

BREEAM Scheme: New Construction V6.1 Building Name: Heywood Registration No.: TBC Assessor: MBA							Key Targetable Further detail required Not practical	Mandatory requirement for Excellent	
Ref	Title	Aim	BREEAM credits available	Site Credits	Typical Best Practice Credits	Potential Additional	Credit Summary	RIBA Stage	Notes
Management									
Man 1	Project Brief and Design	To optimise final building design through recognising and encouraging an integrated design process and robust stakeholder engagement.	4		3		Client formally agreed performance target (pre-requisite) BREEAM Advisory Professional (Concept Design) BREEAM Advisory Professional (Developed Design) Project Delivery Planning Stakeholder Consultation (interested parties)	2	The AP will need to continue in their role throughout the project
Man 2	Lifecycle 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.	4		4		Elemental lifecycle cost (LCC) Component level LCC options appraisal Capital Cost Reporting	2	This needs to be undertaken at RIBA Stage 2, however as this is outline and therefore the level is detail is not know it could be undertaken at the very beginning of the Reserved Matters stage (RIBA 2+)
Man 3	Responsible Construction Practices	To recognise and encourage construction sites which are managed in an environmentally and socially considerate, responsible and accountable manner.	6		6		Legal timber (pre-requisite) Environmental Management Plan Client and contractor formally agreed performance target (pre-requisite) BREEAM Advisory Professional (site) Responsible Construction Management Monitoring of utility consumption Monitoring of construction transport		
Man 4	Commissioning and Handover	To encourage a properly planned handover and commissioning process that reflects the needs of the building occupants.	4		3	1	Commissioning schedule and responsibilities Commissioning - design and preparation Testing and Inspecting building fabric Handover - Building User Guide and Training Schedule	5	

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Health & Wellbeing									
Hea 1	Visual Comfort	To encourage best practice in visual performance and comfort by ensuring daylighting, artificial lighting and occupant controls are considered.	3		2	1	Daylight factor View Out Internal and external lighting levels, zones and controls		
Hea 2	Indoor air quality	To encourage and support healthy internal environments with good indoor air quality.	1			1	Indoor air quality plan (pre-requisite) Ventilation		
Hea 4	Thermal comfort	To ensure the building is capable of providing an appropriate level of thermal comfort.	2		2		Thermal modelling Design for future thermal comfort		
Hea 5	Acoustic Performance	To ensure the building is capable of providing an appropriate acoustic environment to provide comfort for building users.	1			1	Acoustic Performance standards and testing	2	
Hea 6	Security	To encourage the planning and implementation of effective measures that provide an appropriate level of security to the building and site	1			1	Security Needs Assessment	2	
Hea 7	Safe & Healthy Surroundings	To encourage the provision of safe access around the site and outdoor space that enhances the wellbeing of building users	2		2		Safe Access Provision of Outside Space		

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Energy									
Ene 1	Reduction of CO2 Emissions	To minimise operational energy demand, primary energy consumption and CO ₂ emissions..	13		10		EPRnc ratio (9 credits) Design workshop and operational energy (4 credits)		Needs BRUKL to establish credits and also modelling of POE
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.	2		2		Sub-metering of major energy consuming systems Sub-metering of high energy load areas		
Ene 3	External Lighting	To reduce energy consumption through the specification of energy efficient light fittings for external areas of the development.	1		1		External lighting has been designed out OR External lighting is controlled and has an efficacy of no more than 70		
Ene 4	Low zero carbon technologies	To encourage the adoption of design measures, which reduce building energy consumption and associated carbon emissions and minimise reliance on active building services systems.	3		1	1	Thermal modelling undertaken (pre-requisite) Passive Design Analysis Free Cooling Low and Zero Carbon technologies	2	Discuss internally within Elena
Ene 6	Energy efficient transportation systems	To encourage the specification of energy efficient transportation systems within buildings.	2		2		Transport analysis and calculation of Energy Consumption Energy Efficient Features		
Transport									
Tra 1	Public transport Accessibility	To reward awareness of existing local transport and identify improvements to make it more sustainable.	2	2			Travel plan	2	
Tra 2	Proximity to amenities	To maximise the potential for local public, private and active transport through provision of sustainable transport measures appropriate to the site.	10		2		Travel plan (pre-requisite) AI of pre-development site (greater than 8) - 1 point Increased AI of development due to more frequent public transport - 2 points Increased AI of development due to diverted/new/dedicated routes - 3 points Public Information system - 1 point 10% of parking is electric charging points - 1 point Car sharing scheme - 1 point Off-site cycle and pedestrian improvements - 2 points On-site cycle spaces and facilities - 2 points Location of at least 3 existing amenities - 1 point Creation of new amenities - 2 points for 1 OR 3 points for 2	1	

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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.	5		3		Low water consuming sanitary ware		
Wat 2	Water monitoring	To reduce the consumption of potable water in new buildings through the effective management and monitoring of water consumption.	1		1		Water meter with a pulsed output on main supply Sub-metering on supply to plant/building areas that use >10% Pulsed Outputs and BMS connections		
Wat 3	Major leak detection and prevention	To reduce the consumption of potable water in new buildings through minimising wastage due to water leaks.	2		1	1	Leak detection between the building and boundary and also within the building Solenoid valves on toilet areas		
Materials									
Mat 1	Environmental Impact from Construction Materials - LCA	To reduce the burden on the environment from construction products by recognising and encouraging measures to optimise construction product consumption efficiency and the selection of products with a low environmental impact (including embodied carbon), over the life cycle of the building.	7		5		Lifecycle Assessment of construction materials	2	This needs to be undertaken at RIBA Stage 2, however as this is outline and therefore the level is detail is not know it could be undertaken at the very beginning of the Reserved Matters stage (RIBA 2+)
Mat 2	Environmental Impact from Construction Materials - EPD	To encourage availability of robust and comparable data on the impacts of construction products through the provision of EPD.	1		1		Environmental Product Declaration of construction materials		
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.	4		3		Legally sourced timber (pre-requisite) Sustainable Procurement Plan Materials from companies with 3rd party environmental certification	1	
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.	1		1		Protect vulnerable parts of the building from damage and degradation		
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.	1		1		Material optimisation measures investigated and implemented	1	

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Waste									
Wst 1	Construction Site Waste Management	To reduce construction waste by encouraging reuse, recovery and best practice waste management practices to minimise waste going to landfill.	5		4		Demolition audit SWMP and diversion from landfill	2	
Wst 2	Use of recycled and sustainably sourced aggregates	To encourage the use of more sustainably sourced aggregates, encourage reuse where appropriate and avoid waste and pollution arising from disposal of demolition and other forms of waste.	1			1	Location and quantity of all aggregates		
Wst 3	Operational Waste	To encourage the recycling of operational waste through the provision of dedicated storage facilities and space.	1		1		Space for waste which is labelled with a wash down point Static waste compactors Organic waste digestors		
Wst 5	Adaption to Climate Change	To minimise the future need of carrying out works to adapt the building to take account of more extreme weather changes resulting from climate change and changing weather patterns.	1		1		Climate change adaptation strategy appraisal	2	
Wst 6	Designing for disassembly and adaptability	To avoid unnecessary materials use, cost and disruption arising from the need for future adaptation 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.	2		2		Functional adaptability appraisal Functional adapatability implementation	2	
Land Use & Ecology									
LE1	Site selection	To encourage the use of previously occupied or contaminated land and avoid land which has not been previously disturbed.	2	1			Previously developed land Significantly contaminated		
LE2	Identifying and understanding the risks and opportunities for the site	To determine the ecological baseline and zone of influence of the site and identify risks and opportunities for achieving optimum outcomes.	2	2			Client confirms monitoring of compliance with relevant legislation (pre-requisite) Appointment of ecologist to conduct surveys and report back		
LE3	Managing negative impacts	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.	3	3			Planning, liaising and implementation of ecologist recommendations Managing negative impacts		
LE4	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.	4	4			Liaison, implementation and data Enhancement of ecology		
LE5	Long term impact on biodiversity	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.	2	2			Liaison, monitoring and maintenance Landscape management plan		

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Pollution									
Pol 1	Impact of refrigerants	To reduce the level of greenhouse gas emissions arising from the leakage of refrigerants from building systems.	3			1	All systems with electrical compressors compliant with BS EN 378:2016 and Refrigerant Code of Practice (pre-requisite) Global warming potential of refrigerants is less than 10 - 2 credits Global warming potential of refrigerants is greater than 10, but TDELCO2 is less than 1000. Hermetically sealed systems or leak detection		
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.	2		2		Heating and hot water systems powered by electricity OR Have low NOx emissions		
Pol 3	Surface water run-off	To avoid, reduce and delay the discharge of rainfall to public sewers and watercourses, thereby minimising the risk and impact of localised flooding on-site and off-site, watercourse pollution and other environmental damage.	5	1		3	Appointment of appropriate consultant to confirm: Flood zone Runoff rate and volume Measures to minimise watercourse pollution		
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, thereby reducing unnecessary light pollution, energy consumption and nuisance to neighbouring properties.	1		1		External lighting designed out OR Lighting is in compliance with ILP guidance and is turned off between 2300 and 0700 automatically		
Pol 5	Reduction of Noise Pollution	To reduce the likelihood of noise arising from fixed installations on the new development affecting nearby noisesensitive buildings.	1		1		Noise report in accordance with BS 4142 and implementation of noise attenuation measures		
Innovation - Exemplary Level Criteria									
Innovation/Exemplar			10						