

## BREEAM 2011 New Construction Assessment Report: Rating & Key Performance Indicators

This assessment and indicative BREEAM rating is not a formal certified BREEAM assessment or rating and must not be communicated as such. The score presented is indicative of a buildings potential performance and is based on a simplified pre-formal BREEAM assessment and unverified commitments given at an early stage in the design process.

### Overall Indicative Building Performance

|   |   |
|---|---|
| Building name                               | New Islington Free School   |
| Indicative building score (%)               | 59.63%  |
| Indicative BREEAM rating                    | Pre-Assessment result indicates potential for BREEAM Very Good rating     |
| Indicative minimum standards level achieved | Pre-Assessment result indicates the minimum standards for Very Good level |

### Summary of Indicative Building Performance by Environmental Section and Assessment Issue

|   | Indicative no. credits available | Indicative no. credits Achieved | Indicative contribution to score | Minimum standards level achieved  |
|---|----------------------------------|---------------------------------|----------------------------------|---|
| <b>Management</b>   |                                  |                                 |                                  |   |
| Man01 Sustainable Procurement                                       | 8.0                              | 5.0                             | 2.73%                            | Pre-Assessment result indicates the minimum standards for Outstanding level |
| Man02 Responsible Construction Practices                            | 2.0                              | 2.0                             | 1.09%                            | Pre-Assessment result indicates the minimum standards for Outstanding level |
| Man03 Construction Site Impacts                                     | 5.0                              | 5.0                             | 2.73%                            | N/A   |
| Man04 Stakeholder Participation                                     | 4.0                              | 3.0                             | 1.64%                            | Pre-Assessment result indicates the minimum standards for Outstanding level |
| Man05 Life cycle cost and service life planning                     | 3.0                              | 0.0                             | 0.00%                            | N/A   |
| <b>Total indicative environmental section performance</b>           | <b>22.0</b>                      | <b>15.0</b>                     | <b>8.18%</b>                     |   |
| <b>Health &amp; Wellbeing</b>                                       |                                  |                                 |                                  |   |
| Hea01 Visual Comfort  | 3.0                              | 1.0                             | 1.00%                            | Pre-Assessment result indicates the minimum standards for Outstanding level |
| Hea02 Indoor Air Quality  | 4.0                              | 0.0                             | 0.00%                            | N/A   |
| Hea03 Thermal Comfort   | 2.0                              | 2.0                             | 2.00%                            | N/A   |
| Hea04 Water Quality   | 1.0                              | 1.0                             | 1.00%                            | Pre-Assessment result indicates the minimum standards for Outstanding level |
| Hea05 Acoustic Performance  | 3.0                              | 2.0                             | 2.00%                            | N/A   |
| Hea06 Safety and Security   | 2.0                              | 2.0                             | 2.00%                            | N/A   |
| <b>Total indicative environmental section performance</b>           | <b>15.0</b>                      | <b>8.0</b>                      | <b>8.00%</b>                     |   |
| <b>Energy</b>   |                                  |                                 |                                  |   |
| Ene01 Reduction of CO2 Emissions                                    | 15.0                             | 6.0                             | 4.75%                            | Pre-Assessment result indicates the minimum standards for Very Good level   |
| Ene02 Energy Monitoring   | 1.0                              | 1.0                             | 0.79%                            | Pre-Assessment result indicates the minimum standards for Outstanding level |
| Ene03 External Lighting   | 1.0                              | 1.0                             | 0.79%                            | N/A   |
| Ene04 Low and Zero Carbon Technology                                | 5.0                              | 2.0                             | 1.58%                            | Pre-Assessment result indicates the minimum standards for Outstanding level |
| Ene05 Energy Efficient Cold Storage                                 | N/A                              | N/A                             | N/A                              | N/A   |
| Ene06 Energy Efficient Transportation Systems                       | N/A                              | N/A                             | N/A                              | N/A   |
| Ene07 Energy Efficient Laboratory Systems                           | N/A                              | N/A                             | N/A                              | N/A   |
| Ene08 Energy Efficient Equipment                                    | 2.0                              | 0.0                             | 0.00%                            | N/A   |
| Ene09 Drying Space  | N/A                              | N/A                             | N/A                              | N/A   |
| <b>Total indicative environmental section performance</b>           | <b>24.0</b>                      | <b>10.00</b>                    | <b>7.92%</b>                     |   |
| <b>Transport</b>  |                                  |                                 |                                  |   |
| Tra01 Public Transport Accessibility                                | 3.0                              | 2.0                             | 2.29%                            | N/A   |
| Tra02 Proximity to Amenities  | 1.0                              | 1.0                             | 1.14%                            | N/A   |
| Tra03 Cyclist facilities  | 2.0                              | 0.0                             | 0.00%                            | N/A   |
| Tra04 Maximum Car Parking Capacity                                  | N/A                              | N/A                             | N/A                              | N/A   |
| Tra05 Travel Plan   | 1.0                              | 1.0                             | 1.14%                            | N/A   |
| <b>Total indicative environmental section performance</b>           | <b>7.0</b>                       | <b>4.0</b>                      | <b>4.57%</b>                     |   |
| <b>Water</b>  |                                  |                                 |                                  |   |
| Wat01 Water Consumption   | 5.0                              | 2.0                             | 1.33%                            | Pre-Assessment result indicates the minimum standards for Outstanding level |
| Wat02 Water Monitoring  | 1.0                              | 1.0                             | 0.67%                            | Pre-Assessment result indicates the minimum standards for Outstanding level |
| Wat03 Water Leak Detection and Prevention                           | 2.0                              | 2.0                             | 1.33%                            | N/A   |
| Wat04 Water Efficient Equipment                                     | 1.0                              | 1.0                             | 0.67%                            | N/A   |
| <b>Total indicative environmental section performance</b>           | <b>9.0</b>                       | <b>6.0</b>                      | <b>4.00%</b>                     |   |
| <b>Materials</b>  |                                  |                                 |                                  |   |
| Mat01 Life Cycle Impacts  | 6.0                              | 4.0                             | 3.85%                            | N/A   |
| Mat02 Hard Landscaping and Boundary Protection                      | 1.0                              | 1.0                             | 0.96%                            | N/A   |
| Mat03 Responsible Sourcing  | 3.0                              | 3.0                             | 2.88%                            | Pre-Assessment result indicates the minimum standards for Outstanding level |
| Mat04 Insulation  | 2.0                              | 2.0                             | 1.92%                            | N/A   |
| Mat05 Designing for Robustness                                      | 1.0                              | 1.0                             | 0.96%                            | N/A   |
| <b>Total indicative environmental section performance</b>           | <b>13.0</b>                      | <b>11.00</b>                    | <b>10.58%</b>                    |   |
| <b>Waste</b>  |                                  |                                 |                                  |   |
| Wst01 Construction Waste Management                                 | 4.0                              | 3.0                             | 3.75%                            | Pre-Assessment result indicates the minimum standards for Outstanding level |
| Wst02 Recycled Aggregates   | 1.0                              | 0.0                             | 0.00%                            | N/A   |
| Wst03 Operational Waste   | 1.0                              | 1.0                             | 1.25%                            | Pre-Assessment result indicates the minimum standards for Outstanding level |
| Wst04 Speculative Floor and Ceiling Finishes                        | N/A                              | N/A                             | N/A                              | N/A   |
| <b>Total indicative environmental section performance</b>           | <b>6.0</b>                       | <b>4.00</b>                     | <b>5.00%</b>                     |   |
| <b>Land Use and Ecology</b>   |                                  |                                 |                                  |   |
| LE01 Site Selection   | 2.0                              | 1.0                             | 1.00%                            | N/A   |
| LE02 Ecological Value of Site and Protection of Ecological Features | 1.0                              | 1.0                             | 1.00%                            | N/A   |
| LE03 Mitigating Ecological Impact                                   | 2.0                              | 1.0                             | 1.00%                            | Pre-Assessment result indicates the minimum standards for Outstanding level |
| LE04 Enhancing Site Ecology   | 3.0                              | 1.0                             | 1.00%                            | N/A   |
| LE05 Long Term Impact on Biodiversity                               | 2.0                              | 1.0                             | 1.00%                            | N/A   |
| <b>Total indicative environmental section performance</b>           | <b>10.0</b>                      | <b>5.00</b>                     | <b>5.00%</b>                     |   |
| <b>Pollution</b>  |                                  |                                 |                                  |   |
| Pol01 Impact of Refrigerants  | 3.0                              | 0.0                             | 0.00%                            | N/A   |
| Pol02 NOx Emissions   | 3.0                              | 0.0                             | 0.00%                            | N/A   |
| Pol03 Surface Water Run off   | 5.0                              | 5.0                             | 3.85%                            | N/A   |
| Pol04 Reduction of Night Time Light Pollution                       | 1.0                              | 1.0                             | 0.77%                            | N/A   |
| Pol05 Noise Attenuation   | 1.0                              | 1.0                             | 0.77%                            | N/A   |
| <b>Total indicative environmental section performance</b>           | <b>13.0</b>                      | <b>7.00</b>                     | <b>5.38%</b>                     |   |
| <b>Innovation</b>   |                                  |                                 |                                  |   |
| Inn01 Innovation  | 10.0                             | 1.0                             | 1.00%                            | N/A   |
| <b>Total indicative environmental section performance</b>           | <b>10.0</b>                      | <b>1.00</b>                     | <b>1.00%</b>                     |   |

## BREEAM 2011 New Construction Pre-Assessment Estimator

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|   |   |
|---|---|
| Building name                               | New Islington Free School   |
| Indicative building score (%)               | 59.63%  |
| Indicative BREEAM rating                    | Pre-Assessment result indicates potential for BREEAM Very Good rating     |
| Indicative minimum standards level achieved | Pre-Assessment result indicates the minimum standards for Very Good level |

|                   |                          |               |                                 |              |
|-------------------|--------------------------|---------------|---------------------------------|--------------|
| <b>MANAGEMENT</b> | <b>Section Weighting</b> | <b>12.00%</b> | <b>Indicative Section Score</b> | <b>8.18%</b> |
|-------------------|--------------------------|---------------|---------------------------------|--------------|

### Man01 Sustainable Procurement

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 8 | Available contribution to overall score | 4.36% |
| No. of BREEAM innovation credits available | 1 | Minimum standards applicable            | Yes   |

| Pre-Assessment question/criteria  | Response | Credits available | Indicative credits achieved |
|---|----------|-------------------|-----------------------------|
| Will roles, responsibilities and a training schedule be defined in accordance with BREEAM?    | Yes      | 1                 | 1                           |
| Will a BREEAM AP be appointed at RIBA stage A/B and performance targets contractually agreed? | No       | 1                 | 0                           |
| Will a BREEAM AP be appointed to monitor and report progress during RIBA stage B-E ?          | No       | 1                 | 0                           |
| Will a BREEAM AP be appointed to monitor and report progress during RIBA stage F-L?           | No       | 1                 | 0                           |
| Will a thermographic survey be conducted and any defects uncovered remedied?                  | Yes      | 1                 | 1                           |
| Will compliant commissioning of building services be carried out?                             | Yes      | 1                 | 1                           |
| Will compliant seasonal commissioning of building services be carried out?                    | Yes      | 1                 | 1                           |
| Will water/energy consumption data be recorded and aftercare support provided for 12 months?  | Yes      | 1                 | 1                           |
| Will water/energy consumption be recorded/reported for 3 years post construction?             | No       | 1                 | 0                           |

|   |   |
|---|---|
| Total indicative BREEAM credits achieved                | 5   |
| Total indicative contribution to overall building score | 2.73%   |
| Total indicative BREEAM innovation credits achieved     | 0   |
| Indicative minimum standard(s) level                    | Pre-Assessment result indicates the minimum standards for Outstanding level |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

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|  |
|--|

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Man02 Responsible Construction Practices**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 2 | Available contribution to overall score | 1.09% |
| No. of BREEAM innovation credits available | 1 | Minimum standards applicable            | Yes   |

Pre-Assessment question/criteria

|  |                                 |
|--|---------------------------------|
| Which considerate construction scheme will be used or required to be used by the principal contractor? | Considerate Constructors Scheme |
| For the required scheme, what will be the target performance level set for the site/contractor?        | A CCS score of 36 or more       |

|   |   |
|---|---|
| Total indicative BREEAM credits achieved                | 2   |
| Total indicative contribution to overall building score | 1.09%   |
| Total indicative BREEAM innovation credits achieved     | 1   |
| Indicative minimum standard(s) level                    | Pre-Assessment result indicates the minimum standards for Outstanding level |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Man03 Construction Site Impacts**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 5 | Available contribution to overall score | 2.73% |
| No. of BREEAM innovation credits available | 0 | Minimum standards applicable            | No    |

| Pre-Assessment question/criteria  | Response | Indicative credits |          |
|---|----------|--------------------|----------|
|   |          | Credits available  | achieved |
| Will site energy consumption be metered/monitored?  | Yes      | 1                  | 1        |
| Will site water consumption be metered/monitored?   | Yes      | 1                  | 1        |
| Will the transport of construction materials and waste to/from site be measured/monitored?    | Yes      | 1                  | 1        |
| Will timber be sourced in accordance with the Government's Timber Procurement Policy?         | Yes      | 1                  | 1        |
| Will/does the principal contractor operate a compliant Environmental Management System?       | Yes      | 1                  | 1        |
| Will the principal contractor adopt best practice pollution prevention policies & procedures? | Yes      |                    |          |

|   |       |
|---|-------|
| Total indicative BREEAM credits achieved                | 5     |
| Total indicative contribution to overall building score | 2.73% |
| Total indicative BREEAM innovation credits achieved     | N/A   |
| Indicative minimum standard(s) level                    | N/A   |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Man04 Stakeholder Participation**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 4 | Available contribution to overall score | 2.18% |
| No. of BREEAM innovation credits available | 0 | Minimum standards applicable            | Yes   |

| Pre-Assessment question/criteria   | Response | Indicative credits |          |
|--|----------|--------------------|----------|
|  |          | Credits available  | achieved |
| Will an appropriate level of consultation activities be undertaken?                      | Yes      | 1                  | 1        |
| Will an access statement be developed and appropriate building user facilities provided? | Yes      | 1                  | 1        |
| Will building user guides and relevant user information be provided?                     | Yes      | 1                  | 1        |
| Will a post occupancy evaluation assessment be undertaken and information disseminated?  | No       | 1                  | 0        |

|   |   |
|---|---|
| Total indicative BREEAM credits achieved                | 3   |
| Total indicative contribution to overall building score | 1.64%   |
| Total indicative BREEAM innovation credits achieved     | N/A   |
| Indicative minimum standard(s) level                    | Pre-Assessment result indicates the minimum standards for Outstanding level |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Man05 Life cycle cost and service life planning**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 3 | Available contribution to overall score | 1.64% |
| No. of BREEAM innovation credits available | 0 | Minimum standards applicable            | No    |

| Pre-Assessment question/criteria   | Response | Credits available | Indicative credits |
|--|----------|-------------------|--------------------|
|  |          |                   | achieved           |
| Will a feasibility stage Life Cycle Cost (LCC) analysis be commissioned and completed? | No       | 1                 | 0                  |
| Will a strategic and system level LCC be commissioned and completed?                   | No       | 1                 | 0                  |
| Will a technical design LCC to be commissioned and completed?                          | No       | 1                 | 0                  |

|   |       |
|---|-------|
| Total indicative BREEAM credits achieved                | 0     |
| Total indicative contribution to overall building score | 0.00% |
| Total indicative BREEAM innovation credits achieved     | N/A   |
| Indicative minimum standard(s) level                    | N/A   |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

|                               |                          |               |                                 |              |
|-------------------------------|--------------------------|---------------|---------------------------------|--------------|
| <b>HEALTH &amp; WELLBEING</b> | <b>Section Weighting</b> | <b>15.00%</b> | <b>Indicative Section Score</b> | <b>8.00%</b> |
|-------------------------------|--------------------------|---------------|---------------------------------|--------------|

**Hea01 Visual Comfort**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 3 | Available contribution to overall score | 3.00% |
| No. of BREEAM innovation credits available | 1 | Minimum standards applicable            | Yes   |

| Pre-Assessment question/criteria   | Response  | Credits available | Indicative credits achieved |
|--|---|-------------------|-----------------------------|
| Will all fluorescent lamps be fitted with high frequency ballasts?   | Yes   | N/A               | N/A                         |
| Will all relevant building areas be designed to achieve the appropriate daylight factor(s)?                  | No  | 1                 |                             |
| Will the design provide adequate glare control and view out for building users?                              | No  | 1                 | 0                           |
| Will internal/external lighting be specified in accordance with the relevant CIBSE Guides/British Standards? | Yes   | 1                 | 1                           |
| Will all relevant building areas be designed to achieve exemplary level daylight factor(s)?                  | No  | 1                 | 0                           |
| Total indicative BREEAM credits achieved   | 1   |                   |                             |
| Total indicative contribution to overall building score  | 1.00%   |                   |                             |
| Total indicative BREEAM innovation credits achieved  | 0   |                   |                             |
| Indicative minimum standard(s) level   | Pre-Assessment result indicates the minimum standards for Outstanding level |                   |                             |

Comments/notes:



**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Hea02 Indoor Air Quality**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 4 | Available contribution to overall score | 4.00% |
| No. of BREEAM innovation credits available | 0 | Minimum standards applicable            | No    |

| Pre-Assessment question/criteria  | Response | Indicative credits |          |
|---|----------|--------------------|----------|
|   |          | Credits available  | achieved |
| Will an air quality plan be produced?   | No       | 1                  | 0        |
| Will the building be designed to minimise sources of internal air pollution?                  | Yes      | 1                  | 0        |
| Will the relevant products be specified to meet the VOC testing and emission levels required? | No       | 1                  | 0        |
| Will formaldehyde and total VOC levels be measured post construction?                         | No       | 1                  | 0        |
| Will the building be designed to, or have the potential to provide, natural ventilation?      | No       | 1                  | 0        |

|   |       |
|---|-------|
| Total indicative BREEAM credits achieved                | 0     |
| Total indicative contribution to overall building score | 0.00% |
| Total indicative BREEAM innovation credits achieved     | N/A   |
| Indicative minimum standard(s) level                    | N/A   |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Hea03 Thermal Comfort**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 2 | Available contribution to overall score | 2.00% |
| No. of BREEAM innovation credits available | 0 | Minimum standards applicable            | No    |

| Pre-Assessment question/criteria  | Response | Credits available | Indicative credits achieved |
|---|----------|-------------------|-----------------------------|
| Will thermal modelling of the design be carried out?                                | Yes      | 1                 | 1                           |
| Will the modelling inform the development of a thermal zoning and control strategy? | Yes      | 1                 | 1                           |
| Total indicative BREEAM credits achieved  |          | 2                 |                             |
| Total indicative contribution to overall building score                             |          | 2.00%             |                             |
| Total indicative BREEAM innovation credits achieved                                 |          | N/A               |                             |
| Indicative minimum standard(s) level  |          | N/A               |                             |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Hea04 Water Quality**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 1 | Available contribution to overall score | 1.00% |
| No. of BREEAM innovation credits available | 0 | Minimum standards applicable            | Yes   |

| Pre-Assessment question/criteria   | Response | Credits available | Indicative credits achieved |
|--|----------|-------------------|-----------------------------|
| Will all water systems be designed to comply with the relevant HSE Approved Code of Practice and Guidance? | Yes      | 1                 | 1                           |
| Where humidification is to be provided, will a failsafe humidification system be specified?                | N/A      |                   |                             |
| Will a wholesome supply of accessible, clean and fresh drinking water be supplied for building users?      | Yes      |                   |                             |

|   |   |
|---|---|
| Total indicative BREEAM credits achieved                | 1   |
| Total indicative contribution to overall building score | 1.00%   |
| Total indicative BREEAM innovation credits achieved     | N/A   |
| Indicative minimum standard(s) level                    | Pre-Assessment result indicates the minimum standards for Outstanding level |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Hea05 Acoustic Performance**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 3 | Available contribution to overall score | 3.00% |
| No. of BREEAM innovation credits available | 0 | Minimum standards applicable            | No    |

| Pre-Assessment question/criteria   | Response | Credits available | Indicative credits achieved |
|--|----------|-------------------|-----------------------------|
| Will/has a suitably qualified acoustician be appointed to provide appropriate design advice? | Yes      |                   |                             |
| Will the building meet the relevant acoustic performance standards and testing requirements? | Yes      | 3                 | 2                           |
| Total indicative BREEAM credits achieved   |          | 2                 |                             |
| Total indicative contribution to overall building score                                      |          | 2.00%             |                             |
| Total indicative BREEAM innovation credits achieved  |          | N/A               |                             |
| Indicative minimum standard(s) level   |          | N/A               |                             |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Hea06 Safety and Security**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 2 | Available contribution to overall score | 2.00% |
| No. of BREEAM innovation credits available | 0 | Minimum standards applicable            | No    |

| Pre-Assessment question/criteria  | Response | Indicative credits |          |
|---|----------|--------------------|----------|
|   |          | Credits available  | achieved |
| Where external site areas are present, will safe access be designed for pedestrians and cyclists?     | Yes      | 1                  | 1        |
| Will a suitably qualified security consultant be appointed and security considerations accounted for? | Yes      | 1                  | 1        |

|   |       |
|---|-------|
| Total indicative BREEAM credits achieved                | 2     |
| Total indicative contribution to overall building score | 2.00% |
| Total indicative BREEAM innovation credits achieved     | N/A   |
| Indicative minimum standard(s) level                    | N/A   |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

|               |                          |               |                                 |              |
|---------------|--------------------------|---------------|---------------------------------|--------------|
| <b>ENERGY</b> | <b>Section Weighting</b> | <b>19.00%</b> | <b>Indicative Section Score</b> | <b>7.92%</b> |
|---------------|--------------------------|---------------|---------------------------------|--------------|

**Ene01 Reduction of CO<sub>2</sub> Emissions**

|  |    |   |        |
|--|----|---|--------|
| No. of BREEAM credits available            | 15 | Available contribution to overall score | 11.88% |
| No. of BREEAM innovation credits available | 5  | Minimum standards applicable            | Yes    |

How do you wish to assess the number of BREEAM credits achieved for this issue?

**Ene01 Calculator**

Ene01 Calculator and Key Performance Indicators

|  |        |                |
|--|--------|----------------|
| Building floor area  | 2233   | m2             |
| Notional building energy demand                                | 130.37 | MJ/m2/annum    |
| Actual building energy demand                                  | 118.79 | MJ/m2/annum    |
| Notional building energy consumption                           | 88.93  | kWh/m2/annum   |
| Actual building energy consumption                             | 82.17  | kWh/m2/annum   |
| Target Emission Rate (TER)                                     | 16.10  | kgCO2/m2/annum |
| Building Emission Rate (BER)                                   | 14.10  | kgCO2/m2/annum |
| Building improvement over TER                                  | 12.00% |                |
| Demand Energy Performance Ratio (EPR)                          | 0.1005 |                |
| Consumption Energy Performance Ratio (EPR)                     | 0.1939 |                |
| CO <sub>2</sub> Energy Performance Ratio (EPR)                 | 0.1089 |                |
| Overall Building Energy Performance Ratio (EPR <sub>NC</sub> ) | 0.4033 |                |

What is the equivalent % of the building's 'regulated' energy consumption that will be generated by carbon neutral sources and used to meet energy demand from 'unregulated' building systems or processes?

Is the building designed to be 'carbon negative' ?

**BREEAM 2011 New Construction Pre-Assessment Estimator**

|   |   |
|---|---|
| Total indicative BREEAM credits achieved                | 6   |
| Total indicative contribution to overall building score | 4.75%   |
| Total indicative BREEAM innovation credits achieved     | 0   |
| Indicative minimum standard(s) level                    | Pre-Assessment result indicates the minimum standards for Very Good level |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Ene02 Energy Monitoring**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 1 | Available contribution to overall score | 0.79% |
| No. of BREEAM innovation credits available | 0 | Minimum standards applicable            | Yes   |

| Pre-Assessment question/criteria  | Response | Credits available | Indicative credits achieved |
|---|----------|-------------------|-----------------------------|
| Will a BMS or sub-meters be specified to monitor energy use from major building services systems? | Yes      | 1                 | 1                           |
| Will a BMS or sub-meters be specified to monitor energy use by tenant/building function areas?    |          | N/A               | N/A                         |

|   |   |
|---|---|
| Total indicative BREEAM credits achieved                | 1   |
| Total indicative contribution to overall building score | 0.79%   |
| Total indicative BREEAM innovation credits achieved     | N/A   |
| Indicative minimum standard(s) level                    | Pre-Assessment result indicates the minimum standards for Outstanding level |

Comments/notes:



**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Ene03 External Lighting**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 1 | Available contribution to overall score | 0.79% |
| No. of BREEAM innovation credits available | 0 | Minimum standards applicable            | No    |

| Pre-Assessment question/criteria   | Response | Credits available | Indicative credits achieved |
|--|----------|-------------------|-----------------------------|
| Will external light fittings and controls be specified in accordance with the BREEAM criteria? | Yes      | 1                 | 1                           |
| Total indicative BREEAM credits achieved   |          | 1                 |                             |
| Total indicative contribution to overall building score  |          | 0.79%             |                             |
| Total indicative BREEAM innovation credits achieved  |          | N/A               |                             |
| Indicative minimum standard(s) level   |          | N/A               |                             |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Ene04 Low and Zero Carbon Technology**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 5 | Available contribution to overall score | 3.96% |
| No. of BREEAM innovation credits available | 1 | Minimum standards applicable            | Yes   |

| Pre-Assessment question/criteria  | Response  | Indicative credits |          |
|---|---|--------------------|----------|
|   |   | Credits available  | achieved |
| Compliant LZC feasibility study to be undertaken                                | Yes   | 2                  | 1        |
| What will be the intended scope of the feasibility study?                       | Operational stage carbon savings/emissions                                  |                    |          |
| Target percentage net reduction in operational stage CO2 emissions              | 11.30%  | 2                  | 1        |
| Please confirm the intended energy source of the Low and/or zero carbon system? | Solar   |                    |          |
| Building is cooled mechanically, not utilising 'free' cooling                   | No  | 1                  | 0        |
| Total indicative BREEAM credits achieved  | 2   |                    |          |
| Total indicative contribution to overall building score                         | 1.58%   |                    |          |
| Total indicative BREEAM innovation credits achieved                             | 0   |                    |          |
| Indicative minimum standard(s) level  | Pre-Assessment result indicates the minimum standards for Outstanding level |                    |          |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

Ene05 Energy Efficient Cold Storage

Assessment Issue Not Applicable

|  |     |   |     |
|--|-----|---|-----|
| No. of BREEAM credits available            | N/A | Available contribution to overall score | N/A |
| No. of BREEAM innovation credits available | N/A | Minimum standards applicable            | N/A |

| Pre-Assessment question/criteria | Response | Indicative credits |          |
|----------------------------------|----------|--------------------|----------|
|                                  |          | Credits available  | achieved |
|                                  |          |                    |          |
|                                  |          |                    |          |
|                                  |          |                    |          |

|   |     |
|---|-----|
| Total indicative BREEAM credits achieved                | N/A |
| Total indicative contribution to overall building score | N/A |
| Total indicative BREEAM innovation credits achieved     | N/A |
| Indicative minimum standard(s) level                    | N/A |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Ene06 Energy Efficient Transportation Systems**

**Assessment Issue Not Applicable**

|  |     |   |     |
|--|-----|---|-----|
| No. of BREEAM credits available            | N/A | Available contribution to overall score | N/A |
| No. of BREEAM innovation credits available | N/A | Minimum standards applicable            | N/A |

| Pre-Assessment question/criteria | Response | Indicative credits |          |
|----------------------------------|----------|--------------------|----------|
|                                  |          | Credits available  | achieved |
|                                  |          |                    |          |

|   |     |
|---|-----|
| Total indicative BREEAM credits achieved                | N/A |
| Total indicative contribution to overall building score | N/A |
| Total indicative BREEAM innovation credits achieved     | N/A |
| Indicative minimum standard(s) level                    | N/A |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

Ene07 Energy Efficient Laboratory Systems

Assessment Issue Not Applicable

|  |     |   |     |
|--|-----|---|-----|
| No. of BREEAM credits available            | N/A | Available contribution to overall score | N/A |
| No. of BREEAM innovation credits available | N/A | Minimum standards applicable            | N/A |

| Pre-Assessment question/criteria | Response | Indicative credits |          |
|----------------------------------|----------|--------------------|----------|
|                                  |          | Credits available  | achieved |
|                                  |          |                    |          |
|                                  |          |                    |          |
|                                  |          |                    |          |
|                                  |          |                    |          |
|                                  |          |                    |          |
|                                  |          |                    |          |
|                                  |          |                    |          |
|                                  |          |                    |          |
|                                  |          |                    |          |
|                                  |          |                    |          |
|                                  |          |                    |          |
|                                  |          |                    |          |
|                                  |          |                    |          |

|   |     |
|---|-----|
| Total indicative BREEAM credits achieved                | N/A |
| Total indicative contribution to overall building score | N/A |
| Total indicative BREEAM innovation credits achieved     | N/A |
| Indicative minimum standard(s) level                    | N/A |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Ene08 Energy Efficient Equipment**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 2 | Available contribution to overall score | 1.58% |
| No. of BREEAM innovation credits available | 0 | Minimum standards applicable            | No    |

Pre-Assessment question/criteria

| Which of the following will be present and likely to be a/the major contributor to 'unregulated' energy use: | Present                        | Significant majority contributor |
|--|--------------------------------|----------------------------------|
|  | Small power/plug in equipment? | No                               |
| Swimming pool?   | No                             |                                  |
| Communal laundry?  | No                             |                                  |
| Data centre?   | No                             |                                  |
| IT-intensive operation areas?  | No                             |                                  |
| Residential areas?   | No                             |                                  |
| Healthcare?  | No                             |                                  |
| Kitchen and catering facilities?   | No                             |                                  |

|  | Indicative compliance? | Credits available | Indicative credits achieved |     |
|--|------------------------|-------------------|-----------------------------|-----|
| Will the significant majority contributor(s) to 'unregulated' energy use (above) meet the BREEAM criteria? | No                     | 2                 | 0                           | N/A |

|   |       |
|---|-------|
| Total indicative BREEAM credits achieved                | 0     |
| Total indicative contribution to overall building score | 0.00% |
| Total indicative BREEAM innovation credits achieved     | N/A   |
| Indicative minimum standard(s) level                    | N/A   |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

Ene09 Drying Space

Assessment Issue Not Applicable

|  |     |   |     |
|--|-----|---|-----|
| No. of BREEAM credits available            | N/A | Available contribution to overall score | N/A |
| No. of BREEAM innovation credits available | N/A | Minimum standards applicable            | N/A |

| Pre-Assessment question/criteria | Response | Indicative credits |          |
|----------------------------------|----------|--------------------|----------|
|                                  |          | Credits available  | achieved |
|                                  |          |                    |          |

|   |     |
|---|-----|
| Total indicative BREEAM credits achieved                | N/A |
| Total indicative contribution to overall building score | N/A |
| Total indicative BREEAM innovation credits achieved     | N/A |
| Indicative minimum standard(s) level                    | N/A |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

|                  |                          |              |                                 |              |
|------------------|--------------------------|--------------|---------------------------------|--------------|
| <b>TRANSPORT</b> | <b>Section Weighting</b> | <b>8.00%</b> | <b>Indicative Section Score</b> | <b>4.57%</b> |
|------------------|--------------------------|--------------|---------------------------------|--------------|

**Tra01 Public Transport Accessibility**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 3 | Available contribution to overall score | 3.43% |
| No. of BREEAM innovation credits available | 0 | Minimum standards applicable            | No    |

Pre-Assessment question/criteria

|   |  |  |  |
|---|--|--|--|
| What is the building type category (for the purpose of Tra01 issue assessment)? | Pre-school, School and/or Sixth form                             |  |  |
| What is the degree of public transport provision for the building's location?   | A selection of BREEAM compliant public transport nodes available |  |  |
| Building's indicative Accessibility Index                                       | 4  |  |  |
| Does the building have a dedicated bus service?                                 |  |  |  |
| Total indicative BREEAM credits achieved  | 2  |  |  |
| Total indicative contribution to overall building score                         | 2.29%  |  |  |
| Total indicative BREEAM innovation credits achieved                             | N/A  |  |  |
| Indicative minimum standard(s) level  | N/A  |  |  |

Comments/notes:



**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Tra02 Proximity to Amenities**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 1 | Available contribution to overall score | 1.14% |
| No. of BREEAM innovation credits available | 0 | Minimum standards applicable            | No    |

| Pre-Assessment question/criteria   | Response | Credits available | Indicative credits achieved |
|--|----------|-------------------|-----------------------------|
| Will the building be in close proximity of and accessible to applicable amenities? | Yes      | 1                 | 1                           |
| Total indicative BREEAM credits achieved   |          | 1                 |                             |
| Total indicative contribution to overall building score                            |          | 1.14%             |                             |
| Total indicative BREEAM innovation credits achieved                                |          | N/A               |                             |
| Indicative minimum standard(s) level   |          | N/A               |                             |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Tra03 Cyclist facilities**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 2 | Available contribution to overall score | 2.29% |
| No. of BREEAM innovation credits available | 0 | Minimum standards applicable            | No    |

What is the building type category (for the purpose of Tra03 issue assessment)?

| Pre-Assessment question/criteria                        | Response | Credits available | Indicative credits achieved |
|---|----------|-------------------|-----------------------------|
| Will cycle storage spaces be provided?                  | No       | 2                 | 0                           |
| Will cyclist facilities be provided?                    | No       |                   |                             |
| Total indicative BREEAM credits achieved                | 0        |                   |                             |
| Total indicative contribution to overall building score | 0.00%    |                   |                             |
| Total indicative BREEAM innovation credits achieved     | N/A      |                   |                             |
| Indicative minimum standard(s) level                    | N/A      |                   |                             |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Tra04 Maximum Car Parking Capacity**

Assessment Issue Not Applicable

|  |     |   |     |
|--|-----|---|-----|
| No. of BREEAM credits available            | N/A | Available contribution to overall score | N/A |
| No. of BREEAM innovation credits available | N/A | Minimum standards applicable            | N/A |

|   |  |
|---|--|
| Building type category (for the purpose of Tra04 issue)?            |  |
| Buildings indicative Accessibility Index (sourced from issue Tra01) |  |

| Pre-Assessment question/criteria  | Response | Credits available | Indicative credits achieved |
|---|----------|-------------------|-----------------------------|
| Will the building meet BREEAM's maximum parking capacity criteria for this building type/Accessibility Index? |          |                   |                             |

|   |     |
|---|-----|
| Total indicative BREEAM credits achieved                | N/A |
| Total indicative contribution to overall building score | N/A |
| Total indicative BREEAM innovation credits achieved     | N/A |
| Indicative minimum standard(s) level                    | N/A |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Tra05 Travel Plan**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 1 | Available contribution to overall score | 1.14% |
| No. of BREEAM innovation credits available | 0 | Minimum standards applicable            | No    |

| Pre-Assessment question/criteria  | Response | Credits available | Indicative credits achieved |
|---|----------|-------------------|-----------------------------|
| Will a transport plan based on site specific travel survey/assessment be developed? | Yes      | 1                 | 1                           |
| Total indicative BREEAM credits achieved  |          | 1                 |                             |
| Total indicative contribution to overall building score                             |          | 1.14%             |                             |
| Total indicative BREEAM innovation credits achieved                                 |          | N/A               |                             |
| Indicative minimum standard(s) level  |          | N/A               |                             |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

|              |                          |              |                                 |              |
|--------------|--------------------------|--------------|---------------------------------|--------------|
| <b>WATER</b> | <b>Section Weighting</b> | <b>6.00%</b> | <b>Indicative Section Score</b> | <b>4.00%</b> |
|--------------|--------------------------|--------------|---------------------------------|--------------|

**Wat01 Water Consumption**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 5 | Available contribution to overall score | 3.33% |
| No. of BREEAM innovation credits available | 1 | Minimum standards applicable            | Yes   |

Select the level that corresponds closely to the target or likely water component specification?

|   |   |
|---|---|
| Total indicative BREEAM credits achieved                | 2   |
| Total indicative contribution to overall building score | 1.33%   |
| Total indicative BREEAM innovation credits achieved     | 0   |
| Indicative minimum standard(s) level                    | Pre-Assessment result indicates the minimum standards for Outstanding level |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Wat02 Water Monitoring**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 1 | Available contribution to overall score | 0.67% |
| No. of BREEAM innovation credits available | 0 | Minimum standards applicable            | Yes   |

| Pre-Assessment question/criteria  | Response | Credits available | Indicative credits achieved |
|---|----------|-------------------|-----------------------------|
| Will there be a water meter on the mains water supply to the building(s)?                                 | Yes      | 1                 | 1                           |
| Will metering/monitoring equipment be specified on the water supply to any relevant plant/building areas? | N/A      |                   |                             |
| Will all specified water meters have a pulsed output?   | Yes      |                   |                             |
| If the site/building has an existing BMS connection, will all pulsed meters be connected to the BMS?      | N/A      |                   |                             |

|   |   |
|---|---|
| Total indicative BREEAM credits achieved                | 1   |
| Total indicative contribution to overall building score | 0.67%   |
| Total indicative BREEAM innovation credits achieved     | N/A   |
| Indicative minimum standard(s) level                    | Pre-Assessment result indicates the minimum standards for Outstanding level |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Wat03 Water Leak Detection and Prevention**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 2 | Available contribution to overall score | 1.33% |
| No. of BREEAM innovation credits available | 0 | Minimum standards applicable            | No    |

| Pre-Assessment question/criteria  | Response | Indicative credits |          |
|---|----------|--------------------|----------|
|   |          | Credits available  | achieved |
| Will a mains water leak detection system be installed on the building's mains water supply? | Yes      | 1                  | 1        |
| Will flow control devices be installed in each sanitary area/facility?                      | Yes      | 1                  | 1        |

|   |       |
|---|-------|
| Total indicative BREEAM credits achieved                | 2     |
| Total indicative contribution to overall building score | 1.33% |
| Total indicative BREEAM innovation credits achieved     | N/A   |
| Indicative minimum standard(s) level                    | N/A   |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Wat04 Water Efficient Equipment**

|  |    |   |       |
|--|----|---|-------|
| No. of BREEAM credits available            | 1  | Available contribution to overall score | 0.67% |
| No. of BREEAM innovation credits available | No | Minimum standards applicable            | No    |

| Pre-Assessment question/criteria  | Response | Credits available | Indicative credits achieved |
|---|----------|-------------------|-----------------------------|
| Will water efficient irrigation methods and/or vehicle wash systems (if relevant) be installed? | Yes      | 1                 | 1                           |
| Total indicative BREEAM credits achieved  | 1        |                   |                             |
| Total indicative contribution to overall building score   | 0.67%    |                   |                             |
| Total indicative BREEAM innovation credits achieved   | N/A      |                   |                             |
| Indicative minimum standard(s) level  | N/A      |                   |                             |

Comments/notes:



**BREEAM 2011 New Construction Pre-Assessment Estimator**

|                  |                          |               |                                 |               |
|------------------|--------------------------|---------------|---------------------------------|---------------|
| <b>MATERIALS</b> | <b>Section Weighting</b> | <b>12.50%</b> | <b>Indicative Section Score</b> | <b>10.58%</b> |
|------------------|--------------------------|---------------|---------------------------------|---------------|

**Mat01 Life Cycle Impacts**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 6 | Available contribution to overall score | 5.77% |
| No. of BREEAM innovation credits available | 1 | Minimum standards applicable            | No    |

Pre-Assessment question/criteria

|   |   |                           |  |
|---|---|---------------------------|--|
| How do you wish to assess the number of BREEAM credits achieved for this issue? | Define a target number of BREEAM credits to be achieved |                           |  |
| Select the number of BREEAM credits being targeted for the Mat01 issue          | 4   | BREEAM Innovation credits |  |

|   |       |
|---|-------|
| Total indicative BREEAM credits achieved                | 4     |
| Total indicative contribution to overall building score | 3.85% |
| Total indicative BREEAM innovation credits achieved     | 0     |
| Indicative minimum standard(s) level                    | N/A   |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Mat02 Hard Landscaping and Boundary Protection**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 1 | Available contribution to overall score | 0.96% |
| No. of BREEAM innovation credits available | 0 | Minimum standards applicable            | No    |

| Pre-Assessment question/criteria   | Response | Credits available | Indicative credits achieved |
|--|----------|-------------------|-----------------------------|
| Will ≥80% of all external hard landscaping and boundary protection achieve a Green Guide A or A+ rating? | Yes      | 1                 | 1                           |
| Total indicative BREEAM credits achieved   |          | 1                 |                             |
| Total indicative contribution to overall building score  |          | 0.96%             |                             |
| Total indicative BREEAM innovation credits achieved  |          | N/A               |                             |
| Indicative minimum standard(s) level   |          | N/A               |                             |

Comments/notes:

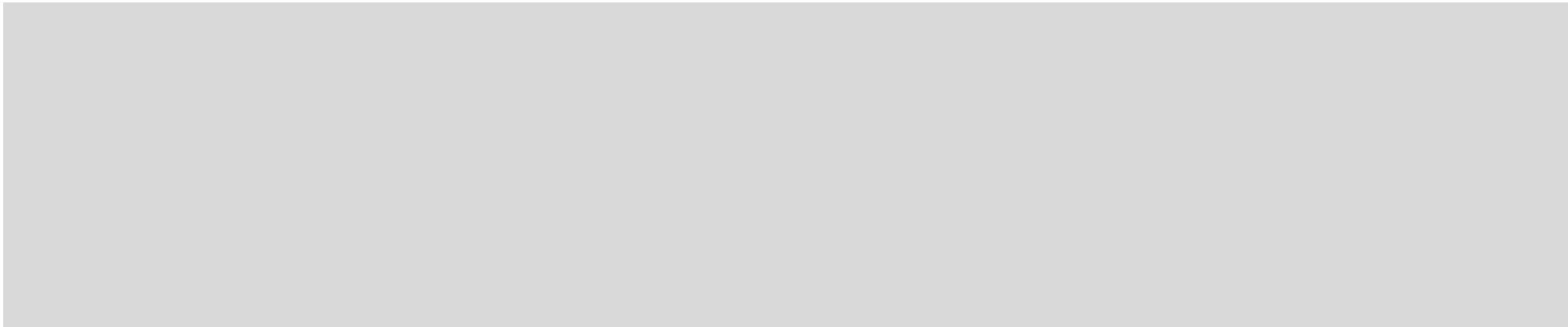
**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Mat03 Responsible Sourcing**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 3 | Available contribution to overall score | 2.88% |
| No. of BREEAM innovation credits available | 1 | Minimum standards applicable            | Yes   |

Pre-Assessment question/criteria

|  |  |                           |   |
|--|--|---------------------------|---|
| How do you wish to assess the number of BREEAM credits achieved for this issue?                            | Define a target number of BREEAM credits |                           |   |
| Select the number of BREEAM credits being targeted for the Mat03 issue                                     | 3  | BREEAM Innovation credits | 0 |
| Will all timber used on the project be sourced in accordance with the UK Govt's Timber Procurement Policy? | Yes                                      |                           |   |



|   |   |
|---|---|
| Total indicative BREEAM credits achieved                | 3   |
| Total indicative contribution to overall building score | 2.88%   |
| Total indicative BREEAM innovation credits achieved     | 0   |
| Indicative minimum standard(s) level                    | Pre-Assessment result indicates the minimum standards for Outstanding level |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Mat04 Insulation**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 2 | Available contribution to overall score | 1.92% |
| No. of BREEAM innovation credits available | 0 | Minimum standards applicable            | No    |

| Pre-Assessment question/criteria                                 | Response | Indicative credits |          |
|--|----------|--------------------|----------|
|  |          | Credits available  | achieved |
| Is the building targeting an insulating index of 2 or more?      | Yes      | 1                  | 1        |
| Will the building's insulating materials be responsibly sourced? | Yes      | 1                  | 1        |

|   |       |
|---|-------|
| Total indicative BREEAM credits achieved                | 2     |
| Total indicative contribution to overall building score | 1.92% |
| Total indicative BREEAM innovation credits achieved     | N/A   |
| Indicative minimum standard(s) level                    | N/A   |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Mat05 Designing for Robustness**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 1 | Available contribution to overall score | 0.96% |
| No. of BREEAM innovation credits available | 0 | Minimum standards applicable            | N/A   |

| Pre-Assessment question/criteria   | Response | Credits available | Indicative credits achieved |
|--|----------|-------------------|-----------------------------|
| Will suitable durability/protection measures be specified and installed to vulnerable areas of the building? | Yes      | 1                 | 1                           |
| Total indicative BREEAM credits achieved   |          | 1                 |                             |
| Total indicative contribution to overall building score  |          | 0.96%             |                             |
| Total indicative BREEAM innovation credits achieved  |          | N/A               |                             |
| Indicative minimum standard(s) level   |          | N/A               |                             |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

|              |                          |              |                                 |              |
|--------------|--------------------------|--------------|---------------------------------|--------------|
| <b>WASTE</b> | <b>Section Weighting</b> | <b>7.50%</b> | <b>Indicative Section Score</b> | <b>5.00%</b> |
|--------------|--------------------------|--------------|---------------------------------|--------------|

**Wst01 Construction Waste Management**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 4 | Available contribution to overall score | 5.00% |
| No. of BREEAM innovation credits available | 1 | Minimum standards applicable            | Yes   |

Pre-Assessment question/criteria

|   |   |                           |  |
|---|---|---------------------------|--|
| How do you wish to assess the number of BREEAM credits achieved for this issue? | Define a target number of BREEAM credits to be achieved |                           |  |
| Select the number of BREEAM credits being targeted for the Wst01 issue          | 3   | BREEAM Innovation credits |  |

|   |   |
|---|---|
| Total indicative BREEAM credits achieved                | 3   |
| Total indicative contribution to overall building score | 3.75%   |
| Total indicative BREEAM innovation credits achieved     | 0   |
| Indicative minimum standard(s) level                    | Pre-Assessment result indicates the minimum standards for Outstanding level |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Wst02 Recycled Aggregates**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 1 | Available contribution to overall score | 1.25% |
| No. of BREEAM innovation credits available | 1 | Minimum standards applicable            | No    |

Pre-Assessment question/criteria

|   |   |                           |  |
|---|---|---------------------------|--|
| How do you wish to assess the number of BREEAM credits achieved for this issue? | Define a target number of BREEAM credits to be achieved |                           |  |
| Select the number of BREEAM credits being targeted for the Wst02 issue          | 0   | BREEAM Innovation credits |  |

|   |       |
|---|-------|
| Total indicative BREEAM credits achieved                | 0     |
| Total indicative contribution to overall building score | 0.00% |
| Total indicative BREEAM innovation credits achieved     | 0     |
| Indicative minimum standard(s) level                    | N/A   |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Wst03 Operational Waste**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 1 | Available contribution to overall score | 1.25% |
| No. of BREEAM innovation credits available | 0 | Minimum standards applicable            | Yes   |

| Pre-Assessment question/criteria   | Response   | Credits available | Indicative credits achieved |
|--|--|-------------------|-----------------------------|
| Will appropriate facilities for the storage of operational recyclable waste volumes be provided?           | Yes  | 1                 | 1                           |
| 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  |                   |                             |
| Will there be a school recycling policy and operational procedures provided when the building is complete? | Yes  |                   |                             |
| <b>Total indicative BREEAM credits achieved</b>  |  | <b>1</b>          |                             |
| <b>Total indicative contribution to overall building score</b>   |  | <b>1.25%</b>      |                             |
| <b>Total indicative BREEAM innovation credits achieved</b>   |  | <b>N/A</b>        |                             |
| <b>Indicative minimum standard(s) level</b>  | <b>Pre-Assessment result indicates the minimum standards for Outstanding level</b> |                   |                             |

Comments/notes:



**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Wst04 Speculative Floor and Ceiling Finishes**

**Assessment Issue Not Applicable**

|  |     |   |     |
|--|-----|---|-----|
| No. of BREEAM credits available            | N/A | Available contribution to overall score | N/A |
| No. of BREEAM innovation credits available | N/A | Minimum standards applicable            | N/A |

| Pre-Assessment question/criteria                        | Response | Credits available | Indicative credits achieved |
|---|----------|-------------------|-----------------------------|
|   |          |                   |                             |
| Total indicative BREEAM credits achieved                |          |                   | N/A                         |
| Total indicative contribution to overall building score |          |                   | N/A                         |
| Total indicative BREEAM innovation credits achieved     |          |                   | N/A                         |
| Indicative minimum standard(s) level                    |          |                   | N/A                         |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

|                               |                          |               |                                 |              |
|-------------------------------|--------------------------|---------------|---------------------------------|--------------|
| <b>LAND USE &amp; ECOLOGY</b> | <b>Section Weighting</b> | <b>10.00%</b> | <b>Indicative Section Score</b> | <b>5.00%</b> |
|-------------------------------|--------------------------|---------------|---------------------------------|--------------|

**LE01 Site Selection**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 2 | Available contribution to overall score | 2.00% |
| No. of BREEAM innovation credits available | 0 | Minimum standards applicable            | No    |

| Pre-Assessment question/criteria  | Response | Credits available | Indicative credits achieved |
|---|----------|-------------------|-----------------------------|
| Will at least 75% of the proposed development's footprint be located on previously been developed land? | Yes      | 1                 | 1                           |
| Is the site deemed to be significantly contaminated?  | No       | 1                 | 0                           |

|   |       |
|---|-------|
| Total indicative BREEAM credits achieved                | 1     |
| Total indicative contribution to overall building score | 1.00% |
| Total indicative BREEAM innovation credits achieved     | N/A   |
| Indicative minimum standard(s) level                    | N/A   |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**LE02 Ecological Value of Site and Protection of Ecological Features**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 1 | Available contribution to overall score | 1.00% |
| No. of BREEAM innovation credits available | 0 | Minimum standards applicable            | No    |

| Pre-Assessment question/criteria  | Response | Credits available | Indicative credits achieved |
|---|----------|-------------------|-----------------------------|
| Can the land within the construction zone be defined as 'land of low ecological value'?             | Yes      | 1                 | 1                           |
| Will all features of ecological value surrounding the construction zone/site boundary be protected? | Yes      |                   |                             |

|   |       |
|---|-------|
| Total indicative BREEAM credits achieved                | 1     |
| Total indicative contribution to overall building score | 1.00% |
| Total indicative BREEAM innovation credits achieved     | N/A   |
| Indicative minimum standard(s) level                    | N/A   |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**LE03 Mitigating Ecological Impact**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 2 | Available contribution to overall score | 2.00% |
| No. of BREEAM innovation credits available | 0 | Minimum standards applicable            | Yes   |

Pre-Assessment question/criteria

|  |   |
|--|---|
| What is the likely change in ecological value (plant species richness) as a result of the sites development? | Small negative change in plant species richness |
|--|---|

|   |   |
|---|---|
| Total indicative BREEAM credits achieved                | 1   |
| Total indicative contribution to overall building score | 1.00%   |
| Total indicative BREEAM innovation credits achieved     | N/A   |
| Indicative minimum standard(s) level                    | Pre-Assessment result indicates the minimum standards for Outstanding level |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**LE04 Enhancing Site Ecology**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 3 | Available contribution to overall score | 3.00% |
| No. of BREEAM innovation credits available | 0 | Minimum standards applicable            | No    |

| Pre-Assessment question/criteria   | Response   | Indicative credits |          |
|--|--|--------------------|----------|
|  |  | Credits available  | achieved |
| Will a suitably qualified ecologist be appointed to report on enhancing and protecting site ecology? | Yes  | 3                  | 1        |
| Will the suitably qualified ecologists general recommendations be implemented?                       | Yes  |                    |          |
| What is the targeted/intended improvement in ecological value as a result of enhancement actions?    | No change or negative change in plant species richness |                    |          |

|   |       |
|---|-------|
| Total indicative BREEAM credits achieved                | 1     |
| Total indicative contribution to overall building score | 1.00% |
| Total indicative BREEAM innovation credits achieved     | N/A   |
| Indicative minimum standard(s) level                    | N/A   |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**LE05 Long Term Impact on Biodiversity**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 2 | Available contribution to overall score | 2.00% |
| No. of BREEAM innovation credits available | 0 | Minimum standards applicable            | No    |

| Pre-Assessment question/criteria  | Response | Indicative credits |          |
|---|----------|--------------------|----------|
|   |          | Credits available  | achieved |
| Will the building meet BREEAM's mandatory criteria for this BREEAM issue?                                       | Yes      | 2                  | 1        |
| Will a Biodiversity Champion be appointed to monitor/minimise impacts of site activities on biodiversity?       | Yes      |                    |          |
| Will the contractor provide training for the site workforce on how to protect ecology during the project?       | Yes      |                    |          |
| Will the contractor record actions to protect biodiversity and monitor their effectiveness during construction? | No       |                    |          |
| Will a new ecologically valuable habitat, appropriate to the local area, be created?                            | No       |                    |          |
| Where flora/fauna habitats exist on site, will the contractor programme site works to minimise disturbance?     | Yes      |                    |          |
| Will a partnership be set up by the design team with a local group that has wildlife expertise?                 | No       |                    |          |

|   |       |
|---|-------|
| Total indicative BREEAM credits achieved                | 1     |
| Total indicative contribution to overall building score | 1.00% |
| Total indicative BREEAM innovation credits achieved     | N/A   |
| Indicative minimum standard(s) level                    | N/A   |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

|                  |                          |               |                                 |              |
|------------------|--------------------------|---------------|---------------------------------|--------------|
| <b>POLLUTION</b> | <b>Section Weighting</b> | <b>10.00%</b> | <b>Indicative Section Score</b> | <b>5.38%</b> |
|------------------|--------------------------|---------------|---------------------------------|--------------|

**Pol01 Impact of Refrigerants**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 3 | Available contribution to overall score | 2.31% |
| No. of BREEAM innovation credits available | 0 | Minimum standards applicable            | No    |

| Pre-Assessment question/criteria  | Response | Credits available                       | Indicative credits achieved |
|---|----------|---|-----------------------------|
| Will refrigerant containing systems be installed in the assessed building?                      | Yes      | 2                                       | 0                           |
| Is the Global Warming Potential of the specified refrigerant(s) likely to be 10 or less?        | No       |   |                             |
| What is the target range Direct Effect Life Cycle CO <sub>2</sub> eq. emissions for the system? | >1000    | kgCO <sub>2</sub> eq/kW coolth capacity |                             |
| Will a refrigerant leak detection and containment system be specified/installed?                | No       | 1                                       | 0                           |
| <b>Total indicative BREEAM credits achieved</b>   |          | <b>0</b>                                |                             |
| <b>Total indicative contribution to overall building score</b>                                  |          | <b>0.00%</b>                            |                             |
| <b>Total indicative BREEAM innovation credits achieved</b>                                      |          | <b>N/A</b>                              |                             |
| <b>Indicative minimum standard(s) level</b>   |          | <b>N/A</b>                              |                             |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Pol02 NO<sub>x</sub> Emissions**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 3 | Available contribution to overall score | 2.31% |
| No. of BREEAM innovation credits available | 0 | Minimum standards applicable            | No    |

Pre-Assessment question/criteria

Response

|   |        |        |
|---|--------|--------|
| Please enter the target/maximum NO <sub>x</sub> emission level for space heating system     | 150.00 | mg/kWh |
| Please enter the target/maximum NO <sub>x</sub> emission level for the water heating system | 150    | mg/kWh |

|   |       |
|---|-------|
| Total indicative BREEAM credits achieved                | 0     |
| Total indicative contribution to overall building score | 0.00% |
| Total indicative BREEAM innovation credits achieved     | N/A   |
| Indicative minimum standard(s) level                    | N/A   |

Comments/notes:



**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Pol03 Surface Water Run off**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 5 | Available contribution to overall score | 3.85% |
| No. of BREEAM innovation credits available | 0 | Minimum standards applicable            | No    |

| Pre-Assessment question/criteria   | Response | Indicative credits |          |
|--|----------|--------------------|----------|
|  |          | Credits available  | achieved |
| What is the actual/likely annual probability of flooding for the assessed site?                          | Low      | 2                  | 2        |
| Will a compliant Flood Risk Assessment be undertaken?  | Yes      |                    |          |
| Will the site meet the BREEAM criteria for peak rate surface water run off?                              | Yes      | 1                  | 1        |
| Will the site meet the criteria for surface water run off volume, attenuation and/or limiting discharge? | Yes      | 1                  | 1        |
| Will the site be designed to minimise watercourse pollution in accordance with the BREEAM criteria?      | Yes      | 1                  | 1        |

|   |       |
|---|-------|
| Total indicative BREEAM credits achieved                | 5     |
| Total indicative contribution to overall building score | 3.85% |
| Total indicative BREEAM innovation credits achieved     | N/A   |
| Indicative minimum standard(s) level                    | N/A   |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Pol04 Reduction of Night Time Light Pollution**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 1 | Available contribution to overall score | 0.77% |
| No. of BREEAM innovation credits available | 0 | Minimum standards applicable            | No    |

| Pre-Assessment question/criteria                                  | Response | Credits available | Indicative credits achieved |
|---|----------|-------------------|-----------------------------|
| Will the external lighting be designed to reduce light pollution? | Yes      | 1                 | 1                           |
| Total indicative BREEAM credits achieved                          |          | 1                 |                             |
| Total indicative contribution to overall building score           |          | 0.77%             |                             |
| Total indicative BREEAM innovation credits achieved               |          | N/A               |                             |
| Indicative minimum standard(s) level                              |          | N/A               |                             |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

**Pol05 Noise Attenuation**

|  |   |   |       |
|--|---|---|-------|
| No. of BREEAM credits available            | 1 | Available contribution to overall score | 0.77% |
| No. of BREEAM innovation credits available | 0 | Minimum standards applicable            | No    |

| Pre-Assessment question/criteria  | Response | Credits available | Indicative credits achieved |
|---|----------|-------------------|-----------------------------|
| Will there be, or is there noise-sensitive areas/buildings within 800m radius of the development?     | Yes      | 1                 | 1                           |
| Will a noise impact assessment be completed and, if applicable, noise attenuation measures specified? | Yes      |                   |                             |
| Total indicative BREEAM credits achieved  |          | 1                 |                             |
| Total indicative contribution to overall building score   |          | 0.77%             |                             |
| Total indicative BREEAM innovation credits achieved   |          | N/A               |                             |
| Indicative minimum standard(s) level  |          | N/A               |                             |

Comments/notes:

**BREEAM 2011 New Construction Pre-Assessment Estimator**

|                   |                          |               |                                 |              |
|-------------------|--------------------------|---------------|---------------------------------|--------------|
| <b>INNOVATION</b> | <b>Section Weighting</b> | <b>10.00%</b> | <b>Indicative Section Score</b> | <b>1.00%</b> |
|-------------------|--------------------------|---------------|---------------------------------|--------------|

**Inn01 Innovation**

|  |    |   |        |
|--|----|---|--------|
| No. of BREEAM innovation credits available | 10 | Available contribution to overall score | 10.00% |
|  |    | Minimum standards applicable            | No     |

| Pre-Assessment question/criteria         | Exemplary level achieved |                   | Indicative credits achieved |
|--|--------------------------|-------------------|-----------------------------|
|  | Exemplary level achieved | Credits available | Indicative credits achieved |
| Man01 Sustainable Procurement            | No                       | 1                 | 0                           |
| Man02 Responsible Construction Practices | Yes                      | 1                 | 1                           |
| Hea01 Visual Comfort                     | No                       | 1                 | 0                           |
| Ene01 Reduction of CO2 Emissions         | No                       | 5                 | 0                           |
| Ene04 Low and Zero Carbon Technology     | No                       | 1                 | 0                           |
| Ene05 Energy Efficient Cold Storage      | N/A                      | N/A               | N/A                         |
| Wat01 Water Consumption                  | No                       | 1                 | 0                           |
| Mat01 Life Cycle Impacts                 | No                       | 1                 | 0                           |
| Mat03 Responsible Sourcing of Materials  | No                       | 1                 | 0                           |
| Wst01 Construction Waste Management      | No                       | 1                 | 0                           |
| Wst02 Recycled Aggregates                | No                       | 1                 | 0                           |

|   |       |
|---|-------|
| Total indicative BREEAM credits achieved                | 1     |
| Total indicative contribution to overall building score | 1.00% |
| Indicative minimum standard(s) level                    | N/A   |

Comments/notes: