

QUEEN STREET, TOTTENHAM

CLIENT – VERITY TRUSTEES LIMITED

BREEAM Pre-Assessment

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RECORD OF REVISIONS

Date.	Revision.	Description of change.
03/07/2025	001	Draft for Comments
23/01/2026	002	Updated Report based on latest tracker

1 EXECUTIVE SUMMARY

The predicted BREEAM score and rating for the proposed industrial development of the 2 Collett Way, London, UB2 4SE is shown in Table 1.1 below.

Building Type	BREEAM V6.1 Rating
Industrial (Shell & Core)	81.99% (Excellent)

Table 1.1 BREEAM score

The results of this assessment have been based on credits assigned with the objective of ascertaining the feasibility of achieving a BREEAM 'Excellent' rating with an aspiration to achieve 'Outstanding' for the proposed industrial site at 39 Queen's Street, Tottenham. The BREEAM pre-assessment for the proposed scheme has an anticipated score of 81.99% therefore achieving an 'Excellent' rating which requires a percentage score greater than 70%. The score allows for a 11.99% margin of contingency above the minimum score of 70% required.

All credits that can be investigated to deliver a higher BREEAM score have been highlighted within Section 5.0 of this report. If all these credits can be achieved the development could potentially achieve a BREEAM score of 91.10% which would deliver an 'Outstanding' rating with a 6.10% margin of contingency above the minimum score of 85% needed.

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

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

2 INTRODUCTION

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

The report has been prepared by Cudd Bentley with regard to the development of industrial unit on 39 Queens Street, Tottenham, N17 8HZ. The purpose of the proposed development is to provide 3 individual industrial units with required car parking and amenity space.

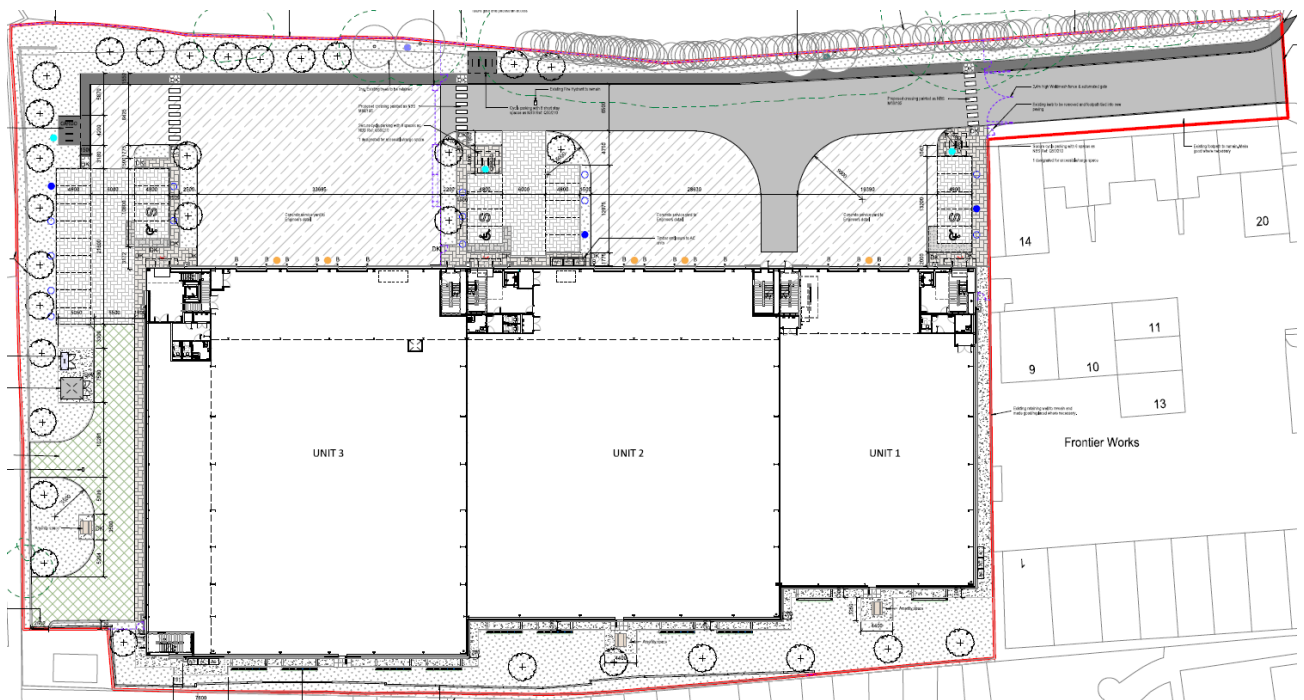


Figure 2.1 below shows the site plan for the development at 39 Queen's Street, Tottenham.

Figure 2.1 Site Plan

James Shackleton of Cudd Bentley Consulting Limited has been appointed to assist with the BREEAM V6.1 UK (Non- Domestic & Industrial) Pre-assessment of the proposed development. Sushil Pathak has been appointed as a BREEAM AP for the proposed development.

3 BREEAM OVERVIEW

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

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

BREEAM has the following objectives:

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

QUEEN STREET, TOTTENHAM

BREEAM PRE-ASSESSMENT REPORT

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

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

Table 3.1 Summary of Categories Covered by BREEAM

3.1 SCORES AND RATING

There are four main elements that determine the building rating:

3.1.1 BREEAM Rating Benchmarks

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

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

Table 3.2 BREEAM Ratings

3.1.2 BREEAM Environmental Weightings

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

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

Table 3.3 Environmental Section Weightings

QUEEN STREET, TOTTENHAM

BREEAM PRE-ASSESSMENT REPORT

3.1.3 Minimum BREEAM Standards

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

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

Table 3.4 Minimum Standards

3.1.4 BREEAM Credits for Innovation

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

3.2 CURRENT ASSESSMENT – DESIGN PARAMETERS

BREEAM New Construction V6.1 is the latest version of the certification published by BRE for the new developments. That's why, the project is assessed by BREEAM New Construction V6.1 requirements. For this V6.1 pre-assessment, the following design parameters were used within the BREEAM Calculator Tool to commence the assessment:

- *Scheme - BREEAM UK New Construction (Non-Domestic Buildings) V6.1;*
 - *Building Type – Industrial – Warehouse, Storage or Distribution.*
- *Project type – New Construction / Shell & Core*
- *Functions/facilities specified in the building.*
 - *External areas*
 - *Warehouse and storage*
 - *Amenity space*
 - *Car parking space with EV charging points*

4 SITE ANALYSIS

The proposed development involves proposal of 3 individual industrial units with required amenities within one building. The proposed site layout is shown in Figure 4.1. Redevelopment of the site for industrial and warehousing purposes (within Classes E(g)(ii), (iii), B2, and B8, with ancillary office accommodation) along with related access, service yard, car and cycle parking, landscaping, boundary treatment and other related works including demolition.

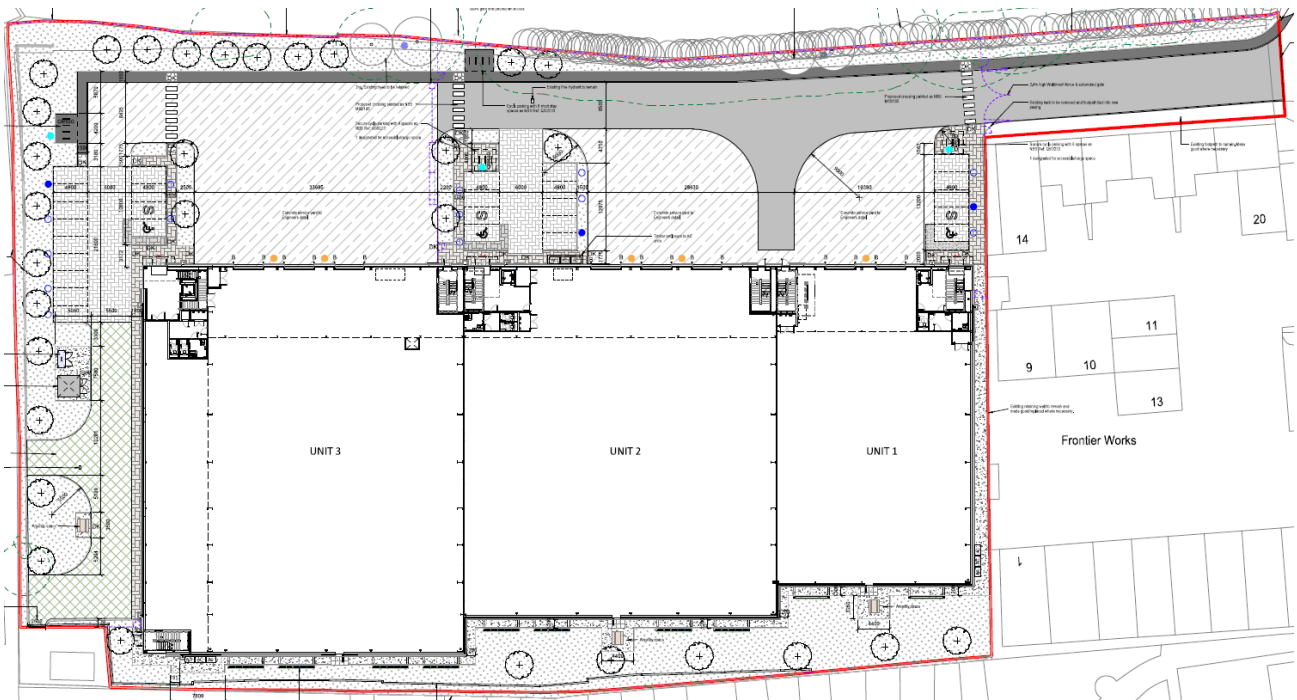


Figure 4.1 Site Layout

5 SUMMARY

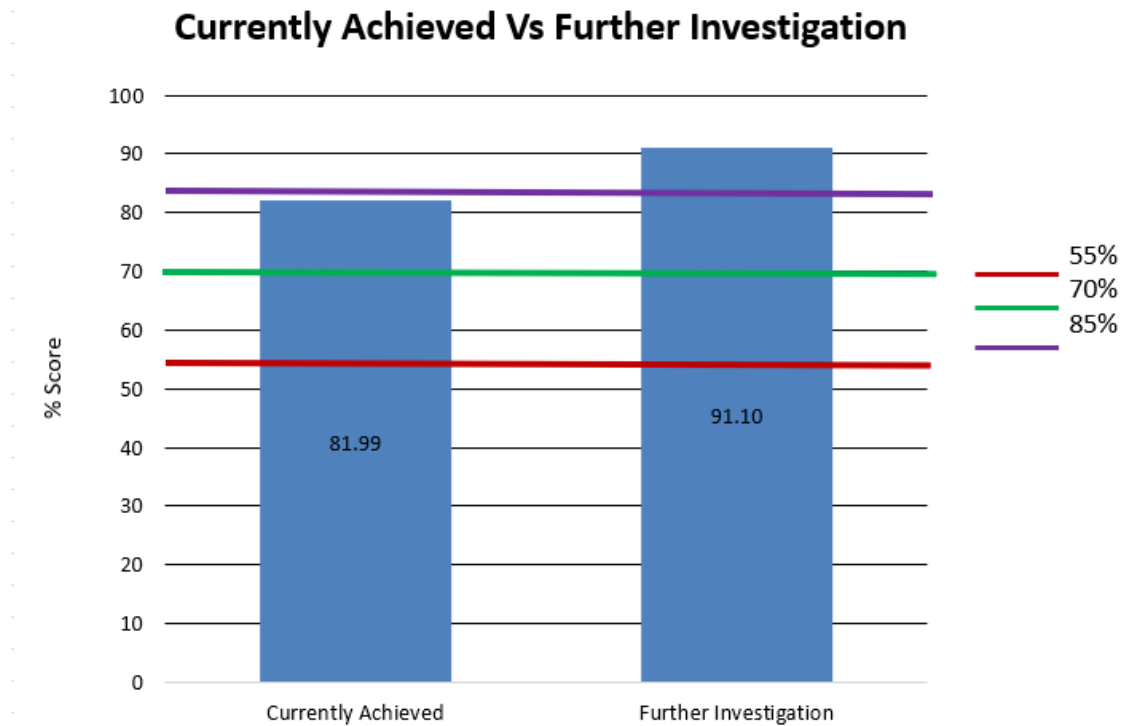
In summary, the BREEAM pre-assessment for the proposed buildings has an anticipated score of 81.99%, therefore, achieving an 'Excellent' rating (which requires a percentage score greater than 70%).

All credits that can be investigated to deliver a higher BREEAM score have been included in Table 5.1 below. If all these credits can be achieved the development could potentially achieve a BREEAM score of 91.10% which still delivers an 'Outstanding' rating but with a 6.10% margin of contingency on the 85% needed for 'Outstanding'.

Both scores have been visually represented in Graph 5.1 below. All credits are listed in Section 6.0.

Credit for Further Investigation	Requirement	Contribution Score
Man03 Responsible Construction Practices	Exemplary level credit - all requirements of table 4.1	1%
Ene01 Reduction of Energy Use and Carbon Emissions	Exemplary level credits - Will the client/building occupier commit funds to post occupancy evaluation. Will the energy model be saved to be rerun post occupancy.	1%
Tra02 Sustainable Transport Measures	Will suitable existing amenities be available to building users?	0.96%
Mat01 Environmental Impacts from Construction Products - Building Life Cycle Assessment	Exemplary Level Credit - Will there be alignment of LCA and LCC?	1%
Mat01 Environmental Impacts from Construction Products - Building Life Cycle Assessment	Exemplary Level Credit - Will there be third party verification?	1%
Mat02 Environmental Impacts from Construction Products - Environmental Product Declarations	Will construction products with EPD be specified to achieve a total EPD points of 20 (as calculated within the Mat 01 calculator)?	1.25%
LE01 Site Selection	Is the site deemed to be significantly contaminated?	1.15%
LE04 Change and Enhancement of Ecological Value	BNG score of 110%+. A Biodiversity increase of 10% on the original Ecological value of the site.	1%
Pol 1 Impact of Refrigerants	Has Leak detection been fitted on all heating & cooling systems that contain refrigerants?	0.75%
Total Score		9.11%

Table 5.1 Credits for Further Investigation



Graph 5.1 Currently Achievable Credits VS Further investigations

6 BREEAM ASSESSMENTS

The following section highlights the BREEAM credits that have been awarded for the industrial development at 39 Queen's Street, Tottenham and the corresponding percentage score.

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

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

6753	39 Queen's Street, Tottenham	BREEAM NC V6.1 Pre-Assessment - Industrial - Shell & Core (Excellent)			 		
Credit	Description	Requirements	Achieved	Comments	Credits Available	Credits Achieved	Percentage %
Management							
Man 1 Project Brief and Design	To optimise final building design through recognising and encouraging an integrated design process and robust stakeholder engagement.	Project delivery planning - Will roles and responsibilities be defined in accordance with BREEAM and set a project delivery for stakeholder contributions?	Y	Action at concept design, Stage 2	1	1	0.61%
		Stakeholder consultation - Will all relevant third parties been consulted with comments influencing the outcomes of the concept design?	Y	Action at concept design, Stage 2 Update at Stage 4	1	1	0.61%
		BREEAM AP (Concept Design) - Will a Sustainability Champion be appointed during the preparation and brief stage to facilitate BREEAM performance targets?	Y	Action at concept design, Stage 2	1	1	0.61%
		BREEAM AP (Developed Design) - Will the Sustainability Champion monitor progress throughout the design process?	Y		1	1	0.61%
Man 2 Life Cycle Cost and Service Life Planning	To promote the business case for sustainable buildings and to deliver whole life value by encouraging the use of life cycle costing to improve design, specification, through life maintenance and operation.	Will an elemental life cycle cost analysis be carried out at RIBA stage 2 (concept design)?	Y	Action at concept design, Stage 2	2	2	1.22%
		Will a component level plan be developed by the end of RIBA stage 4 (technical design)?	Y		1	1	0.61%
		Will the predicted capital cost for the building be reported?	Y		1	1	0.61%
Man 3 Responsible Construction Practices	To recognise and encourage construction sites which are managed in an environmentally and socially considerate, responsible and accountable manner.	Will all timber used on the project be 'Legally harvested and traded timber'?		Pre-requisite.	PR	yes	
		Will the principal contractor operate under an Environmental Management System, use responsibly sourced timber and best practice pollution prevention policies?	Y		1	1	0.61%
		Will a Sustainability Champion be appointed to monitor the project during construction, handover and close out stages?	Y		1	1	0.61%
		Will the principal achieve the minimum requirements and six additional requirements of Table 4.1 (BREEAM 6.1 manual)?	Y	Minimum Standard 1 Credit for Excellent	2	2	1.22%
		Exemplary level credit - all requirements of table 4.1	FI	Credit highlighted for further investigation	1	0	0.00%
		Will responsibility be assigned for monitoring energy, water and transport data?	Y		2	2	1.22%
Man 4 Commissioning and Handover	To encourage a properly planned handover and commissioning process that reflects the needs of the building occupants.	Will an appropriate team member be appointed to monitor commissioning and will a commissioning schedule and responsibilities be provided?	Y	Minimum Standard 1 Credit for Excellent	1	1	0.61%
		Will a Specialist Commissioning Manager be appointed?	Y		1	1	0.61%
		Will a thermographic survey and air tightness testing be undertaken?	Y		1	1	0.61%
		Will a Building User Guide and Training Schedules be developed?	Y	Minimum Standard BUG for Excellent.	1	1	0.61%
				Total	19	18	11.00%

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

6753	39 Queen's Street, Tottenham	BREEAM NC V6.1 Pre-Assessment - Industrial - Shell & Core (Excellent)					
Credit	Description	Requirements	Achieved	Comments	Credits Available	Credits Achieved	Percentage %
Health and Wellbeing							
Hea 1 Visual Comfort	To encourage best practice in visual performance and comfort by ensuring daylighting, artificial lighting and occupant controls are considered.	Will all relevant building areas be designed to achieve the appropriate daylight factor(s) as per Table 5.1 (BREEAM 6.1 manual)?	Y	Requires daylighting modelling to confirm	1	1	0.80%
		Exemplary level credit - Will either be achieved? Relevant building areas meet exemplary daylight factors and the relevant criteria in Table 5.8. OR Relevant building areas meet exemplary average and minimum point daylight illuminance criteria in Table 5.9.	N	Requires daylighting modelling to confirm. Credit Not Targeted	1	0	0.00%
		Will the design provide adequate view out for building users?	Y		1	1	0.80%
		Will internal/external lighting be specified in accordance with the SLL Code for Lighting 2012, CIBSE Lighting Guide 7 and BS 5489-1?	Y		1	1	0.80%
		Exemplary level credit - Lighting in each zone can be manually dimmed by occupants down to 20% of the maximum light output using dimmer switches positioned in accessible locations. Dimming and control gear should avoid flicker and noise.	N	Credit Not Targeted	1	0	0.00%
Hea 2 Indoor Air Quality	To encourage and support healthy internal environments with good indoor air quality.	Will an Indoor Air Quality plan be developed?	Y	Pre-requisite.	PR	yes	
		Will the building ventilation be design to minimise the indoor concentration and recirculation of pollutants? Positioning the building's air intakes and exhausts at least 10m of horizontal distance apart. Positioning intakes at least 10m horizontal distance from sources of external	Y		1	1	0.80%
Hea 4 Thermal Comfort	To ensure the building is capable of providing an appropriate level of thermal comfort.	Will Thermal Comfort modelling be undertaken?	Y		1	1	0.80%
		Will the Thermal Comfort modelling be measured against a climate change scenario?	Y		1	1	0.80%
Hea 5 Acoustic performance	To ensure the building is capable of providing an appropriate acoustic environment to provide comfort for building users.	Will the building meet the relevant acoustic performance standards and testing requirements?	Y		1	1	0.80%
Hea 6 Security	To encourage the planning and implementation of effective measures that provide an appropriate level of security to the building and site.	Will a suitably qualified security consultant (Architectural Liaison Officer) be appointed and security considerations accounted for? (SABRE for exemplary)	Y	Action at concept design, Stage 2	1	1	0.80%
		Exemplary Level Credit - Will a compliant risk based security rating scheme be used. (SABRE)	N	Credit Not Targeted	1	0	0.00%
Hea 7 Safe and Healthy Surroundings	To encourage the provision of safe access around the site and outdoor space that enhances the wellbeing of building users.	Where external site areas are present, will safe access be designed for pedestrians and cyclists?	N	Credit Not Targeted	1	0	0.00%
		Will an outside amenity space with seating be provided?	Y	Picnic benches for building users	1	1	0.80%
				Total	13	9	7.20%

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

6753	39 Queen's Street, Tottenham	BREEAM NC V6.1 Pre-Assessment - Industrial - Shell & Core (Excellent)			 		
Credit	Description	Requirements	Achieved	Comments	Credits Available	Credits Achieved	Percentage %
Energy							
Ene 1 Reduction of Energy Use and Carbon Emissions	To minimise operational energy demand, primary energy consumption and CO2 emissions.	A target number of BREEAM credits to be achieved have been defined	Y	Minimum Standard 4 credits for Excellent between Energy performance or Prediction of operational energy consumption	9	6	4.00%
		Prediction of Operational Energy consumption	Y	Minimum Standard 4 credits for Excellent between Energy performance or Prediction of operational energy consumption	4	4	2.67%
		Exemplary level credits - Will the building achieve an EPR NC ≥ 0.9 and zero net regulated CO ₂ -eq emissions (see Definitions). Credits are based on the percentage of emissions from unregulated energy use that are offset by energy generated from on-site and near-site LZC sources 3 credits - > 100% 2 credits- ≥ 50% 1 credit - ≥ 10%	N	Credit Not Targeted	1	0	0.00%
		Exemplary level credits - Will the client/building occupier commit funds to post occupancy evaluation. Will the the energy model be saved to be rerun post occupancy.	FI	Credit highlighted for further investigation	1	0	0.00%
Ene 2 Energy Monitoring	To encourage the installation of energy sub-metering to facilitate the monitoring of operational energy consumption. To enable managers and consultants post-handover to compare actual performance with targets in order to inform ongoing management and help in reducing the performance gap.	Will energy metering be provided to cover at least 90% of the annual energy consumption of each fuel?	Y	Minimum Standard for Excellent	1	1	0.67%
		Will high energy loads and tenancy areas be sub-metered?	Y		1	1	0.67%
Ene 3 External Lighting	To reduce energy consumption through the specification of energy efficient light fittings for external areas of the development.	Will external light fittings have a luminous efficacy of no less than 70 lumens per circuit Watt, as well as suitable daylighting and PIR controls?	Y		1	1	0.67%
Ene 4 Low Carbon Design	To encourage the adoption of design measures, which reduce building energy consumption and associated carbon emissions and minimise reliance on active building services systems.	Will Hea 4 (Thermal Comfort) be achieved?	Y		3	2	1.33%
		Will an analysis of the buildings passive design features be carried out?	Y	Action at concept design (stage 2).			
		Will the building use a BREEAM compliant free cooling strategy?	N	Credit Not Targeted			
		Will a feasibility study be undertaken and recommended LZC technology installed?	Y	Action by the end on concept design (stage 2)			
Ene 6 Energy Efficient Transportation Systems	To encourage to specification of energy efficient building user transportation systems.	Will a transportation system analysis be carried out to determine and specify the optimum number, size and type of lifts that is most energy efficient?	Y		1	1	0.67%
		Will the relevant energy-efficient features criteria be met?	Y		1	1	0.67%
				Total	23	17	11.33%

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

6753	39 Queen's Street, Tottenham	BREEAM NC V6.1 Pre-Assessment - Industrial - Shell & Core (Excellent)			 		
Credit	Description	Requirements	Achieved	Comments	Credits Available	Credits Achieved	Percentage %
Transport							
Tra 1 Transport Assessment and Travel Plan	To reward awareness of existing local transport and identify improvements to make it more suitable.	Will a site specific Transport Assessment be undertaken?	Y		2	2	1.92%
		Will a Travel Plan be implemented based on the findings of the Transport Assessment?	Y	Travel plan to be produced at concept design, Stage 2			
		Buildings indicative Accessibility Index	Y				
Tra 2 Sustainable Transport Measures	To maximise the potential for local public, private and active transport through provision of sustainable transport measures appropriate to the site.	Is the existing Accessibility Index for the site >8?	N	Credit Not Targeted	1	0	0.00%
		Will the development itself demonstrate in an increase in the site's Accessibility Index?	N	Credit Not Targeted	1	0	0.00%
		Will a public transport information system be provided in a public place?	Y		1	1	0.96%
		Will electric car charging stations be provided for at least 10% of the total car parking?	Y		1	1	0.96%
		Will a car sharing scheme be developed?	Y		1	1	0.96%
		Will consultation with the Local Authority regarding the local cycle network and pedestrian routes for the site, with improvement proposition agreed with the LA being implemented?	N	Credit Not Targeted	1	0	0.00%
		Will compliant cycle storage spaces be provided?	Y		1	1	0.96%
		Will compliant cyclist facilities be provided, in the form of either showers, changing facilities, lockers or drying spaces?	Y		1	1	0.96%
		Will suitable existing amenities be available to building users?	FI	Credit highlighted for further investigation. Food outlet, ATM, postbox, Childcare	1	0	0.00%
		Will the development provide additional suitable amenities for building users?	Y		1	1	0.96%
				Total	12	8	7.67%

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

6753	39 Queen's Street, Tottenham	BREEAM NC V6.1 Pre-Assessment - Industrial - Shell & Core (Excellent)			 		
Credit	Description	Requirements	Achieved	Comments	Credits Available	Credits Achieved	Percentage %
Water							
Wat 1 Water Consumption	To reduce the consumption of potable water for sanitary use in new buildings through the use of water efficient components and water recycling systems.	Which Level of BREEAM criteria will be targeted for this credit? Target units of water consumed: WC= 3.75l Wash basin= 5 l/min Shower= 6 l/min urinal (1)= 2 l/bowl/hour urinals (>1) = 1.50l/bowl/hour greywater and rainwater harvesting= 25%	Level 3	Minimum Standard 1 credit for Excellent	5	3	2.33%
		Exemplary Level Credit - 65% improvement over baseline building water consumption	N	Credit Not Targeted	1	0	
Wat 2 Water Monitoring	To reduce the consumption of potable water in new buildings through the effective management and monitoring of water consumption.	Will there be a water meter on the mains water supply to the building(s)?	Y	Minimum Standard for Excellent	1	1	0.78%
		Will metering/monitoring equipment be specified on the water supply to any relevant plant/ building areas?	Y				
		Will all specified water meters have a pulsed output?	Y				
		If the site/building has an existing BMS connection, will all pulsed meters be connected to the BMS?	FI	Credit highlighted for further investigation.			
Wat 3 Water Leak Detection	To reduce the consumption of potable water in new buildings through minimising wastage due to water leaks.	Will a mains water leak detection system be installed on the buildings mains water supply?	Y		1	1	0.78%
		Will flow control devices be specified within sanitary areas of the building?	Y		1	1	0.78%
Wat 04 Water Efficient Equipment	To reduce water consumption for uses not assessed under Wat 01 by encouraging specification of water efficient equipment.	Identify all water demands from uses other than those listed under Wat 01 Water consumption and mitigate	Y		1	1	0.78%
				Total	10	7	5.44%

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

6753	39 Queen's Street, Tottenham	BREEAM NC V6.1 Pre-Assessment - Industrial - Shell & Core (Excellent)			 		
Credit	Description	Requirements	Achieved	Comments	Credits Available	Credits Achieved	Percentage %
Materials							
Mat 1 Environmental Impacts from Construction Products - Building Life Cycle Assessment	To reduce the burden on the environment from construction products by recognising and encouraging measure to optimise construction efficiency and the selection of products with a low environmental impact (including embodied carbon), over the life cycle of the building.	Has a target number of BREEAM credits been defined using the Mat 01 calculator?	Y	Action at concept design (stage 2), then at technical design stage (stage 4) Additional modelling using One Click LCA	7	3	3.75%
		Exemplary Level Credit - Will there be appraisal of core building service options?	N	Credit Not Targeted	1	0	1.00%
		Exemplary Level Credit - Will there be alignment of LCA and LCC?	FI	Credit highlighted for further investigation	1	0	0.00%
		Exemplary Level Credit - Will there be third party verification?	FI	Credit highlighted for further investigation	1	0	0.00%
Mat 2 Environmental Impacts from Construction Products - Environmental Product Declarations	To encourage availability of robust and comparable data on the impacts of construction products through the provision of EPD.	Will construction products with EPD be specified to achieve a total EPD points of 20 (as calculated within the Mat 01 calculator)?	FI	Credit highlighted for further investigation	1	0	0.00%
Mat 3 Responsible Sourcing of Construction Products	To facilitate the selection of products that involve lower levels of negative environmental, economic and social impact across their supply chain including extraction, processing and manufacture.	Will all timber used on the project be 'Legally harvested and traded timber'?	PR	Minimum Standard for Excellent		4	5.00%
		Will a sustainable procurement plan be developed?	Y	To be developed at concept design / stage 2	1		
		Will materials specified for relevant elements will be responsibly sourced?	Y		3		
Mat 5 Designing for Durability and Resilience	To reduce the need to repair and replace materials resulting from damage to exposed elements of the building and landscape.	Will suitable durability/ protection measures be specified and installed to vulnerable areas of the building?	Y		1	1	1.25%
		Will exposed building elements incorporate measures to limit degradations due to environmental factors?	Y				
Mat 6 Material Efficiency	To avoid unnecessary materials use arising from over specification without compromising structural stability, durability or the service life of the building.	Will all appropriate parties be consulted in optimising the use of materials throughout the course of the project (Stages 1 to 5)?	Y	Targets to be set at Stage 1 & Stage 2	1	1	1.25%
				Total	17	9	12.25%

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

6753	39 Queen's Street, Tottenham	BREEAM NC V6.1 Pre-Assessment - Industrial - Shell & Core (Excellent)			 		
Credit	Description	Requirements	Achieved	Comments	Credits Available	Credits Achieved	Percentage %
Waste							
Wst 1 Construction Waste Management	To reduce construction waste by encouraging reuse, recovery and best practice waste management practices to minimise waste going to landfill.	Will a compliant Resource Management Plan and Pre-demolition Audit (where required) be implemented?	Y	Pre demolition audit to be carried out by Stage 2	4	4	2.80%
		Has a target resource efficiency per 100 m2 of gross internal area been agreed? One credit = <13.3 m3 or <11.1 tonnes Two credits = <7.5 m3 or <6.5 tonnes Three credits = <3.4 m3 or <3.2 tonnes	Y				
		Will at least 70% of non-demolition waste and 80% of any demolition waste (by volume) be diverted from landfill?	Y				
		Exemplary Level credit - diverted waste exceeds benchmarks	N	Credit Not Targeted			
Wst 2 Use of Recycled and Sustainable Sourced Aggregates	To encourage the use of more sustainable sourced aggregates, encourage reuse where appropriate and avoid waste and pollution arising from disposal of demolition and other forms of waste.	Will a review of all reused and sustainably sourced aggregates be undertaken?	Y		1	1	0.70%
		Exemplary Credit - sustainable aggregate score exceeds benchmark in table 10.4	N	Credit Not Targeted	1	0	0.00%
Wst 3 Operational Waste	To encourage the recycling of operational waste through the provision of dedicated storage facilities and space.	Will appropriate facilities for the storage of operational recyclable waste volumes be provided?	Y	Minimum Standard 1 credit for Excellent	1	1	0.70%
		If relevant, will a static waste compactor(s) or baler(s) be specified/installed?	N/A				
		If relevant, will a vessel for composting suitable organic waste be specified/installed?	N/A				
Wst 5 Adaptation to Climate Change	To minimise the future need of carrying out workshop adapt the building to take account of more extreme weather changes resulting from climate change and changing weather patterns.	Will a Climate Change Adaptation Strategy appraisal be carried out by the end of RIBA Stage 2 (Concept design)?	Y	Action at concept design, Stage 2	1	1	0.70%
		Exemplary Level credit - achieve credits of the assessment issues given in Table 10.11. Achieve 6 credits in ENE01	N	Credit Not Targeted	1	0	0.00%
Wst 6 Design for Disassembly and Adaptability	To avoid unnecessary material use, cost and disruption arising from the need for future adaption works as a result of changing functional demands and to maximise the ability to reclaim and reuse materials at final demolition in line with the principles of a circular economy.	Will a Functional Adaptation Strategy appraisal be carried out by the end of RIBA Stage 2 (Concept design), as will the recommendation be implemented?	Y	To be developed at concept design / stage 2 and updated at Stage 4	2	2	1.40%
				Total	13	10	7.00%

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Credit	Description	Requirements	Achieved	Comments	Credits Available	Credits Achieved	Percentage %
Land Use and Ecology							
LE 1 Site Selection	To encourage the use of previously developed and/or contaminated land and avoid land which has not been previously disturbed	Will at least 75% of the proposed developments footprint be located on previously developed land?	Y		1	1	1.15%
		Is the site deemed to be significantly contaminated?	FI	Credit highlighted for Further Investigation.	1	0	0.00%
LE 2 Identifying and Understanding the Risks and Opportunities for the Project	To determine the ecological baseline and zone of influence of the site and identify risks and opportunities for achieving optimum outcomes.	Will a Suitably Qualified Ecologist be appointed to assess the value of the site? Additionally, will the Client or Contractor confirm that compliance will be monitored against relevant UK and EU legislation?	Y	Credit requires confirmation from ecologist.	2	2	2.31%
		Will the Ecologist report on current and potential ecological value, risks to the ecological value and capacity for enhancement?	Y	Credit requires confirmation from ecologist.			
		Will the ecological outcome from the development be determined, considering avoidance, protection, reduction of negative impacts, on site compensation and enhancement?	Y	Early Stage Action (prior to concept design) Credit requires confirmation from ecologist.			
			Wider sustainability related activities and potential ecosystem service benefits are considered as part of determining the optimal ecological outcomes for the site AND Achieve the credits of the assessment issues outlined below: -Hea 07 Safe and healthy surroundings - Both credits -Pol 03 Flood and surface water management - Achieve credits for 'Surface water run-off' and 'Minimising watercourse pollution' -Pol 05 Reduction of noise pollution	N	Credit Not Targeted	1	0
LE 3 Managing Negative Impacts on Ecology	To avoid, or limit as far as possible, negative impacts on the ecology of the site and its zone of influence arising as a result of the project.	Will the project team liaise with relevant stakeholders to consider collated and shared data in order to implement the best solutions during site preparation and construction works to prevent negative impacts?	Y	Early Stage Credit. (Prior to concept design) Credit requires confirmation from ecologist.	1	1	1.15%
		Will negative impacts on site be limited to allow for no overall loss of ecological value, or to be limited as much as possible?	Y	Credit requires confirmation from ecologist.	2	1	1.15%
LE 4 Change and Enhancement of Ecological Value	To enhance the ecological value of the site and areas within its zone of influence in support of local, regional and national priorities.	Will the project team liaise with relevant stakeholders to consider collated and shared data in order to implement the best solutions during site preparation and construction works to enhance site ecology?	Y	Credit requires confirmation from ecologist.	1	1	1.15%
		Will site ecology be enhanced inline with BREEAM Guidance Note 35?	Y	Credit requires confirmation from ecologist.	3	3	3.46%
		BNG score of 110%+. A Biodiversity increase of 10% on the original Ecological value of the site.	FI	Credit highlighted for further investigation	1	0	0.00%
LE 5 Long Term Ecology Management and Maintenance	To secure ongoing monitoring, management and maintenance of the site and, its habitats ecological features to ensure intended outcomes are realised for the long term?	Will the design team liaise with stakeholders to ensure effective management and maintenance systems are implemented?	Y	Credit requires confirmation from ecologist.	1	1	1.15%
		Will a landscape and ecology management plan be implemented?	Y	Credit requires confirmation from ecologist.	1	1	1.15%
				Total	15	11	12.69%

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Credit	Description	Requirements	Achieved	Comments	Credits Available	Credits Achieved	Percentage %
Pollution							
Pol 1 Impact of Refrigerants	To reduce the level of greenhouse gas emissions arising from the leakage of refrigerants from building systems.	Are refrigerant containing systems installed in the building?	Y		2	1	0.75%
		Leak detection	FI	Credit highlighted for further investigation	1	0	0.00%
Pol 2 Local Air Quality	To contribute to a reduction in local air pollution through the use of low emission combustion appliances in the building.	Are emissions from installed combustion plants that provide space heating and howt water comply with limits in table 12.4 and 12.5 from the BREEAM guide?	Y		2	2	1.50%
Pol 3 Flood and Surface Water Management	To avoid, reduce and delay the discharge of rainfall to public sewers and watercourse, thereby minimising the risk and impact of localised flooding on-site and off-site, watercourse pollution and other environmental damage.	What is the actual/likely annual probability of flooding for the assessed site?	Y	Credit requires confirmation from drainage specialist/Flood risk consultant	2	2	1.50%
		Will a Flood Risk Assessment be undertaken and ground level of the building/access meet BREEAM criteria?	Y	Credit requires confirmation from drainage specialist			
		Will the site meet the BREEAM criteria for peak rate surface water run off?	Y	Credit requires confirmaiton from drainage specialist	1	1	0.75%
		Will the site meet the criteria for surface water run off volume, attenuation and/or limiting discharge?	Y	Credit requires confirmaiton from drainage specialist	1	1	0.75%
		Will the site be designed to minimise watercourse pollution in accordance with the BREEAM criteria?	Y		1	1	0.75%
Pol 4 Reduction of Night Time Light Pollution	To ensure that external lighting is concentrated in the appropriate areas and that upward lighting is minimised, reducing unnecessary light pollution, energy consumption and nuisance to neighbouring properties	Will the external lighting be designed to reduce light pollution?	Y		1	1	0.75%
Pol 5 Reduction of Noise Pollution	To reduce the likelihood of noise arising from fixed installations on the new development affecting nearby noise sensitive buildings.	Will a Noise Impact Assessment be undertaken to determine the limiting dB levels of external plant equipment specified?	Y		1	1	0.75%
				Total	12	10	7.50%
				Total BREEAM Percentage Score			81.99%

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Credit	Description	Requirements	Achieved	Comments	Credits Available	Credits Achieved	Percentage %
Checked & Verified by Sushil Pathak							

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