2) and the minimum standards (number of credits) applicable to that rating level, Table 3.4 below.

BREEAM Issue	Minimum standards by BREEAM rating level				
	Pass	Good	Very Good	Excellent	Outstanding
Man 03 – Responsible Construction Practices	None	None	None	1 (Responsible construction management)	2 (Responsible construction management)
Man 04 – Commissioning and Handover	None	None	None	Criterion 11 (Building User Guide)	Criterion 11 (Building User Guide)
Man 05 – Aftercare	None	None	None	1 (Commissioning implementation)	1 (Commissioning implementation)
Ene 01 – Reduction of CO2 Emissions	None	None	None	4 Credits	6 Credits
Ene 02 – Energy Monitoring	None	None	1 (First credit)	1 (First credit)	1 (First credit)
Wat 01 – Water Consumption	None	1 Credit	1 Credit	1 Credit	2 Credits
Wat 02 – Water Monitoring	None	Criteria 1 only	Criteria 1 only	Criteria 1 only	Criteria 1 only
Mat -3 – Responsible Sourcing of Materials	Criteria 1 only	Criteria 1 only	Criteria 1 only	Criteria 1 only	Criteria 1 only
Wst 01 – Construction Waste Management	None	None	None	None	1 Credit
Wst 03 – Operational Waste	None	None	None	1 Credit	1 Credit

Table 3.4 Minimum Standards

3.1.4 BREEAM Credits for Innovation

Innovation credits provide additional recognition for a building that innovates in the field of sustainable performance, above and beyond the level that is currently recognised and rewarded within standard BREEAM issues.

3.2 CURRENT ASSESSMENT – DESIGN PARAMETERS

BREEAM New Construction v6.1 is the latest version of the certification published by BRE for the new developments. That's why, the project is assessed by BREEAM New Construction v6.1 requirements. For this v6.1 pre-assessment, the following design parameters were used within the BREEAM Calculator Tool to commence the assessment:

- *Scheme - BREEAM UK New Construction (Non-Domestic Buildings) v6.1;*
 - *Building Type – Industrial – Warehouse, Storage or Distribution.*
- *Project type – New Construction / Shell & Core*
- *Functions/facilities specified in the building.*
 - *External areas*
 - *Warehouse and storage*
 - *Amenity space*
 - *Car parking space with EV charging points*

4 SITE ANALYSIS

The proposed development involves proposal of a single industrial unit with required amenities and car parking spaces. The proposed site layout is shown in Figure 4.1.



Figure 4.1 Site Layout

5 SUMMARY

In summary, the BREEAM pre-assessment for the proposed buildings has an anticipated score of 73.82%, therefore, achieving an 'Excellent' rating which requires a percentage score greater than 70%.

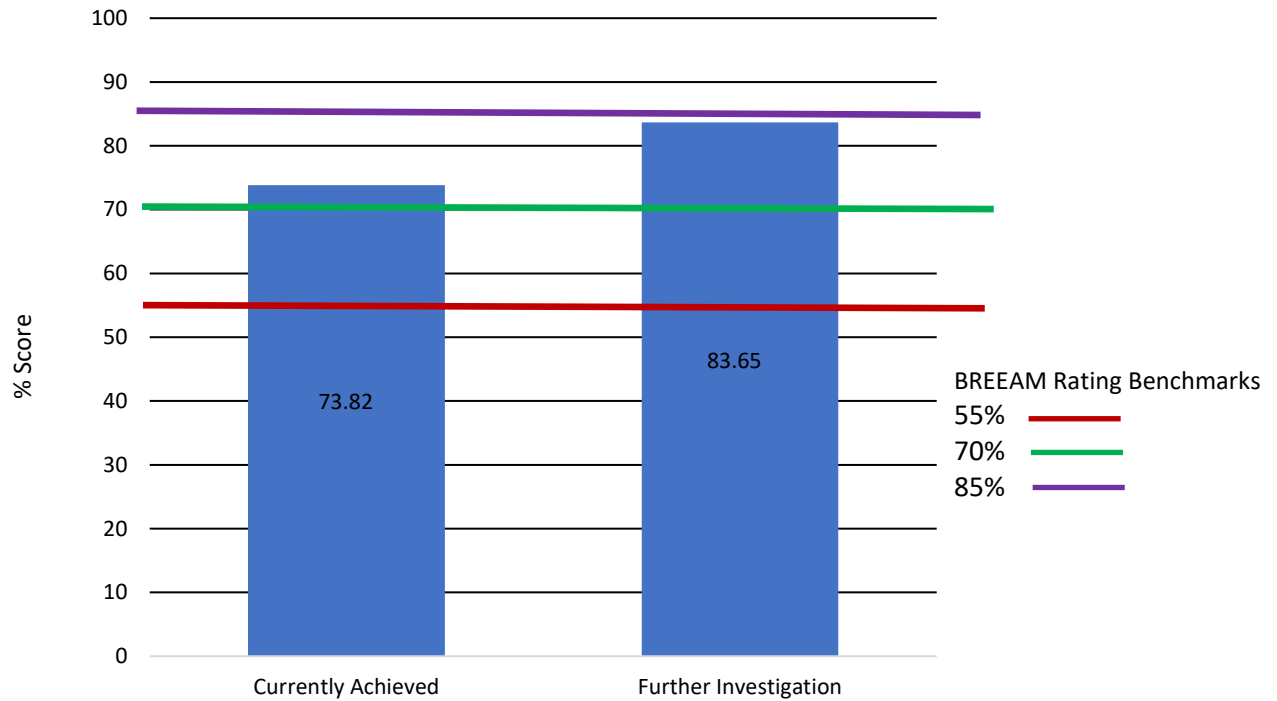
All credits which can be investigated to deliver a higher BREEAM score have been included within Table 5.1 below. If all these credits can be achieved the development could potentially achieve a BREEAM score of 83.65% which delivers an 'Excellent' rating with a 13.65% margin of contingency over the 70% target for an Excellent BREEAM rating.

Both scores have been visually represented within Graph 5.1 below. All credits are listed in Section 6.1

Credit for Further Investigation	Requirement	Contribution Score
Man 4 Commissioning and Handover	Will a thermographic survey and air tightness testing be undertaken	0.61%
Hea 7 Safe and Healthy Surroundings	Where external site areas are present, will safe access be designed for pedestrians and cyclists	0.80%
Tra02, Sustainable Transport Measures	Will suitable existing amenities be available to building users?	0.96%
Mat 2 Environmental impacts from construction products	Will construction products with EPD be specified to achieve a total EPD points of 20.	1.25%
Mat 6 Material Efficiency	Will all appropriate parties be consulted in optimising the use of materials throughout the course of the project?	1.25%
LE 1 Site Selection	Is the site deemed to be significantly contaminated?	1.15%
LE 3 Managing Negative Impacts on Ecology	One Credit – Will negative impacts on site be limited to allow for no overall loss of ecological value, or to be limited as much as possible?	1.15%
LE 4 Change and Enhancement of Ecological Value	One Credit- Will site ecology be enhanced inline with BREEAM Guidance Note 35?	1.15%
Pol 1 Impact of Refrigerants	Will the refrigerant containing systems contain leak detection?	0.75%
Pol 3 Flood and Surface Water Management	Will the site be designed to minimise water course pollution in accordance with the BREEAM criteria?	0.75%
Total Score		9.82%

Table 5.1 Credits for Further Investigation

Currently Achieved Vs Further Investigation



Graph 5.1 Currently Achievable Credits

6 BREEAM ASSESSMENTS

The following section highlights the BREEAM credits that have been awarded for the industrial development in Waterfold Business Park, Bury and the corresponding percentage score.

The design stage assessment and subsequent interim BREEAM Certification represents the performance of the building at the design stage of the assessment, typically prior to the beginning of operations on site. Certification at this stage does not, therefore, represent the buildings final 'as built' BREEAM performance.

The post construction stage assessment and subsequent BREEAM Certification represents the final 'as built' performance and BREEAM rating. A final post construction stage assessment is completed and certified after practical completion of the building works.

6473	Waterfold Park, Bury	BREEAM V.6.1 Pre-Assessment - Industrial - Shell & Core (Excellent)			Cudd Bentley Consulting 		
Credit	Description	Requirements	Achieved	Comments	Credits Available	Credits Achieved	Percentage %
Management							
Man 1 Project Brief and Design	To optimise final building design through recognising and encouraging an integrated design process and robust stakeholder engagement.	Project delivery planning - Will roles and responsibilities defined in accordance with BREEAM and set a project delivery for stakeholder contributions?	Y	Action at concept design, Stage 2	1	1	0.61%
		Stakeholder consultation - Will all relevant third parties been consulted with comments influencing the outcomes of the concept design?	Y	Action at concept design, Stage 2 Update at Stage 4	1	1	0.61%
		BREEAM AP (Concept Design) - Will a Sustainability Champion be appointed during the preparation and brief stage to facilitate BREEAM performance targets?	Y	Action at concept design, Stage 2	1	1	0.61%
		BREEAM AP (Developed Design) - Will the Sustainability Champion monitor progress throughout the design process?	Y		1	1	0.61%
Man 2 Life Cycle Cost and Service Life Planning	To promote the business case for sustainable buildings and to deliver whole life value by encouraging the use of life cycle costing to improve design, specification, through life maintenance and operation.	Will and elemental life cycle cost analysis be carried out at RIBA stage 2 (concept design)?	Y	Action at concept design, Stage 2	2	2	1.22%
		Will a component level plan be developed by the end of RIBA stage 4 (technical design)?	Y		1	1	0.61%
		Will the predicted capital cost for the building be reported?	Y		1	1	0.61%
Man 3 Responsible Construction Practices	To recognise and encourage construction sites which are managed in an environmentally and socially considerate, responsible and accountable manner.	Will all timber used on the project be 'Legally harvested and traded timber'?		Pre-requisite.	PR	yes	
		Will the principal contractor operate under an Environmental Management System, use responsibly sourced timber and best practice pollution prevention policies?	Y		1	1	0.61%
		Will a Sustainability Champion be appointed to monitor the project during construction, handover and close out stages?	Y		1	1	0.61%
		Will the principal achieve the minimum requirements and six additional requirements of Table 4.1 (BREEAM V6.1 manual V1.0)?	Y	Minimum 1 credit required for Excellent rating, 2 credits for outstanding	2	2	1.22%
		Will responsibility be assigned for monitoring energy, water and transport data?	Y		2	2	1.22%
Man 4 Commissioning and Handover	To encourage a properly planned handover and commissioning process that reflects the needs of the building occupants.	Will an appropriate team member be appointed to monitor commissioning and will a commissioning schedule and responsibilities be provided?	Y	Minimum 1 credit required for Excellent rating	1	1	0.61%
		Will a Specialist Commissioning Manager be appointed?	Y		1	1	0.61%
		Will a thermographic survey and air tightness testing be undertaken?	FI	Credit Highlighted for further investigation	1	0	0.00%
		Will a Building User Guide and Training Schedules be developed?	Y	Building User Guide is minimum requiriement for Excellent rating	1	1	0.61%
				Total	18	17	10.39%

Green - Achieved
Blue - Not Achieved
Orange - To be Investigated

6473	Waterfold Park, Bury	BREEAM V.6.1 Pre-Assessment - Industrial - Shell & Core (Excellent)					
Credit	Description	Requirements	Achieved	Comments	Credits Available	Credits Achieved	Percentage %
Health and Wellbeing							
Hea 1 Visual Comfort	To encourage best practice in visual performance and comfort by ensuring daylighting, artificial lighting and occupant controls are considered.	Will all relevant building areas be designed to achieve the appropriate daylight factor(s) as per Table 5.1 (BREEAM V6.1 manual v1.0)?	Y		1	1	0.80%
		Will the design provide adequate view out for building users?	Y		1	1	0.80%
		Will internal/external lighting be specified in accordance with the SLL Code for Lighting 2012, CIBSE Lighting Guide 7 and BS 5489-1?	Y		1	1	0.80%
Hea 2 Indoor Air Quality	To encourage and support healthy internal environments with good indoor air quality.	Will an Indoor Air Quality plan be developed?	Y	Pre-requisite.	PR	yes	
		Will the building ventilation be design to minimise the indoor concentration and recirculation of pollutants?	Y		1	1	0.80%
Hea 4 Thermal Comfort	To ensure the building is capable of providing an appropriate level of thermal comfort.	Will Thermal Comfort modelling be undertaken?	Y		1	1	0.80%
		Will the Thermal Comfort modelling be measured against a climate change scenario?	Y		1	1	0.80%
Hea 5 Acoustic performance	To ensure the building is capable of providing an appropriate acoustic environment to provide comfort for building users.	Will the building meet the relevant acoustic performance standards and testing requirements?	Y		1	1	0.80%
Hea 6 Security	To encourage the planning and implementation of effective measures that provide an appropriate level of security to the building and site.	Will a suitably qualified security consultant (Architectural Liaison Officer) be appointed and security considerations accounted for?	Y	Action at concept design, Stage 1	1	1	0.80%
Hea 7 Safe and Healthy Surroundings	To encourage the provision of safe access around the site and outdoor space that enhances the wellbeing of building users.	Where external site areas are present, will safe access be designed for pedestrians and cyclists?	FI	Credit Highlighted for further investigation	1	0	0.00%
		Will an outside amenity space with seating be provided?	Y		1	1	0.80%
				Total	10	9	7.20%

Green - Achieved
Blue - Not Achieved
Orange - To be Investigated

6473	Waterfold Park, Bury	BREEAM V.6.1 Pre-Assessment - Industrial - Shell & Core (Excellent)			Cudd Bentley Consulting breeam		
Credit	Description	Requirements	Achieved	Comments	Credits Available	Credits Achieved	Percentage %
Energy							
Ene 1 Reduction of Energy Use and Carbon Emissions	To minimise operational energy demand, primary energy consumption and CO2 emissions.	A target number of BREEAM credits to be achieved have been defined	FI	Note an Excellent rating requires a minimum of 4 credits to be achieved & 6 credits for Outstanding rating	9	3	2.00%
		Prediction of Operatioinal Energy consumption	Y	Action at concept design, Stage 2	4	4	2.67%
Ene 2 Energy Monitoring	To encourage the installation of energy sub-metering to facilitate the monitoring of operational energy consumption. To enable managers and consultants post-handover to compare actual performance with targets in order to inform ongoing management and help in reducing the performance gap.	Will energy metering be provided to cover at least 90% of the annual energy consumption of each fuel?	Y	Minimum standard for an Excellent rating	1	1	0.67%
		Will high energy loads and tenancy areas be sub-metered?	Y		1	1	0.67%
Ene 3 External Lighting	To reduce energy consumption through the specification of energy efficient light fittings for external areas of the development.	Will external light fittings have a luminous efficacy of no less than 70 lumens per circuit Watt, as well as suitable controls?	Y		1	1	0.67%
Ene 4 Low Carbon Design	To encourage the adoption of design measures, which reduce building energy consumption and associated carbon emissions and minimise reliance on active building services systems.	Will Hea 4 (Thermal Comfort) be achieved?	Y		3	2	1.33%
		Will an analysis of the buildings passive design features be carried out?	Y				
		Will the building use a BREEAM compliant free cooling strategy?	N	Credit not targeted			
		Will a feasibility study be undertaken and recommended LZC technology installed?	Y				
Ene 6 Energy Efficient Transportation Systems	To encourage to specification of energy efficient building user transportation systems.	Will a transportation system analysis be carried out to determine and specify the optimum number, size and type of lifts that is most energy efficient?	Y		1	1	0.67%
		Will the relevant energy-efficient features criteria be met?	Y		1	1	0.67%
				Total	21	14	9.33%

Green - Achieved
Blue - Not Achieved
Orange - To be Investigated

6473	Waterfold Park, Bury	BREEAM V.6.1 Pre-Assessment - Industrial - Shell & Core (Excellent)			 		
Credit	Description	Requirements	Achieved	Comments	Credits Available	Credits Achieved	Percentage %
Transport							
Tra 1 Transport Assessment and Travel Plan	To reward awareness of existing local transport and identify improvements to make it more suitable.	Will a site specific Transport Assessment be undertaken?	Y		2	2	1.92%
		Will a Travel Plan be implemented based on the findings of the Transport Assessment?	Y	Travel plan to be produced at concept design, Stage 2			
		Buildings indicative Accessibility Index	<25				
Tra 2 Sustainable Transport Measures	To maximise the potential for local public, private and active transport through provision of sustainable transport measures appropriate to the site.	Is the existing Accessibility Index for the site >8?	N	Credit not targeted	1	0	0.00%
		Will the development itself demonstrate an increase in the site's Accessibility Index?	N	Credit not targeted	1	0	0.00%
		Will a public transport information system be provided in a public place?	Y	Credit for Further Investigation	1	1	0.96%
		Will electric car charging stations be provided for at least 10% of the total car parking?	Y		1	1	0.96%
		Will a car sharing scheme be developed?	Y		1	1	0.96%
		Will consultation with the Local Authority regarding the local cycle network and pedestrian routes for the site, with improvement proposition agreed with the LA being implemented?	N	Credit not targeted	1	0	0.00%
		Will compliant cycle storage spaces be provided?	Y		1	1	0.96%
		Will compliant cyclist facilities be provided, in the form of either showers, changing facilities, lockers or drying spaces?	Y		1	1	0.96%
		Will suitable existing amenities be available to building users?	FI	Credit for Further Investigation	1	0	0.00%
		Will the development provide additional suitable amenities for building users?	Y		1	1	0.96%
				Total	12	8	7.67%

Green - Achieved
Blue - Not Achieved
Orange - To be Investigated

6473	Waterfold Park, Bury	BREEAM V.6.1 Pre-Assessment - Industrial - Shell & Core (Excellent)			 		
Credit	Description	Requirements	Achieved	Comments	Credits Available	Credits Achieved	Percentage %
Water							
Wat 1 Water Consumption	To reduce the consumption of potable water for sanitary use in new buildings through the use of water efficient components and water recycling systems.	Which Level of BREEAM criteria will be targeted for this credit?	Level 3	1 credit minimum standard for and Excellent rating and 2 credits for an Outstanding rating Component Level 3 with potential for rainwater harvesting.	5	3	2.33%
Wat 2 Water Monitoring	To reduce the consumption of potable water in new buildings through the effective management and monitoring of water consumption.	Will there be a water meter on the mains water supply to the building(s)?	Y	Minimum requirement for Excellent rating	1	1	0.78%
		Will metering/monitoring equipment be specified on the water supply to any relevant plant/ building areas?	Y				
		Will all specified water meters have a pulsed output?	Y				
		If the site/building has an existing BMS connection, will all pulsed meters be connected to the BMS?	N	Credit not targeted			
Wat 3 Water Leak Detection	To reduce the consumption of potable water in new buildings through minimising wastage due to water leaks.	Will a mains water leak detection system be installed on the buildings mains water supply?	Y		1	1	0.78%
		Will flow control devices be specified within sanitary areas of the building?	Y		1	1	0.78%
Wat 04 Water Efficient Equipment	To reduce water consumption for uses not assessed under Wat 01 by encouraging specification of water efficient equipment.	Identify all water demands from uses other than those listed under Wat 01 Water consumption and mitigate	Y		1	1	0.78%
			Total		9	7	5.44%

Green - Achieved
Blue - Not Achieved
Orange - To be Investigated

6473	Waterfold Park, Bury	BREEAM V.6.1 Pre-Assessment - Industrial - Shell & Core (Excellent)			 		
Credit	Description	Requirements	Achieved	Comments	Credits Available	Credits Achieved	Percentage %
Materials							
Mat 1 Environmental Impacts from Construction Products - Building Life Cycle Assessment	To reduce the burden on the environment from construction products by recognising and encouraging measure to optimise construction efficiency and the selection of products with a low environmental impact (including embodied carbon), over the life cycle of the building.	Has a target number of BREEAM credits been defined using the Mat 01 calculator?	Y	Additional modelling using One Click LCA	7	4	5.00%
Mat 2 Environmental Impacts from Construction Products - Environmental Product Declarations	To encourage availability of robust and comparable data on the impacts of construction products through the provision of EPD.	Will construction products with EPD be specified to achieve a total EPD points of 20 (as calculated within the Mat 01 calculator)?	FI	Credit Highlighted for further investigation	1	0	0.00%
Mat 3 Responsible Sourcing of Construction Products	To facilitate the selection of products that involve lower levels of negative environmental, economic and social impact across their supply chain including extraction, processing and manufacture.	Will all timber used on the project be 'Legally harvested and traded timber'?	PR			3	3.75%
		Will a sustainable procurement plan be developed?	Y	To be developed at concept design / stage 2	1		
		Will materials specified for relevant elements will be responsibly sourced?	Y		2		
Mat 5 Designing for Durability and Resilience	To reduce the need to repair and replace materials resulting from damage to exposed elements of the building and landscape.	Will suitable durability/ protection measures be specified and installed to vulnerable areas of the building?	Y	Action at stage 2	1	1	1.25%
		Will exposed building elements incorporate measures to limit degradations due to environmental factors?	Y				
Mat 6 Material Efficiency	To avoid unnecessary materials use arising from over specification without compromising structural stability, durability or the service life of the building.	Will all appropriate parties be consulted in optimising the use of materials throughout the course of the project (Stages 1 to 5)?	FI	Targets to be set at Stage 1 and Stage 2	1	0	0.00%
				Total	13	8	10.00%

Green - Achieved
Blue - Not Achieved
Orange - To be Investigated

6473	Waterfold Park, Bury	BREEAM V.6.1 Pre-Assessment - Industrial - Shell & Core (Excellent)					
Credit	Description	Requirements	Achieved	Comments	Credits Available	Credits Achieved	Percentage %
Waste							
Wst 1 Construction Waste Management	To reduce construction waste by encouraging reuse, recovery and best practice waste management practices to minimise waste going to landfill.	Will a compliant Resource Management Plan and Pre-demolition Audit (where required) be implemented?	Y	Pre demolition audit to be carried out by Stage 2	4	3	2.10%
		Has a target resource efficiency per 100 m2 of gross internal area been agreed? One credit = <13.3 m3 or <11.1 tonnes Two credits = <7.5 m3 or <6.5 tonnes Three credits = <3.4 m3 or <3.2 tonnes	Y	Minimum 1 credit for an Outstanding rating			
		Will at least 70% of non-demolition waste and 80% of any demolition waste (by volume) be diverted from landfill?	Y				
Wst 2 Use of Recycled and Sustainable Sourced Aggregates	To encourage the use of more sustainable sourced aggregates, encourage reuse where appropriate and avoid waste and pollution arising from disposal of demolition and other forms of waste.	Will a review of all reused and sustainably sourced aggregates be undertaken?	N		1	0	0.00%
Wst 3 Operational Waste	To encourage the recycling of operational waste through the provision of dedicated storage facilities and space.	Will appropriate facilities for the storage of operational recyclable waste volumes be provided?	Y	Minimum 1 credit required for Excellent rating	1	1	0.70%
		If relevant, will a static waste compactor(s) or baler(s) be specified/installed?	N/A				
		If relevant, will a vessel for composting suitable organic waste be specified/installed?	N/A				
Wst 5 Adaptation to Climate Change	To minimise the future need of carrying out workshop adapt the building to take account of more extreme weather changes resulting from climate change and changing weather patterns.	Will a Climate Change Adaptation Strategy appraisal be carried out by the end of RIBA Stage 2 (Concept design)?	Y	Action at concept design, Stage 2	1	1	0.70%
Wst 6 Design for Disassembly and Adaptability	To avoid unnecessary material use, cost and disruption arising from the need for future adaption works as a result of changing functional demands and to maximise the ability to reclaim and reuse materials at final demolition in line with the principles of a circular economy.	Will a Functional Adaptation Strategy appraisal be carried out by the end of RIBA Stage 2 (Concept design), as will the recommendation be implemented?	Y	To be developed at concept design / stage 2 and updated at Stage 4	2	2	1.40%
				Total	10	8	5.60%

Green - Achieved
Blue - Not Achieved
Orange - To be Investigated

6473	Waterfold Park, Bury	BREEAM V.6.1 Pre-Assessment - Industrial - Shell & Core (Excellent)					
Credit	Description	Requirements	Achieved	Comments	Credits Available	Credits Achieved	Percentage %
Land Use and Ecology							
LE 1 Site Selection	To encourage the use of previously developed and/or contaminated land and avoid land which has not been previously disturbed	Will at least 75% of the proposed developments footprint be located on previously developed land?	Y		1	1	1.15%
		Is the site deemed to be significantly contaminated?	FI	Credit for Further Investigation	1	0	0.00%
LE 2 Identifying and Understanding the Risks and Opportunities for the Project	To determine the ecological baseline and zone of influence of the site and identify risks and opportunities for achieving optimum outcomes.	Will a Suitably Qualified Ecologist be appointed to assess the value of the site? Additionally, will the Client or Contractor confirm that compliance will be monitored against relevant UK and EU legislation?	Y	Credit requires confirmation from ecologist.	2	2	2.31%
		Will the Ecologist report on current and potential ecological value, risks to the ecological value and capacity for enhancement?	Y	Credit requires confirmation from ecologist.			
		Will the ecological outcome from the development be determined, considering avoidance, protection, reduction of negative impacts, on site compensation and enhancement?	Y	Credit requires confirmation from ecologist.			
LE 3 Managing Negative Impacts on Ecology	To avoid, or limit as far as possible, negative impacts on the ecology of the site and its zone of influence arising as a result of the project.	Will the project team liaise with relevant stakeholders to consider collated and shared data in order to implement the best solutions during site preparation and construction works to prevent negative impacts?	Y	Credit requires confirmation from ecologist.	1	1	1.15%
		Will negative impacts on site be limited to allow for no overall loss of ecological value, or to be limited as much as possible?	FI	Credit requires confirmation from ecologist.	2	1	1.15%
LE 4 Change and Enhancement of Ecological Value	To enhance the ecological value of the site and areas within its zone of influence in support of local, regional and national priorities.	Will the project team liaise with relevant stakeholders to consider collated and shared data in order to implement the best solutions during site preparation and construction works to enhance site ecology?	Y	Credit requires confirmation from ecologist.	1	1	1.15%
		Will site ecology be enhanced inline with BREEAM Guidance Note 35?	FI	Credit requires confirmation from ecologist.	3	2	2.31%
LE 5 Long Term Ecology Management and Maintenance	To secure ongoing monitoring, management and maintenance of the site and, its habitats ecological features to ensure intended outcomes are realised for the long term?	Will the design team liaise with stakeholders to ensure effective management and maintenance systems are implemented?	Y	Credit requires confirmation from ecologist.	1	1	1.15%
		Will a landscape and ecology management plan be implemented?	Y	Credit requires confirmation from ecologist.	1	1	1.15%
				Total	13	1	11.54%

Green - Achieved
Blue - Not Achieved
Orange - To be Investigated

6473	Waterfold Park, Bury	BREEAM V.6.1 Pre-Assessment - Industrial - Shell & Core (Excellent)					
Credit	Description	Requirements	Achieved	Comments	Credits Available	Credits Achieved	Percentage %
Pollution							
Pol 1 Impact of Refrigerants	To reduce the level of greenhouse gas emissions arising from the leakage of refrigerants from building systems.	Are refrigerant containing systems installed in the building?	Y		2	1	0.75%
		Leak detection	FI	Credit Highlighted for further investigation	1	0	0.00%
Pol 2 Local Air Quality	To contribute to a reduction in local air pollution through the use of low emission combustion appliances in the building.	Are emissions from installed combustion plants that provide space heating and howt water comply with limits in table 12.4 and 12.5 from the BREEAM guide?	Y		2	2	1.50%
Pol 3 Flood and Surface Water Management	To avoid, reduce and delay the discharge of rainfall to public sewers and watercourse, thereby minimising the risk and impact of localised flooding on-site and off-site, watercourse pollution and other environmental damage.	What is the actual/likely annual probability of flooding for the assessed site?	Low Risk.Flood defences	Credit requires confirmation from drainage specialist/Flood risk consultant	2	2	1.50%
		Will a Flood Risk Assessment be undertaken and ground level of the building/access meet BREEAM criteria?	Y	Credit requires confirmaiton from drainage specialist			
		Will the site meet the BREEAM criteria for peak rate surface water run off?	Y	Credit requires confirmaiton from drainage specialist	1	1	0.75%
		Will the site meet the criteria for surface water run off volume, attenuation and/or limiting discharge?	Y	Credit requires confirmaiton from drainage specialist	1	1	0.75%
		Will the site be designed to minimise watercourse pollution in accordance with the BREEAM criteria?	FI	Credit requires confirmation from drainage specialist	1	0	0.00%
Pol 4 Reduction of Night Time Light Pollution	To ensure that external lighting is concentrated in the appropriate areas and that upward lighting is minimised, reducing unnecessary light pollution, energy consumption and nuisance to neighbouring properties	Will the external lighting be designed to reduce light pollution?	Y		1	1	0.75%
Pol 5 Reduction of Noise Pollution	To reduce the likelihood of noise arising from fixed installations on the new development affecting nearby noise sensitive buildings.	Will a Noise Impact Assessment be undertaken to determine the limiting dB levels of external plant equipment specified?	Y		1	1	0.75%
				Total	12	9	6.75%
			Total BREEAM Percentage Score				73.82%

Green - Achieved
Blue - Not Achieved
Orange - To be Investigated