

8530 – 37-39 West Road, Tottenham

HE5 UK Enterprises 25 GP Limited

BREEAM UK NC V6.1 Pre-Assessment Report
Commercial – Industrial – Shell & Core

AES Sustainability Consultants Ltd

28 February 2025



	Author	Date	E-mail address
Produced By:	Ross Elliott	28.02.2025	Ross.Elliott@aessc.co.uk
Reviewed By:	Katrina Edgington	28.02.2025	Katrina.Edgington@aessc.co.uk

Revision	Author	Date	Comment
Rev 1.0	Ross Elliott	28.02.2025	Initial Issue
Rev 1.1	Ross Elliott	28.02.2025	Amendment of Client name.

Contents

1.	Introduction.....	3
2.	BREEAM Credit Filter.....	3
3.	BREEAM Assessment Process.....	4
4.	Pre-Assessment Score Summary	4
5.	Early-Stage Requirements	6
6.	Conclusion & Recommendations	9
7.	Appendix A – BREEAM Credit Strategy Summary.....	10

1. Introduction

- 1.1. AES Sustainability Consultants have been instructed by HE5 UK Enterprises 25 GP Limited to complete a BREEAM Pre-assessment in order to define a strategy to achieve BREEAM 'Excellent' for the proposed new industrial unit at 37-39 West Road, Tottenham.
- 1.2. The proposals comprise the demolition of all buildings and structures, and the construction of a single speculative (Shell & Core) building for flexible B2 general industrial, B8 storage and distribution, and E(g)(iii) light industrial uses with ancillary office, associated service yard, access point, car parking, and landscape planting.
- 1.3. Haringey Borough Council requires BREEAM Excellent for this development, in reference to Local Plan Strategic Policy SP4, as follows *"from 2011 onwards all new non-residential development shall be built to at least BREEAM "very good" standard and should aim to achieve BREEAM "excellent" or the current nationally agreed standard"*.

BREEAM Manual:	BREEAM UK New Construction (NC) Version 6.1
BREEAM Building Type:	Commercial – Industrial Unit – Warehouse Storage/ Distribution
BREEAM Scope:	Shell & Core
BRE Registration:	BREEAM-0129-8530
Project Size (GIA):	6,273m ²
Required Rating:	Excellent – 70%

2. BREEAM Credit Filter

Designed to be untreated?:	No
Building services (heating):	Other
Building services (cooling):	Other
Commercial cold storage present:	No
Transportation systems present (e.g. lifts, escalators, moving walkways):	Yes
Laboratory present:	No
Fume cupboards / Containment devices:	N/A
Unregulated water uses:	Yes
External areas present:	Yes
Statutory requirements impacting outdoor space?:	No
Unregulated energy load:	No
Post-occupancy Ene 01 credits targeted:	No

3. BREEAM Assessment Process

3.1. There are three stages within the BREEAM Assessment process:

- **BREEAM Pre-Assessment:** The BREEAM assessor meets/liases with the project team to establish a robust strategy to ensure the required BREEAM rating is achievable. Targets are set at this stage based on information available and reasonable assumptions. Actions required to be carried out at an early stage are identified for implementation and a credit strategy is set.
- **BREEAM Design Stage:** The project team provide evidence to prove that targeted credits have been incorporated into design. This is verified by the BREEAM assessor. A submission is made to the BRE for Interim Certification.
- **BREEAM Post-Construction Review:** The project team provides as-built information in order to confirm design commitments have been implemented. The BREEAM assessor undertakes a site inspection to verify the construction. A submission is made to the BRE for Final Certification.

3.2. A BREEAM rating is achieved at the Design and Post Construction stages where:

- Credits are awarded to exceed the BREEAM rating benchmark. In order to achieve BREEAM Outstanding a score of 85% or more must be achieved; Excellent 70%; Very Good 55%; Good 45% and Pass 30%.
- The minimum standards for the rating level targeted are achieved. This involves compliance with specific credit areas to demonstrate a fundamental level of performance in key areas.

3.3. Any change to the scope of works may cause alteration to the applicable criteria and credits within the assessment would be subject to change.

4. Pre-Assessment Score Summary

4.1. The Pre-assessment has established the following:

- **Available Credits:** Credits that are available to the building type
- **Targeted Credits:** Credits that have been targeted in order to achieve the required rating
- **Potential Credits:** Credits that have potential to be targeted where required to achieve the required rating

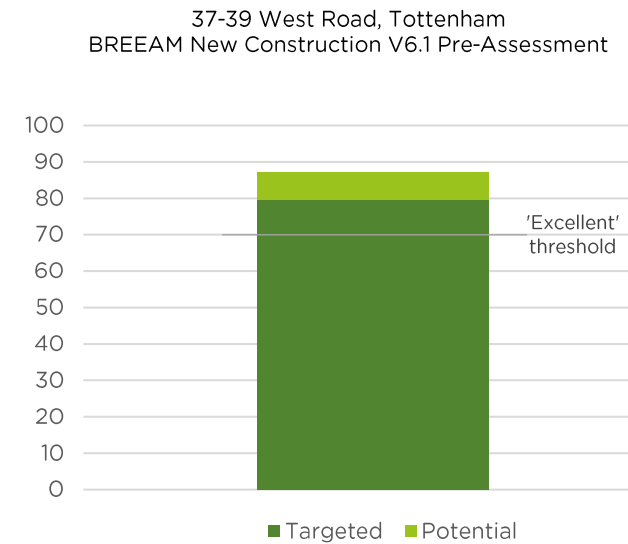
4.2. The table below summarises the value of available, targeted and potential credits within the assessment.

4.3. A summary of the credit strategy is presented in Appendix A – BREEAM Credit Strategy Summary.

4.4. If all targeted credits were achieved, BREEAM Excellent would be achieved with a score of **79.64%** and all minimum requirements met.

4.5. If all targeted and potential credits were achieved, BREEAM Excellent would be achieved with a score of **87.21%** and all minimum requirements met.

	Credit Value (%)	Credits Available	Credits Targeted	Targeted %	Credits Potential	Potential %
Management	0.61	18	15	9.17	1	0.61
Health & Wellbeing	0.80	10	7	5.60	0	0.00
Energy	0.67	21	16	10.67	0	0.00
Transport	0.96	12	9	8.63	0	0.00
Water	0.78	9	7	5.44	0	0.00
Materials	1.25	14	10	12.50	1	1.25
Waste	0.70	10	8	5.60	2	1.40
Land use & Ecology	1.15	13	10	11.54	2	2.31
Pollution	0.75	12	10	7.50	0	0.00
Exemplary	1.00	10	3	3.00	2	2.00
				79.64		7.57



5. Early-Stage Requirements

5.1. The following items identify early-stage requirements that need to be fulfilled. Some of these are time critical in accordance with RIBA Stages and these must be addressed as applicable in terms of timescale. Please refer to the BREEAM Technical Manual Version 6.1: SD5079 – Issue Date: 28.06.2023 or contact AES Sustainability Consultants for further detail on compliance, where required.

RIBA Stage 1 / 2

Credit	Criteria / Requirement Summary	Early Action Undertaken?	Comments / Further Action Required
Man 01.1: Project brief and design: Project Delivery and Planning	Project delivery stakeholders must meet prior to RIBA Stage 2 to identify roles, responsibilities and contributions for key phases of project delivery. Demonstration that delivery stakeholders have influenced or changed the initial design brief (e.g. project execution plan/quality plan, communication strategy or concept design).	Yes	Key project stakeholders have met to agree the project requirements including as part of a formal Design Review with the LPA; meeting minutes, Design Review notes and responsibilities matrix have been provided.
Man 01.3: Project brief and design: BREEAM Advisory Professional	BREEAM AP must work with the project team to consider links between BREEAM issues and assist them in maximising the project's overall performance against BREEAM, from their appointment and throughout Concept Design & Developed Design.	Yes	AES have been appointed as early stage BREEAM AP. Ross Elliott BREEAM AP has been involved in project discussions, meetings and correspondence, and has provided high level advice on the BREEAM strategy and ways to maximise the buildings performance.
Man 02.1: Life cycle cost and service life planning: Elemental life cycle cost (LCC)	A competent person conducts an outline, entire asset LCC plan at RIBA Stage 2, with any design options appraisals in line with Standardised method of life cycle costing for construction procurement' PD 156865:2008.	Underway	AES are appointed as LCC consultants and are producing an Elemental Life Cycle Costing plan prior to the end of Concept Design. Internal conflicts of interest have been managed in line with the AES Conflicts of Interest statement.
Hea 06: Safety and security	Security specialist or ALO/CPDA to be consulted at Concept Design Stage to carry out a Security Needs Assessment.	Yes	A compliant Security Needs Assessment was completed by Kabsec and issued on 18.12.2024. The recommendations of the SNA will be incorporated into the design.
Ene 04: Low carbon design	Passive Design Analysis Low Zero Carbon Technologies feasibility study	Underway	Shepherd Brombley Partnership have been appointed and are in progress with the completion of the compliant PDA & LZC. The intent of these studies have been incorporated into the Energy Statement (issued 25.02.2025) and will be fully detailed in an updated report to be issued prior to the completion of Concept Design.

Credit	Criteria / Requirement Summary	Early Action Undertaken?	Comments / Further Action Required
Tra 01: Transport assessment and travel plan	A travel plan must be developed based on a site-specific travel assessment or statement. The travel assessment must cover the minimum requirements as defined in the manual.	Yes	A fully compliant Transport Assessment and Draft Travel Plan were issued by Stunt Consulting on 24.02.2025.
Mat 01: Environmental impacts from construction products	During the Concept Design building LCA (and options appraisal) on of the superstructure and substructure/hard landscaping design. Submit the Mat 01/02 Results Submission Tool to BRE at the end of Concept Design, and before planning permission is applied for. During Technical Design, the above must be resubmitted.	Underway	AES are appointed as LCA consultants and are producing a Life Cycle Assessment prior to the end of Concept Design. The LCA results submission tool was submitted to BRE on 24.02.2025, prior to planning submission. Internal conflicts of interest have been managed in line with the AES Conflicts of Interest statement.
Mat 03.1: Responsible sourcing of construction products	A sustainable procurement plan has been developed before Concept Design by the design team to guide specification towards sustainable construction products.	Yes	A fully compliant Sustainable Procurement Plan was issued by Goya Developments on 22.01.2025. This SPP will be followed by the design team for the remainder of the project.
Mat 06: Material Efficiency	Opportunities have been identified to optimize the use of materials in the building design, procurement, construction, maintenance and end of life by the design/construction team in consultation with relevant parties at each project stage.	Yes	Following a Circular Economy Workshop held on 16.01.2025 and Design Team Meeting and BREEAM Workshop held on 22.01.2025, opportunities were identified and noted in the RIBA Stage 2 Materials Efficiency report issued on 07.02.2025.
Wst 01.1: Construction waste management: Pre-Demolition Audit	Complete a pre-demolition audit of any existing buildings, structures or hard surfaces being considered for demolition. This must be used to determine whether refurbishment or reuse is feasible and, in the case of demolition, to maximise the recovery of material for subsequent high grade or value applications.	Yes	A pre-demolition audit was undertaken by Metro Deconstruction Services Ltd. and issued on 05.02.2025, summarising the audit of the existing buildings and identifying any opportunities for material re-use.
Wst 05: Adaptation to Climate Change	Conduct a climate change adaptation strategy appraisal for structural and fabric resilience to identify and evaluate the impact on the building over its projected life cycle from expected extreme weather conditions arising from climate change and, where feasible, mitigate against these impacts.	Yes	Following a Circular Economy Workshop held on 16.01.2025 and Design Team Meeting and BREEAM Workshop held on 22.01.2025, opportunities were identified and noted in the Adaptation to Climate Change appraisal, issued on 26.01.2025.
Wst 06: Functional Adaptability	A building-specific Functional Adaptation Strategy Study conducted no later than RIBA Stage 2 which includes recommendations for measures to be incorporated to facilitate future adaptation.	Yes	Following a Circular Economy Workshop held on 16.01.2025 and Design Team Meeting and BREEAM Workshop held on 22.01.2025, opportunities were identified and noted in the RIBA Stage 2 Design for Disassembly and Adaptability report issued on 07.02.2025.

Credit	Criteria / Requirement Summary	Early Action Undertaken?	Comments / Further Action Required
LE 02: Ecological risks and opportunities	Opportunities have been identified to optimise ecological outcomes for the site to influence key planning decisions.	Yes	Tyler Grange Ecologists have completed an initial site survey and protected species investigation on 08.01.2025 to identify the ecological baseline of the site, and any existing ecological features. A summary report was issued via email on 09.01.2025. Further bat surveys are scheduled for the appropriate time of year (May). Due to the existing low ecological nature of the site, multiple opportunities for enhancement have been identified and will be incorporated into the design. Urban Greening calculations and a Change in Ecological Value calculation are being undertaken by Tyler Grange Ecologists and will be shared with the Design Team prior to the completion of the Concept Design stage.
LE 03.1: Managing impacts on ecology: Planning and measures on site	Further planning is conducted to influence Concept Design to avoid and manage negative ecological impacts on-site.	Yes	
LE 04: Ecological change and enhancement	Appointment of a suitably qualified ecologist to provide a BREEAM compliant ecology report within RIBA Stage 2. The Ecology Report should include appropriate recommendations for the enhancement of the site's ecology.	Underway	

6. Conclusion & Recommendations

- 6.1. A BREEAM Pre-assessment has been completed in order to define a strategy to achieve BREEAM 'Excellent' for the proposed new industrial unit at 37-39 West Road, Tottenham. The presented strategy achieves a targeted score of 79.64% and a rating of BREEAM Excellent. Achievement of this rating meets compliance with Haringey Borough Council Local Plan Strategic Policy SP4 for BREEAM Excellent.
- 6.2. Appendix A – BREEAM Credit Strategy Summary presents the proposed assessment strategy. **Error! Reference source not found.** Full criteria and evidential requirements are found in the [BREEAM New Construction Version 6.1 manual](#).
- 6.3. In order to achieve the required rating, it is important to ensure all minimum standards are met. These are identified and targeted within the credit strategy.
- 6.4. Within the assessment methodology there are a number of credits that have time limitations. To ensure compliance with the credit strategy it is critical that early-stage requirements are actioned appropriately. Failure to do so may prevent the required rating being achieved and/or lead to increased costs. Section 5 of this report provides further detail.
- 6.5. It is recommended that a contingency of ~4.00% above the scoring threshold for the required rating is incorporated into the targeted score. As the targets score is sitting at 79.64%, the strategy provides a safety net to protect the required rating and shows dedication to achieving a strong BREEAM rating.
- 6.6. The strategy identifies a number of potential credits which should be investigated and targeted where viable.
- 6.7. To ensure the required rating is achieved, the project team should progress design in line with the presented strategy. Where it is found the proposed strategy is not suitable for a particular credit area, the BREEAM assessor should be notified immediately.
- 6.8. The project team should provide the BREEAM assessor with evidence submissions once available to ensure any compliance issues are identified in good time for compliance to be achieved.

7. Appendix A – BREEAM Credit Strategy Summary

- 7.1. This credit strategy summary outlines the available, targeted and potential credits within the assessment. The responsible party for compliance is identified and a comment is presented in relation to any available documentation referenced or assumptions taken during formation of the credit strategy. Credits will only be achieved where compliant evidence is provided to the assessor.

MANAGEMENT - 1 credit = 0.61%							
		Available	Targeted	Potential	Responsible Party	Stage Actions	Comments
Man 01: Project brief and design	Project delivery planning	1	1		Client	RIBA 2	Key project stakeholders have met to agree the project requirements; meeting minutes and responsibilities matrix have been provided.
	Stakeholder consultation	1	0		Client	RIBA 2	Prior to the completion of Concept Design, the design team would need to consult all interested parties and cover the minimum consultation content and demonstrate how it has influenced the initial project brief. Prior to the completion of technical design all interested parties would need to be contacted to review the design and give consultation feedback.
	Prerequisite: Sustainability Targets	-	Yes		Client	RIBA 2	BREEAM Target of 'Excellent' to be formally agreed early in the design process.
	BREEAM AP Concept Design	1	1		Client / Sustainability Consultant	RIBA 2	AES Consultant Ross Elliott is appointed as BREEAM Accredited Professional for the project. Please ensure the BREEAM AP is kept circulated in emails and meeting minutes.
	BREEAM AP Developed Design	1	1		Client / Sustainability Consultant	RIBA 3	AES Consultant Ross Elliott is also appointed for this stage of the project.
Man 02: Life cycle cost and service life planning	Elemental LCC	2	2		Client	RIBA 2	AES have completed the Elemental LCC report during the concept design stage, including a design options analysis for the future replacement costs over the life cycle of the building. This will include service life, maintenance and operational cost estimates.
	Component LCC options	1	1		Client	RIBA 4	Further appointment is required at the Technical Design Stage to complete the Component LCC report, to review the building envelope, services, finishes and external spaces, in order to influence building design and specification to minimise life cycle costs for the development.
	Capital cost reporting	1	1		Contractor		The contractor is required to report the predicted and final capital costs of the development.

Man 03: Responsible construction practices	Prerequisite: Legal & sustainable timber	-	Yes		Contractor		All timber and timber-based products used in construction must be legal and sustainable.
	Environmental management	1	0	1	Contractor		Will be targeted if the chosen contractor holds an ISO14001 and commits to follow pollution prevention best practice, in line with PPG6 guidelines.
	Prerequisite: Sustainability Targets	-	Yes		Client / Contractor		The client and the contractor formally agree BREEAM performance target of 'Excellent'.
	BREEAM AP Construction	1	1		Contractor / Sustainability Consultant	RIBA 4	Continual appointment of AES as BREEAM AP will fulfil this criteria.
	Responsible construction management BREEAM Excellent Rating Minimum Standard	2	2		Contractor		2 credits (CCS) = a score of 39 (with a minimum of 13 in each section) plus demonstration of additional item 'g' from table 4.1 in the BREEAM manual. Exemplary credit will be achieved where 'p' and 'q' from the list are also demonstrated, in reference to GN33.
	Monitoring of utility consumption	1	1		Contractor		The contractor will be required to monitor energy and water use throughout the development.
	Transport of materials and waste	1	1		Contractor		The contractor will be required to monitor vehicle mileage for delivery of key materials and waste collection.
Man 04: Commissioning and handover	Commissioning schedule and responsibilities BREEAM Excellent Rating Minimum Standard	1	1		M&E		Compliant commissioning schedule responsibility lies with the subcontractor(s).
	Commissioning design and preparation	1	1		M&E		During the design stage, the client or main contractor will appoint a project team member (who is not involved in the general installation works for the building services systems) or specialist Commissioning Manager, with responsibility for undertaking design reviews, commissioning management etc.
	Testing and inspecting building fabric	1	0		Contractor		Thermographic survey & air tightness testing would be required Note: any remedial action would also need to be implemented.
	Building user guide and training BREEAM Excellent Rating Minimum Standard (Criterion 11)	1	1		Contractor		2no. building user guides and 2no. training schedules are required for user and building management as well as handover training.
Man 05: Aftercare	Aftercare support	N/A			N/A		N/A due to Shell & Core scope of works.
	Commissioning implementation BREEAM Excellent Rating Minimum Standard	N/A			N/A		N/A due to Shell & Core scope of works.
	Post occupancy evaluation	N/A			N/A		N/A due to Shell & Core scope of works.
		18	15	1			

HEALTH AND WELLBEING - 1 credit = 0.80%							
		Available	Targeted	Potential	Responsible Party	Stage	Comments
Hea 01: Visual comfort	Control of glare from sunlight	N/A			N/A		N/A due to Shell & Core scope of works.
	Daylighting	1	0		Sustainability Consultant		Daylighting report would need to be provided. Viability of credits to be determined.
	View out	1	1		Architect		View out calculations to be completed to confirm all window openings within 95% of relevant assessment spaces will have greater values than required in Table 1.0 BS8206 Part 2.
	External lighting	1	1		M&E		All external lighting provided to be compliant with BS 5489-1:2013 and BS EN 12464-2:2014.
Hea 02: Indoor air quality	Prerequisite: IAQ plan	-	No		M&E		Indoor air quality plan would be required as a prerequisite to the Hea 02 credits. This is not targeted.
	Ventilation	1	0		M&E		Credit not currently targeted.
	Emissions from construction products	N/A			N/A		N/A due to Shell & Core scope of works.
	Post-construction indoor air quality measurement	N/A			N/A		N/A due to Shell & Core scope of works.
Hea 04: Thermal comfort	Thermal modelling	1	1		M&E		Compliant thermal comfort modelling and report will need to be completed.
	Design for future thermal comfort	1	1		M&E		Thermal comfort report considering the future climate change will need to be completed.
Hea 05: Acoustic performance	Sound insulation	N/A			N/A		N/A due to Shell & Core scope of works.
	Indoor ambient noise level	1	1		Acoustician		Acoustician would need to be appointed to complete a quantifiable assessment of indoor ambient noise levels to meet BS 8233:2014 or other standards deemed appropriate by the acoustician.
	Room acoustics	N/A			N/A		N/A due to Shell & Core scope of works.
Hea 06: Security	Security of site and building	1	1		Architect	RIBA 2	A compliant Security Needs Assessment has been produced by Kabsec (issued 18.12.24). All recommendations must be implemented.
Hea 07: Safe & Healthy Surroundings	Safe access	1	0		Architect		Site plan shows HGV access through the general parking areas. As such, this credit is not achievable.
	Outside space	1	1		Landscape Architect		Amenity space has been indicated on the site plan. This will need to be signed as a non-smoking area.
		10	7	0			

ENERGY - 1 credit = 0.67%							
		Available	Targeted	Potential	Responsible Party	Stage	Comments
Ene 01: Reduction of energy use and carbon emissions	Energy performance BREEAM Excellent Rating Minimum Standard (4 credits)	9	9		M&E		Draft BRUKL and BRUKLinp files have been provided confirming the credits achieved.
	Prediction of operational energy consumption	4	0		M&E		Predictive Operational Energy Modelling would be required. Credits not targeted.
Ene 02: Energy monitoring	Sub-metering of end use categories BREEAM Excellent Rating Minimum Standard	1	1		M&E		Metering such that 90% of the estimated annual energy consumption of each fuel is assigned to end-use categories. Connection to BMS or AMR required if office space over 1000sqm.
	Sub-metering of high energy load and tenancy areas	1	1		M&E		Separate metering/sub-metering of any high energy loads (if present) or function areas. Connection to BMS or AMR required if office space over 1000sqm.
Ene 03: External lighting	External lighting	1	1		M&E		External lighting to achieve a minimum average of 70 ll/cw, automatic controls and presence detection in intermittent areas.
Ene 04: Low carbon design	Passive design analysis	1	1		M&E	RIBA 2	Passive design analysis completed and issued prior to the end of RIBA Stage 2 by Shepherd Brombley. Measures/recommendations must be implemented.
	Free cooling	1	0		M&E		Free Cooling Analysis would be required.
	Low and zero carbon technologies	1	1		M&E	RIBA 2	LZC study completed and issued prior to the end of RIBA Stage 2 by Shepherd Brombley. Recommendations to be implemented.
Ene 06: Energy efficient transportation systems	Energy consumption	1	1		Lift Consultant		Lift transport analysis to be completed, with the most energy efficient lift selected.
	Energy efficient features - lifts	1	1		Lift Consultant		Specification of energy saving features.
	Energy efficient features - escalators or moving walks	N/A			N/A		N/A as no escalators or moving walks specified.
Ene 07: Energy efficient laboratory systems		N/A			N/A		N/A due to Industrial use class.
Ene 08: Energy efficient equipment		N/A			N/A		N/A due to Shell & Core scope of works.
		21	16	0			

TRANSPORT - 1 credit = 0.96%							
		Available	Targeted	Potential	Responsible Party	Stage	Comments
Tra 01: Transport assessment & travel plan	Transport assessment & travel plan	2	2		Transport Consultant	RIBA 2	A site-specific transport assessment and draft travel plan were issued on 24.02.25 by Stunt Consulting, prior to the end of RIBA 2. Travel Plan measures to be implemented where part of the scope of works, and TP handed over to building occupants. Site has an accessibility PTAL Score of 2 (equating to AI of 5.01-10).
Tra 02: Sustainable transport measures	Sustainable transport measures	10	7		Transport Consultant / Architect		Targeted: - EV charging (1 point) - minimum 10% of spaces to be either passive or active (min 7kW). This site requires 3no. spaces. - Car Share scheme & spaces (1 point) - minimum 5% of spaces to be allocated as car share spaces. This site requires 2no. spaces. - Existing Amenities (1 point) - safe pedestrian access to three local facilities possible. - Cycle storage (1 point) - 1 space per 10 building staff. This site requires 22no. covered spaces. - Cyclist facilities (1 point) - mark up showing 2 of the following: 22no. lockers (1 per cycle space), 3no. showers (1 per 10 cycle spaces) or changing space (with benches & clothes hooks). - Enhanced Amenities (2 points) - provision of a new non-smoking outside amenity seating space. Potential: - Public Transport Display (1 point) - provide a live updating public transport display facility in an accessible location within the building.
		12	9	0			

WATER - 1 credit = 0.78%							
		Available	Targeted	Potential	Responsible Party	Stage	Comments
Wat 01: Water consumption	Water consumption BREEAM Excellent Rating Minimum Standard	5	3		M&E		Efficient sanitaryware - sanitaryware schedule to be provided to confirm the flow rates of WCs, showers and taps to ensure specification meets the calculation requirements.
Wat 02: Water monitoring	Pulsed water meter and submeters BREEAM Excellent Rating Minimum Standard (Criterion 1)	1	1		M&E		Installation of pulsed water meters and sub-meters for any high water consuming areas.
Wat 03: Water leak detection and prevention	Leak detection system	1	1		M&E		Water leak detection system to be installed to the mains supply.
	Flow control devices	1	1		M&E		Flow control devices to be installed on all WC/ sanitaryware areas to minimise undetected wastage and leaks from sanitaryware and supply pipework.
Wat 04: Water efficient equipment	Water efficient consumption	1	1		Landscape Architect		It is anticipated that the only unregulated water use would relate to landscaping and that planting will rely on precipitation only. Please inform if any irrigation system or HGV wash facility is planned for the development.
		9	7	0			

MATERIALS - 1 credit = 1.25%							
		Available	Targeted	Potential	Responsible Party	Stage	Comments
Mat 01: Environmental impacts from construction products	Building LCA - Concept Design - Superstructure	6	4		Client / Architect	RIBA 2	AES are appointed as LCA Assessor and have undertaken the Concept Design LCA exercise, completed prior to the submission of Reserved Matters planning (RIBA Stage 2). Further credits will be secured if the LCA for the technical design stage is completed, and submitted to the BRE prior to the end of RIBA Stage 4.
	Building LCA - Technical Design - Superstructure						
	LCA Options - Concept Design - Superstructure						
	LCA Options - Technical Design - Superstructure						
	LCA Options - Concept Design - Substructure/hard landscaping	1	1		Client / Architect	RIBA 2	
Mat 02: Environmental impacts from construction products	Environmental Product Declarations	1	0		Contractor		Products should be procured to ensure a sufficient number of products have an EPD, to enable the credit to be awarded.
Mat 03: Responsible sourcing of construction products	Prerequisite: Legal & sustainable timber BREEAM Excellent Rating Minimum Standard (Criterion 1)	-	Yes		Contractor		Contractor will prove the use of only legal and sustainable timber.
	Sustainable procurement	1	1		Client	RIBA 1	Sustainable Procurement Plan completed (issued 22.01.25) and implemented before the end of RIBA Stage 2.
	Responsible sourcing	3	2	1	Contractor		Products procured with responsible sourcing certification, e.g. BES6001, ISO14001, FSC, PEFC etc.
Mat 05: Designing for durability and resilience	Protecting the building from damage and degradation	1	1		Architect		Compliant durability and resilience report complete on 25.02.25.
Mat 06: Material efficiency	Optimisation measures investigated and implemented	1	1		Collaboration	RIBA 1 / 2	Compliant materials efficiency report completed prior to the completion of RIBA Stage 2, issued on 25.02.25.
		14	10	1			

WASTE - 1 credit = 0.78%							
		Available	Targeted	Potential	Responsible Party	Stage	Comments
Wst 01: Construction waste management	Pre-demolition audit	1	1		Client / Contractor	RIBA 2	Pre-demolition audit provided by Metro Deconstruction (issued 05.02.2025), in line with the requirements of BREEAM. Issued during the concept design stage.
	Resource efficiency	3	2	1	Contractor		Provision of site waste management plan and achievement of waste benchmark targets (waste generated per 100m ² GIFA must not exceed 6.5 tonnes or 7.5m ³).
	Diversion from landfill	1	1		Contractor		Achievement of waste diverted from landfill targets. 70% volume or 80% tonnage non-hazardous construction waste diverted from landfill.
Wst 02: Sustainable aggregates	Sustainable aggregate points	1	0	1	Contractor		Contractor to source local and sustainable aggregate sources where viable. Calculations to be completed to determine if retained slab passes the threshold for credit award.
Wst 03: Operational waste	Recycling and non-recyclable waste storage BREEAM Excellent Rating Minimum Standard	1	1		Architect		Indicative space (10m ²) will be marked up for recycling waste storage. The bin stores should account separately for non-recyclable waste. A compactor/baler is not required due to anticipated use of this speculative unit.
Wst 04: Speculative finishes		N/A			N/A		N/A due to Industrial use class.
Wst 05: Adaptation to climate change	Resilience of building	1	1		Collaboration	RIBA 2	A climate change adaption strategy including a systematic risk assessment was carried out at concept design stage (issued 27.01.2025). The recommendations within the report are to be developed in technical design stage and shared with the design team in an update.
Wst 06: Design for disassembly and adaptability	Recommendations	1	1		Collaboration	RIBA 2	Design for disassembly and functional adaptability completed by concept design stage (issued 25.02.25), and recommendations based on the study shared with the design team.
	Implementation	1	1		Collaboration	RIBA 4	Provide an update at technical design stage to show which recommendations have been included where practical and cost effective.
		10	8	2			

LANDUSE & ECOLOGY - 1 credit = 1.15%							
		Available	Targeted	Potential	Responsible Party	Stage	Comments
LE01: Site selection	Previously occupied land	1	1		Architect		At least 75% of the proposed development is on previously occupied land.
	Contaminated land	1	0		Environmental Consultant		If during the site investigation, any contamination is identified, this will need to be fully remediated.
LE02: Ecological risks and opportunities - comprehensive route	Prerequisite: statutory obligations	-	Yes		Ecologist		Ensure compliance with relevant UK, EU & international legislation.
	Survey and evaluation	1	1		Ecologist	RIBA 2	Early-stage survey & evaluation completed by Tyler Grange on 08.01.2025, and determines: - site's baseline - current and potential ecological value - Direct & indirect risks to ecological value - capacity & feasibility for enhancement
	Determining ecological outcomes	1	1		Ecologist	RIBA 2	Liaison & collaboration with project team to determine with site's optimal ecological outcomes and select measures to achieve this in line with the mitigation hierarchy.
LE03: Managing impacts on ecology - comprehensive route	Prerequisite: ecological risks and opportunities	-	Yes		Ecologist		Ensure compliance with relevant UK, EU & international legislation.
	Planning and measures on site	1	1		Ecologist	RIBA 2	Complete further planning (with design team and relevant stakeholders) to avoid & manage negative impacts.
	Managing negative impacts	2	1	1	Ecologist		Manage negative impacts in line with the mitigation hierarchy.
LE04: Ecological change and enhancement - comprehensive route	Prerequisite: managing negative impacts on ecology	-	Yes		Ecologist		Ensure compliance with relevant UK, EU & international legislation.
	Ecological enhancement	1	1		Ecologist		Enhance the ecology of the site, either on site, or within the zone of influence.
	Change and enhancement of ecology	3	2	1	Ecologist		Change in Ecological Value calculation in progress with Tyler Grange. Assumed credits.
LE05: Long term ecology management and maintenance	Prerequisite: statutory obligations	-	Yes		Ecologist		Ensure compliance with relevant UK, EU & international legislation.
	Management and maintenance throughout the project	1	1		Contractor		Implement measures to manage & maintain ecology throughout construction. Ecologist also to provide a section on Ecology & Biodiversity for inclusion within the Building User Guide.
	Landscape and ecology management plan	1	1		Ecologist		LEMP to be produced, covering the first 5 years.
		13	10	2			

POLLUTION - 1 credit = 0.75%							
		Available	Targeted	Potential	Responsible Party	Stage	Comments
Pol 01: Impact of refrigerants	Absence of refrigerant containing systems	N/A			N/A		N/A as refrigerant containing systems present.
	Refrigerant containing systems DELCO2/GWP	2	1		M&E		Achievement of a DELCO2 calculation of 1000 or less. Currently assumed a Daikin VRV5 will be specified.
	Hermetically sealed systems or leak detection	1	1		M&E		Refrigerant containing systems will either have an inbuilt leak detection system, or an external refrigerant leak detection system will be provided. Currently assumed a Daikin VRV5 will be specified, which has an inbuilt leak detection system.
Pol 02: Local air quality	Non combustion systems or low NOx	2	2		M&E		Non-combustion heating and hot water systems are due to be installed.
Pol 03: Flood and surface water management	Flood risk zone	2	2		Drainage Engineer		A compliant FRA provided by I&L Consulting confirms the site is in Flood Zone 1 (with the exception of a small area of soft landscaping, in compliance with KBCN0532).
	Surface water runoff (rate)	1	1		Drainage Engineer		Completed GN38 confirms that post-development runoff rate will not exceed the pre-development scenario, including the climate change event for each scenario.
	Surface water runoff (volume)	1	1		Drainage Engineer		Completed GN38 confirms that post-development runoff volume will not exceed the pre-development scenario, including the climate change event for each scenario.
	Minimising watercourse pollution	1	0		Drainage Engineer		5mm rule or alternative method not met as confirmed by the Drainage Engineer through completion of the GN38.
Pol 04: Reduction of night time light pollution	External lighting	1	1		Electrical Engineer		External lighting in line with Table 2 ILP guidance, can be automatically switched off and any illuminated ads in compliance with ILP PLG05.
Pol 05: Reduction of noise pollution	Noise impact assessment	1	1		Acoustician		A noise Impact Assessment will need to confirm that the noise levels from the proposed units will be 5dB lower than background noise at the most exposed noise sensitive point of the development.
		12	10	0			

EXEMPLARY - 1 credit = 1.00%							
		Available	Targeted	Potential	Responsible Party	Stage	Comments
Man 03: Responsible construction practices	Responsible construction management	1	0	1	Contractor		CCS score of over 39 (min 13 in each area) and achievement of items g, p & q from Table 4.1 is needed to achieve compliance with the exemplary credit.
Hea 01: Visual comfort	Daylighting	1	0		Sustainability Consultant		To be reviewed if daylighting is instructed.
	Internal and external lighting levels, zoning and control	N/A			N/A		N/A due to Shell & Core scope of works.
Hea 06: Security	Security of site and building	1	0		As above		SABRE assessment is likely cost prohibitive.
Ene 01: Reduction of energy use and carbon emissions	Reduction of energy use and carbon emissions	5	0		As above		BRUKL output to confirm if exemplary performance is met.
Wat 01: Water consumption	Water consumption	1	0		As above		Sanitaryware schedule not anticipated to confirm exemplary performance.
Mat 01: Building LCA	LCA Options - Concept Design - Core building services	1	1		As above		LCA exercise completed at RIBA Stage 2.
	LCA and LCC alignment	1	1		As above		LCA & LCC alignment to be undertaken at RIBA Stage 2 and RIBA Stage 4.
	Third Party verification	1	1		As above		LCA Third Party Verification to be undertaken at RIBA Stage 2 and RIBA Stage 4.
Mat 03: Responsible sourcing of construction products	Responsible sourcing	1	0		As above		To be reviewed through procurement of materials.
Wst 01: Construction waste management	Resource efficiency	1	0		As above		Relies on actual waste quantities produced and will therefore be reviewed during construction.
Wst 02: Sustainable aggregates	Sustainable aggregate points	1	0		As above		To be reviewed once contractor has identified viable aggregate sources.
Wst 05: Adaptation to climate change	Responding to climate change	1	0		As above		This would only be achieved with the award of several credit areas that are not yet secured.
LE02: Ecological risks and opportunities	Wider site sustainability	1	0		As above		Would require both Hea 07 credits, to be achieved and therefore compliance will not be met.
LE04: Ecological change and enhancement - comprehensive route	Ecological enhancement	1	0	1	As above		Change in Ecological Value calculation to confirm whether credit award threshold is met.
		10	3	2			