

SUSTAINABILITY STATEMENT

Reddam House

Produced by XCO2 for Inspired Education Holdings Ltd

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EXECUTIVE SUMMARY

The sustainability strategy for Reddam House has been developed with the design team to comply with the relevant environmental policies from the Borough of Wokingham. Relevant energy policies have been addressed in the accompanying Energy Statement. The proposed development is targeting the achievement of BREEAM 'Excellent' and expected to reduce on-site regulated carbon emissions by 22% against a Part L 2021 compliant scheme.

This report outlines the sustainability strategy for the proposed development at Reddam House, in line with the requirements set out by the Borough of Wokingham.

This sustainability statement is divided into three parts:

- Planning Policies;
- Sustainability Measures; and
- Sustainability Standards.

The first part provides an overview of the site and planning policies applicable to this development in accordance with the relevant Borough of Wokingham policies.

The second part then outlines the sustainability strategy that has been employed to address the relevant planning policies.

The third part of this report outlines how the proposed development aims to achieve a BREEAM New Construction 'Excellent' rating for the non-domestic areas.

The key sustainable design and construction measures incorporated in the proposals are summarised below:

- Effective re-use and densification of previously developed land;
- Effective site layout in response to the neighbouring context;
- Increasing biodiversity and ecology on the site;
- Standardisation in design and use of standardised details and material sizes where possible to reduce waste.
- Maximizing reuse of any waste material and considering future disassembly;

- Specification of high-performance fabric and glazing to minimise heat losses;
- Efficient design of the proposed massing, openings and layouts so that habitable spaces across the site benefit from adequate daylight and sunlight levels;
- The incorporation of renewable technologies via the specification of air source heat pumps and maximised photovoltaics;
- The adoption of passive design measures to mitigate the potential risk of overheating,
- Promote sustainable forms of transport through the provision of cycle parking spaces;
- Creating high quality internal spaces that considers the health and wellbeing of its occupants.
- Effective pollution management and control; the development is not expected to have any significant adverse effects to air, noise, land or watercourses;
- Adequate mitigation measures will be implemented to ensure internal noise levels are in line with specific targets.

In summary, the proposed development at Reddam House meets the targets set out by the Borough of Wokingham. The commercial areas of the scheme could achieve a BREEAM score of 70.85%, exceeding the BREEAM 'Excellent' target of 70%.

The number of credits obtained in the BREEAM pre-assessment/sustainability measures incorporated reflect the client and design team's aspirations in integrating sustainability measures and demonstrates that the project is designed to exceed the planning policy sustainability requirements.

SITE

The proposal is the construction of a new boarding block to replace, increase and upgrade the existing Drake Boarding block offering, located within the Borough of Wokingham.

The site is located to the south of Reading. The Reddam House site sits within a vast natural landscape. Part designed, part wild grounds and woodlands surround the buildings. The proposed site for the new boarding house sits adjacent to the current Boarding House within Drake House, situated to the east of the site.

Within the wider school site, a study area to the east has been chosen as the preferred location for the new

boarding house (Reddam House), which is a co-educational block housing circa 100 students with ancillary staff accommodation to allow for the boarding house to be modernised in line with the premium standard of the school.

The approximate location and boundary of the application site is shown in the figure below.

 **Site Location**



Figure 1: Approximate location and boundary of the application site

PLANNING POLICY

The proposed development has been designed in line with the requirements set out by the Borough of Wokingham. The most relevant applicable sustainability policies in the context of the proposed development are presented below.

ADOPTED CORE STRATEGY DEVELOPMENT PLAN (2010)

This Core Strategy includes a number of high level policies in order to achieve the objectives and vision set out in the earlier sections. It also includes a number of policies relating to specific strategic proposals e.g. SDL in policies CP18-21. Proposals would therefore need to comply with relevant policies, together with other parts of the Development Plan. The policies are arranged into broad themes applying to the whole borough before more specific issues are considered.

CP1: Sustainable Development

Planning permission will be granted for development proposals that:

- 1) Maintain or enhance the high quality of the environment;
- 2) Minimise the emission of pollutants into the wider environment;
- 3) Limit any adverse effects on water quality (including ground water);
- 4) Ensure the provision of adequate drainage;
- 5) Minimise the consumption and use of resources and provide for recycling;
- 6) Incorporate facilities for recycling of water and waste to help reduce per capita water consumption;
- 7) Avoid areas of best and most versatile agricultural land;
- 8) Avoid areas where pollution (including noise) may impact upon the amenity of future occupiers;
- 9) Avoid increasing (and where possible reduce) risks of or from all forms of flooding (including from groundwater);
- 10) Provide attractive, functional, accessible, safe, secure and adaptable schemes;
- 11) Demonstrate how they support opportunities for reducing the need to travel, particularly by private car in line with CP6; and
- 12) Contribute towards the goal of reaching zero-carbon developments⁴¹ as soon as possible by:

- a. Including appropriate on-site renewable energy features; and
- b. Minimising energy and water consumption by measures including the use of appropriate layout and orientation, building form, design and construction, and design to take account of microclimate so as to minimise carbon dioxide emissions through giving careful consideration to how all aspects of development form.

CP3: General Principles for Development

Planning permission will be granted for proposals that:

- a. Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life;
- b. Provide a functional, accessible, safe, secure and adaptable scheme;
- c. Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.
- d. Maintain or enhance the ability of the site to support fauna and flora including protected species;
- e. Use the full potential of the site and contribute to the support for suitable complementary facilities and uses;
- f. Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping;
- g. Provide for a framework of open space in secure community use achieving at least 4.65 ha/1,000 population provision together with recreational/sporting facilities in addition to private amenity space;

- h. Contribute towards the provision of an appropriate sustainable network of community facilities;
- i. Do not lead to a net loss of dwellings and other residential accommodation or land; and

Development proposals will be required to demonstrate how they have responded to the above criteria through the submission of Design and Access Statements, clear and informative plans, elevations and where required Masterplans, Development Briefs, Concept Statements and Design Codes.

CP7: Biodiversity

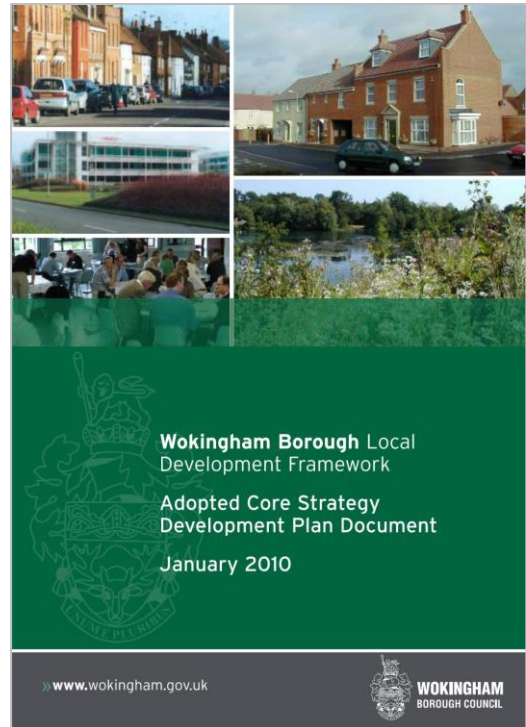
Sites designated as of importance for nature conservation at an international or national level will be conserved and enhanced and inappropriate development will be resisted. The degree of protection given will be appropriate to the status of the site in terms of its international or national importance.

Development:

- A. Which may harm county designated sites (Local Wildlife Sites in Berkshire), whether directly or indirectly, or
- B. Which may harm habitats or, species of principle importance in England for nature conservation, veteran trees or features of the landscape that are of major importance for wild flora and fauna (including wildlife and river corridors), whether directly or indirectly, or
- C. That compromises the implementation of the national, regional, county and local biodiversity action plans

will be only permitted if it has been clearly demonstrated that the need for the proposal outweighs the need to safeguard the nature conservation importance, that no alternative site that would result in less or no harm is available which will meet the need, and:

- i. Mitigation measures can be put in place to prevent damaging impacts; or
- ii. Appropriate compensation measures to offset the scale and kind of losses are provided.



ADOPTED MANAGING DEVELOPMENT DELIVERY LOCAL PLAN (2014)

This document is the Adopted version of the Managing Development Delivery Local Plan (MDD) document which is an important part of implementing the adopted Core Strategy. It adds extra detail to the policies within the Core Strategy. Together, these two documents set out how the Borough will develop up until 2026 making it an excellent place to live, work and play. The MDD sets out where new homes will be delivered within the Borough. As a consequence of community consultation, this document confirms that the majority of houses will be built within the four carefully planned Strategic Development Locations.

Policy CC04: Sustainable Design and Construction

Planning permission will only be granted for proposals that seek to deliver high quality sustainably designed and constructed developments by:

1. In respect of all new homes:
 - a) Seeking to achieve the requirements of the full Code for Sustainable Homes Level 4;
 - b) Meet internal potable water consumption targets of 105 litres or less per person per day (as part of the requirement to meet full Code for Sustainable Homes Level 4
2. All new non-residential proposals of more than 100 sqm gross floorspace shall at least:
 - a) Achieve the necessary mandatory Building Research Establishment Assessment Method (BREEAM) requirements or any future national equivalent
 - b) Meet or exceed statutory requirements for water resource management.
3. All development, including conversions, alterations and extensions shall incorporate suitable waste management facilities, including on-site recycling.

Policy CC06: Noise

1. Proposals must demonstrate how they have addressed noise impacts to protect noise sensitive receptors (both existing and proposed) from noise impacts in line with Appendix 1 of the MDD.

2. Noise impact of the development must be assessed. Where there is no adverse impact (No Observed Effect Level) then noise will not be a material consideration.
3. Where there is an adverse effect (Lowest Observed Adverse Effect Level to Significant Observed Adverse Effect Level), then
 - a) The development layout must be reviewed. Where this results in there no longer being an adverse impact then design and mitigation measures should be incorporated accordingly.
 - b) Where there is still an adverse impact then internal layout must be reviewed. Where this results in there no longer being an adverse impact then design and measures should be incorporated accordingly.
 - c) Where there is still an adverse impact then physical mitigation measures such as barriers/mechanical ventilation must be reviewed. Where this results in there no longer being an adverse impact then design and mitigation measures should be incorporated accordingly.
 - d) Where there is still an adverse impact and the development falls within the significant observed adverse effect level then planning permission will normally be refused.

Policy CC07: Parking

1. Planning permission will only be granted where the proposal demonstrates the following:
 - a) How the proposed parking provision meets the standards set out in Appendix 2 of the MDD
 - b) That the new scheme retains an appropriate overall level of off-street parking.

Policy CC08: Safeguarding alignments of the Strategic Transport Network & Road Infrastructure

Routes required for the improvement of the Strategic Transport Network and for other transport related schemes indicated on the Policies Map or listed in Appendix 3 of the MDD will be protected and safeguarded. Proposals for development which would compromise the implementation of these routes would not be supported.

Policy CC09: Development and Flood Risk

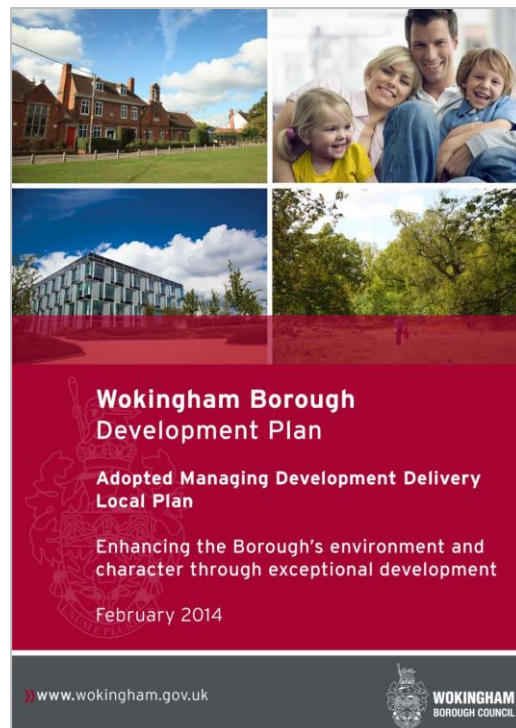
1. All sources of flood risk, including historic flooding, must be taken into account at all stages and to the appropriate degree at all levels in the planning application process to avoid inappropriate development in areas at risk of flooding. Proposals must be consistent with the guidance in paragraphs 99-104 of the National Planning Policy Framework (NPPF); the Technical Guidance to the NPPF and demonstrate how they have used the Strategic Flood Risk Assessment (SFRA) to determine the suitability of the proposal.
2. Development proposals in Flood Zones 2 or 3 must take into account the vulnerability of proposed development.
3. Development must be guided to areas of lowest flood risk by applying the sequential approach taking into account flooding from all sources and shall ensure flood risk is not worsened for the application site and elsewhere, and ideally that betterment of existing conditions is achieved. The sequential test will not be required if at least one of the following applies:
 - a. Replacement of an existing single residential property. However, the replacement property should, where possible, be located on the part of the site at lowest risk
 - b. Conversions and change of use unless it involves a change to a more vulnerable class
 - c. Minor development, as defined in footnote 10 of the Technical Guidance Note to the NPPF.
4. In exceptional circumstances, new development in areas of flood risk will be supported where it can be demonstrated that:
 - a. The development provides wider sustainability benefits to the community that outweigh flood risk
 - b. The development will:
 - i. Be safe for its lifetime, taking account of the vulnerability of its users
 - ii. Not increase flood risk in any form elsewhere and, where possible, will reduce flood risk overall
 - iii. Incorporate flood resilient and resistant measures into the design
 - c. Appropriate evacuation and flood response procedures are in place to manage the residual risk associated with an extreme flood event.
5. Where required, suitable and appropriately detailed flood risk information will need to accompany a planning application. A Flood Risk Assessment (FRA) is required for:
 - a. All proposals in areas of known historic flooding from all sources
 - b. Where there is evidence of a risk from all sources of flooding identified in the Strategic Flood Risk Assessment
 - c. Those proposals set out in footnote 20 to paragraph 103 of the NPPF.

Policy CC10: Sustainable Drainage

1. All development proposals must ensure surface water arising from the proposed development including taking into account climate change is managed in a sustainable manner. This must be demonstrated through
 - a. A Flood Risk Assessment, or
 - b. Through a Surface Water Drainage Strategy.
2. All development proposals must:
 - a. Reproduce greenfield runoff characteristics and return run-off rates and volumes back to the original greenfield levels, for greenfield sites and for brownfield sites both run-off rates and volumes be reduced to as near greenfield as practicably possible.
 - b. Incorporate Sustainable Drainage Systems (SuDS), where practicable, which must be of an appropriate design to meet the long term needs of the development and which achieve wider social and environmental benefits
 - c. Provide clear details of proposed SuDS including the adoption arrangements and how they will be maintained to the satisfaction of the Council [as the Lead Local Flood Authority (LLFA)]
 - d. Not cause adverse impacts to the public sewerage network serving the development where discharging surface water to a public sewer.

Policy TB23: Biodiversity and Development

1. Sites of national or international importance are shown and sites of local importance are defined on the Policies Map.
2. Planning permission for development proposals will only be granted where they comply with policy CP7 – Biodiversity of the Core Strategy and also demonstrate how they:
 - a) Provide opportunities, including through design, layout and landscaping to incorporate new biodiversity features or enhance existing
 - b) Provide appropriate buffer zones between development proposals and designated sites as well as habitats and species of principle importance for nature conservation
 - c) Ensure that all existing and new developments are ecologically permeable through the protection of existing and the provision of new continuous wildlife corridors, which shall be integrated and linked to the wider green infrastructure network.



SUSTAINABLE DESIGN AND CONSTRUCTION SUPPLEMENTARY PLANNING DOCUMENT (2010)

The Sustainable Design and Construction Supplementary Planning Document (SPD) and Companion Document provide an up to date and comprehensive approach to considering sustainable design and construction in new development. It is a material planning consideration for all planning applications. This promotes the use of sustainable techniques (including renewable energy technologies) and materials in the construction of buildings and structures. The SPD provides guidance to help improve the sustainability performance of buildings and spaces through their design and subsequent use.

Sustainability Issue 3: On-site Decentralised/ Renewable/ Low Carbon Energy

In line with the South East Plan policy NRM11, all developments involving 10 or more dwellings or 1,000m² or more gross non-residential floorspace (major developments) will be expected to secure at least 10% of their expected energy demand from decentralised, renewable or low carbon sources.

Non-residential development of 1000m² criteria applies to all proposals outside use class order C3. This means that nursing homes and residential institutions are included.

See the Council's 'Developers Guidance note for the 10% renewable energy requirement of the South East Plan policy NRM11'.

- An Energy Statement should be submitted with a planning application as part of a wider Sustainability Statement or the Design and Access Statement.
- The Energy Statement should also include detailed information on the selected technology e.g. layout plan, floor plans and elevations and visual impact etc.

On-site renewable energy/ low carbon technologies are encouraged on all sizes and types of development. As stated in 'Sustainability Issue 1', renewable energy technology can be used as part of reaching Code for Sustainable Homes levels and BREEAM standards.

Policy NRM11 (of the South East Plan) requirements are not 'in addition' to any requirements of the Code for Sustainable Homes or BREEAM. Unless this is a requirement of the subsequent MDD DPD.

In some situations, decentralised/ renewable/ low carbon energy generation may not be appropriate. Development can deliver on carbon reduction targets without requiring the use of renewable energy.

Sustainability Issue 4: Water Resource Management

All developments are expected to include water efficiency measures to reduce overall water consumption, in line with the requirements of the mandatory Code for Sustainable Homes and BREEAM levels. Applicants are encouraged to utilise water saving device designs and incorporate water reclaiming systems.

Aspirational (non-mandatory) Residential Development targets: All residential development involving the creation of a new dwelling (including replacement dwellings where this involves substantial, or complete demolition of the existing house) are encouraged to achieve internal potable water consumption of 105 litres or less per person, per day (Code for Sustainable Homes Level 4). The calculation should be based on the water efficiency calculation for dwellings.

Aspirational (non-mandatory) Non-Residential Development targets: All developments involving the replacement or creation of new non-residential floorspace are encouraged to exceed statutory requirements. Savings should be calculated against benchmarks provided by CIRIA (Construction Industry Research and Information Association) and the BREEAM water calculator.

Developments with an existing or proposed garden or other green area should look to include provision for rainwater harvesting for irrigation purposes.

Sustainability Issue 5: Flood Risk Management

New development should be designed to be resilient to flooding as appropriate and should also consider the possible change in flood risk over the lifetime of the development because of climate change. All sources of flood risk should be considered.

Policy requirements: All developments expected to comply with the Environment Agency's Flood Risk standing advice, the Council's SFRA, PPS25 (and Practice Guide) – including the PPS25 Sequential and/or Exception Test where required – and the Flood and Water Management Bill. If no development within flood zone 3 then there will be no need to pass the exception test.

Flood Risk Assessments: Developments requiring the submission of an FRA are required to demonstrate how the design has addressed flood risk arising from the development. Planning applications for development proposals of 1 hectare or greater in Flood Zone 1 and all proposals for new development located in Flood Zones 2 and 3 should be accompanied by an FRA (as required by PPS25).

Surface Water Drainage Strategy: Developments not required to submit an FRA (sites of less than 1 hectare within flood zone 1), are expected to produce a Surface Water Drainage Strategy in compliance with PPS25. This will involve the introduction of SUDs techniques.

SUDs: There should be a nil detriment situation, the run-off from the site (post development) must not increase and where possible be reduced. SUDs are expected to be used where appropriate and must take due account of groundwater and geological conditions.

Green Roofs: Green roofs should be considered on all buildings where appropriate.

Sustainability Issue 6: Biodiversity

The Council will encourage opportunities to be taken to retain and enhance existing habitats in addition to areas of new landscaping. Where a significant impact on biodiversity is likely or probable, an ecological assessment will be required. Further guidance can be found in Policy CP7 (Biodiversity) and CP8 (Thames Basin Heaths Special Protection Area) of the adopted Core Strategy.

Sustainability Statements are required to provide details of how the proposal has addressed existing biodiversity value. It should also show where biodiversity requirements have been designed in, not only for adequate mitigation (where required) but also to show where appropriate thought has been made to enhancements across the site. In such circumstances, where an EIA is required, the Sustainability Statement need not repeat the relevant EIA chapter on biodiversity.

Sustainability Issue 8: Cyclist Facilities and Parking

All relevant residential and non-residential developments are expected to make appropriate provision or have access to secure and covered cycle storage for both occupiers and visitors and cyclist changing/drying facilities. Where appropriate, provision should also be made for the movement of cyclists through the site.

Provision for occupiers should be made in accordance with the Appendix 8 of the Wokingham District Local Plan (March 2004). The Council's parking standards may be updated through the Council's LDF.

Sustainability statements submitted with a planning application will be expected to provide details of how the proposal has addressed cycle facilities including details of cyclist movement and how this relates to the provision of secure parking and changing/drying facilities.

Sustainability Issue 9: Air, Noise and Light Pollution and Land Affected By Contamination

Sustainability Statements submitted with a planning application will be expected to provide evidence of how the proposal has addressed the issues of air, noise and light pollution to minimise their impact. It should also provide evidence of the measures that will enable developers to meet their obligations in respect of land affected by contamination.

Where significant impacts from pollution to or from the proposed development is likely or probable, an assessment of existing levels of pollution will be required to be submitted alongside the planning application.

Sustainability Issue 10: Responsibly Sourced and Recycled Materials

The use of responsibly sourced and recycled materials is encouraged. The level of consideration and use of a sustainable supply and materials which have the least environmental impact will be a material consideration in the determination of planning applications. Development should seek to use locally sourced materials – within 35 miles of the site. The onus is the developer to justify why locally sourced materials cannot be used.

SUSTAINABILITY STATEMENT

Developers should specify the proportion of reclaimed or recycled materials to be used in the proposed development, with a minimum target of 25-30% of roads, pavements, public spaces and car parks to be from locally reclaimed or recycled materials in line with good practice.

Developers should ensure that any timber comes from certified sources, with a minimum target of 75% expected to be achieved in line with good practice. All other timber should be from a known and identified source with a sustainable purchasing policy.

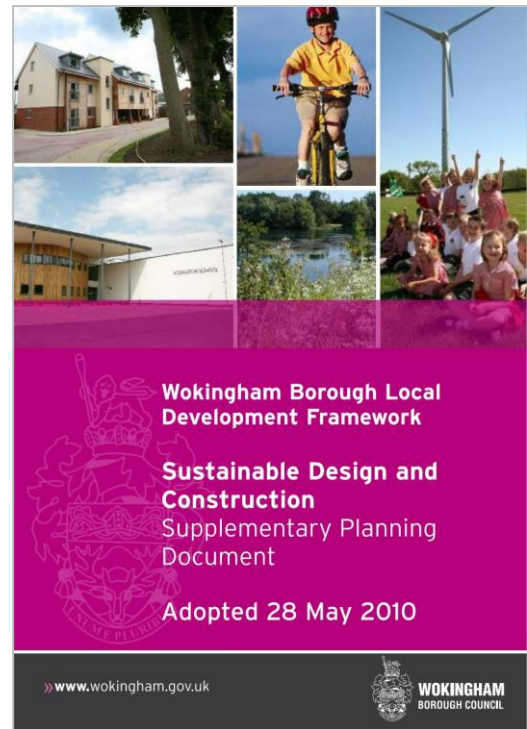
Sustainability Issue 11: Site Waste Management Plans

The Council will require all development to contribute towards reducing and recycling construction waste.

Developments/construction projects with an estimated cost of greater than £300,000 excluding VAT (Site Waste Management Regulations 2008), will be expected to put in place a Site Waste Management Plan in order to minimise the production of construction waste and maximise reuse and recycling.

Sustainability Issue 12: Construction Pollution

All developments involving 10 or more dwellings or 1,000m² or more gross non-residential floorspace (major development) will be encouraged to implement a Site Construction Environmental Management Plan and operate under the Considerate Constructors Scheme.



PROPOSED SUSTAINABILITY MEASURES

This part of the report presents the key elements of the proposal that underpin environmental sustainability, demonstrates how the development complies with sustainable development policies and incorporates guidance on sustainable design and construction.

LAND AND SITE LAYOUT

Land Use

The land for this proposal is efficiently used as the scheme will be constructed on previously developed land. The site currently comprises existing outhouses that are proposed to be demolished. The proposal included the erection of a two-storey boarding house, associated plant equipment, new landscaping and highways works and other associated works.

Reuse of Existing Buildings

The current structures on site are outhouses which are not suitable for reuse. There is potential that any concrete surface of pre-existing landscaping can be reused as hardcore within the landscaping or groundworks, following excavation.

Land Form and Site Layout

The scheme is a school development, comprising of with 50 bedrooms with en-suite plus master apartments and ancillary spaces. The development will maximise the use of the site seeking to maximise efficiency through effective design and scale of the project.

Consideration has been given to the layout and scale of the surrounding buildings. The height of the surrounding context is similar to the proposed building, varying from single to two-storey buildings.

Daylight & Sunlight Impacts

Consideration has been given to neighbouring amenity and open spaces; due to appropriate design of the building and overall site layout these will experience minimal overshadowing effects.

The scheme has also aimed to have no adverse effects on access to daylight and sunlight of neighbouring properties.

Micro-climate

A microclimate is the distinctive climate of a small-scale area and the variables within it, such as temperature, rainfall, wind or humidity may be subtly different to the conditions prevailing over the area as a whole. The main characteristics of microclimates within the site location area are temperatures and wind.

The proposed scheme is not of a scale that could potentially have any significant impact on wind conditions around the site or any adverse effects on pedestrian and residents' comfort.

Urban Greening

The proposed scheme will contribute to the increase of green spaces within Wokingham by providing landscaped areas, which contribute to increase in physical activity and relaxation of occupants, improvement of local air quality, and reduction of Urban Heat Island effect.

Impacts on Neighbours from Demolition and Construction

The use of the Considerate Constructors Scheme will be encouraged to ensure that contractors carry out their operations in a safe and considerate manner to avoid disturbances to neighbours.

Construction impacts such as dust generation and increased traffic movements will be minimised through adoption of best practice construction measures, formalised through the production of a Construction and Environmental Management Plan to be delivered by the main contractor where appropriate.

Land Contamination

In the event of any discovery of potentially contaminated soils or materials, this discovery will be quarantined and reported to the most senior member of site staff or the designated responsible person at the site for action. The location, type and quantity will be recorded and the Local Authority, a competent and appropriate third-party Environmental consultant will be notified immediately. An approval from the Local Authority will be sought prior to implementing any proposed mitigation action.



HEALTH AND WELLBEING

Inclusive Design

The development aims to prioritise the future needs of occupants by ensuring that there will be bedrooms and shared amenity spaces that are designed to comply with Part M of the Building Regulations and includes full wheelchair accessible units.

Open Spaces/Amenity

Communal open spaces will be provided though the ground floor and first floor areas to allow building occupants to gather, socialise and connect to the natural environment. This will also enhance the occupants' wellbeing as nature can significantly improve mood and happiness.

Play spaces will be provided to provide safe access to good quality, well designed and secure recreation spaces for children and young people, incorporating trees and greenery wherever possible.

Daylight/Sunlight

By incorporating large windows, strategically placed and internal layouts designed to prioritise available daylight, the proposed development ensures that occupants enjoy satisfactory levels of visual comfort and beneficial effects from daylight exposure, whilst also reducing energy consumption by minimising the use of artificial lighting as far as feasible.

Physical Activity

The provision of cycle storage spaces will encourage the use of alternative means of transportation for longer distances trips.



ENERGY & CARBON DIOXIDE EMISSIONS

The Energy Strategy for the development has been designed in line with the Borough of Wokingham policy, which states that every effort should be made to minimise carbon dioxide emissions in accordance with the following energy hierarchy:

1. Be lean: use less energy
2. Be clean: supply energy efficiently
3. Be green: use renewable energy

Be Lean

The buildings have been thoughtfully designed to reduce energy demand through an enhanced building fabric, minimising heat loss through air infiltration, reducing reliance on artificial lighting, utilising low energy lighting and ensuring adequate levels of ventilation are maintained whilst reducing heat loss through the specification of MVHR.

Be Clean

As discussed in detail in the Energy Statement, a review of the map shows that there is no DHN within 1km of the proposed development. It is therefore not feasible to make a connection to the development site to the DHN.

Be Green

A range of renewable technologies were considered for generating on-site renewable energy. Photovoltaic panels and air source heat pumps (ASHP) were considered suitable technologies for this development due to adequate flat roof space, easy installation process, and substantial CO₂ savings. The incorporation of these two technologies into this development would contribute a reduction of 21% resulting in a total offset of 22% of regulated CO₂ emissions over the baseline emissions.

Further details about the photovoltaic and ASHP strategy, alternative renewable technology options and site-wide CO₂ emission reductions can be found in the accompanying Energy Statement.



WATER

Water Efficiency

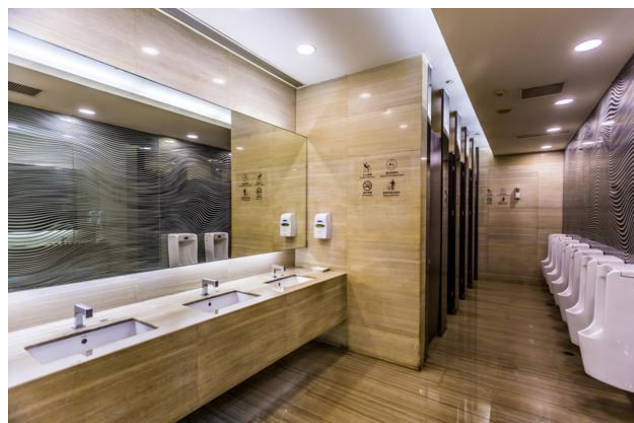
The development at Reddam House aims to reduce water consumption to less than 105 litres per person per day, in line with the recommended target set out in Part G enhanced target, through the use of water efficient fittings, and these are listed below.

Table 1: Recommended specification for sanitary fittings

Fitting	Fitting specification
WC	4/2.6 litres dual flush
Kitchen sink tap	5 litres per min
Wash basins tap	4 litres per min
Shower	7.5 litres per min
Bath	170 litres
Washing machine	7.5 litres/kg
Dishwasher	0.85 litres/place setting



The proposed development aims to incorporate water saving fixtures and fittings to achieve over 65% reduction over industry baseline. This is equivalent to 3 credits in the BREEAM Wat01 category.



Water Reuse

Whilst the development aims to reduce water demand in the first instance, consumption will also be offset through the provision of rainwater collection butts, which will enable the reduction of potable water use for irrigation purposes.

Water Efficient Landscaping

Potable water consumption reduction from irrigation can be further maximised through a combination of water reuse and use of both native and drought resistant plant species, which will thrive with little to no irrigation and rely only on natural rainfall.

MATERIALS AND WASTE

Responsible Sourcing

100% of the timber used during construction will be sourced from accredited Forest Stewardship Council (FSC) or Programme for the Endorsement of forestry Certification (PEFC) source.

The main contractor will be required to prioritise products holding responsible sourcing certification (EMS/ISO14001) for the key process as per minimum, to ensure economic, social and environmentally responsible practices are implemented throughout construction products supply chain.

Healthy Materials

To minimise potential sources of indoor air pollution, low VOC paints, finishes and other products will be prioritised as far as practically possible. Best practice design detailing and careful construction techniques will also be employed to reduce the risk of thermal bridging and condensation issues, limiting the potential for mould growth.

Embodied Carbon

To further reduce carbon emissions over the lifecycle of the building, low embodied carbon materials will be used as far as practically possible, whilst also focusing on design practices to reduce waste production.

Circular Economy

Circular economy is based on three key principles: design out waste, keep products and materials in use, and regenerate natural systems. These principles will be applied during the design and construction of the proposed development by following the actions noted below:

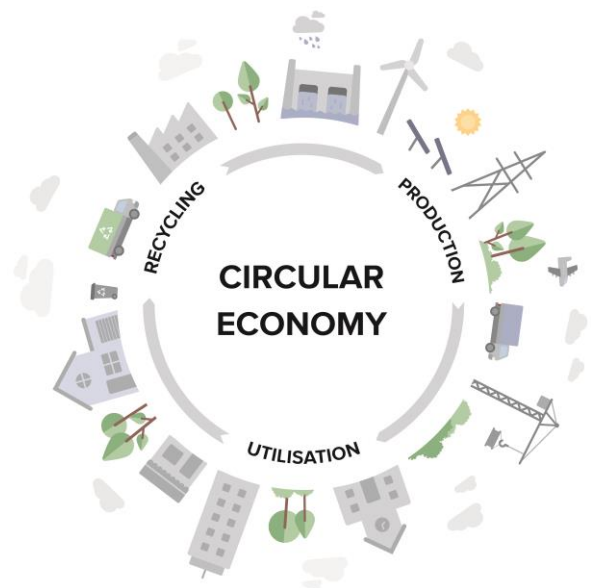
- Design out the need for building components and materials;
- Use of reclaimed materials and remanufactured components over new;
- Product selection considering its entire lifecycle, such as products which can be remanufactured or reused; products with high recycled content; products designed for disassembly; and recyclable or compostable materials.

Construction Waste

If required, a site waste management plan will be prepared for the development. The SWMP will outline the methodologies for estimating waste quantities and streams generated during the demolition, excavation and construction stages of the site works, and set out recommended measures required to be adopted by the Main Contractor to minimise these as far as practically possible.

Operational Waste

An operational waste management strategy will be produced and implemented for the proposed development. This will demonstrate how the development has taken into account sustainable methods for waste and recycling management during its operation in order to meet requirements from the Borough of Wokingham policies and all applicable legal requirements.



NATURE CONSERVATION & BIODIVERSITY

The ecology on site will be improved via the introduction of landscaped areas within the proposed communal gardens and planting on land that is currently covered with hard surfacing or existing buildings. The intended planting strategy for these areas is simple low level flora, with hedge planting and small ornamental trees. Native plant species will be introduced to these areas where possible. This will help to attract invertebrates, birds and other fauna to the area.

An ecological impact assessment for the proposed Reddam House development is being undertaken and their recommendations will be implemented to ensure the protection of ecological features and enhancement of biodiversity on the development site.

The proposed development aims to improve the green cover of the site by introducing a green roof, landscaped area and has made provision for communal amenity space. Planting will include heat and drought resistant species, where feasible.



CLIMATE CHANGE ADAPTATION

Overheating

The potential risk of overheating will be mitigated by incorporating both passive and active design measures.

The space heating and hot water to the development will be provided by a communal system comprised of ASHP units. All heat sources and pipe work will be sufficiently insulated to avoid excess heat loss into internal space.

Efficient lighting will be used to further minimise internal heat gains and reduce energy expenditure.

Appropriately sized windows will reduce solar heat gains. Glazing with low transmittance will be used throughout the development to reduce solar gains and reduce the risk of overheating.

Where applicable, during peak summer periods the thermal mass of the buildings will absorb and store excess heat. The buildings will release heat in the cooler evenings to allow for cooler internal spaces, dampening the peak diurnal weather conditions.

The rooms have allowed for passive ventilation as the main for providing fresh air and dissipating heat.

Surface Water and Flooding

According to the Flood Risk Assessment prepared by Elliott Wood, the development site is located entirely within flood zone 1, which means that the risk of flooding is low.

The assessment also shows that all other potential sources of flooding has found the site to be at low risk, providing a suitable drainage scheme is in place. It is considered that the information provided within the report satisfies the requirements of the National Planning Policy Framework and local policy.

For further details, please refer to the Flood Risk Assessment submitted in support of the planning application.



AIR, NOISE AND LIGHT

Air Quality

Air pollution risks from construction and demolition activities on site will be minimal in line with the SPG 'The control of dust and emissions from construction and demolition' under the following categories:

- demolition;
- earthworks;
- construction;
- trackout; and,
- non-road mobile machinery (NRMM).

An air quality assessment has been carried out to determine the impacts from dust and stationary plant emissions during the construction period and the potential impact from traffic flows on the local road network on both on-site and off-site receptors, during and after construction. Where necessary, mitigation measures are recommended to reduce any air quality impact.

During the operational phase of the development, there will be no combustion of fossil fuels and associated combustion emissions for heating due to an electricity-led servicing strategy of Air Source Heat Pumps (ASHP).

For further details please refer to the Air Quality Assessment submitted in support of the application.

Noise

The development will incorporate design and building fabric measures to mitigate potential noise levels from the proposed development and ensure the impact of any external sources on internal ambient noise levels are within acceptable limits.

Based upon the results of the environmental noise survey, incident sound levels have been determined for the habitable rooms within the proposed building.

The results of the assessment show that typical thermal double glazing and standard trickle ventilators are capable of providing adequate control of intrusive noise to all habitable rooms across the site.

For further details, please refer to the Environmental Noise Assessment prepared by XCO2 and submitted in support of the planning application.

Light Pollution

The lighting design of the proposed development will follow the recommendations of the Institution of Lighting Engineers' Guidance Notes for the Reduction of Obtrusive Light (2005), to minimise light pollution.

Further mitigation measures will be implemented to ensure disturbance to wildlife is minimal, in line with the ecologist's recommendations.

Water Pollution

Water pollution to surrounding watercourses has been minimised by the increase in permeable ground, thereby reducing surface water runoff. In addition, contractors will adopt best practice policies to mitigate water pollution from construction activities on site.

The development will discharge domestic sewage via a connection to the public foul sewer or combined sewer network where it is reasonable to do so.



TRANSPORT

Alternative means of transportation

In order to underpin the reduction of emissions from transport, the development has been designed to encourage cycling; cycle parking will be provided on site in dedicated ground floor stores, by installing stands throughout the scheme and convenient to building entrances.

Public Transport Accessibility

The development site has public transport connection to close proximity with the Winnersh transit station nearby, increasing the likelihood of residents using sustainable transport methods.

Proximity to Amenities

The following amenities are within a 15-20-minute walk of the proposed development, encouraging sustainable transport methods, such as walking and cycling:

- Food Outlet
- ATM (Access to Cash)
- Outdoor Open Space
- Access to a recreation or leisure/fitness facility
- Pharmacy

SUSTAINABILITY STANDARDS

Within the Borough of Wokingham, all non-residential developments are to meet the necessary mandatory BREEAM requirements. The following Pre-Assessment demonstrates compliance with the Local Authority's policies in relation to BREEAM assessments.

BREEAM NEW CONSTRUCTION V6

BREEAM New Construction V6 is a performance based environmental assessment method and certification scheme for new buildings. The primary aim of BREEAM New Construction is to mitigate the impacts of new developments on the environment over the entire life-cycle of the building in a comprehensive and cost-effective manner. This is achieved through the integration of the BREEAM scheme at key stages of the design and procurement process.

A BREEAM New Construction V6 Fully fitted Pre-Assessment was carried out for the development and has been assessed under the "Multi-residential Accommodation" building type and subtype.

The pre-assessment tool uses established benchmarks to evaluate a building's specification, design, construction and operation, over a broad range of categories and criteria:

- Management processes
- Health and wellbeing
- Energy use
- Transport
- Water use
- Materials
- Waste
- Land use and ecology
- Pollution
- Innovation

The outcome of the pre-assessment is expressed as a single certified BREEAM rating, ranging from Pass (30%) to Outstanding (85%).

Table 2: BREEAM Certification Thresholds

BREEAM 2018 Rating	Percentage of Credits Required
Outstanding	85%
Excellent	70%
Very Good	55%
Good	45%
Pass	30%

The following table summarises the number of credits targeted to achieve the rating of 'Excellent'; a detailed analysis of credits targeted can be found in Appendix A – BREEAM Pre-assessment.

BREEAM PRE-ASSESSMENT RESULTS

A BREEAM pre-assessment has been undertaken at pre-application stage which has shown that a score of 70.85 is feasible.

The results for the pre-assessment are summarised in the table below and include a breakdown of the currently targeted score for each issue and category.

Table 3: BREEAM Pre-Assessment Breakdown

BREEAM Category	Total Credits Available	Score Assessment		
		Sub-total	Weighting	Score (%)
Management	21	14	0.52%	7.33%
Health & Wellbeing	19	12	0.74%	8.84%
Energy	22	15	0.73%	10.91%
Transport	12	10	0.83%	8.33%
Water	9	7	0.78%	5.44%
Materials	14	12	1.07%	12.86%
Waste	10	8	0.60%	4.80%
Land Use & Ecology	13	7	1.00%	7.00%
Pollution	12	8	0.67%	5.33%
Innovation	10	0	1.00%	0.00%
BREEAM Excellent		Total Points Scored: 70.85%		

CONCLUSION

The sustainability strategy for proposed development has been developed with the design team to comply with the relevant environmental policies from the Borough of Wokingham. Relevant energy policies have been addressed in the accompanying Energy Statement. The proposed development is targeting the achievement of BREEAM 'Excellent' and expected to reduce on-site regulated carbon emissions by 22% against a Part L 2021 compliant scheme.

This report outlines the sustainability strategy for the proposed development at Reddam House, in line with the requirements set out by the Borough of Wokingham.

This sustainability statement is divided into three parts:

- Planning Policies;
- Sustainability Measures; and
- Sustainability Standards.

The first part provides an overview of the site and planning policies applicable to this development in accordance with the relevant Borough of Wokingham policies.

The second part then outlines the sustainability strategy that has been employed to address the relevant planning policies.

The third part of this report outlines how the proposed development aims to achieve a BREEAM New Construction 'Excellent' rating for the non-domestic areas.

The key sustainable design and construction measures incorporated in the proposals are summarised below:

- Effective re-use and densification of previously developed land;
- Effective site layout in response to the neighbouring context;
- Increasing biodiversity and ecology on the site;
- Standardisation in design and use of standardised details and material sizes where possible to reduce waste.
- Maximizing reuse of any waste material and considering future disassembly;

- Specification of high-performance fabric and glazing to minimise heat losses;
- Efficient design of the proposed massing, openings and layouts so that habitable spaces across the site benefit from adequate daylight and sunlight levels;
- The incorporation of renewable technologies via the specification of air source heat pumps and maximised photovoltaics;
- The adoption of passive design measures to mitigate the potential risk of overheating,
- Promote sustainable forms of transport through the provision of cycle parking spaces;
- Creating high quality internal spaces that considers the health and wellbeing of its occupants.
- Effective pollution management and control; the development is not expected to have any significant adverse effects to air, noise, land or watercourses;
- Adequate mitigation measures will be implemented to ensure internal noise levels are in line with specific targets.

In summary, the proposed development at Reddam House meets the targets set out by the Borough of Wokingham. The commercial areas of the scheme could achieve a BREEAM score of 70.85%, exceeding the BREEAM 'Excellent' target of 70%.

The number of credits obtained in the BREEAM pre-assessment/sustainability measures incorporated reflect the client and design team's aspirations in integrating sustainability measures and demonstrates that the project is designed to exceed the planning policy sustainability requirements.

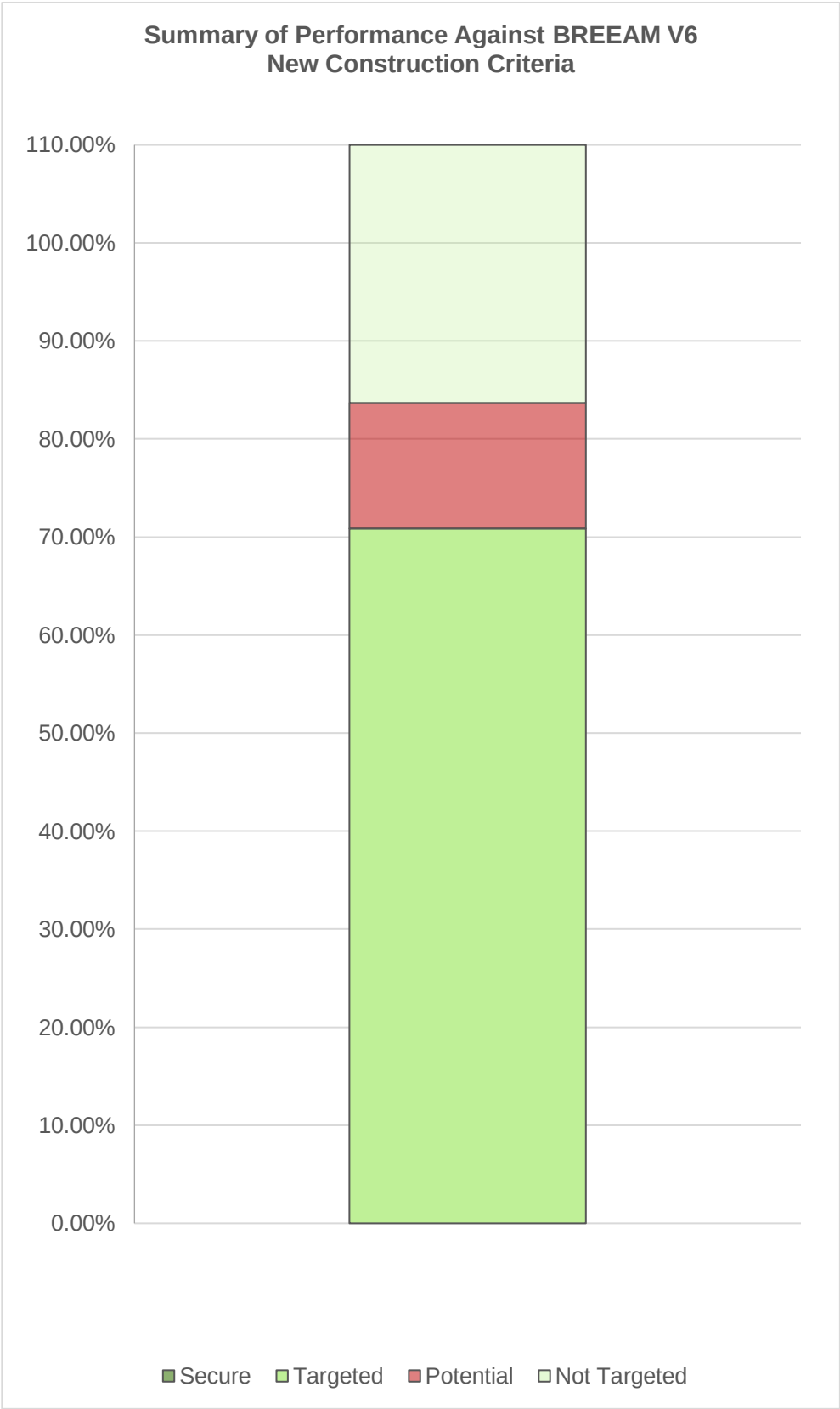
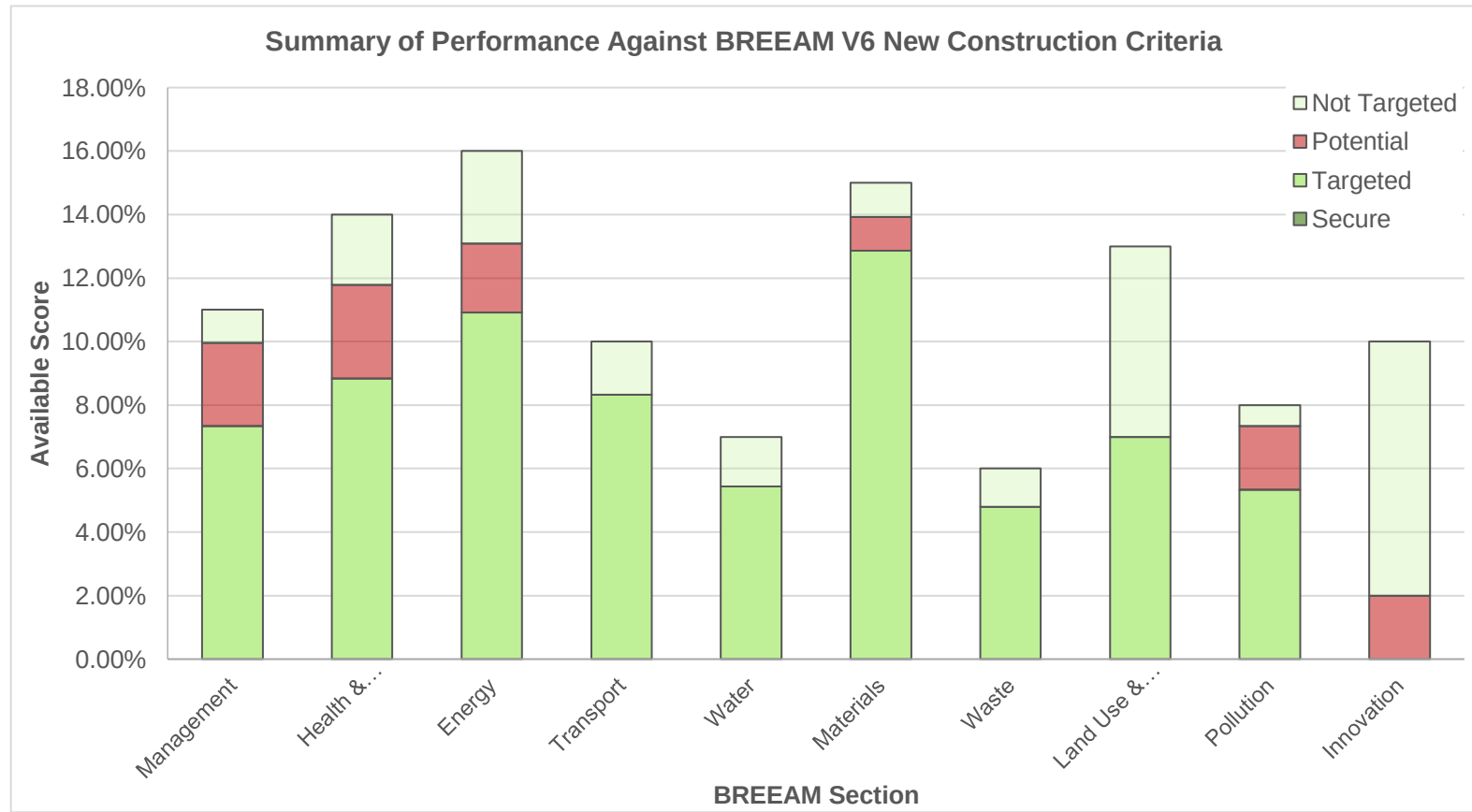
APPENDIX A – BREEAM PRE-ASSESSMENT

SUMMARY OF PERFORMANCE & RATING

Assessment Section	Credits Available	Section Weighting	Credit Value	Credits		Score	
				Targeted	Potential	Targeted	Potential
Management	21	11.0%	0.52%	14	5	7.33%	2.62%
Health & Wellbeing	19	14.0%	0.74%	12	4	8.84%	2.95%
Energy	22	16.0%	0.73%	15	3	10.91%	2.18%
Transport	12	10.0%	0.83%	10	0	8.33%	0.00%
Water	9	7.0%	0.78%	7	0	5.44%	0.00%
Materials	14	15.0%	1.07%	12	1	12.86%	1.07%
Waste	10	6.0%	0.60%	8	0	4.80%	0.00%
Land Use & ecology	13	13.0%	1.00%	7	0	7.00%	0.00%
Pollution	12	8.0%	0.67%	8	3	5.33%	2.00%
Innovation	10	10.0%	1.00%	0	2	0.00%	2.00%
BREEAM Score						70.85%	83.67%
BREEAM Rating						Excellent	Excellent

Please note: although a score of 110% is available including innovation credits the maximum score that

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





Reddam House
22/10/2024
BREEAM V6 New Construction
Fully Fitted

70.85% 83.67% 0.00%

			Available	Target	Potential	Awarded	Credit Criteria	Responsibility	Timing
Stage 2 credits Can be provided by XCO2									
MANAGEMENT			21	14	5	0			
Man 01	Project brief and design		4	2	2	0			
	Man01.1	Project delivery planning	1	1			Prior to completion of the Concept Design, the project delivery stakeholders (see Definitions on page 37) meet to identify and define roles, responsibilities and contributions for each key phase of project delivery.	End User & Project Manager	Stage 2 (Concept Design)
	Man01.2	Stakeholder consultation (interested parties)	1	1	0		Prior to completion of Concept Design, all relevant third party stakeholders have been consulted by the design team and this covers the minimum consultation content. Stakeholder contributions must influence the Initial Project Brief and Concept Design. All interested parties must give and receive consultation feedback prior to completion Stage 4).	End User & Project Manager	.Stage 2 (Concept Design)
	Man01.3	BREEAM Advisory Professional (Concept and Design)	1	0	1		Involve a BREEAM AP at an appropriate time to work with the project team to consider the links between BREEAM issues and assist in maximising the project's overall performance throughout Concept Design.	BREEAM AP	Stage 2 (Concept Design)
	Man01.4	BREEAM Advisory Professional (Developed Design)	1	0	1		Involve a BREEAM AP at an appropriate time to work with the project team to consider the links between BREEAM issues and assist in maximising the project's overall performance throughout Developed Design.	BREEAM AP	Stage 3-4
Man 02	Life cycle cost and service life planning		4	1	2	0			
	Man02.1	Elemental LCC	2	0	2		A competent person carries out an outline, entire asset LCC plan at Stage 2 in line with PD 156865:2008. the elemental plan provides an indication of future replacement, service life, maintenance and operation costs over a period of analysis determined by the client (e.g. 20, 30, 50 or 60 years).	Cost Consultant	Stage 2 (Concept Design)
	Man02.2	Component level LCC options appraisal	1	0			A competent person develops a component level LCC options appraisal by the end of Stage 4, including: envelope, services, finishes and external spaces.	Cost Consultant	Stage 4 (Technical Design)
	Man02.3	Capital cost reporting	1	1			Project team to provide written confirmation of capital costs (in pounds per square metre).	End User & Cost Consultant	Stage 4 (Technical Design)
Man 03	Responsible construction practices		6	6	0	0			
	Man03.0	Legally harvested and traded timber	Prerequisite				All timber and timber-based products must comply with the government's definition of 'legally harvested and traded timber' (FSC or PEFC certified).	Contractor	Pre-Tender
	Man03.1	Environmental management	1	1			All parties who at any date manage the construction site (e.g. principal contractor, demolition contractor) must operate an EMS (e.g. ISO14001 or BS8555:2016) and implement best practice pollution prevention policies and procedures (in accordance with PPG6).	Contractor	Pre-Tender
	Man03.2	BREEAM Advisory Professional (site)	1	1			Involve a BREEAM AP in the project at an appropriate time to work with the project team, including the client, to consider the links between BREEAM issues and assist them in achieving and if possible going beyond the design intent, to maximise the project's performance against the agreed performance targets throughout the Construction, Handover and Close Out stages.	Contractor	Pre-Tender
	Man03.3	Responsible construction management	2	2			Up to two credits available for implementing responsible construction management items, including actions on: - Risk evaluation and implementation; - Training, awareness and feedback; and - Monitoring and reporting.	Contractor	Pre-Tender
	Man03.4	Monitoring of construction site impacts (energy and water)	1	1			The principal contractor must set energy and water consumption targets, monitor the actual energy and water use against these targets and report their performance.	Contractor	Pre-Tender
	Man03.5	Monitoring of construction site impacts (transport)	1	1			The principal contractor monitors and records transport data for the delivery of materials to site and removal of waste from site (n.b. data for deliveries and waste removal must be reported separately).	Contractor	Pre-Tender
Man 04	Commissioning and handover		4	3	0	0			
	Man04.1	Commissioning - testing schedule and responsibilities	1	1			The principal contractor produces a schedule of commissioning and testing that identifies and includes a suitable timescale for commissioning and re-commissioning of all complex and non-complex building services and control systems and testing and inspecting building fabric.	Contractor	Pre-Tender
	Man04.2	Commissioning - design and preparation	1	1			During design stage the client or principal contractor appoints a specialist commissioning manager, with responsibility for: (a) Undertaking design reviews and giving advice on suitability for ease of commissioning (b) Providing commissioning management input to construction programming and during installation stages (c) Management of commissioning, performance testing and handover or post-handover stages	Contractor	Pre-Tender
	Man04.3	Testing and inspecting building fabric	1	0			The integrity of the building fabric, including continuity of insulation avoidance of thermal bridging and air leakage paths is quality assured through completion of post construction testing and inspection. This must include a Level 2 thermographic survey in addition to an airtightness test. Any defects identified must be rectified.	Contractor	Pre-Tender
	Man04.4	Handover	1	1			Prior to handover the contractor must issue: (a) A non-technical user guide for distribution to the building occupiers; (b) A technical user guide for the premises facilities managers; (c) A non-technical training schedule for the building occupiers; and (d) A technical training schedule for the premises facilities managers.	Contractor	Pre-Tender
Man 05	Aftercare		3	2	1	0			
	Man05.1	Aftercare support	1	1			Contractor to provide the following aftercare support services: - Initial meeting at handover - On-site FM training - On-site aftercare support for the first month of occupation - Off-site aftercare support for the first 12 months of occupation	Contractor	Post-Construction
	Man05.2	Commissioning - implementation	1	1			Specialist commissioning manager appointed for all complex systems. Commissioning to take place over the first 12 months of occupation.	Contractor	Post-Construction
	Man05.3	Post-occupancy evaluation (POE)	1	0	1		Formal POE to be carried out one year after building is substantially occupied.	End User & Contractor	Post-Construction
HEALTH AND WELLBEING			19	12	4	0			
Hea 01	Visual comfort		5	4	0	0			
	Hea01.1	Control of glare from sunlight	1	1			Carry out glare control assessment to determine applicable areas and implement a glare control strategy to design out potential glare.	Architect & Sustainability Consultant	Stage 2-3
	Hea01.2	Daylighting	2	1	0		Daylighting criteria have been met for different building types, according to the daylight factors outlined in p.70 of the BREEAM New Construction Non-Domestic manual 2018, across 80% of the floor area and a uniformity ratio of 0.3 or minimum point daylight factor of 0.7.	Architect & Sustainability Consultant	Stage 2-3
	Hea01.3	View out	1	1	0		95% of the floor area in each relevant building area is within 8m of a wall which has a window or permanent opening that provides an adequate view out. The window/opening must make up at least 20% of the total wall area. (There are no relevant areas to assess, credit awarded by default)	Architect & Sustainability Consultant	Stage 2-3
	Hea01.4	Internal and external lighting levels, zoning and control	1	1			Internal lighting in all relevant areas of the building is designed to provide illuminance (lux) levels and colouring rendering index in accordance with the SLI Code for Lighting 2012 and any other relevant industry standard. Internal lighting should be appropriate to the tasks undertaken, accounting for building user concentration and comfort levels. For areas where computer screens are regularly used, the lighting design complies with CIBSE Lighting Guide 7 sections 2.4, 2.13 to 2.15, 2.20, and 6.10 to 6.20. Internal lighting is zoned to allow for occupant control. All external lighting located within the construction zone is specified in accordance with BS 5489-1:2013 Code for the practice for the design of road lighting. Lighting of roads and public amenity areas(35) and BS EN 12464-2:2014(36) Light and lighting - Lighting of work places - Part 2: Outdoor work places. External lighting should provide illuminance levels that enable users to perform outdoor visual tasks efficiently and accurately, especially during the night. For 'shell only' and 'shell&core' projects only the external lighting criteria applies	MEP	Stage 4 (Technical Design)
Hea 02	Indoor air quality		4	1	1	0			

			Available	Target	Potential	Awarded	Credit Criteria	Responsibility	Timing
Hea02.0	Indoor air quality (IAQ) plan		Prerequisite	Prerequisite			A site-specific Indoor Air Quality Plan has been produced and implemented in accordance with the guidance in Guidance Note GN06. The IAQ plan must consider the following: 1.a - Removal of contaminant sources 1.b - Dilution and control of contaminant sources, including air quality requirements of specialist areas such as laboratories, where present 1.c - Procedures for pre-occupancy flush out and purge ventilation 1.d - Third party testing and analysis 1.e - Maintaining good indoor air quality in-use 1.f - Any relevant local authority plans or policies (for example, Air Quality Management Areas or Local Air Quality Action Plans)	Air Quality consultant	Stage 3-4
Hea02.1	Ventilation		1	0			Fresh air must be provided in accordance with the relevant standard(s) for ventilation. Ventilation pathways are designed to minimise the ingress and build-up of air pollutants inside the building (in line with best practice). HVAC systems designed in line with BS EN 16798-3:2017; filters should achieve an indoor air quality of SUP 2. Occupied spaces must include CO2 sensors in accordance with Building Regulations ADF2, linked to mechanical ventilation system, or in the case of naturally ventilated spaces are able to issue an alert when CO2 levels exceed a certain point, or can automatically open AOVs / roof vents .The number of sensors must be reported. If naturally ventilated the design should maintain thermal comfort in accordance with CIBSE AM10, or CIBSE AM13 for mixed-mode buildings.	MEP	Stage 4 (Technical Design)
Hea02.2	Emissions from construction products		2	1			For one credit: three out of the five product types comply with emission limits and testing requirements for VOCs. For two credits: all product types comply with the requirements.	Contractor	Stage 4 (Technical Design)
Hea02.3	Post-construction indoor air quality measurement		1	0	1		Formaldehyde and total VOC concentrations in indoor air is measured post-construction and is shown to not exceed the BREEAM requirements.	Contractor & Air Quality consultant	Post-Construction
Hea 04	Thermal comfort		3	3	0	0			
Hea04.1	Thermal modelling		1	1	0		Thermal modelling must be carried out using compliant software in accordance with CIBSE AM11 which provides full dynamic thermal analysis at the detailed design stage.	Sustainability Consultant	Stage 3-4
Hea04.2	Design for future thermal comfort		1	1	0		The thermal modelling (above) demonstrates that the relevant requirements are achieved for a projected climate change environment.	Sustainability Consultant	Stage 3-4
Hea04.3	Thermal zoning and controls		1	1			The thermal modelling analysis has informed the temperature control strategy for the building. The strategy for heating/cooling systems includes thermal zoning and occupant control.	Sustainability Consultant	Stage 3-4
Hea 05	Acoustic performance		4	2	2	0			
Hea05.2	Acoustic performance for residential institutions		4	2	2		Building meets the acoustic performance standards and testing requirements for sound insulation, indoor ambient noise levels and room acoustics (this applies to individual rooms/bedrooms as well as communal spaces).	Acoustician	Stage 4 (Technical Design)
Hea 06	Security		1	0	1	0			
Hea06	Security		1	0	1		A Suitably Qualified Security Specialist (SQSS) conducts an evidence-based Security Needs Assessment (SNA) during or prior to Concept Design (RIBA Stage 2 or equivalent). The purpose of the SNA will be to identify attributes of the proposal, site and surroundings which may influence the approach to security for the development .	End User & Architect	Stage 2 (Concept Design)
Hea 07	Safe and healthy surroundings		2	2	0	0			
Hea07.1	Safe access		1	1			External areas included in the site boundary (cycle paths, footpaths, pedestrian drop-off areas, vehicle delivery areas and drop-off areas, parking and turning areas) to comply with dedicated safe access criteria.	Architect	Stage 3 (Spatial Coordination)
Hea07.2	Outside space		1	1			There is an outside space providing building users with an external amenity area.	Architect	Stage 3 (Spatial Coordination)
ENERGY			22	15	3	0			
Ene 01	Reduction of energy use and CO2		13	8	2	0			
Ene01.1	Energy performance		9	4	2		Calculate the building's Energy Performance Ratio (EPR NC) and compare this with the BREEAM benchmarks. Credits are awarded for demonstrating a reduction in the building's heating and cooling energy demand, primary energy consumption and total CO2 emissions (compared with the notional building). Zero net regulated emissions achieves 9 credits.	Energy Assessor	Stage 2 - Draft calculations Stage 3/4 - Detailed design calculations
Ene01.2	Prediction of operational energy consumption		4	4	0		Undertake additional energy modelling during the design and post-construction stage to generate predicted operational energy consumption figures(see Prediction of operational energy consumption on page 124). Report predicted energy consumption targets by end use, design assumptions and input data (with justifications). Carry out a risk assessment to highlight any significant design, technical, and processrisks that should be monitored and managed throughout the construction and commissioning process	Energy Assessor	Stage 3/4 - Design stage energy modelling
Ene 02	Energy Monitoring		1	1	0	0			
Ene02.1	Sub-metering of end-use categories		1	1			Install energy metering systems so that at least 90% of the estimated annual energy consumption of each fuel is assigned to the end-use categories.	MEP	Stage 4 (Technical Design)
Ene02.2	Sub-metering of high energy load and tenancy areas		0	0			Install suitable energy metering (BMS) to allow warehouse, office, reception and kitchen spaces (where present) to be separately monitored. The office should also be separately metered by floorplate.	MEP	Stage 4 (Technical Design)
Ene 03	External lighting		1	1	0	0			
Ene03	External lighting		1	1			The average initial luminous efficacy of all external light fittings must be greater than 70 luminaire lumens per circuit Watt. All external light fittings must be automatically controlled to prevent operation during daylight hours and have presence detection in areas with intermittent pedestrian traffic.	MEP	Stage 4 (Technical Design)
Ene 04	Low carbon design		3	1	1	0			
Ene04.1	Passive design		1	1	0		The project team analyses the proposed building design and development during Concept Design to identify opportunities for the implementation of passive design measures. Passive design measures implemented to reduce total heating, cooling mechanical ventilation, lighting loads and energy consumption in line with the passive design analysis findings. Quantify the reduced total energy demand and carbon dioxide (CO2) emissions resulting from the passive design measures.	Energy Assessor	Stage 2 (Concept Design)
Ene04.2	Free cooling		1	0			The project utilises a compliant free cooling strategy to reduce cooling demand and prevent the need for active cooling (e.g. night time cooling, ground coupled cooling, displacement vent, ground/surface water cooling, evaporative cooling, absorption cooling using waste heat).	Energy Assessor & MEP	Stage 2 (Concept Design)
Ene04.3	Low and zero carbon technologies		1	0	1		A certified energy assessor completes a feasibility study to determine the most applicable local low or zero carbon (LZC) energy source. This report must include life cycle cost analysis of the potential specification, accounting for payback.	Energy Assessor	Stage 2 (Concept Design)

			Available	Target	Potential	Awarded	Credit Criteria	Responsibility	Timing
Ene 05	Energy efficient cold storage		0	0	0	0			
	Ene05.1	Refrigeration energy consumption	0	0			Refrigeration systems are designed, installed and commissioned in accordance with the Code of Conduct for carbon reduction in the refrigeration retail sector, and using robust and tested refrigeration systems or components included on the Enhanced Capital Allowance (ECA) Energy Technology Product List (ETPL)(122) or an equivalent list.		Stages 4-5
	Ene05.2	Indirect greenhouse gas emissions	0	0			Demonstrate a saving in indirect greenhouse gas emissions (CO ₂ -eq) from the installed refrigeration system over the course of its operational life.		Stage 4 (Technical Design)
Ene 06	Energy efficient transportation		2	2	0	0			
	Ene06.1	Energy consumption	1	1			An analysis of the transportation demand and usage patterns for the building must be carried out to determine the optimum number and size of lifts (where lifts are being installed for disabled access only the team must provide a statement to this effect). The energy demand for at least two types of lift must be estimated in accordance with BS EN 25745 and the system with the lowest energy consumption specified.	Lift Consultant	Stage 3 (Spatial coordination)
	Ene06.2	Energy efficient features (lifts)	1	1			For each lift the following three energy efficient features are specified: 1. Lifts operate in standby mode during off-peak periods. 2. Energy efficient lift car lighting (greater than 70 lumen lumens per circuit Watt). 3. Variable speed, variable voltage and variable frequency (VVVF) control of drive motor.	Lift Consultant	Stage 4 (Technical Design)
Ene 07	Energy efficient laboratory systems		0	0	0	0			
	Ene07.1	Design specification	0	0			Engage with the client during the preparation of the initial project brief to determine occupant requirements and define laboratory performance criteria, to include description of purpose, occupant and process activities, containment requirements and standards, interaction between systems, flexibility and adaptability of lab facilities, and any other specific requirements such as those relating to ventilation and temperature requirements. Ensure the system has been sized correctly, and demonstrate the minimised energy demand of the laboratory facilities resulting from the achievement of the defined design performance criteria.		Stage 1 (Preparation and Briefing)
	Ene07.2	Best practice energy efficient measures	0	0			If the laboratory area accounts for at least 10% of the total building floor area, design, specify and install laboratory plant and systems to promote energy efficiency. Demonstrate by calculations or modelling that the chosen measures have a reasonably significant effect on the total energy consumption of the laboratory, i.e. 2% reduction or greater, and that these do not compromise the defined performance criteria, and do not increase the health and safety risk to future building occupants.		Stages 3-4
Ene 08	Energy efficient equipment		2	2	0	0			
	Ene08	Energy efficient equipment	2	2	0		1. Identify the building's unregulated energy consuming loads. Estimate their contribution to the total annual unregulated energy consumption of the building, assuming a typical or standard specification. 2 Identify the systems or processes that use a significant proportion of the total annual unregulated energy consumption of the building. 3 Demonstrate a meaningful reduction in the total annual unregulated energy consumption of the building. Include significant contributors, for example swimming pools, laundry facilities, data centres, IT-intensive areas, kitchens, medical rooms, and utility rooms.		Stage 3-4
TRANSPORT			12	10	0	0			
Tra 01	Transport assessment and travel plan		2	2	0				
	Tra01	Transport Assessment and Travel plan	2	2			During the feasibility and design stages, develop a travel plan based on a site-specific travel assessment or statement.	Transport Consultant	Stage 2 (Concept Design)
Tra 02	Sustainable transport measures		10	8	0				
	Tra02.0	Prerequisite - travel plan			Prerequisite		A site-specific Travel Plan has been produced for managing all travel and transport within the proposed development. It contains both physical and behavioural measures aimed at increasing travel choices, through the use of sustainable modes of transport to a site or development.	Transport Consultant	Stage 2 (Concept Design)
	Tra02.1	Transport options and implementation	10	8			Credits are awarded for providing sustainable transport measures appropriate to the site; for example: providing a dedicated bus service; installing electric vehicle recharging stations; setting up a car sharing group; or installing cycle storage. Points are awarded based on the number of sustainable transport measures provided and the number of credits awarded depends on the project's accessibility index (AI): Building AI is less than 25 therefore each point equates to one credit (up to max of 10 credits).	Architect	Stage 4 (Technical Design)
WATER			9	7	0	0			
Wat 01	Internal water consumption		5	3	0	0			
	Wat01	Water consumption	5	3			Reducing the demand for potable water through the provision of efficient sanitary fittings, rainwater collection and water recycling systems.	Architect & MEP	Stage 4 (Technical Design)
Wat 02	Water monitoring		1	1	0	0			
	Wat02	Water monitoring	1	1			A water meter must be provided on the mains water supply to the assessed building area. The meter must have a pulsed or other open protocol communication output to enable connection to an appropriate utility monitoring and management system.	MEP	Stage 4 (Technical Design)
Wat 03	Water leak detection and prevention		2	2	0	0			
	Wat03.1	Leak detection system	1	1			A leak detection system must be installed which is capable of detecting a major water leak on the mains water supply within the building and between the building and the utilities water meter is installed.	MEP	Stage 4 (Technical Design)
	Wat03.2	Flow control devices	1	1			Flow control devices that regulate the supply of water to WCs and taps according to demand are installed (and therefore minimise water leaks and wastage from sanitary fittings).	MEP	Stage 4 (Technical Design)
Wat 04	Water efficient equipment		1	1	0	0			
	Wat04	Water efficient equipment	1	1			Identify systems or processes to reduce the relevant water demand, (e.g. by using harvested rainwater for irrigation),and establish, through either good practice design or specification, a demonstrable reduction in the total water demand of the building.	MEP	Stages 3-4
MATERIALS			14	12	1	0			
Mat 01	Environmental impact of materials		7	7	0	0			
	Mat01.1	Superstructure (Stage 2)	4	4	0		During the Concept stage, carry out a building LCA on of the superstructure design using either the BREEAM Simplified Building LCA tool or an IMPACT Compliant LCA tool, including Options Appraisal and Results Submission Tools and submit it to the BRE BEFORE planning submission.	Sustainability Consultant	Stage 2 (Concept Design)
	Mat01.2	Superstructure (Stage 4)	2	2	0		During the Technical Design stage, carry out a building LCA on of the superstructure design using either the BREEAM Simplified Building LCA tool or an IMPACT Compliant LCA tool, including Options Appraisal and Results Submission Tools and submit it to the BRE.	Contractor/Sustainability Consultant	Stage 4 (Technical Design)
	Mat01.3	Substructure and hard landscaping	1	1	0		During the Concept Design stage, carry out a building LCA on the substructure including an options appraisal of a combined total of at least six significantly different substructure or hard landscaping design options (minimum two substructure and two hard landscaping) using an IMPACT Compliant LCA tool.	Sustainability Consultant	Stage 2 (Concept Design)
Mat 02	Environmental impacts from construction products		1	1	0	0			
	Mat02	Specification of products with a recognised environmental product declaration (EPD)	1	1	0		Specify construction products with EPD that achieve a total EPD points score of at least 20, as verified by MAT01/02 Results Submission Tool. Depends on whether products/materials with EPDs are specified.	Architect & Contractor	Pre-Tender
Mat 03	Responsible sourcing of materials		4	2	1	0			
	Mat03.0	Timber sourcing			Prerequisite		All timber must be either FSC or PEFC certified.	End User & Contractor	Pre-Tender
	Mat03.1	Enabling sustainable procurement	1	1	0		A Sustainable Procurement Plan, to guide the procurement of materials, must be used by the design stage and be in place before Concept Design. It must include sustainability aims, objectives and strategic targets to guide procurement activities, include a requirement for assessing the potential to procure construction products locally. It must include details of procedures in place to check and verify its effective implementation.	Project Manager&Client	Stage 2 (Concept Design)
	Mat03.2	Measuring responsible sourcing	3	1	1		All major building materials (superstructure, internal finishes, substructure and hard landscaping) to carry a responsible sourcing certificate (either BES 6001 or ISO 14001). As many materials as possible must be BES 6001 certified - as a minimum this must include all insulation, concrete, stone and clay based materials.	Architect & Contractor	Pre-Tender
Mat 05	Designing for durability and resilience		1	1	0	0			
	Mat05	Designing for durability and resilience	1	1	0		Protection measures are incorporated into the building's design and construction to reduce damage. Key exposed building elements have been designed and specified to limit long and short term degradation due to environmental factors.	Architect	Pre-Tender
Mat 06	Material efficiency		1	1	0	0			

			Available	Target	Potential	Awarded	Credit Criteria	Responsibility	Timing
	Mat06	Material efficiency	1	1	0		At the Preparation and Brief and Concept Design stages, opportunities have been identified and targets have been set for optimising use of materials throughout RIBA Stages 1-5 , with reports identifying appropriate methods. The implementation of these measures for material efficiency should be recorded throughout RIBA Stages 3-5, and final reports produced on the actual material efficiencies achieved.	Architect	Stage 2 (Concept Design)
WASTE			10	8	0	0			
Wst 01	Construction waste management		5	4	0	0			
	Wst01.1	Pre-demolition audit	1	1			If demolition is being carried out the demolition contractor must complete a pre-demolition waste audit to maximise the recovery of material from demolition.	Project Manager& Demolition Contractor	Stage 2 (Concept Design)
	Wst01.2	Construction resource efficiency	3	2	0		The principal contractor must implement to Resource Management Plan (SWMP) to promote resource efficiency. This must include a target for the amount of construction, demolition and excavation waste that will be generated. - One credit: < 11.1 tonnes of construction waste generated per 100m2 of GIA. - Two credits: < 6.5 tonnes of construction waste generated per 100m2 of GIA - Three credits: < 3.2 tonnes of construction waste generated per 100m2 GIA	Contractor	Pre-Tender
	Wst01.3	Diversion of resources from landfill	1	1			The principal contractor must divert at least 80% of non-demolition and 90% of demolition waste from landfill.	Contractor	Pre-Tender
Wst 02	Recycled aggregates		1	0	0	0			
	Wst02.0	Pre-demolition audit		Prerequisite			As above (WST01.1)	End User & Project Manager& Demolition Contractor	Stage 2 (Concept Design)
	Wst02.1	Project Sustainable Aggregate Points	1	0			Use WST02 calculator to assess Project Sustainable Aggregate points (>3.5 required), which determines mineral resource depletion, social cost of transport, carbon footprint and corresponding BREEAM credits.	Contractor	Pre-Tender
Wst 03	Operational waste		1	1	0	0			
	Wst03	Operational waste	1	1			A dedicated storage area, appropriate to the size of the building and expected waste streams, must be provided. Where the expected waste streams are likely to be sufficient additional space must be provided for a waste compactor (e.g. for cardboard or packaging waste).	Architect	Stage 3 (Spatial coordination)
Wst 04	Speculative finishes		0	0	0	0			
	Wst04	Speculative finishes	0	0			Where the future building occupier is not known carpets or other floor or ceiling finishes must only be installed in a show area.	Architect	Stage 4 -5
Wst 05	Adaptation to climate change		1	1	0	0			
	Wst05	Resilience of structure, fabric, building services and renewables installation	1	1	0		Complete a climate change adaptation strategy appraisal for structural and fabric resilience. This should be based on a systematic risk assessment to identify the impact of expected extreme weather conditions arising from climate change on the building over its projected life cycle. Develop recommendations or solutions based on the climate change adaptation strategy appraisal, before or during Concept Design, that aim to mitigate the identified impact.	Sustainability Consultant	Stage 2 (Concept Design)
Wst 06	Design for disassembly and adaptability		2	2	0	0			
	Wst06.1	Design for disassembly and functional adaptability - recommendations	1	1	0		Conduct a study to explore the ease of disassembly and the functional adaptation potential of different design scenarios by the end of Concept Design. Develop recommendations or solutions based on the study during or prior to Concept Design, that aim to enable and facilitate disassembly and functional adaptation.	Sustainability Consultant & Architect & Structural Engineer	Stage 2 (Concept Design)
	Wst06.2	Disassembly and functional adaptability – implementation	1	1	0		Produce a building adaptability and disassembly guide to communicate the characteristics allowing functional adaptability and disassembly to prospective tenants.	Sustainability Consultant & Architect & Structural Engineer	Stage 4 (Technical Design)

			Available	Target	Potential	Awarded	Credit Criteria	Responsibility	Timing
LAND USE AND ECOLOGY			13	7	0	0			
LE 01	Site selection		2	0	0	0			
	LE01.1	Previously occupied land	1	0			At least 75% of the proposed development’s footprint is on an area of land which has previously been occupied. See Building Type Specific 2.0 note. A playing field within the development footprint can be considered as previously occupied land, provided an equivalent area of playing field is reinstated on land of low ecological value within one year of completing the construction works.	Architect	Stage 2-3
	LE01.2	Contaminated land	1	0			A contaminated land professional's site investigation, risk assessment and appraisal has deemed land within the site to be affected by contamination.	End User	Stage 2-3
LE 02	Ecological risks and opportunities		2	2	0	0			
	LE02.0	Statutory obligations			Prerequisite		The client or contractor confirms compliance is monitored against all relevant UK and EU or international legislation relating to the ecology of the site.	End User	Stage 2 (Concept Design)
	LE02.1	Survey and evaluation	1	1			A Suitably Qualified Ecologist (SQE) carries out a survey and evaluation for the site early enough to influence site preparation works, layout and, where necessary, strategic planning decisions.	Ecology	Stage 2 (Concept Design)
	LE02.2	Determining the ecological outcomes	1	1			During Concept Design, the project team liaise and collaborate with representative stakeholders to identify optimal ecological outcomes for the site and identify, appraise and select measures to meet these outcomes.	Project Manager & Ecology	Stage 2 (Concept Design)
LE 03	Managing impacts on ecology		3	2	0	0			
	LE03.0	Ecological risks and opportunities			Prerequisite		LE02 must be achieved and compliance must be monitored against all relevant UK, EU and International legislation relating to ecology on site.	End User	Stage 2 (Concept Design)
	LE03.1	Planning and measures onsite	1	1			Further planning to avoid and manage negative ecological impacts on-site is carried out, with roles and responsibilities in the project team clearly defined at an early stage. On-site measures for managing negative ecological impacts during site preparation and construction are implemented in-practice (e.g. mitigation measures to protect existing ecological features).	End User & Project Manager & Ecology	Stages 2-5
	LE03.2	Managing negative impacts	2	1			Negative impacts from site preparation and construction works have been managed according to the mitigation hierarchy, in line with the SQE's recommendations, to result in no overall loss of ecological value.	Contractor	Stage 5 (Construction)
LE 04	Ecological change and enhancement		4	1	0	0			
	LE04.0	Managing negative impacts on ecology			Prerequisite		LE 03 has been achieved.		
	LE04.1	Change and enhancement of ecology					Measures have been implemented that enhance ecological value, which are based on input from the project team and SQE in collaboration with representative stakeholders.	Ecology	Stage 3-5
	LE04.2	Ecological enhancement	1	1			Measures have been implemented that enhance ecological value, which are based on input from the project team and SQE in collaboration with representative stakeholders.	Ecology	Stage 3-5
	LE04.3	Change and enhancement of ecology	3	0			Up to three credits are awarded based on the change in ecological value occurring as a result of the project. This must be calculated in accordance with the process set out in GN36 - BREEAM, CEEQUAL and HQM Ecology Calculation Methodology – Route 2. Credits are awarded in line with the Reward Scale table in GN36 where there are no residual impacts on protected sites or irreplaceable habitats.	Ecology	Stage 3-5
LE 05	Long term ecology management and maintenance		2	2	0	0			
	LE05.0	Statutory obligations, planning and site implementation			Prerequisite		The client or contractor has confirmed that compliance is being monitored against all relevant UK, EU and international standards relating to the ecology of the site. Negative impacts from site preparation and construction works have been managed according to the mitigation hierarchy, in line with the SQE's recommendations.	End User	Pre-tender and Stage 5 (Construction)
	LE05.1	Management and maintenance throughout the project	1	1			Measures have been implemented to manage and maintain ecology throughout the project. A section on Ecology and Biodiversity is included in the handover documents to inform the owner or occupant of local ecological features, value and biodiversity on or near the site.	Ecology & Contractor	Stages 3-6
	LE05.2	Landscape and ecology management plan	1	1			Landscape and ecology management plan is developed in accordance with BS 42020:2013 Section 11.1, covering as a minimum the first five years after project completion.	Ecology	Stage 5 (Construction)
POLLUTION			12	8	3	0			
Pol 01	Impact of refrigerants		3	2	0	0			
	Pol01.0	Compliance with BS EN 378:2016 (parts 2 and 3)			Prerequisite		All systems with electric compressors must comply with BS EN 378:2008.	MEP	Stage 4 (Technical Design)
	Pol01.1	Impact of refrigerants	2	1			1 credit: the Direct Life Cycle CO2 equivalent emissions of all refrigerants are less than 1000 2 credits: the Direct Life Cycle CO2 equivalent emissions of all refrigerants are less than 100 (or all refrigerants used have a global warming potential ≤100). * 2 credits awarded where there is no refrigerant use within the installed plant or systems.	MEP	Stage 4 (Technical Design)
	Pol01.2	Leak detection	1	1			All systems are hermetically sealed or only use environmentally benign refrigerants OR a permanent automated refrigerant leak detection system must be installed or an inbuilt automated diagnostic procedure for detecting leakage installed. In all instances a robust and tested refrigerant leak detection system must be installed and must be capable of continuously monitoring for leaks. * 1 credit awarded where there is no refrigerant use within the installed plant or systems.	MEP	Stages 4-5
Pol 02	Local air quality		2	2	0	0			
	Pol02	Local air quality	2	2		0	All heating and hot water is supplied by non-combustion systems, for example only powered by electricity. Alternatively, emissions from all installed combustion plant that provide space heating and domestic hot water do not exceed the levels set in Table 12.4 and Table 12.5 of p.306 in the BREEAM New Construction Non-Domestic manual 2018.	MEP	Stage 4 (Technical Design)
Pol 03	Flood risk and surface water run-off		5	2	3	0			
	Pol03.0	Appointment of appropriate consultant			Prerequisite		An appropriate consultant is appointed to carry out and demonstrate the development's compliance with all criteria.	End User & Project Manager	Stage 3-4
	Pol03.1	Flood resilience	2	1	1		A site-specific flood risk assessment (FRA) confirms the development is in a flood zone that is defined as having a low annual probability of flooding (Flood Zone 1). The FRA takes all current and future sources of flooding into consideration.	Flood risk consultant	Stage 3-4
	Pol03.2	Surface water run-off (Rate)	1	1			Bespoke surface water run-off design solutions must be utilised, with justification given by an appropriate consultant where water is allowed to leave the site. Peak rate of run-off from the site to the watercourses (natural or municipal) must show a 30% improvement for the developed site compared with the pre-developed site.	Flood risk consultant	Stage 3-4
	Pol03.3	Surface water run-off (Volume)	1	0	1		Flooding of property will not occur in the event of local drainage system failure (caused either by extreme rainfall or a lack of maintenance); AND Drainage design measures are specified so that the post-development run-off volume, over the development lifetime, is no greater than it would have been prior to the assessed site's development. This must be for the 100-year 6-hour event, including an allowance for climate change	Flood risk consultant	Stage 3-4
	Pol03.4	Minimising watercourse pollution	1	0	1		Calculations are carried out to show that there will be no discharge from the developed site for rainwater depths of up to 5mm and (if necessary) measures will be implemented to prevent watercourse pollution.	Flood risk consultant	Stage 3-4
Pol 04	Reduction of night time light pollution		1	1	0	0			
	Pol04	Reduction of night time light pollution	1	1			External lighting pollution has been eliminated through effective design that removes the need for external lighting. This does not adversely affect the safety and security of the site and its users. OR alternatively, where the building does have external lighting, the external lighting strategy has been designed in compliance with Table 2 (and its accompanying notes) of the Institution of Lighting Professionals (ILP) Guidance notes for the reduction of obtrusive light, 2011. All external lighting (except for safety and security lighting) can be automatically switched off between 23:00 and 07:00.	MEP	Stage 3-4
Pol 05	Reduction of noise pollution		1	1	0	0			
	Pol05	Reduction of noise pollution	1	1	0		Compliance by default is there are no noise-sensitive areas within the assessed building or within 800 m radius of the assessed site. OR Where there are noise-sensitive areas within the assessed building or noise-sensitive areas within 800 m radius of the assessed site, a noise impact assessment compliant with BS 4142:2014 is commissioned.	Acoustician	Stage 3-4
INNOVATION			10	0	2	0			
Man 03	Responsible construction practices			0	1	0			
	Man03EXE	Exemplary level	1	0	1		Achieve all items on Responsible Construction Management table.		
Hea 01	Visual comfort			0	0	0			
	Hea01EXE1	Exemplary level - daylighting	1	0			Relevant building areas meet exemplary daylight factors.		
	Hea01EXE2	Exemplary level	1	0					
Hea 02	Indoor air quality			0	0	0			
	Hea02EXE	Exemplary level	1	0			Three products meet exemplary level emission criteria, e.g.. Paints, floor, glues		
Hea 06	Security			0	0	0			
	Hea06EXE	Exemplary level	1	0			A compliant risk based security rating scheme (SABRE) has been used. The performance against the scheme has been confirmed by independent assessment and verification.		
Ene 01	Reduction of energy use and carbon emissions			0	0	0			

		Available	Target	Potential	Awarded	Credit Criteria	Responsibility	Timing
	Ene01EXE1	Exemplary level	3	0		The building achieves an EPR NC ≥ 0.9 and zero net regulated CO ₂ -eq emissions. Energy generation from on-site and near-site LZC sources is sufficient to offset carbon emissions from regulated energy use plus a percentage of emissions from unregulated energy use. Beyond net zero regulated carbon - offset % of unregulated energy use: 1 credit: 10% of emissions from unregulated energy uses are offset 2 credits: 50% of emissions from unregulated energy uses are offset 3 credits: >100% of emissions from unregulated energy uses are offset The building is deemed carbon negative where > 100% of carbon emissions from unregulated (and regulated) energy use are offset by energy generated from on-site and near-site LZC sources (see Definitions).		
	Ene01EXE2	Exemplary level	2	0		Post-occupancy stage - commit to POE for actual energy consumption.		
Wat 01	Water consumption		0	0	0			
	Wat01EXE	Exemplary level	1	0		65% reduction in water use over baseline building water consumption		
Mat 01	Environmental impacts from construction products		0	1	0			
	Mat01EXE1	Exemplary level (Core building services)	1	0	0	Building LCA appraisal of at least 3 different core building services options.		
	Mat01EXE2	Exemplary level (LCA/LCC alignment)	1	0		Align LCA options appraisal in Elemental and Component Level LCC reports.		
	Mat01EXE3	Exemplary level (Third party verification)	1	0	1	External verification of LCAs - to be provided by OneClick LCA.		
Mat 03	Responsible sourcing of materials		0	0	0			
	Mat03EXE	Measuring responsible sourcing	1	0		Inclusion of core building services in addition to 3 credit requirements.		
Wst 01	Construction waste management		0	0	0			
	Wst01EXE	Exemplary level	1	0		No more than 1.9 tonnes of construction waste generated per 100m2 of GIA and the principal contractor must divert the following percentages of waste from landfill: - 90% non-demolition - 95% demolition - 95% excavation		
Wst 02	Use of recycled and sustainably sourced aggregates		0	0	0			
	Wst02EXE	Exemplary level	1	0		>6 Sustainable Aggregate points achieved.		
Wst 05	Adaptation to climate change		0	0	0			
	Wst05EXE	Exemplary level (responding to climate change)	1	0		Meet WST05 credit requirements as well as HEA04, ENE01, ENE04, WAT01, MAT05 and POL03 minimum requirements.		
LE02	Identifying and understanding the risks and opportunities for the project		0	0	0			
	LE02EXE	Exemplary level	1	0		When determining the optimal ecological outcome for the site consider the wider sustainability-related activities and the potential for ecosystem service related benefits. Also achieve the following credits: Hea07: Safe and healthy surroundings (2 credits) Pol03: Surface water run-off and minimising watercourse pollution credits Pol05: Reduction of noise pollution		

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