



Birch Business Park, Rochdale

BREEAM Pre-assessment Summary Report

Pre-assessment

15 Aug 2025

AEW Architects

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Introduction

This report is intended as a summary of the BREEAM pre-assessment review for the following project:

Project Name	Birch Business Park, Rochdale
Version	BREEAM UK NC V6.1
Assessment stage	Pre Assessment
Lead Consultant	Peter Bartley
Target Rating	Very Good (55%)
Downloaded By	Peter Bartley
Download Date	15/08/25
Download Time	14:53:41 (BST)

Scoring scenarios

It should be noted that the pre-assessment scores have been based on the following scoring scenarios;

- Target - Realistic high level target scenario for the scheme

On this basis, the following scores are considered achievable under each scenario;

Scenario	Score	BREEAM Rating
Target	62.81%	Very Good

Minimum Standards

In addition performance against the minimum standards (required for the specified target rating) under each scenario is summarised below;

Issue	Target
Man 03 - Responsible construction practices	✓
Man 04 - Commissioning and handover	✓
Man 04 - Commissioning and handover	✓
Ene 01 - Reduction of energy use and carbon emissions	✓
Ene 02 - Energy monitoring	✓
Wat 01 - Water consumption	✓
Wat 02 - Water monitoring	✓
Mat 03 - Responsible sourcing of construction products	✓
Wst 01 - Construction waste management	✓
Wst 03 - Operational waste	✓

If the required minimum standards are not met then the target rating will not be achieved regardless of overall score.

The following is a list of all credits available for this project, along with the following:

Target	Realistic high level target scenario for the scheme
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Credit Progress Log

Management				
Man 01 - Project brief and design				
	Credit	Available	Target	Comments
1	Project delivery planning	1	1	Fixed RIBA Stage 2 action. Opportunity to be evidenced at a RIBA 2+ Stage on commencement of work towards a Reserved Matters Application.
2	Stakeholder consultation (interested parties)	1	0	Fixed RIBA Stage 2 action. Opportunity to be evidenced at a RIBA 2+ Stage on commencement of work towards a Reserved Matters Application.
3	BREEAM AP (concept design)	1	1	Fixed RIBA Stage 2 action. Our involvement to carry out a Pre-Outline Planning review can be used as compliant evidence. This would be enhanced through additional activities at a RIBA 2+ Stage on commencement of work towards a Reserved Matters Application.
4	BREEAM AP (developed design)	1	1	
Man 02 - Life cycle cost and service planning				
	Credit	Available	Target	Comments
1	Elemental LCC	2	2	Fixed RIBA Stage 2 action. Opportunity to be evidenced at a RIBA 2+ Stage on commencement of work towards a Reserved Matters Application.
2	Component level LCC options appraisal	1	1	
3	Capital cost reporting	1	1	
Man 03 - Responsible construction practices				
	Credit	Available	Target	Comments
Pre-req 1	Prerequisite - Legally harvested and traded timber		✓	
1	Environmental management	1	1	
2	BREEAM AP (site)	1	1	
3	Responsible construction management	2	2	
4	Monitoring of construction site impacts	2	1	
e1	Responsible construction management	1	0	
Man 04 - Commissioning and handover				
	Credit	Available	Target	Comments
Pre-req	Prerequisite (Very Good to Outstanding)		✓	
1	Commissioning - testing schedule and responsibilities	1	1	

2	Commissioning - design and preparation	1	1	
3	Testing and inspecting building fabric	1	0	
4	Handover	1	1	
		18	15	Standard Management Credit Total
		1	0	Exemplary Management Credit Total
		11.98	9.15	% Management Total (Standard + Exemplary)
Health & Wellbeing				
Hea 01 - Visual comfort				
	Credit	Available	Target	Comments
2	Daylighting (building type dependent)	1	1	
3	View out	1	1	
4	Internal and external lighting levels, zoning and control	1	1	
e1	Daylighting (building type dependent)	1	0	
Hea 02 - Indoor air quality				
	Credit	Available	Target	Comments
Pre-req	Prerequisite - Indoor air quality (IAQ) plan		✗	
1	Ventilation	1	0	
Hea 04 - Thermal comfort				
	Credit	Available	Target	Comments
1	Thermal modelling	1	1	
2	Design for future thermal comfort	1	1	
Hea 05 - Acoustic performance				
	Credit	Available	Target	Comments
1	Acoustic performance	1	1	
Hea 06 - Security				
	Credit	Available	Target	Comments
1	Security of site and building	1	1	RIBA Stage 2 action, however, opportunity to be evidenced at a RIBA 3 Stage as long as SQSS guidance is not limited by later involvement.
e1	Security of site and building	1	0	
Hea 07 - Safe and healthy surroundings				
	Credit	Available	Target	Comments
1	Safe access	1	1	
2	Outside space	1	1	
		10	9	Standard Health & Wellbeing Credit Total

		2	0	Exemplary Health & Wellbeing Credit Total
		10	7.20	% Health & Wellbeing Total (Standard + Exemplary)
Energy				
Ene 01 - Reduction of energy use and carbon emissions				
	Credit	Available	Target	Comments
1	Energy performance	9	4	Aligns with Excellent Minimum Standard
2	Prediction of operational energy consumption	4	4	Workshop on energy performance to be held at RIBA Stage 2 - this can be evidenced at a RIBA 2+ Stage on commencement of work towards a Reserved Matters Application.
e1	Beyond zero net regulated carbon - - Exemplary level criteria	3	0	
e2	Post-occupancy evaluation of operational energy consumption - Exemplary level criteria	2	0	
Ene 02 - Energy monitoring				
	Credit	Available	Target	Comments
1	Sub-metering of end use categories	1	1	
2	Sub-metering of high energy load and tenancy areas	1	1	
Ene 03 - External Lighting				
	Credit	Available	Target	Comments
1	External lighting	1	1	
Ene 04 - Low carbon design				
	Credit	Available	Target	Comments
1	Passive design	2	0	Fixed RIBA Stage 2 action. Opportunity to be evidenced at a RIBA 2+ Stage on commencement of work towards a Reserved Matters Application.
2	Low and zero carbon technologies	1	1	Fixed RIBA Stage 2 action to complete a compliant LDC Study. The minimum LDC Study compliant content for BREEAM listed below could be included within the CPWP Energy & Climate Change Adaptation Statement or considered in a separate report at a RIBA 2+ Stage on commencement of work towards a Reserved Matters Application. <u>LDC minimum content</u> 1. <i>Energy generated from LDC energy source per year</i>

				2. Carbon dioxide savings from LZC energy source per year 3. Life cycle cost of the potential specification, accounting for payback 4. Local planning criteria, including land use and noise 5. Feasibility of exporting heat or electricity from the system 6. Any available grants 7. All technologies appropriate to the site and energy demand of the development 8. Reasons for excluding other technologies 9. If appropriate: 1. The building is connected to an existing local community CHP system or 2. the building is connected to an existing source of waste heat or power OR 3. a building or site CHP system is specified with the potential to export excess heat or power via a local community energy scheme or 4. a source of waste heat or power is specified with the potential to export excess heat or power via a local community energy scheme 10. Energy storage.
11.		19	12	Standard Energy Credit Total
		5	0	Exemplary Energy Credit Total
		19.06	8.88	% Energy Total (Standard + Exemplary)
Transport				
Tra 01 - Transport assessment and travel plan				
	Credit	Available	Target	Comments

1	Travel plan	2	2	The Transport Assessment and Draft Travel Plan is a key RIBA Stage 2 document. AEW have provided a guidance document to ensure the document submitted in support of the Outline application meets the BREEAM criteria.
Tra 02 - Sustainable transport measures				
	Credit	Available	Target	Comments
Pre-req	Pre-requisite		✗	
1	Transport options implementation	10	4	
		12	6	Standard Transport Credit Total
		0	0	Exemplary Transport Credit Total
		11.52	5.76	% Transport Total (Standard + Exemplary)
Water				
Wat 01 - Water consumption				
	Credit	Available	Target	Comments
1	Water consumption	5	4	
e1	Water consumption	1	0	
Wat 02 - Water monitoring				
	Credit	Available	Target	Comments
Pre-req	Prerequisite (Good to Outstanding)		✓	
1	Water monitoring	1	1	
Wat 03 - Water leak detection				
	Credit	Available	Target	Comments
1	Leak detection system	1	1	
2	Flow control devices	1	1	
		8	7	Standard Water Credit Total
		1	0	Exemplary Water Credit Total
		8.04	6.16	% Water Total (Standard + Exemplary)
Materials				
Mat 01 - Environmental impacts from construction products - Building life cycle assessment (LCA)				
	Credit	Available	Target	Comments
1	Superstructure	6	4	Fixed RIBA Stage 2 and pre-planning action, however, acknowledged in BREEAM that this may be ahead of Reserved Matters and following an Outline Application. Opportunity to be evidenced at a RIBA 2+ Stage on commencement of work towards a Reserved Matters Application.

2	Substructure and hard landscaping options appraisal during Concept Design (all building types)	1	1	Fixed RIBA Stage 2 and pre-planning action, however, acknowledged in BREEAM that this may be ahead of Reserved Matters and following an Outline Application. Opportunity to be evidenced at a RIBA 2+ Stage on commencement of work towards a Reserved Matters Application.
e1	Core building services options appraisal during Concept Design (all building types)	1	0	
e2	LCA and LCC alignment (all building types)	1	1	
e3	Third party verification (all building types) - Exemplary level criteria	1	1	
Mat 02 - Mat 02 Environmental impacts from construction products - Environmental Product Declarations (EPD)				
	Credit	Available	Target	Comments
1	Specification of products with a recognised environmental product declaration (EPD)	1	1	
Mat 03 - Responsible sourcing of construction products				
	Credit	Available	Target	Comments
Pre-req	Prerequisite		✓	
1	Enabling sustainable procurement	1	1	A Sustainable Procurement Plan should be produced at RIBA stage 1. AEW provided.
2	Measuring responsible sourcing	3	2	
e1	Measuring responsible sourcing	1	0	
Mat 05 - Designing for durability and resilience				
	Credit	Available	Target	Comments
1	Protecting vulnerable parts of the building from damage/material degradation	1	1	
Mat 06 - Material efficiency				
	Credit	Available	Target	Comments
1	Material efficiency	1	1	A Materials Efficiency Plan should be produced at RIBA stage 1. AEW provided.
		14	11	Standard Materials Credit Total
		4	2	Exemplary Materials Credit Total
		21.50	15.75	% Materials Total (Standard + Exemplary)
Waste				
Wst 01 - Construction waste management				
	Credit	Available	Target	Comments
2	Construction resource efficiency	3	2	
3	Diversion of resources from landfill	1	1	
e1	Construction resource efficiency/Diversion of resources from landfill	1	0	
Wst 02 - Use of recycled and sustainably sourced aggregates				

	Credit	Available	Target	Comments
Pre-req	Prerequisite		✗	
1	Project Sustainable Aggregate points	1	0	
e1	Project Sustainable Aggregate points	1	0	
Wst 03 - Operational waste				
	Credit	Available	Target	Comments
1	Operational waste	1	1	
Wst 05 - Adaptation to climate change				
	Credit	Available	Target	Comments
1	Resilience of structure, fabric, building services and renewables installation	1	1	Fixed RIBA Stage 2 action. Opportunity to be evidenced at a RIBA 2+ Stage on commencement of work towards a Reserved Matters Application.
e1	Responding to climate change	1	0	
Wst 06 - Design for disassembly and adaptability				
	Credit	Available	Target	Comments
1	Design for disassembly and functional adaptability -recommendations	1	1	Fixed RIBA Stage 2 action. Opportunity to be evidenced at a RIBA 2+ Stage on commencement of work towards a Reserved Matters Application.
2	Disassembly and functional adaptability “ implementation	1	1	
		9	7	Standard Waste Credit Total
		3	0	Exemplary Waste Credit Total
		10.02	5.46	% Waste Total (Standard + Exemplary)
Land Use & Ecology				
LE 01 - Site selection				
	Credit	Available	Target	Comments
1	Previously occupied land	1	0	
2	Contaminated land	1	0	
LE 02 - Ecological risks and opportunities				
	Credit	Available	Target	Comments
Pre-req	Prerequisite - Statutory obligations		✓	
1	Survey and evaluation/Determining ecological outcomes	2	2	Fixed RIBA Stage 1 action for Ecological Survey - Complete. Fixed RIBA Stage 2 action to determine optimal ecological outcomes for the site and identify, appraise and select measures to meet these outcomes following the mitigation hierarchy. This will need to be considered on a plot by plot basis for the

				employment development - Opportunity for this to be evidenced at a RIBA 2+ Stage on commencement of work towards a Reserved Matters Application.
e1	Wider site sustainability - Exemplary level criteria	1	0	
LE 03 - Managing impacts on ecology				
	Credit	Available	Target	Comments
Pre-req	Prerequisite - Ecological risks and opportunities		✓	
1	Planning and measures on-site	1	1	Fixed RIBA Stage 1 action for further planning to avoid and manage negative ecological impacts in the brief and concept design stages. The Ecological Survey can evidence this early action with further supplementary evidence at a RIBA 2+ Stage on commencement of work towards a Reserved Matters Application.
2	Managing negative impacts	2	0	Initial Ecological appraisal indicates credits unlikely.
LE 04 - Ecological change and enhancement				
	Credit	Available	Target	Comments
Pre-req	Prerequisite - Managing negative impacts on ecology		✗	
1	Change and enhancement of ecology / Ecological enhancement	1	0	Initial Ecological appraisal indicates credits unlikely.
2	Change and enhancement of ecology	3	0	Initial Ecological appraisal indicates credits unlikely.
e1	Change and enhancement of ecology - Exemplary level criteria	1	0	
LE 05 - Long term ecological management and maintenance				
	Credit	Available	Target	Comments
Pre-req	Prerequisite - Statutory obligations, planning and site implementation		✗	
1	Management and maintenance throughout the project / Landscape and ecology management plan	2	0	Initial Ecological appraisal indicates credits unlikely.
		13	3	Standard Land Use & Ecology Credit Total
		2	0	Exemplary Land Use & Ecology Credit Total
		16.95	3.46	% Land Use & Ecology Total (Standard + Exemplary)
Pollution				
Pol 01 - Impact of refrigerants				
	Credit	Available	Target	Comments
1	Impact of refrigerants	3	1	
Pol 02 - Local air quality				
	Credit	Available	Target	Comments
1	Local air quality	2	2	
Pol 03 - Flood and surface water management				

	Credit	Available	Target	Comments
1	Flood resilience	2	2	
2	Surface water run-off	2	2	
3	Minimising watercourse pollution	1	0	
Pol 04 - Reduction of night time light pollution				
	Credit	Available	Target	Comments
1	Reduction of night time light pollution	1	1	
Pol 05 - Reduction of noise pollution				
	Credit	Available	Target	Comments
1	Reduction of noise pollution	1	1	
		12	9	Standard Pollution Credit Total
		0	0	Exemplary Pollution Credit Total
		9	6.75	% Pollution Total (Standard + Exemplary)
Innovation				
AI - Approved Innovation				
	Credit	Available	Target	Comments
e1	Approved innovations	1	0	
		0	0	Standard Innovation Credit Total
		1	0	Exemplary Innovation Credit Total
		1	0	% Innovation Total (Standard + Exemplary)

Appendix - Site assumptions (Project Info details)

Assessment Information	Selection
Building type (main description)	Industrial
Building Type sub-group	Industrial - Warehouse storage/distribution
Does this industrial building have an office area?	Yes
Assessment stage	Design (Interim)
Project scope	Shell and Core
Building Net internal floor area m ²	TBC
Building Gross internal floor area m ²	TBC
Is the building designed to be untreated?	No
Building services - heating system type	Air system
Building services - cooling system type	Air-conditioning
Are commercial or industrial-sized refrigeration and storage systems specified?	No
Are building user lifts present?	No
Are building user transportation systems (escalators or moving walkways) present?	No
Are laboratories present?	No
Fume cupboard(s) and/or other containment devices	No
Are there any water demands present other than those assessed in Wat 01?	No
Does the building have external areas within the boundary of the assessed development?	Yes
Are there statutory requirements, or other issues outside of the control of the project, that impact the ability to provide outdoor space?	No
Are the Post-occupancy stage credits targeted in Ene 01 issue?	No
Is demolition occurring under the developer's ownership for the purpose of enabling the assessed development?	No
Are WC facilities only provided within the residential areas of a long-term residential accommodation?	N/A
Is the project required to connect to a District Heating system, and it supplies all heating and hot water demands to the building?	No