

Credit Criteria			Design Stage Actions and Comments								Main Tower & Keats House Office		Main Tower Retail		Key responsibility Bold - Main Contact				
											Shell and Core					Shell and Core			
											Credits available	Targeted	Awarded	Not targeted		Credits available	Targeted	Awarded	Not targeted
Man 01 Project brief and design	Project delivery planning 1 Prior to completion of the Concept Design , the project delivery stakeholders meet to identify and define for each key phase of project delivery: 1.a: Roles 1.b: Responsibilities 1.c: Contributions. 2 Consider each one of the following items when defining roles, responsibilities and contributions for each key phase of the project: 2.a: End user requirements 2.b: Aims of the design and design strategy 2.c: Particular installation and construction requirements or limitations 2.d: Occupiers' budget and technical expertise in maintaining any proposed systems 2.e: Maintainability and adaptability of the proposals 2.f: Operational energy (see Ene 01 Reduction of energy use and carbon emissions) 2.g: Requirements for the production of project and end user documentation 2.h: Requirements for commissioning, training and aftercare support. Where the building occupants are not known, the list of considerations above still applies. The appropriate project delivery stakeholder considers each item, based on likely scenarios of building occupancy. 3 The project team demonstrates how the project delivery stakeholders' contributions and the consultation process outcomes influence the following: 3.a: Initial Project Brief 3.b: Project Execution Plan 3.c: Communication Strategy 3.d: Concept Design.		Evidence requirements include •Strategic or initial project brief (following discussions with the client to ascertain the project objectives) •Communication records (Reflecting roles and responsibilities) •Design programme •Design responsibility matrix •Meeting minutes •Project roles table •Project execution plans •Reports/Statements reflecting how stakeholder's contributions influenced the project. Notes Post Meeting PRP 25/02/2021- Comments: CBDSP supplied responsibility template Matrix to be completed PRP Update 11/03/2021 Comments: AHMM - Signed and returned responsibility Matrix. PRP Comments 10/05/2021 G&T to provide initial project brief, project execution plan, programme G&T to sign responsibility matrix Completed - 08/09/2021		1		1		1		1		G&T / GPE / AHMM						
	Stakeholder consultation (Interested parties) 4 Prior to completion of the Concept Design , the design team consult with all interested parties on matters that cover the minimum consultation content. a. Functionality, build quality and impact (including aesthetics). b. Provision of appropriate internal and external facilities (for future building occupants and visitors/users). c. Management and operational implications. d. Maintenance resources implications. e. Impacts on the local community, e.g. local traffic/transport impact. f. Opportunities for shared use of facilities and infrastructure with the community/appropriate stakeholders, if relevant/appropriate to building type. g. Compliance with statutory (national/local) consultation requirements. h. Inclusive and accessible design. 5 Demonstrate how the stakeholder contributions and consultation exercise outcomes influence the Initial Project Brief and Concept Design. 6 Prior to completion of the detailed design (RIBA Stage 4 , Technical Design or equivalent), all interested parties give and receive consultation feedback. <i>Additionally for Education, Healthcare, Law courts and Major transportation hub building types only:</i> 7 An independent party carries out the consultation exercise. The Design Quality Indicator (DQI) and the Achieving Excellence Design Evaluation Toolkit (AEDET) could be used as methods to assess the design quality of buildings.		Evidence requirements include •Consultation plan setting out the process and scope of the consultation. •Reports/Statements reflecting how stakeholder's contributions and consultation exercise outcomes influence the Initial Project Brief and Concept Design. Notes Post Meeting PRP 25/02/2021 - Comments: Credit challenging, G&T to gather evidence and assess if possible, to meet BREEAM criteria Information gathered from GPE Build ID on public consultation to be supplied, BREEAM assessor to review PRP 07/05/2021 Comments - Statement of community involvement received from Jack from Kanda. Req 5 needs to be included into the statement Completed - 30/04/2021		1		1		1		1		G&T / AHMM / Four Communications/ GPE						
	Prerequisite for BREEAM AP (Concept and Developed Design) 8 The project team, including the client, formally agree strategic performance targets early in the design process (with the support of the BREEAM AP where appointed).		Evidence requirements include •Communication records (Reflecting roles and responsibilities) •Statements of strategic performance targets agreed upon Notes		-	-	-	-	-	-	-	-	CBDSP/GPE/G&T						
	BREEAM AP (Concept Design) 9 Involve a BREEAM AP in the project at an appropriate time and level to: 9.a: Work with the project team, including the client, to consider the links between BREEAM issues and assist them in maximising the project's overall performance against BREEAM, from their appointment and throughout Concept Design. 9.b: Monitor progress against the performance targets agreed under criterion 8 throughout all stages after their appointment where decisions critically impact BREEAM performance. 9.c: Proactively identify risks and opportunities related to the achievement of the targets agreed under criterion 8. 9.d: Provide feedback to the project team as appropriate, to support them in taking corrective actions and achieving their agreed performance targets. 9.e: Monitor and, where relevant, coordinate the generation of appropriate evidence by the project team.		Evidence requirements include •AP appointment letter •Meeting minutes •Risk/opportunities documentation •Project programme indicating the dates by which the key work stages are to be completed. Notes Post Meeting PRP 25/02/2021 - Comments: Rudy to be BREEAM AP		1	1			1	1									
	BREEAM AP (Developed Design) 10 Criteria 8 and 9 are achieved. 11 Involve the BREEAM AP in the project at an appropriate time and level to: 11.a: Work with the project team, including the client, to consider the links between BREEAM issues and to assist them in maximising the project's overall performance against BREEAM throughout Developed Design. 11.b: Monitor progress against the performance targets agreed under criterion 8 throughout all stages where decisions critically impact the specification and tendering process and the BREEAM performance. 11.c: Proactively identify risks and opportunities related to the achievement of the targets agreed under criterion 8. 11.d: Provide feedback to the project team as appropriate, to support them in taking corrective actions and achieving their agreed performance targets. 11.e: Monitor and, where relevant, coordinate the generation of appropriate evidence by the project team.		Evidence requirements include •Communication records •Formal notes of conversations •AP progress report •Risk and opportunities documentation Notes		1	1			1	1									

Credit Criteria Red - Minimum standards Green Highlight - Early stage credits		Design Stage Actions and Comments								Main Tower & Keats House Office		Main Tower Retail		Key responsibility Bold - Main Contact				
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Man 02 Life cycle cost and service life planning	Elemental LCC 1 A competent person carries out an outline, entire asset LCC plan at Process Stage 2 (equivalent to Concept Design - RIBA Stage 2) together with any design options appraisals in line with 'Standardised method of life cycle costing for construction procurement' PD 156865: 2008. 2 The elemental LCC plan: 2.a: Provides an indication of future replacement costs over a period of analysis as required by the client (e.g. 20, 30, 50 or 60 years); 2.b: Includes service life, maintenance and operation cost estimates. The study period should ideally be agreed by the client, in line with the design life expectancy of the building. However, where the life expectancy of the building is not yet formally agreed (due to being at very early design stages), the default design life of 60 years should be used for modelling purposes (in line with the UK default). 3 Demonstrate, using appropriate examples provided by the design team, how the elemental LCC plan has been used to influence building and systems design and specification to minimise life cycle costs and maximise critical value.	Evidence requirements include • Elemental LCC plan • Statements/formal letters from the design team explaining how the elemental LCC plan has been used to influence building and systems design and specification to minimise life cycle costs and maximise critical value. Notes Post Meeting PRP 25/02/2021- Comments: Aliena confirmed task being carried out, Elemental level Life Cycle Cost Plan to be provided once planning submitted, confirmed by Tom Atkinson 16/03/2021 PRP 07/05/2021 Comments: Confirmed by Alinea LCC to be provided at Stage 2 LCC completed 15/10/2021 Req 3 Outstanding	2	2			2	2			Alinea /AHMM							
	Component level LCC options appraisal 4 A competent person develops a component level LCC options appraisal by the end of Process Stage 4 (equivalent to Technical Design – RIBA Stage 4) in line with PD 156865: 2008. The component level LCC includes (where present): 4.a: Envelope, e.g. cladding, windows, or roofing 4.b: Services, e.g. heat source, cooling source, or controls 4.c: Finishes, e.g. walls, floors or ceilings 4.d: External spaces, e.g. alternative hard landscaping, boundary protection. The Component level LCC option appraisal should review all of the above component types (where present). However, you do not need to consider every single example cited under each component; only a selection of those most likely to draw valued comparisons. This is to ensure that a wide range of options are considered and help focus the analysis on components which would benefit the most from appraisal. 5 Demonstrate, using appropriate examples provided by the design team, how the component level LCC options appraisal has been used to influence building and systems design and specification to minimise life cycle costs and maximise critical value.	Evidence requirements include • Component level LCC options appraisal plan • Statements/formal letters from the design team explaining how the component level LCC options appraisal has been used to influence building and systems design and specification to minimise life cycle costs. Notes	1	1			1	1			Alinea / AHMM							
	Capital cost reporting 6 Report the capital cost for the building in pounds per square metre of gross internal floor area (£k/ m²) as part of the submission to BRE.	Evidence requirements include • Predicted capital costs via BREEAM Projects • Formal letter of correspondence Notes	1	1			1	1			GPE / Alinea							
	Prerequisite - Legally harvested and traded timber 1 All timber and timber-based products used during the construction process of the project are 'legally harvested and traded timber'	Evidence requirements include • Formal letter of correspondence confirming that all timber to be used will be legally harvested/traded. Notes	-	-			-	-			Contractor							
	Environmental management 3 All parties who at any stage manage the construction site (e.g. the principal contractor, the demolition contractor) operate an EMS covering their main operations. The EMS must: 3.a: Be third party certified, to ISO 14001: 2015, EMAS (EU Eco-Management and Audit Scheme) or equivalent standard; OR 3.b: In compliance with BS 8555: 2016 have: 3.b.i Appropriate structure 3.b.ii Reached implementation stage phase four 'implementation and operation of the environmental management system' 3.b.iii Completed defined phase audits one to four. 4 All parties who at any point manage the construction site (e.g. the principal contractor, the demolition contractor) implement best practice pollution prevention policies and procedures on site in accordance with Working at construction and demolition sites: PPG6, Pollution Prevention Guidelines.	Evidence requirements include • Certificates of compliance from the relevant third party (as specified in criterion 3) • Compliance report from the managing party Notes	1	1			1	1			Contractor							
	Prerequisite for the BREEAM AP credit 5 The client and the contractor formally agree performance targets.	Evidence requirements include • Formal notes of conversation • Communication records • Meetings minutes Notes	-	-			-	-										

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Man 03 Responsible construction practices	BREEAM AP (site) 6 Involve a BREEAM AP in the project at an appropriate time and level to: 6.a: 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. 6.b: Monitor construction progress against the performance targets agreed under criterion 5 throughout all stages where decisions critically impact BREEAM performance. 6.c: Proactively identify risks and opportunities related to the procurement and construction process and the achievement of the targets agreed under criterion 5. 6.d: Provide feedback to the constructors and the project team as appropriate, to support them in taking corrective actions and achieving their agreed performance targets. 6.e: Monitor and, where relevant, coordinate the generation of appropriate evidence by the project team and the provision to the assessor.				Evidence requirements include • Certificates of compliance from the relevant third party (as specified in criterion 3) • Compliance report from the managing party • AP progress report Notes		1	1			1	1			CBDSP / GPE / Contractor				
	Responsible construction management One credit 7 Achieve items listed as "required for one credit" in table 4.1 in the BREEAM manual. Two credits 8 Achieve criterion 7. 9 Achieve six additional items in the table 4.1. CCS Score of <35 is achieved (score of 7 in each of five CCS sections) and item G in table 4.1 = Two Credits CCS Score of <35 is achieved (score of 7 in each of five CCS sections) and items G, P & Q in table 4.1 = Two Credits + Exemplar Credit One Credit Required - Excellent Two Credits Reqyured - Outstanding				Evidence requirements include • Formal letter of correspondence from the contractor elisting which references/criteria from Table 4.1 they have evaluated • Relevant section/clauses of the construction specification or contract. Notes		2	2			2	2			Contractor [Contractor Prelims]				
	Monitoring of construction site impacts 10 Assign responsibility to an individual for monitoring, recording and reporting energy use, water consumption and transportation data (where measured) resulting from all on-site construction processes (and dedicated off-site manufacturing) throughout the build programme. To ensure the robust collection of information, this individual must have the appropriate authority and responsibility to request and access the data required. Where appointed, the BREEAM AP could perform this role. First monitoring credit - Utility consumption <u>Energy consumption</u> 11 Achieve criterion 10. 12 Set targets for the site energy consumption in kWh (and where relevant, litres of fuel used) as a result of the use of construction plant, equipment (mobile and fixed) and site accommodation. 13 Monitor and record data for the energy consumption described in criterion 12. 14 Report the total carbon dioxide emissions (total kgCO ₂ /project value) from the construction process via BREEAM Projects (for the purposes of potential future BREEAM performance benchmarking). <u>Water consumption</u> 15 Achieve criterion 10. 16 Set targets for the potable water consumption (m ³) arising from the use of construction plant, equipment (mobile and fixed) and site accommodation. 17 Monitor and record data for the potable water consumption described in criterion 16. 18 Use the collated data to report the total net water consumption (m ³), i.e. consumption minus any recycled water use from the construction process via BREEAM Projects Second monitoring credit - transportation of construction materials and waste 19 Achieve criterion 10. 20 Set targets for transportation movements and impacts resulting from delivery of the majority of construction materials to site and construction waste from site. As a minimum cover: 20.a: transportation of materials from the point of supply to the building site, including any transport, intermediate storage and point of supply. Monitor as a minimum: 20.a.i Materials used in major building elements (i.e. those defined in BREEAM issue Mat 01). 20.a.ii Ground works and landscaping materials. 20.b: transportation of construction waste from the construction gate to waste disposal processing or recovery centre gate. This monitoring must cover the construction waste groups outlined in the project's resource management plan. 21 Monitor and record data for the transportation movements as described in criterion 20. 22 Using the collated data, report separately for materials and waste, the total transport-related carbon dioxide emissions (kgCO2-eq), plus total distance travelled (km) via BREEAM Projects				Evidence requirements include • Relevant sections/clauses of the buiding specification or contract • A signed and dated letter of commitment to meet the relevant criteria Notes		2	2			2	2			Contractor [Contractor Prelims]				
d handover	Commissioning - testing schedule and responsibilities 1 Prepare a schedule of commissioning and testing. The schedule identifies and includes a suitable timescale for commissioning and re-commissioning of all complex and non-complex building services and control systems and for testing and inspecting building fabric. 2 The schedule identifies the appropriate standards for all commissioning activities to be conducted, where applicable, in accordance with: 2.a: Current Building Regulations 2.b: BSRIA guidelines 2.c: CIBSE guidelines 2.d: Other appropriate standards Exclude from the assessment any process or manufacture-related equipment specified as part of the project. However, include such equipment in cases where they form an integral part of the building HVAC services, such as some heat recovery systems. 3 Where a building management system (BMS) is specified: 3.a: Carry out commissioning of air and water systems when all control devices are installed, wired and functional 3.b: Include physical measurements of room temperatures, off-coil temperatures and other key parameters, as appropriate, in commissioning results 3.c: The BMS or controls installation should be running in auto with satisfactory internal conditions prior to handover 3.d: All BMS schematics and graphics (if BMS is present) are fully installed and functional to user interface prior to handover 3.e: Fully train the occupier or facilities team in the operation of the system. 4 Appoint an appropriate project team member to monitor and programme pre-commissioning, commissioning and testing. Where necessary include re-commissioning activities on behalf of the client. 5 The principal contractor accounts for the commissioning and testing programme, responsibilities and criteria within their budget and the main programme of works. Allow the required time to complete all commissioning and testing activities prior to handover.				Evidence requirements include • Relevant sections/clauses of the buiding specification or contract • Main Contractors programme • Commissioning responsibilities schedule. • Appointment letter Notes		1	1			1	1			CBDSP /GPE/Contractor [Contractor Prelims]				

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Man 04 Commissioning and Handover	Commissioning - design and preparation 6 Achieve criteria 1 to 5. 7 During the design stage, the client or the principal contractor appoints an appropriate project team member (see criterion 4), provided they are not involved in the general installation works for the building services systems, with responsibility for: 7.a: Undertaking design reviews and giving advice on suitability for ease of commissioning. 7.b: Providing commissioning management input to construction programming and during installation stages. 7.c: Management of commissioning, performance testing and handover or post-handover stages. For buildings with complex building services and systems, this role needs to be carried out by a specialist commissioning manager		Evidence requirements include <ul style="list-style-type: none">• Relevant sections/clauses of the buiding specification or contract• Main Contractors programme• Commissioning schedule, appointment letter, or commissioning responsibilities schedule.• Appointment letter Notes		1	1			1	1			CBDSP / Contractor
	Testing and inspecting building fabric 8 Achieve criteria 1 to 5. 9 Complete post-construction testing and inspection to quality-assure the integrity of the building fabric, including continuity of insulation, avoidance of thermal bridging and air leakage paths (this is through airtightness testing and a thermographic survey). A suitably qualified professional undertakes the survey and testing in accordance with the appropriate standard. 10 Rectify any defects identified during post-construction testing and inspection prior to building handover and close out. Any remedial work must meet the required performance characteristics for the building or element as defined at the design stage		Evidence requirements include <ul style="list-style-type: none">• Relevant sections/clauses of the buiding specification or contract• Main Contractors programme• Letter of compliance with criterion 10 Notes		1	1			1	1			GPE / Thermographic survey specialist /AHMM / Contractor
	Handover 11 Prior to handover, develop two building user guides (see Methodology) for the following users: 11.a: A non-technical user guide for distribution to the building occupiers. 11.b: A technical user guide for the premises facilities managers. A draft copy is developed and discussed with users first (where the building occupants are known) to ensure the guide is most appropriate and useful to potential users. 12 Prepare two training schedules timed appropriately around handover and proposed occupation plans for the following users: 12.a: A non-technical training schedule for the building occupiers. 12.b: A technical training schedule for the premises facilities managers.		Evidence requirements include <ul style="list-style-type: none">• Relevant sections/clauses of the buiding specification or contract• Letter of commitment from contractor Notes		1	1			1	1			Contractor / GPE/AHMM/ CBDSP
Man 05 Aftercare	Aftercare support 1 Provide aftercare support to the building occupiers through having in place operational infrastructure and resources. This includes as a minimum: 1.a: A meeting between the aftercare support team or individual, and the building occupier or management team (prior to initial occupation, or as soon as possible thereafter) to: 1.a.i Introduce the aftercare support available, including the content of the building user guide (where it exists) and training schedule. 1.a.ii Present key information on the building including the design intent and how to use the building to ensure it operates as efficiently and effectively as possible. 1.b: On-site facilities management training including: 1.b.i a walkabout of the building AND 1.b.ii introduction to and familiarisation with the building systems, their controls and how to operate them in accordance with the design intent and operational demands. 1.c: Provide initial aftercare support for at least the first month of building occupation, e.g. weekly attendance on-site, to support building users and management (the level of frequency will depend on the complexity of the building and building operations). 1.d: Provide longer term aftercare support for occupiers for at least the first 12 months from occupation, e.g. a helpline, nominated individual or other appropriate system to support building users and management.		Evidence requirements include Evidence of either existing procedures or a commitment/ contract to put in place a mechanism to: 1. Collect, compare and analyse relevant data. 2. Undertake suitable adjustments if necessary. Evidence of a commitment/contract to provide compliant aftercare support and training. Notes		N/A	N/A		N/A	N/A	N/A		N/A	
	Commissioning - implementation 3 Complete the following commissioning activities over a minimum 12-month period, once the building becomes substantially occupied: 3.a: Complex systems: The specialist commissioning manager will: 3.a.i Identify changes made by the owner or operator that might have caused impaired or improved performance. 3.a.ii Test all building services under full load conditions, i.e. heating equipment in mid-winter, cooling and ventilation equipment in mid-summer and under part load conditions (spring and autumn). 3.a.iii Where applicable, carry out testing during periods of extreme (high or low) occupancy. 3.a.iv Interview building occupants (where they are affected by the complex services) to identify problems or concerns regarding the effectiveness of the systems. 3.a.v Produce monthly reports comparing sub-metered energy performance to the predicted one (see Ene 01) 3.a.vi Identify inefficiencies and areas in need of improvement. 3.a.vii Re-commission systems (following any work needed to serve revised loads), and incorporate any revisions in operating procedures into the operations and maintenance (O&M) manuals. 3.b: Simple systems (naturally ventilated): The external consultant, aftercare team or facilities manager will: 3.b.i Review thermal comfort, ventilation, and lighting, at three, six and nine month intervals after initial occupation, either by measurement or occupant feedback. 3.b.ii Identify deficiencies and areas in need of improvement. 3.b.iii Re-commission systems and incorporate any relevant revisions in operating procedures into the O&M manuals		Evidence requirements include <ul style="list-style-type: none">• Letter of compliance from contractor Notes		N/A	N/A		N/A	N/A	N/A		N/A	
	Post-occupancy evaluation (POE) 4 The client or building occupier commits to carry out a POE exercise one year after the building is substantially occupied. This gains comprehensive in-use performance feedback (see criterion 5.b.v) and identifies gaps between design intent and in-use performance. The aim is to highlight any improvements or interventions that need to be made and to inform operational processes. 5 An independent party carries out the POE covering: 5.a: A review of the design intent and construction process (review of design, procurement, construction and handover processes). 5.b: Feedback from a wide range of building users including facilities management on the design and environmental conditions of the building covering: 5.b.i Internal environmental conditions (light, noise, temperature, air quality) 5.b.ii Control, operation and maintenance 5.b.iii Facilities and amenities 5.b.iv Access and layout 5.b.v Energy and water consumption (see criterion 2 5.b.vi Other relevant issues, where appropriate 6 The independent party provides a report with lessons learned to the client and building occupiers. 7 The client or building occupier commits funds to pay for the POE in advance. This requires an independent party to be appointed to carry out the POE as described in criterion 5. Evidence of the appointment of the independent party and schedule of responsibilities which fulfils the BREEAM criteria are acceptable to demonstrate		Evidence requirements include <ul style="list-style-type: none">•Appointment letter for the independent party•Letter of compliance from client, stating that they will commit funds for an independent party to carry out a POE one year after substantial occupation. Notes		N/A	N/A		N/A	N/A	N/A		N/A	
Total - Management:					18	16	2	0	18	16	2	0	
Credit value:					0.61%				0.61%				

Credit Criteria Red - Minimum standards Green Highlight - Early stage credits		Design Stage Actions and Comments		Main Tower & Keats House Office				Main Tower Retail				Key responsibility Bold - Main Contact	
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Hea 01 Visual comfort	Health & Wellbeing												
	Control of glare from sunlight 1 Identify areas at risk of glare using a glare control assessment. The glare control assessment also justifies any areas deemed not at risk of glare. 2 A glare control strategy designs out potential glare in all relevant building areas where risk has been identified. This should be achieved through building form and layout or building design measures. 3 The glare control strategy does not increase energy consumption used for lighting. This is achieved by: 3.a: Maximising daylight levels in all weather, cloudy or sunny AND 3.b: Ensuring the use or location of shading does not conflict with the operation of lighting control systems. Note:Where compliant shading measures are specified for all relevant building areas regardless of the risk of glare, a glare control assessment will not be necessary. The glare control strategy should demonstrate building design measures are specified for all relevant building areas, while also complying with criteria 3-3.b	Evidence requirements include •Copy of glare control assessment, if assessment is needed (NOTE - glare control assessment is not needed if compliant shading measures are already specified for all relevant areas of the building. •Relevant sections/clauses of the buidling contract •Design drawings •Window schedule Notes		N/A	N/A		N/A	N/A	N/A	N/A		AHMM	
	Daylighting <i>Number of credits available and criteria dependent on building type</i> 4 Daylighting criteria have been met using either of the following options: 4.a: The relevant building areas meet good practice daylight factors and other criteria as outlined in Table 5.1 and Table 5.2 OR 4.b: The relevant building areas meet good practice average and minimum point daylight illuminance criteria as outlined in Table 5.3. Additional alternative route for healthcare building types only: 4.c: The relevant building areas meet the median daylight factors and minimum daylight factors in Table 5.4.	Evidence requirements include • Daylighting calculations • Design drawings Notes Post Meeting PRP 25/02/2021- Comments: CBSP conducted daylighting analysis - Pushkin confirmed credits not achievable		2			2	2			2	GPE/AHMM / GIA / CBDSP	
	View out 5 95% of the floor area in 95% of spaces for each relevant building area is within 8 m of an external wall. The external wall has a window or permanent opening that provides an adequate view out. 6 The window or opening must be ≥ 20% of the surrounding wall area. Where the room depth is greater than 8 m, compliance is only possible where the percentage of window or opening is the same as, or greater than, the values in Table 1.0 of BS 8206: part 2. 7 In addition, the building type criteria in Table 5.6 are applicable to view out criteria.	Evidence requirements include •Relevant sections/clauses of the buidling contract •Design drawings •Window schedule Notes Post Meeting PRP 25/02/2021- Comments: AHMM to review if this can be achieved Updated Comments PRP 31/03/2021 Credits are achievable based on study completed by AHMM on 30/03/2021, credits moved to targeted		1		1		1		1		AHMM	
	Internal and external lighting levels, zoning and control Internal lighting 8 Internal lighting in all relevant areas of the building is designed to provide illuminance (lux) levels and colouring rendering index in accordance with the SLL 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. 9 For areas where computer screens are regularly used, the lighting design complies with CIBSE Lighting Guide 73 sections 2.4, 2.13 to 2.15, 2.20, and 6.10 to 6.20. This gives recommendations highlighting: 9.a: Limits to the luminance of the luminaires to avoid screen reflections. 9.b: Any area where a surface is used to reflect light in to a space, such as uplighting, the recommendations refer to the luminance of the lit ceiling rather than the luminaire; a design team calculation is usually required to demonstrate this. 9.c: Recommendations for direct lighting, ceiling illuminance, and average wall illuminance. External lighting 10 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 and BS EN 12464-2:2014 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. 11 Where no external light fittings are specified (either separate from or mounted on the external building façade or roof), the criteria relating to external lighting do not apply and the credit can be awarded on the basis of compliance with criteria 8-9.c. Zoning and occupant control 12 Internal lighting is zoned to allow for occupant control. Zoning is in accordance with the criteria below for relevant areas present within the building: 12.a: In office areas, zones of no more than four workplaces 12.b: Workstations adjacent to windows or atria and other building areas separately zoned and controlled 12.c: Seminar and lecture rooms: zoned for presentation and audience areas 12.d: Library spaces: separate zoning of stacks, reading and counter areas 12.e: Teaching space or demonstration area 12.f: Whiteboard or display screen 12.g: Auditoria: zoning of seating areas, circulation space and lectern area 12.h: Dining, restaurant, café areas: separate zoning of servery and seating or dining areas 12.i: Retail: separate zoning of display and counter areas 12.j: Bar areas: separate zoning of bar and seating areas 12.k: Wards or bedded areas: zoned lighting control for individual bed spaces and control for staff over groups of bed spaces	Evidence requirements include •Design drawings and/or room data sheets/schedules •Relevant section/clauses of the construction specification or contract •Letter of formal confirmation of compliance from the relevant design team member. Notes Confirmed achievable by Rubens - 24/03/2021		1	1			1	1			Lighting designer	

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				Credits available	Targeted	Awarded	Not targeted	Credits available	Targeted	Awarded	Not targeted	
Hea 02 Indoor air quality	Prerequisite - Indoor air quality (IAQ) plan 1 A site-specific indoor air quality plan has been produced and implemented in accordance with the guidance in Guidance Note GN06. The plan must be produced no later than the end of Concept Design . The objective of the plan is to facilitate a process that leads to design, specification and installation decisions and actions that minimise indoor air pollution during occupation of the building. The indoor air quality plan must consider the following: 1.a: Removal of contaminant sources 1.b: Dilution and control of contaminant sources: 1.b.i Where present, consideration is given to the air quality requirements of specialist areas such as laboratories 1.c: Procedures for pre-occupancy flush out 1.d: Third party testing and analysis 1.e: Maintaining good indoor air quality in-use.	Evidence requirements include •Copy of the indoor air quality plan Notes Post Meeting PRP 25/02/2021- Comments: G&T to issue current IAQ to Daniel Harley for review PRP Updated Comments 21/04/2021: 25/03/2021 - AHMM commented on current IAQP 21/04/2021 - G&T to provide updated IAQP, PRP chased on 21/04/2021 08/06/2021 - Completed	-	-		-	-		-	Contractor / Indoor air quality specialist / G&T		
	Ventilation 2 The building has been designed to minimise the indoor concentration and recirculation of pollutants in the building as follows: 2.a: Provide fresh air into the building in accordance with the criteria of the relevant standard for ventilation 2.b: Ventilation pathways are designed to minimise the ingress and build-up of air pollutants inside the building 2.c: Where present, HVAC systems must incorporate suitable filtration to minimise external air pollution, as defined in BS EN 13779:2007 Annex A3. The specified filters should achieve a minimum Indoor Air Quality of IDA2 2.d: Areas of the building subject to large and unpredictable or variable occupancy patterns have carbon dioxide (CO2) or air quality sensors specified and: 2.d.i In mechanically ventilated buildings or spaces: sensors are linked to the mechanical ventilation system and provide demand-controlled ventilation to the space 2.d.ii In naturally ventilated buildings or spaces: sensors either have the ability to alert the building owner or manager when CO2 levels exceed the recommended set point, or are linked to controls with the ability to adjust the quantity of fresh air, i.e. automatic opening windows or roof vents 2.e: For naturally ventilated or mixed mode buildings, the design demonstrates that the ventilation strategy provides adequate cross flow of air to maintain the required thermal comfort conditions and ventilation rates in accordance with CIBSE AM10.	Evidence requirements include •Design drawings and/or room data sheets/schedules •Rel evant section/clauses of construction specification Notes Post Meeting PRP 25/02/2021- Comments: Identified that this credit should be targeted PRP comments 10/05/2021 Confirmed by Ed during stage 2 BREEMA meeting 09/06/2021 - Not achievable due to cost implication confirmed by Ed	1			1	1		1	CBDSP/ AHMM		
	Emissions from construction products One credit 3 Three out of the five product types meet the emission limits, testing requirements and any additional requirements listed in Table 5.11. Where wood-based products are not one of three selected product types, all wood-based products used for internal fixtures and fittings must be tested and classified as formaldehyde E1 class as a minimum. Two Credits 4 All of the product types listed meet the emission limits, testing requirements and any additional requirements listed in Table 5.11.	Evidence requirements include •Manufacturer's product details •Relevant section/clauses of the construction specification or contract •Test results Notes	N/A	N/A		N/A	N/A		N/A			
	Post-construction indoor air quality measurement 5 The formaldehyde concentration in indoor air is measured post construction (but pre-occupancy) and does not exceed 100 Qg/ m³ averaged over 30 minutes (World Health Organization guidelines for indoor air quality: Selected pollutants, 2010). 6 The formaldehyde sampling and analysis is performed in accordance with ISO 16000-214 and ISO 16000-3. 7 The total volatile organic compound (TVOC) concentration in indoor air is measured post construction (but pre-occupancy) and does not exceed 500 Qg/ m³over 8 hours. 8 The TVOC sampling and analysis is performed in accordance with ISO 16000-5 and ISO 16000-6 or ISO 16017-1. 9 Where levels are found to exceed these limits, the project team confirms the measures that have, or will be, undertaken in accordance with the IAQ plan, to reduce the TVOC and formaldehyde levels to within the above limits.	Evidence requirements include •Copy of IAQ plan •Relevant section/clauses of the construction specification or contract •Letter of formal confirmation of compliance from the relevant design team member. •Copy of BREEAM Scoring and Reporting tool. Notes	N/A	N/A		N/A	N/A		N/A			
Hea 04 Thermal comfort	Thermal modelling 1 Thermal modelling has been carried out using software in accordance with CIBSE AM11 Building Energy and Performance Modelling. 2 The software used to carry out the simulation at the detailed design stage provides full dynamic thermal analysis. For smaller and more basic building designs with less complex heating or cooling systems, an alternative less complex means of analysis may be appropriate (such methodologies must still be in accordance with CIBSE AM11). 3 The modelling demonstrates that: 3.a: For air-conditioned buildings, summer and winter operative temperature ranges in occupied spaces are in accordance with the criteria set out in CIBSE Guide A Environmental design, Table 1.5; or other appropriate industry standard (where this sets a higher or more appropriate requirement or level for the building type) 3.b: For naturally ventilated buildings: 3.b.i Winter operative temperature ranges in occupied spaces are in accordance with the criteria set out in CIBSE Guide A Environmental design, Table 1.5. Or other appropriate industry standard (where this sets a higher or more appropriate requirement or level for the building type) 3.b.ii The building is designed to limit the risk of overheating, in accordance with the adaptive comfort methodology outlined in either of the following standards as appropriate; CIBSE TM52: The limits of thermal comfort: avoiding overheating in European buildings or CIBSE TM59: Design methodology for the assessment of overheating risk in homes 4 For air-conditioned buildings, the PMV (predicted mean vote) and PPD (predicted percentage of dissatisfied) indices based on the above modelling are reported via the BREEAM assessment scoring and reporting tool.	Evidence requirements include •Thermal modelling results •Copy of BREEAM Scoring and Reporting tool •Relevant section/clauses of construction specification Notes Post Meeting PRP 25/02/2021 - Comments: CBBDSP to carry out thermal modelling in line with CIBSE AM11	1	1			1	1		CBDSP /AHMM		
	Design for future thermal comfort 5 Criteria 1 to 4 are achieved. 6 The thermal modelling demonstrates that the relevant requirements set out in criterion 3 are achieved for a projected climate change environment 7 Where criterion 6 is not met, the project team demonstrates how the building has been adapted, or designed to be easily adapted in future using passive design solutions in order to subsequently meet the requirements under criterion 6 8 For air-conditioned buildings, the PMV and PPD indices based on the above modelling are reported via the BREEAM assessment scoring and reporting tool.	Evidence requirements include •Thermal modelling results •Relevant section/clauses of construction specification Notes Post Meeting PRP 25/02/2021 - Comments: CBBDSP to carry out thermal modelling in line with CIBSE AM11	1	1			1	1		CBDSP /AHMM		

Credit Criteria Red - Minimum standards Green Highlight - Early stage credits		Design Stage Actions and Comments		Main Tower & Keats House Office				Main Tower Retail				Key responsibility Bold - Main Contact
				Shell and Core				Shell and Core				
				Credits available	Targeted	Awarded	Not targeted	Credits available	Targeted	Awarded	Not targeted	
Hea 05 - Acoustic Performance	Thermal zoning and controls 9 Criteria 1 to 4 are achieved. 10 The thermal modelling analysis (criteria1 to 4) has informed the temperature control strategy for the building and its users. 11 The strategy for proposed heating or cooling systems demonstrates that it has addressed the following: 11.a: Zones within the building, and how the building services could efficiently and appropriately heat or cool these areas. For example consider the different requirements for the central core of a building compared with the external perimeter adjacent to the windows. 11.b: The degree of occupant control required for these zones. This is based on discussions with the end user (or alternatively building type or use specific design guidance, case studies, feedback) and considers: 11.b.i User knowledge of building services 11.b.ii Occupancy type, patterns and room functions (and therefore appropriate level of control required) 11.b.iii How the user is likely to operate or interact with the systems, e.g. are they likely to open windows, access thermostatic radiator valves (TRV) on radiators, change air-conditioning settings etc. 11.b.iv The user expectations (this may differ in the summer and winter) and degree of individual control (i.e. obtaining the balance between occupant preferences, for example some occupants like fresh air and others dislike draughts)	Evidence requirements include • Thermal control strategy AND commitment to informing the users of the developed strategy • Design drawings Notes Design Team comments Date xxx	N/A	N/A		N/A	N/A		N/A			
	Sound insulation Office & Retail: Criteria: The sound insulation between rooms and other occupied areas complies with the performance criteria given in Section 7 of BS 8233:20144. This should be based on the layout and function of the different spaces within the building. Testing: A programme of pre-completion acoustic testing is carried out by a compliant test body in accordance with the acoustic testing and measurement procedures outlined in Methodology section of this BREEAM issue. Office Specific: Note: If testing is to be carried out where the office is not yet furnished, then section 7.5 of BS 8233:2014 should be referred to when determining the performance criteria. Where the office is to be furnished at the time testing is carried out, then refer to section 7.7.6 of BS 8233:2014 for the relevant performance criteria. Retail Specific: Note: Rooms with specific functions: Educational space (teaching and lecture spaces) refer to Table 5.14 Medical treatment rooms refer to Table 5.15	Evidence requirements include •Acoustic Report confirming compliance with criteria Sound insulation & Romm acoustics not applicable to Shell & Core Notes Post Meeting PRP 25/02/2021 - Comments: GPE to confirm with acoustic consultant credits are achievable Information issued to Sandy Brown by AHMM - 12/03/2021 PRP Updated Comments 10/05/2021 Sandybrown have provided compliace report to show criteria will be met	N/A	N/A		N/A	N/A		N/A			
	Indoor ambient noise level Office & Reatil Crtieria: Achieve indoor ambient noise levels that comply with the design ranges given in Section 7 of BS 8233:2014 Testing: A programme of pre-completion acoustic testing is carried out by a compliant test body in accordance with the acoustic testing and measurement procedures outlined in Methodology. Retail Specific: Note: Rooms with specific functions: Educational space (teaching and lecture spaces) refer to Table 5.14 Medical treatment rooms refer to Table 5.15		1			1		1		Acoustic consultant/AHMM / GPE		
	Room acoustics Office & Retail Criteria: Achieve the requirements relating to sound absorption and reverberation times, where applicable, set out in Section 7 of BS 8233:2014 Testing: A programme of pre-completion acoustic testing is carried out by a compliant test body in accordance with the acoustic testing and measurement procedures outlined in Methodology. For spaces where the acoustic environment is controlled through the use of defined amounts of sound absorption, installation of a specification compliant with the BS 8233:2014 criteria demonstrates compliance. A site inspection by the developer or SQA is required to confirm that a compliant specification has been installed. Retail Specific: Note: Rooms with specific functions: Educational space (teaching and lecture spaces) refer to Table 5.14 Medical treatment rooms refer to Table 5.15		N/A	N/A		N/A	N/A		N/A			
Hea 06 Security	Security of site and building 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 . 2 The SQSS develops a set of security controls and recommendations for incorporation into the proposals. Those controls and recommendations shall directly relate to the threats and assets identified in the preceding SNA. 3 The controls and recommendations shall be incorporated into proposals and implemented in the as-built development. Any deviation from those controls and recommendations shall be justified and agreed with the SQSS.	Evidence requirements include •Correspondence from or a copy of the report/feedback from the SQSS confirming: 1. Scope of their advice/involvement 2. The stage of design in which their advice was sought 3. Summary of their recommendations, including deviations which have been agreed to • Design drawings • Relevant section of construction specification Notes Post Meeting PRP 25/02/2021- Comments: G&T to provide SNA completed by Toren Confirmed by Toren 12/032021 - BREEAM Compliant SNA to be provided 05/07/2021 - SNA provided, Awaiting final version	1		1		1		1		AHMM / Toren / G&T	

Credit Criteria Red - Minimum standards Green Highlight - Early stage credits					Design Stage Actions and Comments								Main Tower & Keats House Office				Main Tower Retail				Key responsibility Bold - Main Contact
													Shell and Core				Shell and Core				
													Credits available	Targeted	Awarded	Not targeted	Credits available	Targeted	Awarded	Not targeted	
Hea 07 Safe and healthy surroundings	Safe access Where external site areas form part of the assessed development the following apply: 1 Dedicated and safe cycle paths are provided from the site entrance to any cycle storage, and connect to off-site cycle paths where applicable. 2 Dedicated and safe footpaths are provided on and around the site providing suitable links for the following: 2.a: The site entrance to the building entrance, 2.b: Car parks (where present) to the building entrance 2.c: The building to outdoor space 2.d: Connecting to off-site paths where applicable. 3 Pedestrian drop-off areas are designed off, or adjoining to, the access road and should provide direct access to other footpaths. Where vehicle delivery access and drop-off areas form part of the assessed development, the following apply: 4 Delivery areas are not accessed through general parking areas and do not cross or share the following: 4.a: pedestrian and cyclist paths 4.b: outside amenity areas accessible to building users and general public. 5 There is a dedicated parking or waiting area for goods vehicles with appropriate separation from the manoeuvring area and staff and visitor car parking. 6 Parking and turning areas are designed for simple manoeuvring according to the type of delivery vehicle likely to access the site, thus avoiding the need for repeated shunting.				Evidence requirements include • Design drawings indicating compliant areas • Relevant section of construction specification Notes				1	1			1	1			AHMM / Landscape Architect /TPP				
	Outside space 7 There is an outside space providing building users with an external amenity area.				Evidence requirements include • Design drawings showing external amenities Notes				1	1			1	1			AHMM				
	Total - Health & Wellbeing:					11	5	3	3	11	5	3	3								
Credit value:					0.73%				0.73%												

Credit Criteria Red - Minimum standards Green Highlight - Early stage credits										Design Stage Actions and Comments				Main Tower & Keats House Office				Main Tower Retail				Key responsibility Bold - Main Contact
														Shell and Core				Shell and Core				
														Credits available	Targeted	Awarded	Not targeted	Credits available	Targeted	Awarded	Not targeted	
Ene 01 Reduction of energy use and carbon emissions	Energy performance 1 Calculate an Energy Performance Ratio for New Construction (EPR NC). Compare the EPR NC achieved with the benchmarks in Table 6.1 of the manual and award the corresponding number of BREEAM credits. - This is done by using data from the BRUKL documents. EPRNC: 0.1 0.2 0.3 0.4 0.5 0.6 0.7 0.8 0.9 and zero net regulated CO2 emissions BREEAM credits: 1 2 3 4 5 6 7 8 9 Pass, Good, Very Good minimum standards: Requires a performance improvement progressively better than the relevant national building regulations compliant standard Excellent minimum standard: Requires 4 credits to be achieved (equivalent to an EPR of at least 0.4) or 4 credits Outstanding minimum standard: Requires 6 credits to be achieved (equivalent to an EPR of at least 0.6). Shell & Core: For the purposes of this BREEAM assessment, it is permissible, when conducting the energy modelling, for the design team to substitute the minimum energy efficiency standards or backstop levels required by the relevant national building regulations for the performance specifications confirmed within a green fit-out agreement. This is permissible provided that the performance specification forms part of, or is referenced within, a fit-out agreement which is, or will be, contractually required of the tenant(s) in their fit-out works.									Evidence requirements include •A copy of the Building Regulations Output Document from the approved software •The output documents must be based on the "As designed" stage of analysis. •Written letter confirming compliance Notes Post Meeting PRP 25/02/201- Comments: Confirmed by CBDSP Energy Modelling completed by CBDSP Office: DS BRUKL = 8 Credits possible Retail: DS BRUKL = 4 Credits maximum				9	8		1	9	4		5	CBDSP/ AHMM
	Prerequisite - Prediction of operational energy consumption 2 Prior to completion of the Concept Design , relevant members of the design team hold a preliminary design workshop focusing on operational energy performance.									Evidence requirements include •Workshop minutes, agreed outcomces. Notes Post Meeting PRP 25/02/2021 - Comments: Workshop completed and confirmed by CBDSP				-	-		-	-		-	CBDSP	
	Prediction of operational energy consumption 3 Undertake additional energy modelling during the design and post-construction stage to generate predicted operational energy consumption figures. 4 Report predicted energy consumption targets by end use, design assumptions and input data (with justifications). 5 Carry out a risk assessment to highlight any significant design, technical, and process risks that should be monitored and managed throughout the construction and commissioning process.									Evidence requirements include •Predicted energy consumption values, design assumptions, input data and risk assessments reported as detailed in the assessments reported as detailed in the Energy Predution and Post-occupancy guidance available from the BREEAM website. •Confirmation of suitably qualified energy modeller's qualifications and experience. •Copy of Risk Assessment Notes				4	4			4	4			GPE/G&T
Ene 02 Energy monitoring	Sub-metering of end-use categories 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 2 Meter the energy consumption in buildings according to the total useful floor area: 2.a: If the area is greater than 1,000 m², by end-use category with an appropriate energy monitoring and management system. 2.b: If the area is less than 1,000 m², use either: 2.b.i an energy monitoring and management system or 2.b.ii separate accessible energy sub-meters with pulsed or other open protocol communication outputs, for future connection to an energy monitoring and management system 3 Building users can identify the energy consuming end uses, for example through labelling or data outputs.									Evidence requirements include •Design drawings •Letter of compliance from the relevant member of the design team Notes Confirmed achievable by Rubens - 24/03/2021				1	1			1	1			CBDSP
	Sub-metering of high energy load and tenancy areas 4 Monitor a significant majority of the energy supply with: 4.a: An accessible energy monitoring and management system for: 4.a.i tenanted areas or 4.a.ii relevant function areas or departments in single occupancy buildings. OR 4.b: Separate accessible energy sub-meters with pulsed or other open protocol communication outputs for future connection to an energy monitoring and management system for: 4.b.i tenanted areas or 4.b.ii relevant function areas or departments in single occupancy buildings. 5 Sub-meter per floor plate in large single occupancy or single-tenancy buildings with one homogeneous function, for example hotel bedrooms, offices.									Evidence requirements include •Design drawings •Relevant clause of the construction specification Notes				1	1			1	1			CBDSP
Ene 03 External lighting	External lighting 1 No external lighting (which includes lighting on the building, at entrances and signs). OR 2 External light fittings within the construction zone with: 2.a: Average initial luminous efficacy of not less than 70 luminaire lumens per circuit Watt 2.b: Automatic control to prevent operation during daylight hours 2.c: Presence detection in areas of intermittent pedestrian traffic.									Evidence requirements include •Design drawings •Relevant clause of the construction specification Notes Confirmed achievable by Rubens - 24/03/2021				1	1			1	1			Lighting designer
Design	Passive design analysis 1 Achieve the first credit Hea 04 to demonstrate that the building design delivers appropriate thermal comfort levels in occupied spaces. 2 The project team analyses the proposed building design and development during Concept Design to identify opportunities for the implementation of passive design measures 3 Implement passive design measures to reduce the total heating, cooling, mechanical ventilation, lighting loads and energy consumption in line with the passive design analysis findings. 4 Quantify the reduced total energy demand and carbon dioxide (CO2) emissions resulting from the passive design measures.									Evidence requirements include •Results from a dynamic simulation model demonstrating the reduced energy demand and CO2 emissions from the specified passive design measures. •Design drawings •Relevant clause of the construction specification Notes Post Meeting PRP 25/02/2021- Comments: Credit targeted, confirmed by CBDSP PRP 07/05/2021 Comments Covered in Planning energy statement				1		1		1		1		CBDSP

Credit Criteria Red - Minimum standards Green Highlight - Early stage credits		Design Stage Actions and Comments	Main Tower & Keats House Office				Main Tower Retail				Key responsibility Bold - Main Contact
			Shell and Core				Shell and Core				
			Credits available	Targeted	Awarded	Not targeted	Credits available	Targeted	Awarded	Not targeted	
Ene 04 Low carbon design	Free cooling 5 Achieve the passive design analysis credit . 6 Include a free cooling analysis in the passive design analysis carried out under criterion 2. 7 Identify opportunities for the implementation of free cooling solutions. 8 The building is naturally ventilated or uses any combination of the free cooling strategies listed in Free cooling analysis.	Evidence requirements include •Results from a dynamic simulation model and other used methods demonstrating that the free cooling strategy can meet the building's cooling demand. •Report or similar detailing the free cooling strategy chosen Notes	1			1	1			1	
	Low and zero carbon technologies 9 An energy specialist completes a feasibility study by the end of Concept Design . 10 Establish the most appropriate recognised local (on-site or near-site) low or zero carbon (LZC) energy sources for the building or development, based on the feasibility study. 11 Specify local LZC technologies for the building or development in line with the feasibility study recommendations. 12 Quantify the reduced regulated carbon dioxide (CO ₂) emissions resulting from the feasibility study.	Evidence requirements include •Results from a dynamic simulation model demonstrating reductions in CO2 emissions from the specified low zero carbon technology. •Feasibility study from energy specialist Notes Post Meeting PRP 25/02/2021 - Comments: Credit targeted, confirmed by CBDSP PRP 07/05/2021 Comments Covered in Planning energy statement	1		1		1		1		CBDSP
Ene 05 Energy efficient cold storage	Refrigeration energy consumption 1 Design, install and commission the refrigeration system: 1.a: In accordance with the Code of Conduct for carbon reduction in the refrigeration retail sector1 and BS EN 378-2:2016. 1.b: Using robust and tested refrigeration systems or components included on the Enhanced Capital Allowance (ECA) Energy Technology Product List (ETPL) or an equivalent list 2 Commission the refrigeration plant in compliance with the commissioning criteria in BREEAM issue Man 04	Evidence requirements include •Design drawings •Letter of compliance Notes	N/A	N/A		N/A	N/A		N/A		
	Indirect greenhouse gas emissions 3 Achieve criteria 1 and 2. 4 Demonstrate a saving in indirect greenhouse gas emissions (CO2-eq) from the installed refrigeration system over the course of its operational life.	Evidence requirements include •Calculations or calculator tool demonstrating a saving in CO2-eq. Notes	N/A	N/A		N/A	N/A		N/A		
Ene 06 Energy efficient transportation systems	Energy consumption 1 For specified lifts, escalators or moving walks (transportation types): 1.a: Analyse the transportation demand and usage patterns for the building to determine the optimum number and size of lifts, escalators or moving walks 1.b: Calculate the energy consumption in accordance with BS EN ISO 25745 Part 21 or Part 32 for one of the following: 1.b.i At least two types of system for each transportation type required OR 1.b.ii An arrangement of systems, for example for lift systems, hydraulic, traction, machine room-less lift (MRL) OR 1.b.iii A system strategy that is 'fit for purpose' 1.c: Consider the use of regenerative drives, subject to the requirements in Regenerative drives 1.d: Specify the transportation system with the lowest energy consumption.	Evidence requirements include •Calculations •Professional report/study of transportational analysis Notes PRP 24/03/2021 Comments Confirmed by CBDSP VT Team - Criteria to be covered in spec/report. Lift manufacture to complete analysis required	1	1			1	1			CBDSP Contractor
	Energy efficient features 2 Achieve criterion 1. One credit - Lifts 3 Specify the following three energy efficient features for each lift: 3.a: A standby condition for off-peak periods 3.b: The lift car lighting and display lighting provides an average luminous efficacy across all fittings in the car of > 70 luminaire lumens per circuit Watt 3.c: Use of a drive controller capable of variable speed, variable-voltage, and variable-frequency (VVVF) control of the drive motor. 4 Specify regenerative drives where their use is demonstrated to save energy. One credit - Escalators or moving walks 5 Specify at least one of the following for each escalator or moving walk: 5.a: A load-sensing device that synchronises motor output to passenger demand through a variable speed drive OR 5.b: A passenger-sensing device for automated operation (auto walk), so the escalator operates in auto start mode when there is no passenger demand.	Evidence requirements include •Relevant section/clauses of the construction specification or contract •Manufacturers products details •Formal letter of commitment from the system(s) manufacturer/supplier Notes PRP 24/03/2021 Comments Confirmed by CBDSP VT Team - Criteria to be covered in spec/report. Lift manufacture to complete analysis required	2	2			2	2			CBDSP Contractor
Ene 08 Energy efficient equipment	Energy efficient equipment 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. Table 6.5 lists some examples of significant contributors to unregulated energy consumption, and the associated criteria. If additional significant contributors, not listed in the table, will be specified, the design team should justify how a meaningful reduction will be achieved for these contributors.	Evidence requirements include • Calculations •Letter from the relevant member of the design team, explaining how a meaningful reduction is achieved in additional contributors. Notes	N/A	N/A		N/A	N/A		N/A		
Total - Energy:			22	18	2	2	22	14	2	6	
Credit value:			0.64%				0.64%				

Credit Criteria Red - Minimum standards Green Highlight - Early stage credits						Design Stage Actions and Comments								Main Tower & Keats House Office				Main Tower Retail				Key responsibility Bold - Main Contact
														Shell and Core				Shell and Core				
														Credits available	Targeted	Awarded	Not targeted	Credits available	Targeted	Awarded	Not targeted	
Transport																						
Tra 01 Transport assessment and travel plan		Travel plan 1 During the feasibility and design stages, develop a travel plan based on a site-specific travel assessment or statement. 2 The site-specific travel assessment or statement covers as a minimum: 2.a: Existing travel patterns and opinions of existing building or site users towards cycling and walking, identifying constraints and opportunities, if relevant 2.b: Travel patterns and transport impact of future building users 2.c: Current local environment for walkers and cyclists (accounting for visitors who may be accompanied by young children) 2.d: Reporting of the number and type of existing accessible amenities, see Table 7.1, within 500m of the site 2.e: Disabled access (accounting for varying levels of disability and visual impairment) 2.f: Calculation of the existing public transport Accessibility Index (AI), see Methodology 2.g: Current facilities for cyclists 3 The travel plan includes proposals to increase or improve sustainable modes of transport and movement of people and goods during the building's operation and use, see Methodology. 4 If the occupier is known, involve them in the development of the travel plan. 5 Demonstrate that the travel plan will be implemented post construction and be supported by the building's management in operation.				Evidence requirements include •Copy of travel plan and assessment •Marked-up site plan or map highlighting: - Location of assessed building - Location and type of amenities - Route to amenities •Notes of conversation with occupier, if known •Design drawings •Copy of the site-specific transport survey/assessment •Formal letter of compliance from contractor to implement travel plan •Copy of Tra 01 calculator tool Notes Post Meeting PRP 25/02/2021- Comments: TPP to provide BREEAM compliant TA and TP and identify number of credits/points achievable under Tra 02 PRP comments 10/05/2021 TP/TA completed to be sent across by TPP 22/06/2021 - Interim Travel Plan and TA provided				2		2		2		2		TPP				
		Prerequisite 1 Achieve the Tra 01 Transport assessment and travel plan credits.												TPP								
Tra 02 Sustainable transport measures		Transport options implementation 2 Identify the sustainable transport measures, see Table 7.4 and award credits accordingly				Evidence requirements include •Design drawings •Copy of Tra 01 calculator tool •(See table 7.4) Notes PRP comments 22/06/2021 10 Credits to be targetted based on current AL of 104 and transport options identified by Russell from TTP				10		10		10		TPP						
		Total - Transport: 12 0 12 0 12 0 12 0																				
Credit value: 0.96% 0.96%																						
Water																						
Wat 01 Water consumption		Water consumption 1 Use the BREEAM Wat 01 calculator to assess the efficiency of the domestic water-consuming components. Include the efficiency of the following domestic-scale water-consuming components (where specified): WCs Urinals Taps (wash-hand basins and, where specified, kitchen taps and waste disposal unit) Showers Baths Dishwashers (domestic and commercial-sized) Washing machines (domestic and commercial or industrial sized). 2 Use the standard Wat 01 method to compare the water consumption (litres/person/day) for the assessed building against a baseline performance. Award BREEAM credits based upon Table 8.1. Where it is not possible to use the standard method, complete the assessment using the alternative Wat 01 method. % Improvement: 12.5 % 25% 40% 50 % 55% 65% BREEAM Credits: 1 2 3 4 5 Exemplary performance One credit required for a Good, Very Good and Excellent ratings. Two credits required for an Outstanding rating. 3 If a greywater or rainwater system (see Definitions) is specified, use its yield in L/person/day to offset potable water demand from components. 4 If a greywater or rainwater system is specified and installed: 4.a: Greywater systems in compliance with BS 8525-1:2010 Greywater systems - Part 1 Code of Practice3. 4.b: Rainwater systems in compliance with BS 8515:2009+A1:2013 Rainwater harvesting systems - Code of practice4.				Evidence requirements include The sanitary ware specification will be developed to ensure 4 credits are achieved. The following list of fittings gives an indication of the features that would be required to achieve 4 credits. - 4.5/3litre dual flush toilet cistern for the non-accessible toilet cubicles. - 4.5 litre single flush toilets for the accessible WC cubicles - Presence controlled urinals - 0.5-1 L/flush - Showers: 7L/min - 3 litre per minute wash-hand basins taps (maximum flow rate) - kitchen taps - kitchenette: 5L/min - Domestic sized dishwasher: 11 litres/cycle; - Domestic sized washing machine: 35 litres per use; - Commercial sized dishwasher: 4 litres/rack; - Commercial sized washing machines: 5 litres/kg. The above is a guide - credits will be confirmed when the final specification is made Notes 50% improvement over baseline targetted				5	4			5	4			AHMM / GPE / CBDSP				
		Water monitoring 1 Specify a water meter on the mains water supply to each building. This includes instances where water is supplied via a borehole or other private source. Criterion 1 - Minimum standard for a Good, Very Good, Excellent and Outstanding ratings. 2 For water-consuming plant or building areas consuming 10% or more of the building's total water demand: 2.a: Fit easily accessible sub-meters OR 2.b: Install water monitoring equipment integral to the plant or area. 3 For each meter (main and sub): 3.a: Install a pulsed or other open protocol communication output AND 3.b: Connect it to an appropriate utility monitoring and management system, e.g. a building management system (BMS), for the monitoring of water consumption. If there is no BMS system in operation at Post-Construction stage, award credits provided that the system used enables connection when the BMS becomes operational. 4 In buildings with swimming pools, or large water tanks and aquariums, fit separate sub-meters on the water supply of the above and any associated changing facilities (toilets, showers etc.) irrespective of their water consumption levels. 5 In buildings containing laboratories, fit a separate water meter on the water supply to any process or cooling loop for 'plumbed-in' laboratory process equipment, irrespective of their water consumption levels.		Evidence requirements include •Design drawings •Manufacturer's product details •Relevant section of the construction specification Notes				1	1			1	1			CBDSP						

Credit Criteria Red - Minimum standards Green Highlight - Early stage credits			Design Stage Actions and Comments								Main Tower & Keats House Office		Main Tower Retail		Key responsibility Bold - Main Contact				
											Shell and Core					Shell and Core			
											Credits available	Targeted	Awarded	Not targeted		Credits available	Targeted	Awarded	Not targeted
Wat 03 Water leak detection	Leak detection system 1 Install a leak detection system capable of detecting a major water leak: 1.a: On the utilities water supply within the buildings, to detect any major leaks within the buildings AND 1.b: Between the buildings and the utilities water supply, to detect any major leaks between the utilities supply and the buildings under assessment. 2 The leak detection system is: 2.a: A permanent automated water leak detection system that alerts the building occupants to the leak OR an inbuilt automated diagnostic procedure for detecting leaks 2.b: Activated when the flow of water passing through the water meter or data logger is at a flow rate above a pre-set maximum for a pre-set period of time. This usually involves installing a system which detects higher than normal flow rates at meters or sub-meters. It does not necessarily require a system that directly detects water leakage along part or the whole length of the water supply system 2.c: Able to identify different flow and therefore leakage rates, e.g. continuous, high or low level, over set time periods. Although high and low level leakage rates are not specified, the leak detection equipment installed must have the flexibility to distinguish between different flow rates to enable it to be programmed to suit the building type and owner's or occupier's usage patterns. 2.d: Programmable to suit the owner's or occupier's water consumption criteria 2.e: Where applicable, designed to avoid false alarms caused by normal operation of large water-consuming plant such as chillers.		Evidence requirements include •Design drawings •Manufacturer's product details •Relevant section of the construction specification Where there is physically no space for a leak detection system between the utilities water meter and the building: •Formal letter explaining the alternate solution Notes		1	1			1	1			CBDSP						
	Flow control devices 3 Install flow control devices that regulate the water supply to each WC area or sanitary facility according to demand, in order to minimise undetected wastage and leaks from sanitary fittings and supply pipework.		Evidence requirements include •Design drawings •Manufacturer's product details •Relevant section of the construction specification Notes		1	1			1	1			CBDSP						
Wat 04 Water efficient equipment	Water efficient equipment 1 Identify all water demands from uses other than those listed under Wat 01 Water consumption: Table 8.1 that could be realistically mitigated or reduced. Where there is no water demand from uses other than domestic-scale, sanitary use components in the building, this issue is not applicable. 2 Identify systems or processes to reduce the relevant water demand (criterion 1), and establish, through either good practice design or specification, a demonstrable reduction in the total water demand of the building.		Evidence requirements include •Design drawings clearly indicating water demands other than those listed under Wat01 consumption Notes		1	1			1	1			MRG Studio / CBDSP						
Total - Water:					9	8	0	0	9	8	0	0							
Credit value:					0.78%				0.78%										

Credit Criteria Red - Minimum standards Green Highlight - Early stage credits		Design Stage Actions and Comments		Main Tower & Keats House Office		Main Tower Retail		Key responsibility Bold - Main Contact		
				Shell and Core		Shell and Core				
				Credits available	Targeted	Awarded	Not targeted		Credits available	Targeted
Mat 03 - Responsible sourcing of m	Enabling sustainable procurement 2 A sustainable procurement plan must be used by the design team to guide specification towards sustainable construction products. The plan must: 2.a: Be in place before Concept Design . 2.b: Include sustainability aims, objectives and strategic targets to guide procurement activities. Note: targets do not need to be achieved for the credit to be awarded but justification must be provided for targets that are not achieved. 2.c: Include a requirement for assessing the potential to procure construction products locally. There must be a policy to procure construction products locally where possible. 2.d: Include details of procedures in place to check and verify the effective implementation of the sustainable procurement plan. In addition, if the plan is applied to several sites or adopted at an organisational level it must: 2.e: Identify the risks and opportunities of procurement against a broad range of social, environmental and economic issues following the process set out in BS ISO 20400:2017	Evidence requirements include •Copy of the completed Mat 03 Calculator tool. •Evidence to show how the Mat 03 calculator tool has been completed. •Evidence of level of responsible sourcing achieved for each construction product. Notes 18% of points to be acheived Post Meeting PRP 25/02/2021- Comments: CBDSP produced sustainable procurement to be circulated and reviewed by CBDSP/G&T	1		1		1		GPE/ Contractor/AHMM / CBDSP / AKT II	
	Measuring responsible sourcing 3 Use the Mat 03 calculator tool and methodology to determine the number of credits achieved for the construction products specified or procured. Credits are awarded in proportion to the scope of the assessment and the number of points achieved, as set out in Table 9.10. •	PRP Updated comments 21/04/2021 03/03/2021 - current version of sustainable plan circluated for review 21/04/2021 - PRP chased GPE for update PRP 07/05/2021 Comments 23/04/2021 - Comment received from GPE 05/05/2021 - Updated sustainable procurement plan sent to GPE for review 13/05/2021 - Final Sustainable procurement plan received	3	2		1	3	2	1	Contractor/AHMM / CBDSP / AKT II
Mat 05 Designing for durability and resilience	Designing for durability and resilience <i>Protecting vulnerable parts of the building from damage</i> 1 Protection measures are incorporated into the building's design and construction to reduce damage to the building's fabric or materials in case of accidental or malicious damage occurring. These measures must provide protection against: 1.a: Negative impacts of high user numbers in relevant areas of the building (e.g. corridors, lifts, stairs, doors etc.). 1.b: Damage from any vehicle or trolley movements within 1m of the internal building fabric in storage, delivery, corridor and kitchen areas. 1.c: External building fabric damage by a vehicle. Protection where parking or manoeuvring areas are within 1 metre of the building façade and where delivery areas or routes are within 2 metres of the façade, i.e. specifying bollards or protection rails. 1.d: Potential malicious damage to building materials and finishes, in public and common areas where appropriate. <i>Protecting exposed parts of the building from material degradation</i> 2 Key exposed building elements have been designed and specified to limit long and short term degradation due to environmental factors. This can be demonstrated through one of the following: 2.a: The element or product achieving an appropriate quality or durability standard or design guide, see Table 9.14. If none are available, use BS 7543:20151 as the default appropriate standard OR 2.b: A detailed assessment of the element's resilience when exposed to the applicable material degradation and environmental factors. 3 Include convenient access to the roof and façade for cost-effective cleaning, replacement and repair in the building's design. 4 Design the roof and façade to prevent water damage, ingress and detrimental ponding.	Evidence requirements include •Design drawings illustrating vulnerable areas/parts of the building. •Design drawings and/or relevant section/clauses of the construction specification or contract confirming the durability measures specified. •Risk assessment - required to demonstrate that the building is designed to prevent water damage. Notes Post Meeting PRP 25/02/2021 - Comments: Workshop was organised with team and templates sent on 23/10/2018 & 24/09/2018. Updated templates to be circulated for comments	1	1			1	1		AHMM/AKT II
	Material efficiency 1 At the Preparation and Brief and Concept Design stages , set targets and report on opportunities and methods to optimise the use of materials. These must be done for each of the following stages. See Table 9.15: 1.a: Preparation and Brief 1.b: Concept Design 1.c: Developed Design 1.d: Technical Design 1.e: Construction 2 Develop and record the implementation of material efficiency, see Table 9.15, during: 2.a: Developed Design 2.b: Technical Design 2.c: Construction 3 Report the targets and actual material efficiencies achieved.	Evidence requirements include •Dedicated report that sets out a clear framework to guide material efficiency activities throughout the design and construction of the project. The report should set out aims, objectives, targets, performance indicators, opportunities, constraints and responsibilities to guide material efficiency activities. •Minutes of the workshops held. Documentation demonstrating how the feedback from the workshop has been incorporated in the concept design of the project, for example: outline specification for materials selection, report on approximate predicted reductions in material quantities. •Report on deviations from previous stages and additional actions to be taken, at the developed design and technical design stages. •Documentation demonstrating the incorporation of the outcomes from the concept stage and additional actions, for example: design drawings or specifications demonstrating materials efficiency measures undertaken. Notes Post Meeting PRP 25/02/2021 - Comments: Workshop was organised with team and templates sent on 23/10/2018 & 24/09/2018. Updated templates to be circulated for comments Update Comments PRP - 22/03/2021 Updated templates issue for comments to design team 24/03/2021 - Recevied comments from AHMM 31/03/2021 - Recevied comments from MRG Studios 06/04/2021 - Recevied comments from AKTII	1	1			1	1		All
Total - Materials:		14	7.33	4.67	1	14	7.33	4.67	1	
Credit value:		1.25%				1.25%				

Credit Criteria Red - Minimum standards Green Highlight - Early stage credits		Design Stage Actions and Comments		Main Tower & Keats House Office				Main Tower Retail				Key responsibility Bold - Main Contact		
				Shell and Core				Shell and Core						
				Credits available	Targeted	Awarded	Not targeted	Credits available	Targeted	Awarded	Not targeted			
		Waste												
Wst 01 Construction waste management	Pre-demolition audit 1 Complete a pre-demolition audit of any existing buildings, structures or hard surfaces being considered for demolition. This must be used to determine whether refurbishment or reuse is feasible and, in the case of demolition, to maximise the recovery of material for subsequent high grade or value applications. The audit must cover the content of Pre-demolition audit scope and: 1.a: Be carried out at Concept Design stage (RIBA Stage 2) by a competent person prior to strip-out or demolition works 1.b: Guide the design, consider materials for reuse and set targets for waste management 1.c: Engage all contractors in the process of maximising high grade reuse and recycling opportunities 1.d: Compare actual waste arisings and waste management routes used with those forecast and investigate significant deviations from planned targets. 2 Make reference to the audit in the resource management plan (RMP)	Evidence requirements include •A copy of the Resource Management Plan and, where relevant, pre-demolition audit Notes Post Meeting PRP 25/02/2021- Comments: G&T to confirm if demolition contractor appointed, and provide pre-dem audit G&T to appoint contractor to complete audits - 22/03/2021 PRP 07/05/2021 Comments Draft pre-demolition audit received, comments made and sent back to Nicola 11/08/2021 - Pre-dem audit provdied, Compliant				1		1		1		1		GPE/ G&T
	Construction resource efficiency One credit required for an Outstanding rating. 3 Prepare a compliant Resource Management Plan (RMP) covering: 3.a: Non-hazardous waste materials (from on-site construction and dedicated off-site manufacture or fabrication, including demolition and excavation waste 3.b: Accurate data records on waste arisings and waste management routes. 4 Meet or improve upon the benchmarks in Table 10.1 for non-hazardous construction waste, excluding demolition and excavation waste. One credit: <13.3 m3/100m2 GIFA or <11.1 tonnes/100m2 GIFA Two credits: <7.5 m3/100m2 GIFA or <6.5 tonnes/100m2 GIFA Three credits: <3.4 m3/100m2 GIFA or <3.2 tonnes/100m2 GIFA					3	2		1	3	2		1	Contractor /AHMM/AKT II / G&T
	Diversion of resources from landfill 5 Meet, where applicable, the diversion from landfill benchmarks in Table 10.2 for non-hazardous construction waste and demolition and excavation waste generated. One credit: Non-Demolition: 70% by Volume (80% by tonnage) Demolition: 80% by Volume (90% by tonnage) 6 Sort waste materials into separate key waste groups, either on-site or through a licensed contractor for recovery.					1	1			1	1			
Wst 02 Use of recycled and sustainably sourced aggregates	Prerequisite 1 If demolition occurs on site, to encourage the reuse of site-won material on site, complete a pre-demolition audit of any existing buildings, structures or hard surfaces in accordance with Wst 01 Construction waste management: Criterion 1 and Wst 01 Construction waste management: Criterion 2 .	Evidence requirements include •A completed copy of the Wst 02 calculator •Documentary evidence supporting the data used to complete the Calculator tool. Notes				-	-		-	-		-		
	Project Sustainable Aggregate Points 2 Identify all aggregate uses and types on the project 3 Determine the quantity in tonnes for each identified use and aggregate type. 4 Identify the region in which the aggregate source is located. 5 Calculate the distance in kilometres travelled by all aggregates by transport type. 6 Enter the information into the BREEAM Wst 02 calculator to calculate the Project Sustainable Aggregate points. The corresponding number of BREEAM credits will be awarded					1			1	1			1	AKT II/AHMM/ Contractor

Credit Criteria		Design Stage Actions and Comments		Main Tower & Keats House Office				Main Tower Retail				Key responsibility Bold - Main Contact
				Shell and Core				Shell and Core				
				Credits available	Targeted	Awarded	Not targeted	Credits available	Targeted	Awarded	Not targeted	
Wst 03 Operational waste	Operational waste One credit required for Excellent & Outstanding rating. 1 Provide a dedicated space for the segregation and storage of operational recyclable waste generated. The space is: 1.a: Clearly labelled, to assist with segregation, storage and collection of the recyclable waste streams 1.b: Accessible to building occupants or facilities operators for the deposit of materials and collections by waste management contractors 1.c: Of a capacity appropriate to the building type, size, number of units (if relevant) and predicted volumes of waste that will arise from daily or weekly operational activities and occupancy rates. 2 For consistent and large amounts of operational waste generated, provide: 2.a: Static waste compactors or balers; situated in a service area or dedicated waste management space 2.b: Vessels for composting suitable organic waste OR adequate spaces for storing segregated food waste and compostable organic material for collection and delivery to an alternative composting facility 2.c: A water outlet provided adjacent to or within the facility for cleaning and hygiene purposes where organic waste is to be stored or composted on site. <u>Additionally for healthcare buildings only.</u> 3 The specified or installed operational waste facilities are compliant with the relevant NHS guidelines for that part of the UK. <u>Additionally for multi-residential buildings with self-contained dwellings or bedsits only.</u> 4 Provide three internal storage containers for each dwelling or bedsit with: 4.a: A minimum total capacity of 30 litres 4.b: No individual container smaller than 7 litres 4.c: All containers in a dedicated non-obstructive position 4.d: Storage containers for recycling in addition to non-recyclable waste storage. 5 Provide home composting facilities and a home composting information leaflet within the kitchen area or communal space for each self-contained dwelling or bedsit. <u>Additionally for multi-residential buildings with individual bedrooms and communal facilities only.</u> 6 Meet criteria 4.a and 4.b for self-contained dwellings or bedsits for every six bedrooms.	Evidence requirements include •Design drawings •Formal letter(s) of compliance from the relevant party Notes	1	1			1	1			AKT II/AHMM/ Contractor	
	Speculative floor and ceiling finishes <u>Office building types only.</u> 1 For tenanted areas, where the future occupant is not known and carpets or other floor or ceiling finishes are installed, these must be limited to a show area only. 2 Only install floor and ceiling finishes selected by the known occupant of a development. Alternatively, where only ceiling finishes and no carpets are installed, the building owner confirms that the first tenants will not be permitted to make substantial alterations to the ceiling finishes.	Evidence requirements include •Design drawings •Relevant section/clause of the construction specification Notes Post Meeting PRP 25/02/2021- Comments: AHMM to confirm whether it will be achievable for the office areas (Main Tower). Confirmed achievable by AHMM 23/03/2021	1	1			N/A	N/A		N/A	AHMM/ GPE	
Wst 05 Adaptation to climate change	Resilience of structure, fabric, building services and renewables installation 1 Conduct a climate change adaptation strategy appraisal using: 1.a: 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. The assessment covers the installation of building services and renewable systems, as well as structural and fabric resilience aspects and includes : 1.a.i Hazard identification 1.a.ii Hazard assessment 1.a.iii Risk estimation 1.a.iv Risk evaluation 1.a.v Risk management. 2 Develop recommendations or solutions based on the climate change adaptation strategy appraisal, before or during Concept Design , that aim to mitigate the identified impact. 3 Provide an update during Technical Design demonstrating how the recommendations or solutions proposed at Concept Design have been implemented where practical and cost effective. Omissions have been justified in writing by the assessor.	Evidence requirements include •Design drawings •Meeting minutes •Relevant section/clause of the construction specification Notes Post Meeting PRP 25/02/2021 - Comments: Workshop was organised with team and templates sent on 23/10/2018 & 24/09/2018. Updated templates to be circulated for comments Update Comments PRP - 22/03/2021 Updated templates issue for comments to design team 24/03/2021 - Recevied comments from AHMM 31/03/2021 - Recevied comments from MRG Studios 06/04/2021 - Recevied comments from AKTII 10/05/2021 - CBDSP comments outstanding and Ecologist	1	1			1	1			All	
	Design for disassembly and functional adaptability - recommendations 1 Conduct a study to explore the ease of disassembly and the functional adaptation potential of different design scenarios (see Methodology) by the end of Concept Design. 2 Develop recommendations or solutions (see Methodology) based on the study (criterion 1), during or prior to Concept Design , that aim to enable and facilitate disassembly and functional adaptation.	Evidence requirements include •Dissambly and functional adaptability study, implementation plan report, building adaptability and disassembly guide. •Letter from relevant party explaining how the solutions proposed by Concept Design have been implemented. Notes Post Meeting PRP 25/02/2021- Comments: Workshop was organised with team and templates sent on 23/10/2018 & 24/09/2018. Updated templates to be circulated for comments	1	1			1	1			All	
Wst 06 Design for disassembly and adaptability	Disassembly and functional adaptability – implementation 3 Achieve criteria 1 and 2 4 Provide an update, during Technical Design, on: 4.a: How the recommendations or solutions proposed by Concept Design have been implemented where practical and cost effective. Omissions have been justified in writing to the assessor. 4.b: Changes to the recommendations and solutions during the development of the Technical Design. 5 Produce a building adaptability and disassembly guide to communicate the characteristics allowing functional adaptability and disassembly to prospective tenants.	Update Comments PRP - 22/03/2021 Updated templates issue for comments to design team 24/03/2021 - Recevied comments from AHMM 31/03/2021 - Recevied comments from MRG Studios 06/04/2021 - Recevied comments from AKTII 10/05/2021 - CBDSP comments outstanding and Ecologist	1				1				All	
	Total - Waste:		11	7	1	2	10	6	1	2		
Credit value:		0.64%				0.70%						

Credit Criteria Red - Minimum standards Green Highlight - Early stage credits			Design Stage Actions and Comments								Main Tower & Keats House Office				Main Tower Retail				Key responsibility Bold - Main Contact	
											Shell and Core				Shell and Core					
											Credits available	Targeted	Awarded	Not targeted	Credits available	Targeted	Awarded	Not targeted		
Land use and ecology																				
LE 01 Site selection	Previously occupied land 1 At least 75% of the proposed development's footprint is on an area of land which has previously been occupied		Evidence requirements include •Design drawings (including existing site plan), report or site photographs confirming: 1. Type and duration of previous land use. 2. Area (m2) of previous land use. •Proposed site plan showing; - Location and footprint (m2) of proposed development and temporary works. •A copy of the remediation strategy and implementation plan Notes								1	1			1	1			AHMM / GPE	
	Contaminated land 2 A contaminated land professional's site investigation, risk assessment and appraisal has deemed land within the site to be affected by contamination. The site investigation, risk assessment and appraisal have identified: 2.a: The degree of contamination 2.b: The contaminant sources or types 2.c: The options for remediating sources of contamination which present an unacceptable risk. 3 The client or principal contractor confirms that remediation of the site will be carried out in accordance with the remediation strategy and its implementation plan as recommended by the contaminated land professional										1				1			1		
Le 02 - Ecological value of the site	Prerequisite - Assessment route selection 1 An assessment route for the project has been determined using BREEAM Guidance Note GN34 BREEAM Ecological Risk Evaluation Checklist. 2 The client or contractor confirms compliance is monitored against all relevant UK and EU or international legislation relating to the ecology of the site.		Evidence requirements include •Letter of compliance from client contractor •Copy of GN34 BREEAM Ecological Risk Evaluation Checklist, indicating assessment route Notes Post Meeting PRP 25/02/2021- Comments: Waterman to provide Ecologist Preliminary Ecological Appraisal report 23/06/2021- PEA provided, further evidence required for LE02/03 credits, Waterman to provide fee/scope, awaiting response from Nicki								-	-			-	-			Waterman / MRG Studio / GPE	
	Survey and evaluation Route 1 3 Completion of the BREEAM Ecological Risk Evaluation Checklist indicates Assessment route 1 can be used as the assessment Route 2 4 An appropriate individual is appointed at a project stage that ensures early involvement in site configuration and, where necessary, can influence strategic planning decisions. 5 Prior to the completion of the preparation and brief, an appropriate level of survey and evaluation (see Assessment route 2: For sites where complex ecological systems are likely to be present) has been carried out to determine the ecological baseline of the site, taking account of the zone of influence to establish: 5.a: Current and potential ecological value and condition of the site, and related areas within the zone of influence. 5.b: Direct and indirect risks to current ecological value 5.c: Capacity and feasibility for enhancement of the ecological value of the site and, where relevant, areas within the zone of influence. 6 Data are collated and shared with project team to inform the site preparation, design or construction works.										1	1			1	1			Waterman / MRG Studio / GPE	
	Determining the ecological outcomes for the site (Routes 1 and 2) 7 Survey and evaluation criteria (criteria 3-6) relevant to the chosen route have been achieved. 8 During Concept Design, the project team liaise and collaborate with representative stakeholders to identify and consider ecological outcome for the sites (appropriate to the scale and type of development) for the project. 9 When determining the ecological outcome for the site, this must involve the identification, appraisal and selection of specific solutions and measures sufficiently early to influence key project planning decisions. This must be done in accordance with the following hierarchy of action: 9.a: avoidance 9.b: protection 9.c: reduction or limitation of negative impacts 9.d: on site compensation and, 9.e: enhancement, considering the capacity and feasibility within the site, or where viable, off-site. 10 Following this the optimal ecological outcome for the site is selected after liaising with representative stakeholders and the project team.		Evidence requirements include •Meeting minutes, notes of conversation, or similar evidence to confirm liason with representative stakeholders and confirm ecological outcome for the project. Notes								1	1			1	1			Waterman / MRG Studio / GPE	
Impacts on ecology	Prerequisite – Identification and understanding the risks and opportunities for the site 1 LE 02 has been achieved. 2 The client or contractor has confirmed that compliance is monitored against all relevant UK, and EU or International legislation relating to the ecology of the site		Evidence requirements include •Letter from client/contractor confirming compliance with all relevant legislation Notes								-	-			-	-			Waterman / MRG Studio / GPE	
	Planning, liaison, implementation and data 3 Roles and responsibilities have been clearly defined, allocated and implemented to support successful delivery of project outcomes at an early enough stage to influence the concept design or design brief. 4 Site preparation and construction works have been planned for and are implemented at an early project stage to optimise benefits and outputs. 5 The project team liaising and collaborating with representative stakeholders, taking into consideration data collated and shared, have implemented solutions, and measures have been selected (see LE 02 Identifying and understanding the risks and opportunities for the project), during site preparation and construction works.										Evidence requirements include •Design responsibility matrix •Project roles table •Communication records or letters from the project team, stating that they have collaborated with representative stakeholders on the criterion. Notes								1	1

Credit Criteria Red - Minimum standards Green Highlight - Early stage credits			Design Stage Actions and Comments								Main Tower & Keats House Office		Main Tower Retail		Key responsibility Bold - Main Contact				
											Shell and Core					Shell and Core			
											Credits available	Targeted	Awarded	Not targeted		Credits available	Targeted	Awarded	Not targeted
LE 03 Managing negative impacts	Managing negative impacts of the project Route 1 (one credit) 6 Negative impacts from site preparation and construction works have been managed according to the hierarchy and no net impact has resulted. Route 2 (up to two credits) 7 Negative impacts from site preparation and construction works have been managed according to the hierarchy (see Assessment route 2: For sites where complex ecological systems are likely to be present) and either: 7.a: No overall loss of ecological value has occurred (2 credits) OR 7.b: The loss of ecological value has been limited as far as possible (1 credit)		Evidence requirements include • Letters of compliance from the contractor detailing which assessment route they intend to follow: Route 1 hierarchy: - Avoidance of negative impacts, protect habitats and features of ecological value on the site. - If it is not possible for avoidance of negative impacts, protect habitats and features of ecological value from damage in accordance with best practice guidelines during development works. - If it is not possible for avoidance of all negative impacts or to protect habitats and features of ecological value, reduce, limit or control negative impacts as far as possible. Route 2 hierarchy: - (Three items detailed in Route 1) - Where it is not possible for avoidance, protection, limitation or control of the negative impacts on features of ecological value on site, compensation has taken place to ensure the existing ecological value is maintained during and after the project. Notes								2	2			2	2			Waterman / MRG Studio / GPE
Le 04 - Enhancing site ecology	Prerequisite - Identifying and understanding the risks and opportunities for the project 1 LE 03 has been achieved. Including the following, specific to the aims of this issue: 1.a: Roles and responsibilities have been clearly defined, allocated and implemented to support successful delivery of project outcomes 1.b: Site preparation and construction works have been planned for and implemented at a stage that is sufficiently early in the project to optimise benefits and outputs. 2 The client or contractor confirms compliance is monitored against all relevant UK, EU or international legislation relating to the ecology of the site.		Evidence requirements include From LE 03, criterion 3: •Design responsibility matrix •Project roles table •Letter from client/contractor confirming compliance with all relevant legislation Notes								-	-			-	-			
	Liaison, implementation and data collation Route 2 5 The project team liaising and collaborating with representative stakeholders, taking into consideration data collated and shared, have implemented the solutions and measures selected in a way that enhances ecological value in the following order: 5.a: On site, and where this is not feasible, 5.b: Off site within the zone of influence.		Evidence requirements include •Communication records or letters from the project team, stating that they have collaborated with representative stakeholders, leading to measures implemented to enhance ecological value. (The enhancement of ecological value is covered by BREEAM Change in Ecological Value Calculator). •Where the ecological enhancement recommended is not covered by BREEAM Change in Ecological Value Calculator, an ecologist's report should clearly: - Identify the enhancement options selected and implemented - Outline why this was a viable and meaningful solution - Identify the actions needed - State the measures to enhance the ecological value of the site. Notes								1	1			1	1			Waterman / MRG Studio / GPE
	Enhancement of ecology Route 2 6 Credits are awarded on a scale of 1 to 3, based on the calculation of the change in ecological value occurring as a result of the project. This must be calculated in accordance with the process set out in either GN 35 - BREEAM, CEEQUAL, HQM Ecology Assessment Issues - Route 1 or GN 36 - BREEAM, CEEQUAL, HQM Ecology Assessment Issues - Route 2 (whichever is applicable to the project).		Evidence requirements include • Copy of calculations, or calculator tool, showing the change in ecological value Notes								3	1		2	3	1		2	Waterman / MRG Studio / GPE
Le 05 - Long term impact on biodiversity	Prerequisite - Roles and responsibilities, implementation, statutory obligations 1 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. 2 Where pursued, LE 04 has been achieved, including the following specific aims of this issue: 2.a: Roles and responsibilities have been clearly defined, allocated and implemented to support successful delivery of project outcomes. 2.b: Site preparation and construction works have been planned for and implemented at a stage that is sufficiently early in the project to optimise benefits and outputs.		Evidence requirements include • Letter of compliance from client/contractor • LE04 achieved Notes								-	-			-	-			
	Planning, liaison, data, monitoring and review management and maintenance 3 The project team liaise and collaborate with representative stakeholders, taking into consideration data collated and shared, on solutions and measures implemented to: 3.a: monitor and review implementation and the effectiveness 3.b: develop and review management and maintenance solutions, actions or measures. 4 In support of the above and to help ensure their continued relevance over the period of the project the following should be considered: 4.a: Monitoring and reporting of on the ecological outcomes for site implemented at the design and construction stage 4.b: Monitoring and reporting of outcomes and successes from the project 4.c: Arrangements for the ongoing management of landscape and habitat connected to the project (on and, where relevant, off site) 4.d: Maintaining the ecological value of the site and its relationship or connection to its zone of influence 4.e: Maintaining the site in line with the any sustainability linked activities, e.g. ecosystems benefits (LE 02). 4.f: Remedial or other management actions are carried out which relate to those identified in LE 02, LE 03 and LE 04. 5 As part of the tenant or building owner information supplied, include a section on Ecology and Biodiversity to inform the owner or occupant of local ecological features, value and biodiversity on or near the site.		Evidence requirements include • Communication records from project team, confirming collaboration with stakeholders on the measures implemented for criterion 3 • Letter of compliance from the contractor, stating their intention to include a section a on Ecology and Biodiversity in the building owner information •Copy of Maintenance Agreement for the landscaping Notes								1	1			1	1			Waterman / MRG Studio / GPE
	Landscape and ecology management plan (or similar) development 6 Landscape and ecology management plan, or similar, is developed in accordance with BS 42020:20131 covering as a minimum the first five years after project completion and includes: 6.a: Actions and responsibilities, prior to handover, to give to relevant individuals 6.b: The ecological value and condition of the site over the development life. 6.c: Identification of opportunities for ongoing alignment with activities external to the development project and which supports the aims of BREEAM's Strategic Ecology Framework 6.d: Identification and guidance s to trigger appropriate remedial actions to address previously unforeseen impacts 6.e: Clearly defined and allocated roles and responsibilities. 7 The landscape and management plan or similar is updated as appropriate to support maintenance of the ecological value of the site.		Evidence requirements include • Letter confirming that the LE management plan is developed in accordance with BS 42020:20131 •Ecologist's report highlighting information required. Notes								1	1			1	1			Waterman / MRG Studio / GPE
Total - Land Use & Ecology:			13	10	0	3	13	10	0	3									
Credit value:			1.15%				1.15%												

Credit Criteria Red - Minimum standards Green Highlight - Early stage credits			Design Stage Actions and Comments								Main Tower & Keats House Office		Main Tower Retail		Key responsibility Bold - Main Contact				
											Shell and Core					Shell and Core			
											Credits available	Targeted	Awarded	Not targeted		Credits available	Targeted	Awarded	Not targeted
Pol 01 - Impact of refrigerants	No refrigerant use 1 No refrigerant use within the installed plant or systems. OR alternatively, where the building does use refrigerants, the three credits can be awarded as follows:		Evidence requirements include Where there are no refrigerants used • Formal letter from design team confirming no refrigerants have been used • Manufacturer's product details to confirm that no systems use refrigerants, or • Documentary evidence confirming the absence of refrigerant in the development Notes								-	-			-	-			
	Refrigerant pre-requisite 2 All systems with electric compressors comply with the requirements of BS EN 378:20161 (parts 2 and 3). Refrigeration systems containing ammonia comply with the Institute of Refrigeration Ammonia Refrigeration Systems code of practice2.		Evidence requirements include •Manufacturer's product details •Letter of confirmation that all systems comply with BS EN 378:20161 Notes								-	-			-	-			
	Impact of refrigerants Two credits 3 The direct effect life cycle CO ₂ equivalent emissions (DEL _C) of ≤ 100 CO ₂ -eq/kW. For systems which provide cooling and heating, the worst performing output based on the lower of kW cooling output and kW heating output is used to complete the calculation. To calculate the DEL _C , refer to the relevant definitions in Methodology and Additional information. OR 4 All refrigerants used have a global warming potential (GWP) ≤ 10.		Evidence requirements include •Completed copy of the Pol 01 calculator tool •Documentary evidence supporting the data used to complete the calculator tool Notes								2				2			2	
	Impact of refrigerants One credit 5 Systems using refrigerants have a DELC of ≤ 1000 kgCO ₂ -eq/kW cooling and heating capacity.		Evidence requirements include •Completed copy of the Pol 01 calculator tool •Documentary evidence supporting the data used to complete the calculator tool Notes								1	1			1	1			CBDSP
	Leak detection 6 All systems are hermetically sealed or only use environmentally benign refrigerants (see Leak detection and Hermetically sealed systems). OR 7 Where the systems are not hermetically sealed: 7.a: Systems have: 7.a.i A permanent automated refrigerant leak detection system, that is robust and tested, and capable of continuously monitoring for leaks. OR 7.a.ii An inbuilt automated diagnostic procedure for detecting leakage is enabled. 7.b: In the event of a leak, the system must be capable of automatically responding and managing the remaining refrigerant charge to limit loss of refrigerant (see Automatic isolation and containment of refrigerant).		Evidence requirements include •Design drawings •Manufacturer's product details Where the systems are not hermetically sealed, in addition to the above: •Specification or other details confirming the system is capable of automatic isolation and containment of refrigerant, AND •Test results in compliance with 7ai OR •Manufacturer's product details in compliance with 7aii Notes								1	1			1	1			CBDSP
Pol 02 Local air quality	Local air quality 1 All heating and hot water is supplied by non-combustion systems. For example, only powered by electricity. OR alternatively; 2 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. The measurements must be provided by manufacturers, following the labelling requirements of the European directive 2009/125/EC. No credits can be awarded for Pol 02 if any of the combustion appliances are not covered in Table 12.4 and Table 12.5. 3 Emissions from all installed combustion plant that provide space heating and domestic hot water do not exceed the levels set in Table 1.21 and Table 1.22.		Evidence requirements include •Relevant section/clauses of the construction specification or contract •Manufacturer's product details •Calculations from the project team Notes Post Meeting PRP 25/02/2021- Comments: All electric heating, credit to be reviewed by CBDSP MEP to see if achievable PRP comments 10/05/2021 Confitmed by Ed in stage 2 BREEAM meeting								2	2			2	2			CBDSP

Credit Criteria Red - Minimum standards Green Highlight - Early stage credits		Design Stage Actions and Comments		Main Tower & Keats House Office		Main Tower Retail		Key responsibility Bold - Main Contact			
				Shell and Core		Shell and Core					
				Credits available	Targeted	Awarded	Not targeted		Credits available	Targeted	Awarded
Pol O3 Flood and surface water management	Pre-requisite 1 An appropriate consultant is appointed to carry out and demonstrate the development’s compliance with all criteria.	Evidence requirements include •Appointment letter •Statement from the appropriate consultant confirming that they are qualified in line with the BREEAM definition. Notes	-	-	-	-	-	-	-		
	Flood Resilience Two credits - Low flood risk 2 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. The FRA takes all current and future sources of flooding into consideration One credit - Medium or high flood risk 3 A site-specific FRA confirms the development is in a flood zone that is defined as having a medium or high annual probability of flooding and is not in a functional floodplain. The FRA must take all current and future sources of flooding into consideration. For smaller sites refer to Level of detail required in the FRA for smaller sites, which overrides criterion 2. 4 To increase the resilience and resistance of the development to flooding, one of the following must be achieved: 4.a: The ground level of the building and access to both the building and the site, are designed (or zoned) so they are at least 600 mm above the design flood level of the site’s flood zone (see 600 mm threshold). 4.b: The final design of the building and the wider site reflects the recommendations made by an appropriate consultant in accordance with the hierarchy approach outlined in section 5 of BS 8533:2017.	Evidence requirements include •Consultants’ report •Where 1 credit is achieved, correspondence is required from the consultant explaining which of 4a or 4b is to be achieved •Copy of FRA Notes Post Meeting PRP 25/02/2021- Comments: Confirmed in workshop, area is subject to periodic flood risk meaning medium risk to flooding, so only one credit can be targeted. Updated PRP 15/04/2021 - Comments: 09/04/20201 -BREEAM Criteria sent to Dariusz of AKTII to confirm number of credit achievable 15/04/2021 - Confirmed 2 Credits can be achieved as KBCN1021 as pre-existing flood resilience measures are in place and all relevant criteria is met.	2		2		2		2	AKT II	
	Pre-requisite for surface water run-off credits 5 Surface water run-off design solutions must be bespoke, i.e. they must take account of the specific site requirements and natural or man-made environment of and surrounding the site. The priority levels detailed in the Methodology must be followed, with justification given by the appropriate consultant where water is allowed to leave the site.	Evidence requirements include •Consultant’s report - justifying run-off design solutions •Calculation results for the pre and post-development peak rate of run-off •Formal letter(s) from relevant parties, detailing ownership/management of SuDS	-	-	-	-	-	-	-	-	AKT II
	Surface Water Run-Off - Rate 6 Drainage measures are specified so that the peak rate of run-off from the site to the watercourses (natural or municipal) shows a 30% improvement for the developed site compared with the pre-developed site. This should comply at the 1-year and 100-year return period events. 7 Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified Sustainable Drainage Systems (SuDS) are in place. 8 Calculations include an allowance for climate change. This should be made in accordance with current best practice planning guidance	N.B. no “specific” evidence applies for criterion 7 at DS Notes Updated PRP 15/04/2021 - Comments: Confirmed by AKTII - restricting the flow rate from the Site to the greenfield run-off rate of 3.95 litres/sec.	1		1		1		1	AKT II	
	Surface Water Run-Off - Volume 9 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 EITHER 10 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 11 Any additional predicted volume of run-off for this event is prevented from leaving the site by using infiltration or other SuDS techniques. OR (only where criteria 10 and 11 cannot be achieved): 12 Justification from the appropriate consultant indicating why the above criteria cannot be achieved, i.e. where infiltration or other SuDS techniques are not technically viable options. 13 Drainage design measures are specified so that the post-development peak rate of run-off is reduced to the limiting discharge. The limiting discharge is defined as the highest flow rate from the following options: 13.a: The pre-development one-year peak flow rate 13.b: The mean annual flow rate (Qbar) 13.c: 2L/s/ha. For the one-year peak flow rate, the one-year return period event criterion applies. 14 Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified SuDS are in place.	Evidence requirements include •Information showing the proposed drainage solution, system failure flood routes, potential flood ponding levels and ground floor levels •Calculation results for pre and post-developmentvolume of run-off •Calculation results for the limiting discharge N.B. no “specific evidence” required for criterion 14 during DS Notes Updated PRP 15/04/2021 - Comments: Confirmed by AKTI	1		1		1		1	AKT II	
	Minimising watercourse pollution 16 There is no discharge from the developed site for rainfall up to 5 mm (confirmed by the appropriate consultant). 17 Areas with a low risk source of watercourse pollution, an appropriate level of pollution prevention treatment is provided, using appropriate SuDS techniques. 18 Areas with a high risk of contamination or spillage of substances, such as petrol and oil, have separators (or an equivalent system) are installed in surface water drainage systems. 19 Chemical or liquid gas storage areas have a means of containment fitted to the site drainage system (i.e. shut-off valves). This is to prevent the escape of chemicals to natural watercourses in the event of a spillage or bunding failure. 20 All water pollution prevention systems have been designed and installed in accordance with the recommendations of documents such as the SuDS manual2 and other relevant industry best practice. They must be bespoke solutions taking account of the specific site requirements and natural or man-made environment of and surrounding the site. 21 A comprehensive and up to date drainage plan of the site will be made available for the building or site occupiers. 22 Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified SuDS must be in place. 23 All external storage and delivery areas are designed and detailed in accordance with the current best practice planning guidance.	Evidence requirements include •The consultants report detailing the design specifications, calculations and drawings to support the 5mm rainfall discharge criteria. •Design drawings and/or relevant section/clauses of the construction specification or contract indicating 1. High and low risk areas of the site 2. Specification of SUDS, source control systems, oil/petrol separators and shut-off valves as appropriate N.B. no specific evidence required for criterion 22 during DS Notes Updated PRP 15/04/2021 - Comments: Confirmed by AKTI credit not achievable	1			1	1			1	AKT II

Credit Criteria Red - Minimum standards Green Highlight - Early stage credits			Design Stage Actions and Comments								Main Tower & Keats House Office		Main Tower Retail		Key responsibility Bold - Main Contact				
											Shell and Core					Shell and Core			
											Credits available	Targeted	Awarded	Not targeted		Credits available	Targeted	Awarded	Not targeted
Pol 04 Reduction of night time light pollution	Reduction of night time light pollution 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, one credit can be awarded as follows: 2 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. 3 All external lighting (except for safety and security lighting) can be automatically switched off between 23:00 and 07:00. 4 If safety or security lighting is provided and will be used between 23:00 and 07:00, this part of the lighting system complies with the lower levels of lighting recommended during these hours in Table 2 of the ILP guidance notes. 5 Illuminated advertisements are designed in compliance with ILP PLG05 The Brightness of Illuminated Advertisements.		Evidence requirements include •Design drawings •Relevant section/clauses of the construction specification or contract or external lighting design data/calculations •In the case of the external lighting design, the M&E engineer or lighting designer must provide indicative examples of where and how the strategy complies with the assessment criteria. Notes		1	1			1	1			Lighting designer						
	Pol 05 Reduction of noise pollution	Reduction of noise pollution 1 There are no noise-sensitive areas within the assessed building or within 800 m radius of the assessed site. OR 2 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 4142:20141 is commissioned. Noise levels must be measured or determined for: 2.a: Existing background noise levels: 2.a.i at the nearest or most exposed noise-sensitive development to the proposed assessed site 2.a.ii including existing plant on a building, where the assessed development is an extension to the building 2.b: Noise rating level from the assessed building. 3 The noise impact assessment must be carried out by a suitably qualified acoustic consultant. 4 The noise level from the assessed building, as measured in the locality of the nearest or most exposed noise-sensitive development, must be at least 5dB lower than the background noise throughout the day and night. 5 If the noise sources from the assessed building are greater than the levels described in criterion 4, measures have been installed to attenuate the noise at its source to a level where it will comply with the criterion.		Evidence requirements include •Design drawings highlighting: 1. All existing and proposed noise-sensitive buildings local to, and within, the site boundary 2. Proposed sources of noise from the new development 3. Distance (m) from these buildings to the assessed development. •The acoustician's report, acoustician's qualifications and professional status. •Letter from the design team confirming that they will appoint an acoustician to carry out a noise assessment •Relevant sections/clauses of the buidling specification or contract Notes PRP Updated Comments 10/05/2021 Sandybrown have provided compliace report to show criteria wil be met		1		1		1	1		Acoustic consultant/ CBDSP						
Total - Pollution:		13	5	5	3	13	5	5	3										
Credit value:		0.69%				0.69%													

Credit Criteria Red - Minimum standards Green Highlight - Early stage credits			Design Stage Actions and Comments								Main Tower & Keats House Office				Main Tower Retail				Key responsibility Bold - Main Contact
											Shell and Core				Shell and Core				
											Credits available	Targeted	Awarded	Not targeted	Credits available	Targeted	Awarded	Not targeted	
Innovation																			
Man 03	Responsible Construction Practices		1	1			1	1	1						Contractor				
Man 05	Aftercare		1				1	1				1			GPE				
Hea 01	Visual Comfort		1				1	1				1			AHMM/ GIA				
Hea 02	Indoor air quality		N/A	N/A			N/A	2				2							
Ene 01	Reduction of energy use and carbon emissions		5				5	5				5			CBDSP				
Wat 01	Water consumption		1				1	1				1			GPE/ CBDSP/ AHMM				
Mat 01	Core building services - Options Appraisal		1		1		1	3		1		3			Contractor/AHMM / CBDSP / AKT II				
Mat 03	Responsible sourcing of materials		1				1	1				1			Contractor/AHMM				
Wst 01	Construction waste management		1				1	1				1			Contractor/AHMM				
Wst 02	Recycled aggregates		1				1	1				1			AKT II/AHMM/ Contractor				
Wst 05	Adaptation to climate change		N/A	N/A			N/A	1				1							
AI	Approved Innovation		1				1	1				1							
Total - Innovation:			10	1	1		9	10	1	1		9							
Credit value:			1.00%				1.00%												
Total Target Score																			

87.8%	27.1%	85.1%	27.2%
Outstanding	Fail	Outstanding	Fail