

Lensbury Hotel, Family RestaurantBREEAM Pre-assessment estimator

July 2012







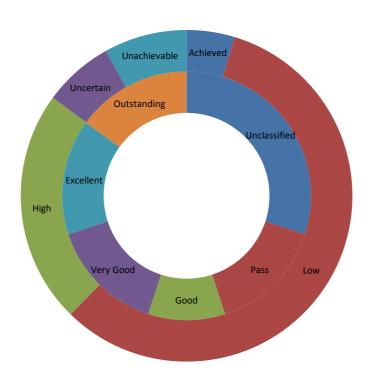






Category	Max score	Achieved	Low Cost	High Cost	Unsure	Unavailable
Management	12.00%	0.00%	9.27%	3.27%	0.00%	0.00%
Health and wellbeing	15.00%	1.00%	12.00%	1.00%	1.00%	0.00%
Energy	19.00%	0.00%	10.64%	6.08%	0.76%	1.52%
Transport	8.00%	0.89%	1.78%	0.00%	1.78%	3.56%
Water	6.00%	0.67%	4.00%	1.33%	0.00%	0.00%
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%





MANAGEMENT	Section Weighting	12.00%	Indicati	ve Section Score	0.00%	9.27%	3.27%	0.00%	0.00%
Man01 Sustainable F	Procurement			Δchieved	Low Cost	High Cost	Uncertain	Unavailak	ale
Wallot Sastamable I		raining schedule be defined in accordance with BREEAM?	1	Acmerea	1	Tilgii Cost	Onecitain	Onavanas	1
		stage A/B and performance targets contractually agreed?	1		1				
		ed to monitor and report progress during RIBA stage B-E?	1		1				
		ed to monitor and report progress during RIBA stage F-L?	1		1				
		rvey be conducted and any defects uncovered remedied?	1		1				
		pliant commissioning of building services be carried out?	1		1				
		asonal commissioning of building services be carried out?	1		1				
		recorded and aftercare support provided for 12 months?			1				
		tion be recorded/reported for 3 years post construction?			1				
Man02 Responsible	Construction Practices					•	•		-
W	ll a considerate construction scheme will be	e used or required to be used by the principal contractor?	2		1	1			
Man03 Construction	Site Impacts	•							_
		Will site energy consumption be metered/monitored?	1		1				
		Will site water consumption be metered/monitored?	1		1				
	Will the transport of construction m	aterials and waste to/from site be measured/monitored?	1			1			
	Will timber be sourced in accord	ance with the Government's Timber Procurement Policy?	1		1				
	Will/does the principal contractor o	perate a compliant Environmental Management System?	1			1			
	Will the principal contractor adopt	best practice pollution prevention policies & procedures?	1			1			
Man04 Stakeholder	Participation								=" =
		ppropriate level of consultation activities be undertaken?	1		1				
		reloped and appropriate building user facilities provided?	1		1				
	Will buildin	g user guides and relevant user information be provided?	1		1				
	Will a post occupancy evaluation as	ssessment be undertaken and information disseminated?	1		1				
Man05 Life cycle cos	t and service life planning								-
		vcle Cost (LCC) analysis be commissioned and completed?	1			1			
		c and system level LCC be commissioned and completed?	1			1			
	Will a t	echnical design LCC to be commissioned and completed?	1			1			
				_		_		_	
			22	0	17	ϵ	0	C)



IEALTH & WELLBEING	Section Weighting on Score	15.00%	Indicati	ive Section Scor	e 1.00 %	12.00%	1.00%	1.00%	0.00
lea01 Visual Comfort				Achieve	d Low Cost	High Cost	Uncertai	n Unavailabl	<u>e</u>
	Will all fluore	escent lamps be fitted with high frequency ballasts?	N/A	N/A	N/A	N/A	N/A	N/A	
		igned to achieve the appropriate daylight factor(s)?			2				
		quate glare control and view out for building users?		1					
Will interna	al/external lighting be specified in accordance	e with the relevant CIBSE Guides/British Standards?	1		1				
	Will all relevant building areas be des	igned to achieve exemplary level daylight factor(s)?	Innovation						
lea02 Indoor Air Quality				_	_				
		Will an air quality plan be produced?			1				
		igned to minimise sources of internal air pollution?			_				
		meet the VOC testing and emission levels required?			1				
		nd total VOC levels be measured post construction?				1			
		have the potential to provide, natural ventilation?			1				
Will fu		accordance with relevant British/other Standards?		N/A	N/A	N/A	N/A	N/A	
	Will containment Level 2 and 3 labs b	e designed in accordance with relevant standards?	N/A	N/A	N/A	N/A	N/A	N/A	
						- -			
lea03 Thermal Comfort									_
		Vill thermal modelling of the design be carried out?			1				
	Will the modelling inform the devo	elopment of a thermal zoning and control strategy?	1		1				
lea04 Water Quality						_			_
Will all water		vant HSE Approved Code of Practice and Guidance?							
	Where humidification is to be provided	l, will a failsafe humidification system be specified?	1		1				
Will a	wholesome supply of accessible, clean and f	resh drinking water be supplied for building users?							
lea05 Acoustic Performanc						<u> </u>			
	Will/has a suitably qualified acoustician b	e appointed to provide appropriate design advice?							_
	Will the building meet the relevant acoustic	performance standards and testing requirements?	2		2				
lea06 Safety and Security						_			_
	Where external site areas are present, will sa	afe access be designed for pedestrians and cyclists?	1				1		
Will	a suitably qualified security consultant be ap	pointed and security considerations accounted for	1		1				
_						=			
			15		1 12	! 1		1 ()



NERGY So	ection Weighting on Score	19.00%	Indicati	ve Section Scor	e 0.00 %	10.64%	6.08%	0.76%	1.5
e01 Reduction of CO ₂ Emissions									
e01 Calculator				Achieve	d Low Cost	High Cost	Uncertai	n Unavailab	ole
	What is the taget BREEAM so	core for ENE1	15		10	3		2	
e02 Energy Monitoring	-								•
Will a BMS or sub-meters be specified to monitor end	rgy use from major building serv	ices systems?	1		1				1
Will a BMS or sub-meters be specified to monitor	energy use by tenant/building fu	nction areas?	1		1				1
e03 External Lighting		<u>-</u>		<u>-</u>					-
Will external light fittings and controls be spe	cified in accordance with the BRE	EAM criteria?	1		1				1
e04 Low and Zero Carbon Technology		<u>-</u>		<u>-</u>					-
Will a	LZC technology feasibility study k	oe carried out	2			1	1		1
W	ill at least 10% or 20% of carbon	be displaced?	2			2			1
Will "	free" cooling or natural ventilatio	n be utilised?	1		1				1
e05 Energy Efficient Cold Storage	-					•	•		•
Will the refrigeration system be designed, installed and comn	nissioned in accrodance with BRE	EAM criteria?	N/A						
Will the refrigeration system demonstrate	a saving in indirect greenhouse g	as emissions?	N/A						
Will the refrigeration system be a type described as a 'Futu	e Technology' in the Refrigeratio	n Road Map?	nnovation						1
e06 Energy Efficient Transportation Systems						•	•		•
Will a transportation system analysis be carried out to de	ermine the optimum number an	d size of lifts?	N/A						1
Will three energy-efficient features offering the greatest p	otential energy savings be part o	f the system?	N/A						1
e07 Energy Efficient Laboratory Systems	<u> </u>	· · ·	-		*	•		*	4
Will fume cupboards	and/or other containment device	s be specified	N/A	N/A	N/A	N/A	N/A	N/A	
Will the laboratory meet BREEAM's Best Practice Energ	y Practices in Laboratories criteri	ia (table 6-2)?	N/A	N/A	N/A	N/A	N/A	N/A	l
Will the laboratory	meet criteria item b) of table 6-2	: Fan power?	•						2
Will the laboratory criteria item c) o	table 6-2: Fume cupboard volum	ne flow rates?							
Will the lab meet criteria item d) of table 6-2: Grouping / i	solation of high filtration/ventilati	ion activities?							
Will the laboratory meet criter	ia item e) of table 6-2: Energy rec	covery - heat?							
Will the laboratory meet criteria									
Will the laboratory meet criteria									
Will the laboratory r	neet criteria item h) of table 6-2:	Free cooling?							
Will the laboratory meet cri	teria item i) of table 6-2: Load res	ponsiveness?							
Will the laboratory	meet criteria item j) of table 6-2:	Cleanrooms?							
	ry meet criteria item k) of table 6								
	ria item l) of table 6-2: Room air-c								
e08 Energy Efficient Equipment	,	<u> </u>							
hich of the following will be present and likely to be a/the major co	ntributor to 'unregulated' energy	/ use:							-
	Small power/plug ir	n equipment?	No						
	Swi	imming pool?	No						
		unal laundry?	No						
		Data centre?	No						
	IT-intensive ope	-	No						
		dential areas?	No						
		Healthcare?	No						
	Kitchen and cate	-	No						
Will the significant majority contributor(s) to 'unregulated'			2	0	0	2	0	0	
e09 Drying Space	<u> </u>							-	4
, , ,	external drying space and fixings		N/A	N/A	N/A	N/A	N/A	N/A	1



25 0 14 8 1 2

TRANSPORT	Section Weighting	8.00%	Indicat	tive Secti	on Score	0.89%	1.78%	0.00%	1.78%	3.56%
Tra01 Public Transport Acces	sibility				Achieved	Low Cost	High Cost	Uncertain	Unavailabl	e
		1	5		1				4	
Tra02 Proximity to Amenities	S									
	Will the building be in close proximity of a	nd accessible to applicable amenities?	1			1				
Tra03 Cyclist facilities										
		Will cycle storage spaces be provided? Will cyclist facilities be provided?	2					2		
Tra04 Maximum Car Parking	Capacity			_						
Will the building	ng meet BREEAM's maximum parking capacity criteria for	this building type/Accessibility Index?	N/A							
Tra05 Travel Plan										
	Will a transport plan based on site specific tra	avel survey/assessment be developed?	1			1				
			۵	Transport	1	2	0	2	4	



WATER	Section Weighting	6.00%	Indicati	ive Section Sco	re 0.67 %	4.00%	1.33%	0.00%	0.00%
Wat01 Water C	onsumption			Achiev	ed Low Cost	High Cost	Uncertain	Unavailabl	e
	Select the level that corresponds closely to the	target or likely water component specification?	5		3	2			
Wat02 Water N	Monitoring								
	Will there be a water mete	r on the mains water supply to the building(s)?	1		1				
Will r	netering/monitoring equipment be specified on the wat	er supply to any relevant plant/building areas?							
	Will al	I specified water meters have a pulsed output?							
	If the site/building has an existing BMS connection, v	vill all pulsed meters be connected to the BMS?							
Wat03 Water L	eak Detection and Prevention		-						
	Will a mains water leak detection system be	installed on the building's mains water supply?	1		1				
	Will flow control de	vices be installed in each sanitary area/facility?	1		1				
Wat04 Water E	fficient Equipment								
	Will water efficient irrigation methods and/or	vehicle wash systems (if relevant) be installed?	1	1					
			9		1 6	5 2	0	0	



MATERIALS	Section Weighting	12.50%		Indicative Se	ection Score	0.00%	9.38%	3.13%	0.00%	0.00%
Mat01 Life Cyc	le Impacts				Achieved	Low Cost	High Cost	Uncertain	Unavailable	
	Select the number of B	REEAM credits being targeted for the Mat01 issue	5			3	2			
Mat02 Hard La	ndscaping and Boundary Protection									
	Will ≥80% of all external hard landscaping and boundary	protection achieve a Green Guide A or A+ rating?	1			1				
Mat03 Respon	sible Sourcing									
	Select the number of B	REEAM credits being targeted for the Mat03 issue	3			2	1			
V	/ill all timber used on the project be sourced in accordance	e with the UK Govt's Timber Procurement Policy?								
Mat04 Insulat	on									
	Is the b	uilding targeting an insulating index of 2 or more?	1			1				
	Will the build	ling's insulating materials be responsibly sourced?	1			1				
Mat05 Designi	ng for Robustness									
	Will suitable durability/protection measures be specified	l and installed to vulnerable areas of the building?	1			1				
				12	0	9	3	0	0	0



Sec	ction Weighting	7.50%	Indi	icative Section	n Score	0.00%	3.75%	3.75%	0.00%	0.00%
Wst01 Construction Waste Manag	ement			Acl	hieved	Low Cost	High Cost	Uncertain	Unavailable	
Sel	ect the number of BREEAM cre	edits being targeted for the Wst01 issue	4			2	2			
Wst02 Recycled Aggregates										
Sel	ect the number of BREEAM cre	edits being targeted for the Wst02 issue	1				1			
Wst03 Operational Waste				•	-		-	•	<u>.</u>	
Will appropriate facilities	for the storage of operational	recyclable waste volumes be provided?	1			1				
If relev	ant, will a static waste compac	tor(s) or baler(s) be specified/installed?								
If relevant, will	a vessel for composting suitab	le organic waste be specified/installed?								
Wst04 Speculative Floor and Ceilin	ng Finishes									
			6		0	3	3	0	0	



AND USE & ECOLOGY	Section Weighting	10.00%	Ind	icative Section Score	0.00%	4.00%	3.00%	2.00%	1.00
E01 Site Selection				Achieved	Low Cost	High Cost	Uncertain I	Jnavailable	9
Will at least 75% of the pr	roposed development's footprint be	located on previously been developed land?	1				1		
	Is the s	te deemed to be significantly contaminated?	1					1	
	te and Protection of Ecological Feat								
Can th	ne land within the construction zone	be defined as 'land of low ecological value'?	1				1		
Will all features of	ecological value surrounding the co	nstruction zone/site boundary be protected?	1				1		
E03 Mitigating Ecological	Impact			-					
What is the likely change	e in ecological value (plant species ri	chness) as a result of the sites development?	2		2				
E04 Enhancing Site Ecolog	У								
Will a suitably qual	ified ecologist be appointed to repo	ort on enhancing and protecting site ecology?							
1	Will the suitably qualified ecologists	general recommendations be implemented?	3		1	2			
What is the targeted	d/intended improvement in ecologic	cal value as a result of enhancement actions?							
.E05 Long Term Impact on	Biodiversity								
	Will the building meet BREEAN	1's mandatory criteria for this BREEAM issue?	2		1	1			
Will a Biodiversity Champ	pion be appointed to monitor/minir	nise impacts of site activities on biodiversity?							
Will the contractor prov	ride training for the site workforce o	n how to protect ecology during the project?							
II the contractor record act	ions to protect biodiversity and mo	nitor their effectiveness during construction?							
W	ill a new ecologically valuable habit	at, appropriate to the local area, be created?							
		gramme site works to minimise disturbance?							
			10	0	4	3	2	1	



POLLUTION	Section Weighting	10.00%		Indicative Se	ction Score	2.31%	3.85%	0.00%	1.54%	2.31%
Pol01 Impact of Refrigerants					Achieved	Low Cost	High Cost	Uncertain	Unavailable)
	Will refrigerant con	staining systems be installed in the assessed building?	2		2					
	Is the Global Warming Potentia	al of the specified refrigerant(s) likely to be 10 or less?								
	What is the target range Dir	ect Effect Life Cycle CO ₂ eq. emissions for the system?								
	Will a refrigerant leak dete	ction and containment system be specified/installed?	1		1					
Pol02 NO _x Emissions										
	Is the target/maximum NO _x emis	sion level for space heating system below 70mg/kWh	3			3				
Pol03 Surface Water Run off		_						•		
	What is the actual/likel	y annual probability of flooding for the assessed site?	2						2	
Will a Flood	Risk Assessment be undertaken and grour	nd level of the building/access meet BREEAM criteria?	2						2	
	Will the site meet the	BREEAM criteria for peak rate surface water run off?	1					1		
Will th	e site meet the criteria for surface water ru	un off volume, attenuation and/or limiting discharge?	1						1	
Will t	the site be designed to minimise watercour	rse pollution in accordance with the BREEAM criteria?	1					1		
Pol04 Reduction of Night Time	Light Pollution									
	Will the e	xternal lighting be designed to reduce light pollution?	1			1				
Pol05 Noise Attenuation					•					
V	Vill there be, or is there noise-sensitive area	as/buildings within 800m radius of the development?	1			1				
Will a n	noise impact assessment be completed and	l, if applicable, noise attenuation measures specified?				•	•			
			1	3	3	5	0	2	3	



INNOVATION	Section Weighting	10.00%	Indica	tive Secti	on Score	0.00%	1.00%	2.00%	0.00%	0.00%
Inn01 Innovation					Achieved	Low Cost	High Cost	Uncertain	Unavailable	e
		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	1	0	1	2	0	0	

