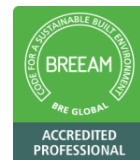


Lensbury Hotel, Family Restaurant BREEAM Pre-assessment estimator

July 2012



Category	Max score	Achieved	Low Cost	High Cost	Unsure	Unavailable
Management	12.00%	0.00%	9.27%	3.27%	0.00%	0.00%
Health and wellbeing	15.00%	1.00%	12.00%	1.00%	1.00%	0.00%
Energy	19.00%	0.00%	10.64%	6.08%	0.76%	1.52%
Transport	8.00%	0.89%	1.78%	0.00%	1.78%	3.56%
Water	6.00%	0.67%	4.00%	1.33%	0.00%	0.00%
Materials	12.50%	0.00%	9.38%	3.13%	0.00%	0.00%
Waste	7.50%	0.00%	3.75%	3.75%	0.00%	0.00%
Land use and ecology	10.00%	0.00%	4.00%	3.00%	2.00%	1.00%
Pollution	10.00%	2.31%	3.85%	0.00%	1.54%	2.31%
Innovation	10.00%	0.00%	1.00%	2.00%	0.00%	0.00%

Final score 4.86% 59.66% 23.56% 7.08% 8.38%



ENERGY **Section Weighting on Score** 19.00% **Indicative Section Score** 0.00% 10.64% 6.08% 0.76% 1.52%

Ene01 Reduction of CO₂ Emissions

		Achieved	Low Cost	High Cost	Uncertain	Unavailable
Ene01 Calculator						
What is the target BREEAM score for ENE1		15	10	3		2
Ene02 Energy Monitoring						
Will a BMS or sub-meters be specified to monitor energy use from major building services systems?		1	1			
Will a BMS or sub-meters be specified to monitor energy use by tenant/building function areas?		1	1			
Ene03 External Lighting						
Will external light fittings and controls be specified in accordance with the BREEAM criteria?		1	1			
Ene04 Low and Zero Carbon Technology						
Will a LZC technology feasibility study be carried out		2		1	1	
Will at least 10% or 20% of carbon be displaced?		2		2		
Will "free" cooling or natural ventilation be utilised?		1	1			
Ene05 Energy Efficient Cold Storage						
Will the refrigeration system be designed, installed and commissioned in accordance with BREEAM criteria?		N/A				
Will the refrigeration system demonstrate a saving in indirect greenhouse gas emissions?		N/A				
Will the refrigeration system be a type described as a 'Future Technology' in the Refrigeration Road Map?		Innovation				
Ene06 Energy Efficient Transportation Systems						
Will a transportation system analysis be carried out to determine the optimum number and size of lifts?		N/A				
Will three energy-efficient features offering the greatest potential energy savings be part of the system?		N/A				
Ene07 Energy Efficient Laboratory Systems						
Will fume cupboards and/or other containment devices be specified		N/A	N/A	N/A	N/A	N/A
Will the laboratory meet BREEAM's Best Practice Energy Practices in Laboratories criteria (table 6-2)?		N/A	N/A	N/A	N/A	N/A
Will the laboratory meet criteria item b) of table 6-2: Fan power?						
Will the laboratory criteria item c) of table 6-2: Fume cupboard volume flow rates?						
Will the lab meet criteria item d) of table 6-2: Grouping / isolation of high filtration/ventilation activities?						
Will the laboratory meet criteria item e) of table 6-2: Energy recovery - heat?						
Will the laboratory meet criteria item f) of table 6-2: Energy recovery - cooling?						
Will the laboratory meet criteria item g) of table 6-2: Grouping of cooling loads?						
Will the laboratory meet criteria item h) of table 6-2: Free cooling?						
Will the laboratory meet criteria item i) of table 6-2: Load responsiveness?						
Will the laboratory meet criteria item j) of table 6-2: Cleanrooms?						
Will the laboratory meet criteria item k) of table 6-2: Diversity?						
Will the laboratory meet criteria item l) of table 6-2: Room air-change rates?						
Ene08 Energy Efficient Equipment						
Which of the following will be present and likely to be a/the major contributor to 'unregulated' energy use:						
Small power/plug in equipment?		No				
Swimming pool?		No				
Communal laundry?		No				
Data centre?		No				
IT-intensive operation areas?		No				
Residential areas?		No				
Healthcare?		No				
Kitchen and catering facilities?		No				
Will the significant majority contributor(s) to 'unregulated' energy use (above) meet the BREEAM criteria?		2	0	0	2	0
Ene09 Drying Space						
Will internal/external drying space and fixings be provided?		N/A	N/A	N/A	N/A	N/A

25 0 14 8 1 2



WATER	Section Weighting	6.00%	Indicative Section Score	0.67%	4.00%	1.33%	0.00%	0.00%
Wat01 Water Consumption			Achieved	Low Cost	High Cost	Uncertain	Unavailable	
Select the level that corresponds closely to the target or likely water component specification?			5		3	2		
Wat02 Water Monitoring								
Will there be a water meter on the mains water supply to the building(s)?			1		1			
Will metering/monitoring equipment be specified on the water supply to any relevant plant/building areas?								
Will all specified water meters have a pulsed output?								
If the site/building has an existing BMS connection, will all pulsed meters be connected to the BMS?								
Wat03 Water Leak Detection and Prevention								
Will a mains water leak detection system be installed on the building's mains water supply?			1		1			
Will flow control devices be installed in each sanitary area/facility?			1		1			
Wat04 Water Efficient Equipment								
Will water efficient irrigation methods and/or vehicle wash systems (if relevant) be installed?			1		1			
			9		1	6	2	0
							0	0

MATERIALS	Section Weighting	12.50%	Indicative Section Score	0.00%	9.38%	3.13%	0.00%	0.00%	
Mat01 Life Cycle Impacts			Achieved	Low Cost	High Cost	Uncertain	Unavailable		
Select the number of BREEAM credits being targeted for the Mat01 issue	5			3	2				
Mat02 Hard Landscaping and Boundary Protection									
Will ≥80% of all external hard landscaping and boundary protection achieve a Green Guide A or A+ rating?	1			1					
Mat03 Responsible Sourcing									
Select the number of BREEAM credits being targeted for the Mat03 issue	3			2	1				
Will all timber used on the project be sourced in accordance with the UK Gov't's Timber Procurement Policy?									
Mat04 Insulation									
Is the building targeting an insulating index of 2 or more?	1			1					
Will the building's insulating materials be responsibly sourced?	1			1					
Mat05 Designing for Robustness									
Will suitable durability/protection measures be specified and installed to vulnerable areas of the building?	1			1					
		12		0	9	3	0	0	0

Section Weighting	7.50%	Indicative Section Score	0.00%	3.75%	3.75%	0.00%	0.00%
Wst01 Construction Waste Management			Achieved	Low Cost	High Cost	Uncertain	Unavailable
Select the number of BREEAM credits being targeted for the Wst01 issue	4		2	2			
Wst02 Recycled Aggregates							
Select the number of BREEAM credits being targeted for the Wst02 issue	1			1			
Wst03 Operational Waste							
Will appropriate facilities for the storage of operational recyclable waste volumes be provided? If relevant, will a static waste compactor(s) or baler(s) be specified/installed? If relevant, will a vessel for composting suitable organic waste be specified/installed?	1		1				
Wst04 Speculative Floor and Ceiling Finishes							
		6	0	3	3	0	0

LAND USE & ECOLOGY	Section Weighting	10.00%	Indicative Section Score	0.00%	4.00%	3.00%	2.00%	1.00%
LE01 Site Selection			Achieved	Low Cost	High Cost	Uncertain	Unavailable	
Will at least 75% of the proposed development's footprint be located on previously been developed land?	1					1		
Is the site deemed to be significantly contaminated?	1						1	
LE02 Ecological Value of Site and Protection of Ecological Features								
Can the land within the construction zone be defined as 'land of low ecological value'?	1					1		
Will all features of ecological value surrounding the construction zone/site boundary be protected?								
LE03 Mitigating Ecological Impact								
What is the likely change in ecological value (plant species richness) as a result of the sites development?	2			2				
LE04 Enhancing Site Ecology								
Will a suitably qualified ecologist be appointed to report on enhancing and protecting site ecology?	3			1	2			
Will the suitably qualified ecologists general recommendations be implemented?								
What is the targeted/intended improvement in ecological value as a result of enhancement actions?								
LE05 Long Term Impact on Biodiversity								
Will the building meet BREEAM's mandatory criteria for this BREEAM issue?	2			1	1			
Will a Biodiversity Champion be appointed to monitor/minimise impacts of site activities on biodiversity?								
Will the contractor provide training for the site workforce on how to protect ecology during the project?								
Will the contractor record actions to protect biodiversity and monitor their effectiveness during construction?								
Will a new ecologically valuable habitat, appropriate to the local area, be created?								
Where flora/fauna habitats exist on site, will the contractor programme site works to minimise disturbance?								
			10	0	4	3	2	1

POLLUTION	Section Weighting	10.00%	Indicative Section Score	2.31%	3.85%	0.00%	1.54%	2.31%
Pol01 Impact of Refrigerants				Achieved	Low Cost	High Cost	Uncertain	Unavailable
	Will refrigerant containing systems be installed in the assessed building?	2	2					
	Is the Global Warming Potential of the specified refrigerant(s) likely to be 10 or less?							
	What is the target range Direct Effect Life Cycle CO ₂ eq. emissions for the system?							
	Will a refrigerant leak detection and containment system be specified/installed?	1	1					
Pol02 NO_x Emissions								
	Is the target/maximum NO _x emission level for space heating system below 70mg/kWh	3	3					
Pol03 Surface Water Run off								
	What is the actual/likely annual probability of flooding for the assessed site?	2						2
	Will a Flood Risk Assessment be undertaken and ground level of the building/access meet BREEAM criteria?	1						
	Will the site meet the BREEAM criteria for peak rate surface water run off?	1				1		
	Will the site meet the criteria for surface water run off volume, attenuation and/or limiting discharge?	1						1
	Will the site be designed to minimise watercourse pollution in accordance with the BREEAM criteria?	1				1		
Pol04 Reduction of Night Time Light Pollution								
	Will the external lighting be designed to reduce light pollution?	1		1				
Pol05 Noise Attenuation								
	Will there be, or is there noise-sensitive areas/buildings within 800m radius of the development?	1		1				
	Will a noise impact assessment be completed and, if applicable, noise attenuation measures specified?							
			13	3	5	0	2	3

INNOVATION	Section Weighting	10.00%	Indicative Section Score	0.00%	1.00%	2.00%	0.00%	0.00%
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Inn01 Innovation

			Achieved	Low Cost	High Cost	Uncertain	Unavailable
Man01 Sustainable Procurement	1		0	1	0	0	0
Man02 Responsible Construction Practices	1		0	0	0	0	0
Hea01 Visual Comfort	1		0	0	0	0	0
Ene01 Reduction of CO2 Emissions	5		0	0	0	0	0
Ene04 Low and Zero Carbon Technology	1		0	0	1	0	0
Ene05 Energy Efficient Cold Storage	1		0	0	0	0	0
Wat01 Water Consumption	1		0	0	0	0	0
Mat01 Life Cycle Impacts	1		0	0	0	0	0
Mat03 Responsible Sourcing of Materials	1		0	0	0	0	0
Wst01 Construction Waste Management	1		0	0	0	0	0
Wst02 Recycled Aggregates	1		0	0	1	0	0
		10	0	1	2	0	0

