

Criteria Summary

Project:	5554 - Headley Road East
Report:	Design Stage
Design Target:	Excellent - 75.91%
Potential Rating:	Excellent - 81.27%
Design Rating:	Unclassified - 17.73%

Key

	Not Started
	Started
	Complete
	Not Targeted

Management: 1 Credit = 0.61%		Available	Targeted	Achieved	Potential	Responsibility
	Man 01: Project brief and design > 1. Project delivery planning	1	1	0	0	Architect Client Contractor Sustainability Champion
	Man 01: Project brief and design > 2. Stakeholder consultation	1	1	0	0	Architect Client
	Man 01: Project brief and design > 3. BREEAM Advisory Professional : BREEAM AP (Concept Design)	1	1	0	0	BREEAM Advisory Professional Client
	Man 01: Project brief and design > 3. BREEAM Advisory Professional : BREEAM AP (Developed Design)	1	1	0	0	BREEAM Advisory Professional Client
	Man 02: Life cycle cost and service life planning > 1. Elemental life cycle cost (LCC)	2	0	0	0	
	Man 02: Life cycle cost and service life planning > 2. Component level life options appraisal	1	0	0	0	
	Man 02: Life cycle cost and service life planning > 3. Capital cost reporting	1	1	1	0	BREEAM Assessor Contractor
	Man 03: Responsible construction practices > 1. Pre-requisite - Legal and sustainable timber	0	0	0	0	Contractor
	Man 03: Responsible construction practices > 3. Environmental management	1	1	1	0	BREEAM Assessor Contractor
	Man 03: Responsible construction practices > 4. BREEAM Advisory Professional (Site)	1	1	1	0	BREEAM Advisory Professional BREEAM Assessor Contractor
	Man 03: Responsible construction practices > 5. Responsible construction management	2	2	2	0	BREEAM Assessor Contractor
	Man 03: Responsible construction practices > 6. Monitoring of construction site impacts : Pre-requisite	0	0	0	0	Contractor
	Man 03: Responsible construction practices > 6. Monitoring of construction site impacts : Utility consumption	1	1	1	0	BREEAM Assessor Contractor
	Man 03: Responsible construction practices > 6. Monitoring of	1	1	1	0	BREEAM Assessor

	construction site impacts : Transportation of construction materials and waste					Contractor
	Man 04: Commissioning and handover > 1. Commissioning - testing schedule and responsibilities	1	1	1	0	Contractor Electrical Engineer Mechanical Engineer
	Man 04: Commissioning and handover > 2. Commissioning - design and preparation	1	0	0	0	
	Man 04: Commissioning and handover > 3. Testing and inspecting building fabric	1	0	0	1	
	Man 04: Commissioning and handover > 4. Handover	1	1	1	0	Contractor
Management Totals		18	13	9	1	

Health and Wellbeing: 1 Credit = 0.8%		Available	Targeted	Achieved	Potential	Responsibility
	Hea 01: Visual comfort > 2. Daylighting	1	0	0	1	
	Hea 01: Visual comfort > 3. View out	1	1	1	0	Energy Consultant
	Hea 01: Visual comfort > 4. Internal and external lighting levels, zoning and control	1	1	0	0	Electrical Engineer
	Hea 02: Indoor air quality > 1. Pre-requisite	0	0	0	0	Client Contractor
	Hea 02: Indoor air quality > 2. Ventilation	1	1	0	0	Architect BREEAM Assessor Mechanical Engineer
	Hea 04: Thermal comfort > 1. Thermal modelling	1	1	0	0	BREEAM Assessor Energy Consultant
	Hea 04: Thermal comfort > 2. Design for future thermal comfort	1	1	0	0	BREEAM Assessor Energy Consultant
	Hea 05: Acoustic performance > 2. Indoor ambient noise level	1	0	0	0	
	Hea 06: Security	1	0	0	0	
	Hea 07: Safe and healthy surroundings > 1. Safe access	1	0	0	0	
	Hea 07: Safe and healthy surroundings > 2. Outside space	1	0	0	0	
Health and Wellbeing Totals		10	5	1	1	

Energy: 1 Credit = 0.67%		Available	Targeted	Achieved	Potential	Responsibility
	Ene 01: Reduction of energy use and carbon emissions > 1. Energy performance	9	9	0	0	BREEAM Assessor Contractor Energy Consultant
	Ene 01: Reduction of energy use and carbon emissions > 2. Prediction of operational energy consumption	4	0	0	0	
	Ene 02: Energy monitoring > 1. Sub-metering of end use categories	1	1	0	0	Electrical Engineer Mechanical Engineer
	Ene 02: Energy monitoring > 2. Sub-metering of high energy load and	1	1	0	0	Electrical Engineer

	tenancy areas					Mechanical Engineer
	Ene 03: External lighting	1	1	0	0	BREEAM Assessor Electrical Engineer
	Ene 04: Low carbon design > 1. Passive design : Passive design analysis	1	1	0	0	Architect BREEAM Assessor Contractor Energy Consultant
	Ene 04: Low carbon design > 1. Passive design : Free cooling	1	0	0	0	
	Ene 04: Low carbon design > 2. Low and zero carbon technologies	1	1	0	0	Contractor Electrical Engineer Energy Consultant
	Ene 06: Energy Efficient transportation systems > 1. Energy consumption	1	1	1	0	Client
	Ene 06: Energy Efficient transportation systems > 2. Energy efficient features : Lifts	1	1	0	0	BREEAM Assessor Contractor
Energy Totals		21	16	1	0	

Transport: 1 Credit = 0.96%		Available	Targeted	Achieved	Potential	Responsibility
	Tra 01: Transport assessment and travel plan	2	2	0	0	BREEAM Assessor Client
	Tra 02: Sustainable transport measures	10	5	2	0	Architect BREEAM Assessor Electrical Engineer
Transport Totals		12	7	2	0	

Water: 1 Credit = 0.78%		Available	Targeted	Achieved	Potential	Responsibility
	Wat 01: Water consumption	5	3	0	0	Architect BREEAM Assessor Mechanical Engineer
	Wat 02: Water monitoring	1	1	0	0	Mechanical Engineer
	Wat 03: Water leak detection > 1. Leak detection system	1	1	0	0	Mechanical Engineer
	Wat 03: Water leak detection > 2. Flow control devices	1	1	0	0	Mechanical Engineer
	Wat 04: Water efficient equipment	1	1	0	0	Architect Contractor Mechanical Engineer
Water Totals		9	7	0	0	

Materials: 1 Credit = 1.25%		Available	Targeted	Achieved	Potential	Responsibility
	Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) > 1. Superstructure	6	3	3	0	BREEAM Assessor Client
	Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) > 2. Substructure	1	1	1	0	BREEAM Assessor Client
	Mat 02: Environmental impacts from	1	0	0	1	

	construction products - Environmental Product Declarations (EPD)					
	Mat 03: Responsible sourcing of construction products > 1. Pre-requisite - Legal and sustainable timber	0	0	0	0	Contractor
	Mat 03: Responsible sourcing of construction products > 2. Enabling sustainable procurement	1	1	0	0	BREEAM Assessor Client Contractor
	Mat 03: Responsible sourcing of construction products > 3. Measuring responsible sourcing	3	2	0	1	Architect BREEAM Assessor Contractor
	Mat 05: Designing for durability and resilience	1	1	0	0	Architect
	Mat 06: Material efficiency	1	1	0	0	Architect BREEAM Assessor Contractor
Materials Totals		14	9	4	2	

Waste: 1 Credit = 0.7%		Available	Targeted	Achieved	Potential	Responsibility
	Wst 01: Construction waste management > 1. Pre-demolition audit	1	1	0	0	Client
	Wst 01: Construction waste management > 2. Construction resource efficiency	3	3	0	0	Contractor
	Wst 01: Construction waste management > 4. Diversion of resources from landfill	1	1	0	0	Contractor
	Wst 02: Use of recycled and sustainably sourced aggregates	1	0	0	1	
	Wst 03: Operational waste	1	1	0	0	Architect Client Contractor Mechanical Engineer
	Wst 05: Adaptation to climate change	1	1	0	0	Architect BREEAM Assessor Drainage Engineer
	Wst 06: Design for disassembly and adaptability > 1. Recommendations	1	1	1	0	Architect
	Wst 06: Design for disassembly and adaptability > 2. Implementation	1	1	0	0	Architect
Waste Totals		10	9	1	1	

Land Use and Ecology: 1 Credit = 1.15%		Available	Targeted	Achieved	Potential	Responsibility
	LE 01: Site selection > 1. Previously occupied land	1	1	1	0	Architect
	LE 01: Site selection > 2. Contaminated land	1	0	0	0	
	LE 02: Ecological risks and opportunities > 1. Statutory obligations	0	0	0	0	Contractor Ecologist
	LE 02: Ecological risks and opportunities > 2. Survey and evaluation	1	1	0	0	Ecologist
	LE 02: Ecological risks and opportunities > 3. Determining ecological outcomes	1	1	0	0	Contractor Ecologist
	LE 03: Managing impacts on ecology > 1. Ecological risks and opportunities	0	0	0	0	BREEAM Assessor

					Ecologist
LE 03: Managing impacts on ecology > 2. Planning and measures on-site	1	1	0	0	Architect BREEAM Assessor Contractor Ecologist
LE 03: Managing impacts on ecology > 3. Managing negative impacts of the project	2	2	0	0	Architect BREEAM Assessor Contractor Ecologist
LE 04: Ecological change and enhancement > 1. Managing negative impacts on ecology	0	0	0	0	BREEAM Assessor Contractor
LE 04: Ecological change and enhancement > 2. Change and enhancement of ecology	3	3	0	0	Ecologist
LE 04: Ecological change and enhancement > 3. Ecological enhancement	1	1	0	0	Architect Contractor Ecologist
LE 05: Long term ecological management and maintenance > 1. Statutory obligations, planning and site implementation	0	0	0	0	BREEAM Assessor Contractor Ecologist
LE 05: Long term ecological management and maintenance > 2. Management and maintenance throughout the project	1	1	0	0	BREEAM Assessor Contractor Ecologist
LE 05: Long term ecological management and maintenance > 3. Landscape and ecology management plan	1	1	0	0	Contractor Ecologist
Land Use and Ecology Totals	13	12	1	0	

Pollution: 1 Credit = 0.75%	Available	Targeted	Achieved	Potential	Responsibility
Pol 01: Impact of refrigerants > 2. Refrigerant use : Pre-requisite	0	0	0	0	Mechanical Engineer
Pol 01: Impact of refrigerants > 2. Refrigerant use : Impact of refrigerant	2	1	0	1	BREEAM Assessor Mechanical Engineer
Pol 01: Impact of refrigerants > 2. Refrigerant use : Leak detection	1	1	0	0	Mechanical Engineer
Pol 02: Local air quality	2	2	0	0	Mechanical Engineer
Pol 03: Flood and surface water management > 1. Pre-requisite	0	0	0	0	BREEAM Assessor Drainage Engineer
Pol 03: Flood and surface water management > 2. Flood resilience	2	2	0	0	Drainage Engineer
Pol 03: Flood and surface water management > 3. Surface water run-off : Pre-requisite	0	0	0	0	Drainage Engineer
Pol 03: Flood and surface water management > 3. Surface water run-off : Rate	1	1	0	0	Client Drainage Engineer
Pol 03: Flood and surface water management > 3. Surface water run-off : Volume	1	1	0	0	Client Drainage Engineer
Pol 03: Flood and surface water management > 5. Minimising watercourse pollution	1	0	0	0	
Pol 04: Reduction of night time light pollution	1	1	0	0	Electrical Engineer
Pol 05: Reduction of noise pollution	1	0	0	0	
Pollution Totals	12	9	0	1	

Innovation: 1 Credit = 1%		Available	Targeted	Achieved	Potential	Responsibility
	Inn 01: Innovation	10	0	0	0	BREEAM Assessor
	Man 03: Responsible construction practices > 1. Responsible construction management	1	1	1	0	BREEAM Assessor
	Hea 01: Visual comfort > 1. Daylighting	1	0	0	0	BREEAM Assessor
	Hea 06: Security	1	0	0	0	Client
	Ene 01: Reduction of energy use and carbon emissions > 1. Energy performance	3	0	0	0	BREEAM Assessor
	Ene 01: Reduction of energy use and carbon emissions > 2. Prediction of operational energy consumption : Post-occupancy stage	2	0	0	0	BREEAM Assessor Client
	Wat 01: Water consumption	1	0	0	0	BREEAM Assessor
	Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) > 1. Core building services options appraisal during Concept Design	1	1	1	0	BREEAM Assessor Client
	Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) > 2. LCA and LCC alignment	1	0	0	0	BREEAM Assessor Client
	Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) > 3. Third party verification	1	0	0	0	BREEAM Assessor Client
	Mat 03: Responsible sourcing of construction products	1	0	0	0	BREEAM Assessor
	Wst 01: Construction waste management > 1. Construction resource efficiency	1	0	0	0	BREEAM Assessor
	Wst 02: Use of recycled and sustainably sourced aggregates	1	0	0	0	BREEAM Assessor
	Wst 05: Adaptation to climate change	1	0	0	0	BREEAM Assessor
	LE 02: Ecological risks and opportunities	1	0	0	0	BREEAM Assessor Client
	LE 04: Ecological change and enhancement	1	1	0	0	BREEAM Assessor
Innovation Totals (Up to a maximum of 10 credits)		10	3	2	0	
Overall Totals		129	90	21	6	