

BREEAM UK NEW CONSTRUCTION OUTLINE PRE-ASSESSMENT

FOR:
23-LP-052 – LAND AT HEYWOOD
BUSINESS PARK, HEYWOOD

A PROJECT FOR:
INDURENT

AUTHOR:
RK

REVISION:
OUTLINE PLANNING FOR
COMMENT

DOCUMENT MANAGEMENT**DOCUMENT REVISIONS**

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EXECUTIVE SUMMARY

1. MBA Consulting Engineers have been appointed, as licensed BREEAM assessors, to carry out a preliminary assessment in support of the outline planning application for the proposed development known as Heywood Industrial Park.
2. MBA Consulting Engineers have undertaken an Outline pre-assessment exercise under the BREEAM New Construction (NC) V6 methodology for Shell & Core buildings to establish a feasible BREEAM strategy, and identify the credits and rating level considered to be achievable for the proposed development.
3. The presented Outline BREEAM pre-assessment demonstrates that the feasible BREEAM score for the proposed development is in excess of 70%, which is equivalent to a BREEAM 'Excellent' rating. The projected BREEAM rating is considered suitable for the development based on the proposed design and information which was available at the time of the planning application.
4. As this planning application relates to an Outline planning application, a specific BREEAM strategy at this time has not been set, instead the purpose of this document is to demonstrate that there is a sufficient 'pool' of credits made up of site-wide, best practice and extra over opportunities to allow the development to target the rating at the detailed design stages.
5. Any credits which had RIBA specific stages attributed to them have been actioned as necessary to enable credits to be targeted at the latter stages.

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1.0 INTRODUCTION

1.1 DEVELOPMENT DETAILS

1. MBA Consulting Engineers (“MBA”) have been appointed, as licensed BREEAM assessors, to carry out a pre-assessment in support of the outline planning application for the proposed development known as Heywood Industrial Park.

“Outline planning application for the development of land within Use Classes E(g)(iii) (industrial processes), B2 (general industrial), B8 (storage and distribution) and removal of existing structures and hard standing and associated works. All matters reserved for subsequent approval.”

2. MBA Consulting Engineers have therefore undertaken a pre-assessment exercise under the BREEAM New Construction (NC) V6 Outline pre-assessment methodology for Shell and Core buildings to establish the feasible BREEAM strategy and identify the credits and rating level considered to be achievable for the proposed development.

1.2 ASSESSMENT DETAILS

1. MBA has coordinated with the design team and verified the credits targeted are appropriate for this development.

BREEAM Scheme Version	BREEAM UK New Construction V6, Industrial, Shell and Core
Technical Manual Version	SD5078 BREEAM UK New Construction v6
Assessor Name	Richard Knight
AP Name	Richard Knight
Assessor Organisation	MBA Consulting Engineers Ltd.

Table 1 - Assessment details

2. A licensed BREEAM Assessor has a deep level of understanding and competency in the scheme for which they are licensed and monitored by BRE Global Ltd. Their role is to manage the formal assessment process and apply for certification of that assessment on behalf of the client. In doing so they will confirm the appropriate scheme, apply the relevant scheme criteria and liaise with the client and relevant stakeholders to facilitate an assessment. Only BRE Global Ltd licensed assessors can offer, register, undertake and apply for certification of assessment.
3. A BREEAM Advisory Professional (BREEAM AP) has specialist skills in sustainability and environmental design combined with a high level of competence and understanding in BREEAM and its assessment process. The BREEAM AP is one type of ‘sustainability champion’ defined and recognised in BREEAM. The BREEAM AP uses their expertise to assist clients and project teams by facilitating cross-project consideration and collaboration on solutions to scheme compliance, target setting and performance monitoring. A BREEAM AP cannot undertake a BREEAM assessment and apply for certification, unless they are also a licensed BREEAM assessor in the relevant scheme.
4. BREEAM is an environmental assessment tool widely used, in the UK and increasingly throughout Europe, to assess the environmental performance of buildings (new and existing) by rewarding those designs that take positive and evidential steps to reduce their environmental impacts.

5. MBA has prepared this pre-assessment report to accompany the outline planning application and provide a breakdown of the potential pool of credits which are available and the commitments required at various stages in order for the site to be able to target BREEAM 'Excellent' rating. It is not intended to be a live document to track the current design, but simply to capture a suitable means to meet the requirements of the proposed scheme at the time of issue.
6. The credits have been broken down into 3 categories:
 - a. Site wide credits – these credits are fixed for the site and generally relate to the site-based conditions such as ecological value, flood risk and transport accessibility.
 - b. Typical best practice and contractor requirements – these relate to aspects such as metering, lighting, carbon reduction, considerate constructors scheme and waste diversion from landfill. These credits are considered to be appropriate as standard credits to target for those developments wanting to promote their sustainability credentials
 - c. Extra over credits – these credits are those which fall outside of a traditional scope of works undertaken at the planning stage and cover areas such as Life Cycle Costing and Embodied Carbon, climate change resilience and adaptability.

2.0 RATING AND SCORING

2.1 BREEAM RATING METHODOLOGY

1. A BREEAM assessment is sub-divided into 9 issues covering a wide variety of aspects that may affect the sustainability of the development. Each of these environmental categories is given a different percentage weighting, established by their relative environmental impact. This assessment is to be undertaken using the BREEAM 2018 New Construction Methodology, and the building has been assessed as a shell and core scheme. The scope of the developer's specification will be the method by which the final building is assessed.
2. The section description and their relative percentage rating for this type of project are given below:

Section	Credits Available	Section Weighting
Management	18	11.00%
Health & Wellbeing	10	8.00%
Energy	21	14.00%
Transport	12	11.50%
Water	8	7.00%
Materials	14	17.50%
Waste	10	7.00%
Land Use & Ecology	13	15.00%
Pollution	12	9.00%
Innovation	10	10.00%
Total	128	110.00%

Table 2 - BREEAM Issue categories & weighting

3. The BREEAM rating is calculated based on a total percentage score achieved by the development. Additionally, to ensure that certain key environmental criteria are included with the design, BREEAM requires that a selection of defined 'minimum standard' credits are achieved for each rating level.
4. Assuming the appropriate mandatory criteria are achieved, developments are awarded a rating within one of the bands shown below based upon the overall percentage score achieved.

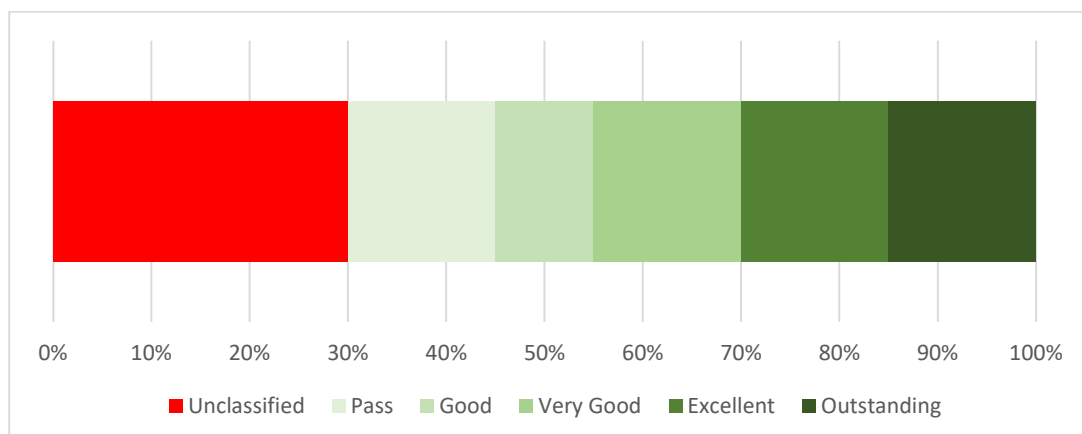


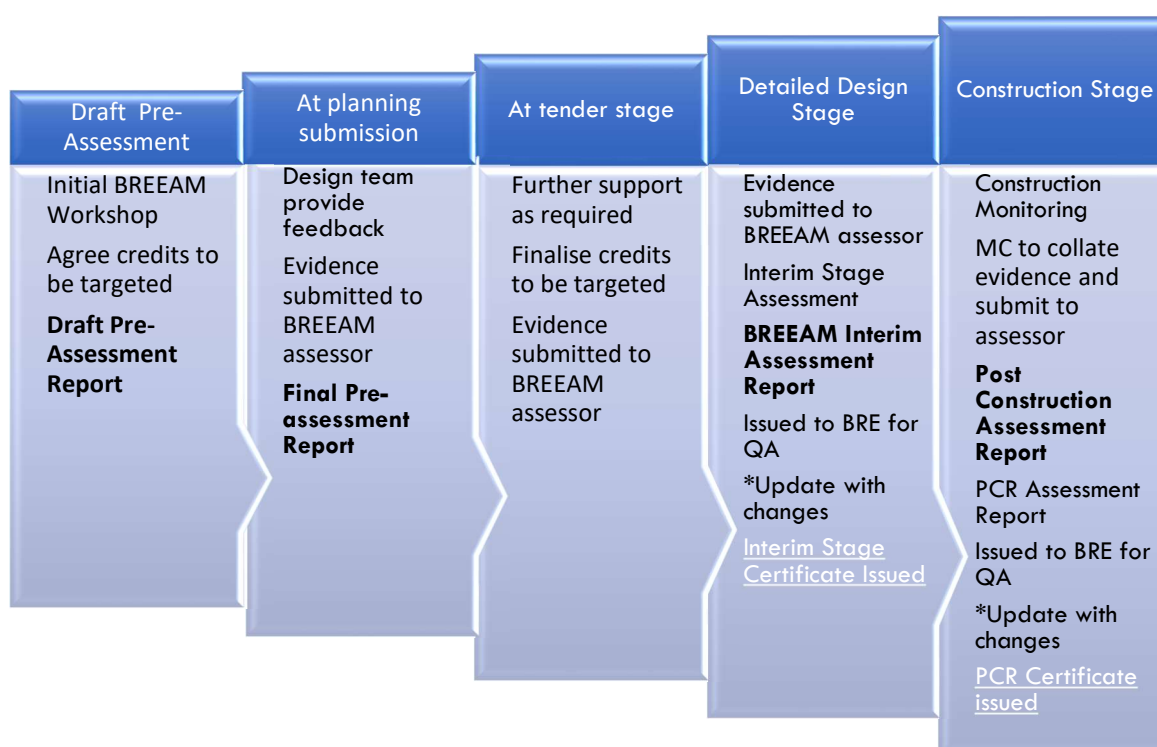
Figure 1- BREEAM Rating Bands

5. The bands selected for each score are intended to reward buildings which fall broadly into the following:
 - Outstanding – less than top 1% (innovator)
 - Excellent – top 10% (best practice)
 - Very Good – top 25% (advanced good practice)
 - Good – top 50% (intermediate good practice)
 - Pass – top 75% (standard good practice)
6. To maintain a flexible system BREEAM adopts a ‘balanced score-card’ approach to the assessment and rating of building performance. This means that, to achieve a particular level of performance the majority of BREEAM credits can be traded, i.e. non-compliance in one area can be off-set through compliance in another to achieve the target BREEAM rating.
7. However, to ensure that performance against fundamental environmental issues is not overlooked in pursuit of a particular rating, BREEAM sets minimum standards of performance in key areas e.g. energy, water, waste etc. It is important to bear in mind that these are minimum acceptable levels of performance and, in that respect they should not necessarily be viewed as levels that are representative of best practice for a particular BREEAM rating band.

3.0 BREEAM ASSESSMENT PROCESS

1. The BREEAM assessment process is split into three main stages; pre-assessment, design stage assessment and post construction review. The pre-assessment stage allows the design team to ascertain the likely BREEAM score and rating a development can achieve and to provide a strategy for the credits to be targeted and to support the later stages of the assessment process. The design stage assessment builds on the pre assessment strategy and is undertaken just before tender and or work begins on site. At this stage the design should be sufficiently detailed to demonstrate that all of the targeted credit requirements have been fulfilled.
2. Following completion of the design stage the assessment can be submitted to the BRE for interim certification. During construction the site and building materials must be monitored closely by the contractor so that at completion, a full report can be compiled, supported by a final site visit. At this point all evidence is again assessed and if sufficient, a Post-construction certificate will be issued.
3. The figure below summarises the typical assessment process:

Figure 2- BREEAM Assessment Process Summary



4.0 BREEAM STRATEGY

1. The total available pool of credits for this development is 79.45%, therefore the development has the potential to target the BREEAM Excellent rating as required, however it is not possible or practical to set the strategy at the outline planning stage when details of specifics are not known.
2. The fully combined available pool of targetable credits, score and rating are shown in the BREEAM UK New Construction 2018 calculator tool output presented within Appendix A.