
BREEAM Pre Assessment Report

Mixed use Development
Park House
Teddington
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For
Longford Securities

Issue: Two
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Alterations

The BRE hold the right to update or alter the scheme at any time. MRB as their agents will implement these changes as required to any assessment being undertaken.

1.0 Introduction

1.1 General

MRB Consulting Engineers has been appointed by Longford Securities to act as BREEAM Assessor for a project to convert an existing office building into a 113 bedroom Travelodge hotel together with the construction of an adjacent new build retail/restaurant and commercial office development. John McElwee is MRB's registered assessor responsible for this project.

The project has been registered with BRE Global who have issued bespoke criteria under proposal reference 262818.

The report was originally issued in May 2010 as part of an application for a Travelodge Hotel and adjacent office and Retail buildings.

This version of the report has been updated to reflect the potential omission of the office element and the inclusion of a residential component. The report confirms that after taking account of these proposed changes the retail element of the scheme will still achieve a BREEAM very good rating as part of a combined Travelodge/Retail development. It is understood that the residential element is the subject of a separate Code for Sustainable Homes pre assessment carried out by others.

1.2 BREEAM Summary

Hotel buildings do not fall into one of the categories covered by a standard BREEAM assessment scheme. The development will therefore need to be assessed under the BREEAM Other Buildings scheme (formerly Bespoke). Under this scheme bespoke criteria is prepared by the BRE following a pre registration process. In view of this the time taken to register a development under the bespoke scheme and the time taken to assess the scheme is considerably longer than the time required for a building that can be assessed under a standard scheme.

The project has been registered with BRE Global who have issued bespoke criteria under proposal reference 262818.

2.0 Bespoke BREEAM Assessment Methodology

2.1 Bespoke BREEAM Assessment Approach and Methodology

BREEAM is a method used for assessing the environmental impact of buildings. It stands for the Building Research Establishment Environmental Assessment Method. BREEAM has a set of issue categories under which specific credit requirements are grouped. These are:

Management (Man)	Overall policy and procedural issues
Health and Wellbeing (Hea)	Indoor and external issues affecting occupants
Energy (Ene)	Operation energy and CO ₂ issues
Transport (Tra)	Transport related CO ₂ and locational issues
Water (Wat)	Consumption and leakage related issues

Materials (Mat)	Environmental implications of material selection
Waste (Wst)	Environmental implications of construction and operational waste
Landuse and Ecology (LE)	Greenfield/brownfield and ecological value site issues
Pollution (Pol)	Air and water pollution issues (excluding CO ₂)

Within each category there are a number of credit requirements that reflect the options available to designers and managers of buildings. Credits are awarded where evidence has been provided to confirm that the specific requirements have been met. The number of credits within each of the above categories does not reflect the relative importance of these issues; this is given by the weighting factors applied by the methodology.

Within each credit section additional exemplary level credits are available that are awarded for innovation or for exceeding the compliance requirements for specific credits.

2.2 Bespoke BREEAM Scoring

Within each issue category, credits are awarded where evidence has been provided to confirm the specific requirements have been met. For some specific criteria, credits can be achieved for specific functional areas (e.g. offices, kitchens etc.) and not for other areas. In these instances, credits are weighted based on the total floor area (m²) of each functional area. An example of this would be credit HW1 – ‘Daylighting’. Alternatively, other credits are applicable to the whole building or site, for example, M1 – ‘Commissioning’.

The draft bespoke assessment criteria for the proposed development is area weighted for the new build and refurbishment components of the development and is also split into the following functional areas:

- Offices (shell)
- Retail/restaurant (shell)
- Reception/foyer
- Offices
- Kitchen
- Seating area
- Bedrooms

A score for each category is calculated based on the percentage of credits awarded within that category. An environmental weighting is applied to each category score to reflect the relative environmental importance of the category. These ‘weighted’ scores are then combined to give an overall single percentage score for each category and then overall. The final BREEAM rating is awarded based on this overall score as follows:

Pass – Performance above industry average	25%
Good – Performance significantly above industry average	40%
Very Good – Performance that reflects industry best practice	55%
Excellent – Performance in advance of industry best practice	70%

3.0 Provisional Assessment

A provisional assessment meeting was held with the design team and the proposed main contractor on 26 May 2010.

Provisional credits have been awarded on the basis of the verbal advice given to the assessor at that meeting. Details are given below:

Ref	Description	Credit Available	Credit Gained	Comment
Man1	Commissioning	2	2	Client has agreed to appoint commissioning monitor and the contractor has agreed to appoint specialist commissioning manager
Man2	Considerate constructors	2	2	The contractor has agreed to achieve a minimum score of 32 under the CCS
Man 3	Construction site impacts	4	4	The contractor has agreed to set targets, monitor and report on a minimum of 6 of the qualifying activities and to also responsibly resource all site timber
Man4	Building user guide	1	1	The design team has confirmed that a building user guide will be produced
Man6	Consultation	2	0	Unable to achieve due to timing of assessment
Man8	Security	1	0	The design team is unable to confirm if the credit can be achieved and it is therefore provisionally withheld
Man9	Publication of Building Information	1	1	The client is happy to publish relevant building information
Man11	Ease of Maintenance	1	1	The design team has confirmed that an ease of maintenance study will be undertaken
Man12	Life Cycle Costing	2	0	A life cycle cost study will be provided
Man14	Inclusivity	1	0	Due to the timing of the assessment this credit cannot be targeted
Hea1	Daylighting	1	1	The design team has confirmed that the credit is achievable on a functional area basis
Hea2	View out	1	1	The design team has confirmed that the credit is achievable on a functional area basis
Hea3	Glare control	1	1	Due to the speculative nature of the office development the credit is only achievable within the hotel office on a functional area basis
Hea4	High frequency lighting	1	1	The design team has confirmed that high frequency control gear will be specified on all fluorescent fittings throughout the development

Hea5	Int and Ext lighting levels	1	1	The design team has confirmed that internal and external lighting levels will be specified in accordance with the BRE requirements
Hea6	Lighting zones and controls	1	1	The design has confirmed that lighting will be zoned and controlled as required for compliance on a functional area basis
Hea7	Potential for natural ventilation	1	0	Compliance can be achieved for a number of the functional areas
Hea8	Indoor air quality	1	0	The design team has confirmed that the building will not meet the criteria for this credit
Hea9	Volatile organic compounds	1	1	The design team has confirmed that the development specification will allow the credit to be achieved
Hea10	Thermal comfort	1	0	This credit is provisionally withheld
Hea11	Thermal zoning	1	1	Thermal zoning in accordance with the BREEAM criteria will be provided
Hea12	Microbial contamination	1	1	The design team has confirmed that the design of the development will allow the credit to be awarded.
Hea13	Acoustic performance	1	1	The design team has confirmed that the design of the development will allow the credit to be awarded.
Ene1	Reduction in CO ₂ emissions	15	4	A preliminary assessment indicates that 4 credits can be awarded. The design team has advised that the credit will be monitored as the design develops with a view to improving the degree of compliance
Ene2	Sub metering of substantial energy uses	1	1	Compliant sub meters will be provided
Ene3	Sub-metering of high energy load and tenancy areas			Compliant sub meters will be provided
Ene4	External lighting	1	1	The design team has confirmed that the credit is achievable on a functional area basis
Ene5	Low or zero carbon technologies	3	3	The energy strategy report produced for the development confirms that 3 credits can be awarded.
Ene8	Lifts	2	2	The lift in the new build area will be compliant however the re-use of existing lifts in the refurbished building may preclude awarding the credit for this element of the development. Credits are provisionally awarded for

				the new build area only
Ene14	BMS	1	0	A BMS will not be provided and the credit is withheld
Tra1	Provision of public transport	5	4	The transport consultant has advised that the development will have a PTAL of 4 allowing 4 credits to be awarded.
Tra2	Proximity to amenities	1	1	The design team has confirmed that the development is located within a compliant proximity to at least two of the qualifying amenities
Tra3	Cyclist facilities	2	1	The design team has confirmed that the compliant cycle storage will be provided allowing one credit to be awarded
Tra4	Pedestrian and cyclist safety	1	0	It is understood that due to the constraints of the development the credit cannot be achieved.
Tra5	Travel plan	1	1	The client has confirmed that a transport consultant has been appointed to produce a compliant travel plan
Tra6	Maximum car parking capacity	2	0	Due to the existing car parking numbers the credit cannot be awarded
Tra7	Travel information point	1	1	Compliant travel information points will be provided
Tra8	Deliveries and manoeuvring	1	0	It is understood that due to the constraints of the development the credit cannot be achieved
Wat1	Water consumption	3	3	The design team has confirmed that the specification will include compliant water outlets to allow all these credits to be awarded
Wat2	Water meter	1	1	Compliant water meters will be provided
Wat3	Major leak detection	1	1	Compliant leak detection systems will be provided
Wat4	Sanitary supply shut off	1	1	Sanitary supply shut off facilities will be provided
Wat5	Water recycling	1	0	It is understood that due to the constraints of the development the credit cannot be achieved
Mat1	Materials spec (major building elements)	6	4	Four credits are provisionally awarded subject to design development
Mat2	Hard landscaping and boundary protection	1	1	The design team has confirmed that there will be no new hard landscaping or boundary protection
Mat3	Reuse of building facade	1	1	Retaining the facade of the existing

				building will allow the credit to be awarded
Mat4	Reuse of building structure	1	1	Reusing the existing building for the hotel element of the development allows the credit to be awarded
Mat5	Responsible sourcing of materials	3	0	Credits will be investigated as the design develops
Mat6	Insulation	2	1	Compliant responsibly sourced products to be specified
Mat7	Designing for robustness	1	0	Credit unavailable due to Travelodge standard floor finishes in corridors
Wst1	Construction site waste management	4	1	Construction waste to be managed in accordance with best practice levels Additional credits being investigated
Wst2	Recycled aggregates	1	0	The design team does not at this stage see any opportunities to use recycled aggregates. However options will be further explored as the design develops
Wst3	Recyclable waste storage	1	1	Compliant storage space to be identified
LE1	Reuse of land	1	1	The project reuses an existing developed site
LE2	Contaminated land	1	0	Credit unable to be awarded because the building is existing and any previous site contamination remediation is too historic to allow compliance
LE3	Ecological value of site	1	1	The client has appointed an ecologist who has confirmed the site is of low ecological value
LE4	Mitigating ecological impact	2	2	The ecologist has confirmed that there will be no negative change to the site ecology as a result of the development
LE5	Enhancing site ecology	3	2	Ecological enhancement will form part of the works resulting in a positive change of up to 6 species
LE6	Long term impact on biodiversity	2	2	A long term biodiversity plan will form part of the ecologist's brief
Pol1	Refrigerant GWP – building services	1	1	Credit can be awarded on a functional area basis for the refurbished building only
Pol2	Preventing refrigerant leaks	2	0	Credit not sought at this stage
Pol4	Nox emissions from heating source	3	0	Credits unavailable
Pol5	Flood risk	3	2	The design team has confirmed that a flood risk assessment has been carried

				out, the results of which confirm the development as having a low annual risk of flooding and no increase in surface water run off
Pol6	Minimising watercourse pollution	1	0	The design team has advised that the credit cannot be achieved
Pol7	Reduction of night time light pollution	1	1	Compliant fittings will be specified
Pol8	Noise attenuation	1	1	Compliance criteria to be met

On the basis of this provisional assessment meeting it is anticipated that the overall rating for the development will be a 'Very Good' Bespoke BREEAM rating.

The percentage score achieved in the provisional assessment is 59.25%. The threshold for 'very good' is 55%.

A copy of the BRE's pre assessment estimator spreadsheet is included at Appendix One.

A copy of the provisional scoring sheet including a breakdown of scores by category is included at Appendix Two.

Appendix One: Pre Assessment Estimator Spreadsheet



BREEAM Scheme: BREEAM Bespoke 2008
 Building/Development Name: Travelodge Park House Teddington (NB Refurb)
 Assessment Registration No.: MRB-BES-M31-3
 Qualified BREEAM Assessor: John D McElwee
 Criteria Type: Criteria
 Date: 25/05/2010

Ref	Title	Number of BREEAM credits available		Total 'area weighted' BREEAM credits achieved	Minimum BREEAM Standards							Achieved?	Minimum BREEAM Standards					Comments	
		New Build	Refurb		Minimum BREEAM Standards								Pass	Good	Very Good	Excellent	Outstanding		
					Area (m2)	Offices (Shell only)	Restaurant (Shell only)	Reception	Offices	Kitchen	Seating Areas								Hotel Bedrooms
		387.00	2816.00		0	387	23	12	46	115	2620								

Management				Minimum required credits by BREEAM issue and rating													
Man 1	Commissioning	2	2	2	2	2	2	2	2	2	2	1	1	1	1	2	
Man 2	Considerate Constructors	2	2	2	2	2	2	2	2	2	2	-	-	-	1	2	
Man 3	Construction Site Impacts	4	4	4	4	4	4	4	4	4	4	-	-	-	-	-	
Man 4	Building user guide	1	1	1	1	1	1	1	1	1	1	-	-	-	1	1	
Man 6	Consultation	2	0	0	0	0	0	0	0	0	0	-	-	-	-	-	
Man 8	Security	1	0	0	0	0	0	0	0	0	0	-	-	-	-	-	
Man 9	Publication of building information	1	1	1	1	1	1	1	1	1	1	-	-	-	-	1	
Man 10	Development as a learning resource	1	0	0	0	0	0	0	0	0	0	-	-	-	-	1	
Man 11	Ease of Maintenance	1	1	0	1	1	1	1	1	1	1	-	-	-	-	1	
Man 12	Life Cycle Costing	2	1	1	1	1	1	1	1	1	1	-	-	-	-	-	
Man 14	Inclusivity	1	0	0	0	0	0	0	0	0	0	-	-	-	-	1	

Credits Available	18	18	18	18	18	18	18
Credits Achieved	12	12	12	12	12	12	12
% Function Score	66.67%	66.67%	66.67%	66.67%	66.67%	66.67%	66.67%
% Total Score	0.00%	8.05%	0.48%	0.25%	0.96%	2.39%	54.53%

Section Score **66.67%**

Health & Wellbeing

Hea 1	Daylighting	1	N/A	N/A	N/A	0	0	0	1	1	1	1	1	1	1	-	-	-	-	-
Hea 2	View Out	1	N/A	N/A	N/A	0	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-
Hea 3	Glare Control	1	N/A	N/A	N/A	0	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-
Hea 4	High frequency lighting	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Hea 5	Internal and external lighting levels	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-

Hea 6	Lighting zones & controls	1	N/A	N/A	N/A	0	0	1	1	1	1	1	1	-	-	-	-	-
Hea 7	Potential for natural ventilation	1	N/A	N/A	N/A	0	0	0	1	N/A	1	1	1	-	-	-	-	-
Hea 8	Indoor air quality	1	0	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-
Hea 9	Volatile Organic Compounds	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-
Hea 10	Thermal comfort	1	0	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-
Hea 11	Thermal zoning	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-
Hea 12	Microbial contamination	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Hea 13	Acoustic Performance – Internal noise levels and sound insulation	1	N/A	N/A	N/A	0	1	N/A	1	1	1	1	1	-	-	-	-	-

Credits Available	13	11	10	13	10	11	11
Credits Achieved	5	6	6	11	8	9	9
% Function Score	38.46%	54.55%	60.00%	84.62%	80.00%	81.82%	81.82%
% Total Score	0.00%	6.59%	0.43%	0.32%	1.15%	2.94%	66.93%

Section Score **78.35%**

Energy

Ene 1	Reduction of CO ₂ Emissions	15	4		4	4	4	4	4	4	4	4	4	-	-	-	6	10
Ene 2	Sub-metering of Substantial Energy Uses	1	1	1	1	1	1	1	1	1	1	1	1	-	-	1	1	1
Ene 3	Sub-metering of high energy load Areas and Tenancy	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-
Ene 4	External Lighting	1	1	0	0	1	1	0	0	0	0	0	0	-	-	-	-	-
Ene 5	Low zero carbon technologies	3	3		3	3	3	3	3	3	3	3	3	-	-	-	1	1
Ene 8	Lifts	2	2	0	0	2	2	0	0	0	0	0	0	-	-	-	-	-
Ene 14	BMS	1	0	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-

Credits Available	24	24	24	24	24	24	24
Credits Achieved	12	12	9	9	9	9	9
% Function Score	50.00%	50.00%	37.50%	37.50%	37.50%	37.50%	37.50%
% Total Score	0.00%	6.04%	0.27%	0.14%	0.54%	1.35%	30.67%

Section Score **39.01%**

Transport

Tra 1	Provision of public transport – Building Type 3	5	4	4	4	4	4	4	4	4	4
Tra 2	Proximity to amenities	1	1	1	1	1	1	1	1	1	1
Tra 3	Cyclist Facilities – Location Type 3	2	1	1	1	1	1	1	1	1	1
Tra 4	Pedestrian and cycle safety – Location Type 3	1	0	0	0	0	0	0	0	0	0
Tra 5	Travel plan	1	1	1	1	1	1	1	1	1	1
Tra 6	Maximum car parking capacity	2	0	0	0	0	0	0	0	0	0
Tra 7	Travel information point	1	1	1	1	1	1	1	1	1	1
Tra 8	Deliveries & manoeuvring	1	0	0	0	0	0	0	0	0	0

-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

Credits Available	14	14	14	14	14	14	14
Credits Achieved	8	8	8	8	8	8	8
% Function Score	57.14%	57.14%	57.14%	57.14%	57.14%	57.14%	57.14%
% Total Score	0.00%	6.90%	0.41%	0.21%	0.82%	2.05%	46.74%

Section Score **57.14%**

Water

Wat 1	Water Consumption	3	3	3	3	3	3	3	3	3	3
Wat 2	Water meter	1	1	1	1	1	1	1	1	1	1
Wat 3	Major leak detection	1	1	1	1	1	1	1	1	1	1
Wat 4	Sanitary supply shut off	1	1	1	1	1	1	1	1	1	1
Wat 5	Water recycling	1	0	0	0	0	0	0	0	0	0

-	1	1	1	2
-	1	1	1	1
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

Credits Available	7	7	7	7	7	7	7
Credits Achieved	6	6	6	6	6	6	6
% Function Score	85.71%	85.71%	85.71%	85.71%	85.71%	85.71%	85.71%
% Total Score	0.00%	10.36%	0.62%	0.32%	1.23%	3.08%	70.11%

Section Score **85.71%**

Materials

Mat 1	Materials Specification	6	3	3	3	3	3	3	3	3
Mat 2	Hard landscaping and boundary protection	1	1	1	1	1	1	1	1	1

-	-	-	-	-
-	-	-	-	-

Mat 3	Re-use of building façade	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	
Mat 4	Re-use of building structure	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	
Mat 5	Responsible sourcing of materials	3	0	0	0	0	0	0	0	0	0	-	-	-	-	-	
Mat 6	Insulation	2	1	1	1	1	1	1	1	1	1	-	-	-	-	-	
Mat 7	Designing For Robustness	1	0	0	0	0	0	0	0	0	0	-	-	-	-	-	

Credits Available	15	15	15	15	15	15	15
Credits Achieved	7	7	7	7	7	7	7
% Function Score	46.67%	46.67%	46.67%	46.67%	46.67%	46.67%	46.67%
% Total Score	0.00%	5.64%	0.34%	0.17%	0.67%	1.68%	38.17%

Section Score **46.67%**

Waste

Wst 1	Construction Site Waste Management	4	1	1	1	1	1	1	1	1	1	-	-	-	-	-	
Wst 2	Recycled aggregates	1	0	1	0.8791758	0	0	1	1	1	1	-	-	-	-	-	
Wst 3	Recyclable waste storage	1	1	1	1	1	1	1	1	1	1	-	-	-	1	1	
Wst 5	Composting	1	0	0	0	0	0	0	0	0	0	-	-	-	-	-	
Wst 6	Floor Finishes	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	

Credits Available	8	8	8	8	8	8	8
Credits Achieved	3	3	4	4	4	4	4
% Function Score	37.50%	37.50%	50.00%	50.00%	50.00%	50.00%	50.00%
% Total Score	0.00%	4.53%	0.36%	0.19%	0.72%	1.80%	40.90%

Section Score **48.49%**

Land Use & Ecology

LE1	Re-use of land	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	
LE2	Contaminated land	1	0	0	0	0	0	0	0	0	0	-	-	-	-	-	
LE3	Ecological value of site AND Protection of ecological features	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	
LE4	Mitigating Ecological impact	2	2	2	2	2	2	2	2	2	2	-	-	1	1	1	
LE5	Enhancing Site Ecology	3	2	2	2	2	2	2	2	2	2	-	-	-	-	-	
LE6	Long term impact on biodiversity	2	2	2	2	2	2	2	2	2	2	-	-	-	-	-	

Credits Available	10	10	10	10	10	10	10
Credits Achieved	8	8	8	8	8	8	8
% Function Score	80.00%	80.00%	80.00%	80.00%	80.00%	80.00%	80.00%
% Total Score	0.00%	9.67%	0.57%	0.30%	1.15%	2.87%	65.44%

Section Score **80.00%**

Pollution

Pol 1	Refrigerant GWP – Building services	1	0	1	0.8791758	0	0	1	1	1	1	1
Pol 2	Preventing refrigerant leaks	2	0	0	0	0	0	0	0	0	0	0
Pol 4	NOx emissions from heating source	3	0	0	0	0	0	0	0	0	0	0
Pol 5	Flood risk	3	3		3	3	3	3	3	3	3	3
Pol 6	Minimising watercourse pollution	1	0		0	0	0	0	0	0	0	0
Pol 7	Reduction of Night Time Light Pollution	1	1	1	1	1	1	1	1	1	1	1
Pol 8	Noise Attenuation	1	1		1	1	1	1	1	1	1	1

-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

Credits Available	12	12	12	12	12	12	12
Credits Achieved	5	5	6	6	6	6	6
% Function Score	41.67%	41.67%	50.00%	50.00%	50.00%	50.00%	50.00%
% Total Score	0.00%	5.03%	0.36%	0.19%	0.72%	1.80%	40.90%

Section Score **48.99%**

Innovation

Man 2	Considerate Constructors	1	0		0
Hea 1	Daylighting	1	0	0	0
Ene 1	Reduction of CO2 emissions	2	0		0

Ene 5	Low or Zero Carbon Technologies	1	0	0	
Wat 2	Water Meter	1	0	0	
Mat 1	Materials Specification	1	0	0	
Mat 5	Responsible Sourcing of Materials	1	0	0	
Wat 1	Construction Site Waste Management	1	0	0	
Number of Approved Innovation Credits Available / Achieved		10			
<i>Innovation - BREEAM Accredited Professional or Suitably Qualified BREEAM Assessor</i>					
Innovation	BREEAM Accredited Professional / Suitably Qualified Assessor	2			

Appendix Two: Provisional Scoring Sheet



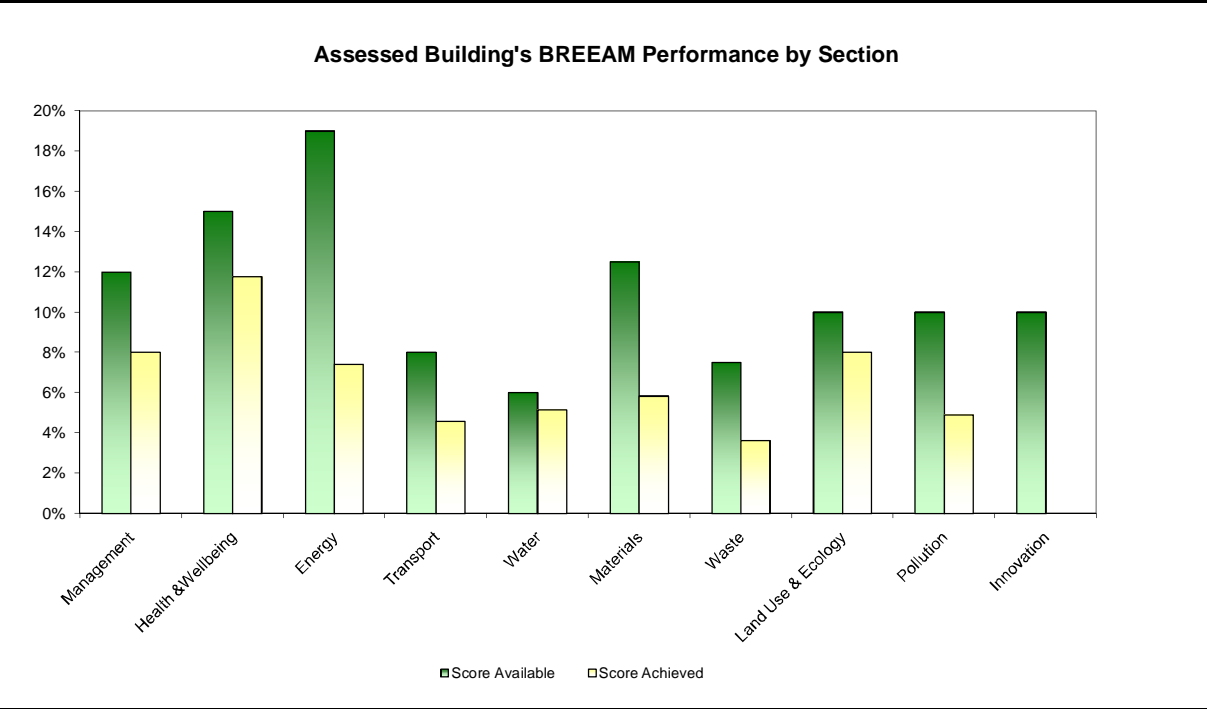
BREEAM Scheme: BREEAM Bespoke 2008
Building Name: Travelodge Park House Teddington (NB Refurb)
BREEAM Registration No.: MRB-BES-JM31-3
BREEAM Assessor: John D McElweee
Licensed Assessor organisation: MRB Consulting

Pass	30%
Good	45%
Very Good	55%
Excellent	70%
Outstanding	85%

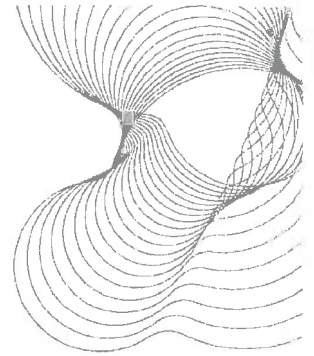
Stage of Assessment	BREEAM Score	BREEAM Rating
0	59.25%	VERY GOOD

Minimum BREEAM Standards					
Rating Level	Pass	Good	Very Good	Excellent	Outstanding
Minimum Standards Achieved	YES	YES	YES	NO	NO

Building Performance by Section			
	Environmental weighting	% Achieved	Weighted Score
Management	12.00%	66.67%	8.00%
Health & Wellbeing	15.00%	78.35%	11.75%
Energy	19.00%	39.01%	7.41%
Transport	8.00%	57.14%	4.57%
Water	6.00%	85.71%	5.14%
Materials	12.50%	46.67%	5.83%
Waste	7.50%	48.49%	3.64%
Land Use & Ecology	10.00%	80.00%	8.00%
Pollution	10.00%	48.99%	4.90%
Total			59.25%
Exemplary Level credits achieved			0.00%
Approved Innovation credits			0.00%
Innovation, Accredited professional			0.00%
Total Innovation credits achieved			0.00%
Total BREEAM Score			59.25%



Appendix Three: BREEAM License



**List of Licensed Assessors for MRB Consultant Engineers Limited
(previously known as MRB Consulting Engineers LLP)**

Assessor Name	Assessor Number	BREEAM Schemes
John McElwee	MRB-JM31	Offices, BREEAM Other Buildings, International
Michael Slater	MRB-MS42	Healthcare

Date of publication 17th May 2010

Please note that the BRE Global licence is issued in accordance with our Terms & Conditions (PN 173 and PN173-11) and our Scheme Document SD123.

In accordance with the scheme requirements, you must notify to us of any changes in circumstances so that we can amend the licence details.