705-732 -TRP Roehampton Gate Café

BREEAM 2018 Pre-Assessment

Revision G 02 July 2024 Building Type **Retail**

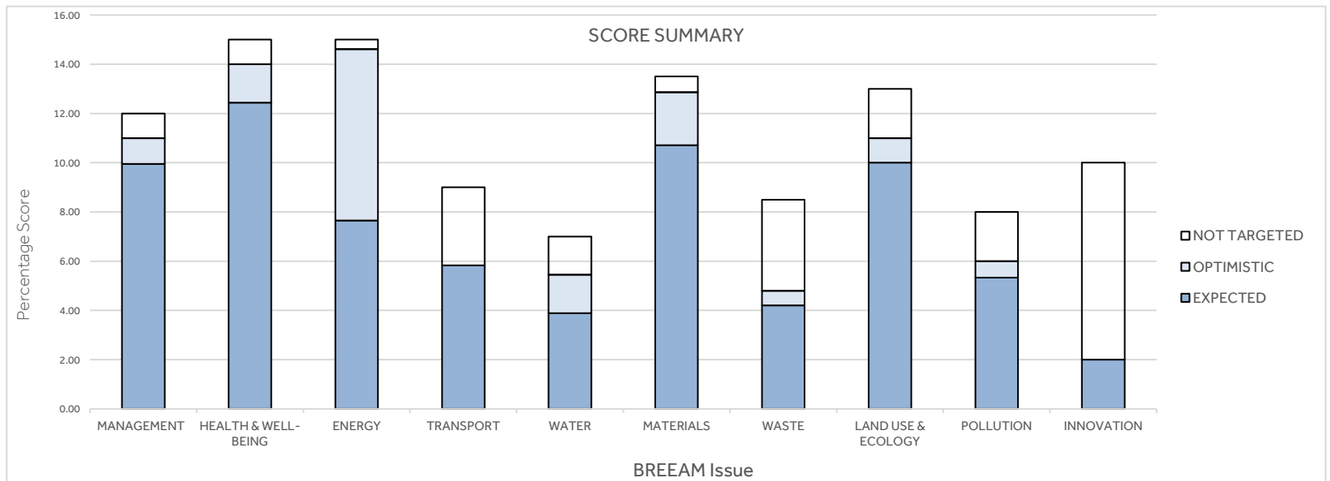
BREEAM Scheme NC 2018/v6 BREEAM Target EXCELLENT

	CREDIT VALUE	AVAILABLE		EXPECTED		POSSIBLE ADDITIONAL	
		CREDITS	SCORE	CREDITS	SCORE	CREDITS	SCORE
MANAGEMENT		21	11	19	9.95	2	1.05
HEALTH & WELL-BEING		18	14	16	12.44	2	1.56
ENERGY		23	16	11	7.65	10	6.96
TRANSPORT		12	10	7	5.83		
WATER		9	7	5	3.89	2	1.56
MATERIALS		14	15	10	10.71	2	2.14
WASTE		10	6	7	4.20	1	0.60
LAND USE & ECOLOGY		13	13	10	10.00	1	1.00
POLLUTION		12	8	8	5.33	1	0.67
INNOVATION		10	10	2	2.00		

BREEAM Rating	% Score
Outstanding	85
Excellent	70
Very Good	55
Good	45
Pass	30
Unclassified	<30

EXPECTED SCORE:	**72.02**
POSSIBLE ENHANCED SCORE:	**87.54**

TARGETED SCORE AT THIS STAGE	**75.00**



BREEAM 2018

Project	TRP Roehampton Gate Café
Stage	PRE- ASSESSMENT - Revision G
BREEAM Scheme	BREEAM 2018 NC - Scheme type: Retail
Date	02-Jul-24
BREEAM Target	EXCELLENT

KEY	
	Constraints for this credit are already defined by the project particulars
	Best practice to take action for this credit at early design stages
	Minimum standard requirement for particular BREEAM rating levels
	Credit with early stage requirements
✓	Completed or included in project brief

Full Credit Compliance Requirements and Schedules of Information Required are contained in the BREEAM Technical Manual
https://files.bregroup.com/breeam/technicalmanuals/sd/uk-new-construction-version-6/

					CREDIT	AVAILABLE		EXPECTED		POSSIBLE ADDITNL		OWNER	NOTES/COMMENTS
MANAGEMENT	Programme	Criteria	Requirement	Status	VALUE	CREDITS	SCORE	CREDITS	SCORE	CREDITS	SCORE		
Man 01 Project Brief and Design	by RIBA Stage 2	#1	**Project Delivery Planning** - Prior to completion of Concept Design, the project delivery team (Client, Design Team, Contractor and, if known, Occupier) meet to define their roles, responsibilities and contributions, for each key project phase, for a range of considerations. The project team demonstrates how and the outcomes of this consultation has influenced or changed the Initial Project Brief	✓	0.52	1	0.52	1	0.52			Project Manager, DMA	Project Team appointments and input is taking place documentation to be collated. DRM issued, DTM to collate further informmation
	by RIBA Stage 2	#2	**Stakeholder Consultation** - Prior to completion of Concept Design, all interested parties are consulted , covering the BREEAM consultation content. Design team must demonstrate how the stakeholder contributions have influenced the Initial Project Brief and Concept Design. Consultation feedback must be given to all relevant parties by RIBA Stage 4.	✓	0.52	1	0.52	1	0.52			Client, Project Manager	Early stage consulation has taken place. Client and Assessor to review consultation records against BREEAM requirements. TRP is progressing this
	by RIBA Stage 1	#3	**Pre-requisite -** Prior to Planning Approval, the project team formally agrees BREEAM targets. A **BREEAM Advisory Professional (AP)** works with project team throughout **Concept Design** to monitor, identify risks and opportunities and assist in maximising projects overall performance on BREEAM issues.	✓	0.52	1	0.52	1	0.52			Client, BREEAM	DMA BREEAM is appointed to provide AP Services
	by RIBA Stage 3	#4	#3 above is achieved - The **BREEAM AP** continues to work with project team throughout Developed Design stage	✓	0.52	1	0.52	1	0.52			Client, BREEAM	Above services can be continued as project progresses
Man 02 Life cycle cost and service planning	by RIBA Stage 2	#1	An **elemental life cycle cost (LCC)** analysis is carried out at Concept Design, in line with a standardized method. The LCC plan shows; a) indicative future replacement costs over client required analysis period (e.g. 20, 30, or default 60 years) and b) service life, maintenance and operation cost estimates. Provide examples to demonstrate how the LCC plan has been used to minimise life cycle costs and maximise critical value.	✓	0.52	2	1.05	2	1.05			Client, Cost Consultant	TRP wish to target this credit. Cost consultant is appointed **Fulkers has provied initial draft. Additional items to be completed**
	by RIBA Stage 4	#2	A **component level LCC options appraisal** is developed by the end of Technical Design Stage 4 in line with PD 156865:2008 and includes: envelope, services, finishes and external spaces (e.g. hard landscaping). Examples demonstrate how the LCC options appraisal has been used to minimise life cycle costs and maximise critical value.		0.52	1	0.52	1	0.52			Cost Consultant	As above
		#3	The capital cost for the building in pounds per square metre (£k/m2) is reported as part of the submission to BRE.		0.52	1	0.52	1	0.52			Cost	**This credit is easily attainable, subject to client agreement to share this information**
Man 03 Responsible Construction Practices	Pre-requisite	#0	**Pre-requisite:** 100% of all timber-based products used during the construction are legal and sustainable timber.	✓	-	-	-	✓	✓		-	Contractor	
		#1	All parties managing the construction site operate a compliant, certified **Environmental Management System** (EMS) covering their main operations, and implement best practice pollution prevention in accordance with PPG6.	✓	0.52	1	0.52	1	0.52			Contractor	All framework contractors are required to operate compliant EMS
		#2	**Pre-requisite**: Client and contractor formally agree performance targets **BREEAM AP (site)** - An AP works with project team throughout the Construction, Handover and Close Out stages (RIBA Stages 5 - 6) to assist in achieving agreed targets and maximising performance on BREEAM issues.		0.52	1	0.52	1	0.52			Contractor	This is to be included in contract tender or provided by BREEAM consultant.
	required for Excellent & above	#3	**Responsible Construction Management** - Evaluate and take actions to mitigate risks associated with: Vehicle movement, Pollution, Tidiness, Health & Wellbeing, security, Training, awareness & feedback, Monitoring and reporting. ((1 credit) plus additional measures (2 credits)		0.52	2	1.05	1	0.52	1	0.52	Contractor	To be included in tender requirements
		#4	**Construction Site impacts - Utility Consumption** - Responsibility is assigned to an individual for monitoring, recording and reporting data on ENERGY consumption (kWh) and CO2 emissions (total kgCO2/project value) from the construction processes and net WATER consumption onsite (m3), minus any recycled water use.		0.52	1	0.52	1	0.52			Contractor	To be included in tender documents. Most contractors have capability to implement this
		#5	**Construction Site Impacts - Transportation**- Responsibility is assigned to an individual for recording, monitoring and reporting data on impacts from delivery of construction **materials** to site and transport of construction **waste** from the construction gate to waste disposal processing/recovery centre gate.		0.52	1	0.52	1	0.52			Contractor	To be included in tender documents. Most contractors have capability to implement this
Man 04 Commissioning and Handover	required for Very Good & above	#1	**Testing Schedule and Responsibilities** - A schedule of commissioning identifies a suitable timescale for commissioning building services, to relevant standards. Appropriate project team member is appointed to monitor and programme pre-commissioning, commissioning and re-commissioning. Main contractor accounts for the **commissioning programme**, responsibilities and criteria within the main programme of works, to complete testing prior to handover	✓	0.52	1	0.52	1	0.52			Client, Contractor, M&E Eng.	Highly recommended, for achieving good performance use. To be included in tender documents
		#2	Achieve #1 above. **Commissioning Design** & Preparation - Appropriate independent project team member is appointed during the design stage (by client or contractor) to undertake design reviews and management of commissioning, performance testing and handover/post-handover stages. For complex systems, a specialist commissioning manager is appointed.		0.52	1	0.52	1	0.52			Client, Contractor, M&E Eng.	As above
		#3	#1 is achieved. Post-construction testing and inspection (e.g. thermographic surveys, air tightness testing) by a Suitably Qualified Professional ensures the **integrity of building fabric** including continuity of insulation, avoidance of thermal bridging and air leakage paths. Rectify any defects identified prior to hand-over.		0.52	1	0.52	1	0.52			Contractor	This is to be included in contract tender specifications.
	required for Very Good & above	#4	Provide **Building User Guides**, one non-technical for building occupiers and another appropriate to facilities managers. Provide training schedules is for occupiers (non technical) and /premises managers,(technical) timed around building handover/occupation. Training to include minimum BREEAM content.	✓	0.52	1	0.52	1	0.52			Client, Contractor	Required for EXCELLENT rating. Can be included in contract specification or provided by others.
Man 05 Aftercare		#1	Provide operational infrastructure and resources for **aftercare support** to the building occupiers. To include familiarization and training at initial occupation, collection and monitoring of energy and water consumption data for a minimum of 12 months, once substantially occupied.		0.52	1	0.52	1	0.52			Client, M&E Eng.	This is to be included in contract tender specifications.
	required for Excellent & above	#2	Carry out **Seasonal Commissioning** activities over at least twelve months once the building is substantially occupied, at three monthly intervals covering both complex and simple systems	✓	0.52	1	0.52	1	0.52			Contractor	Highly recommended for achieving good performance use. To be included tender specifications
		#3	An independent party is commissioned to carry out a **Post Occupancy Evaluation (POE)** one year after the building is occupied. POE to include; review of design intent and construction process, user feedback on the design and environmental conditions and report on lessons learned		0.52	1	0.52			1	0.52	Client/ POE advisor	Inclusion for POE report TBC as project progresses
SECTION TOTALS						21	11.00	19	9.95	2	1.05		

BREEAM 2018

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HEALTH & WELL-BEING		Criteria	Requirement	Status	CREDIT VALUE	AVAILABLE CREDITS	AVAILABLE SCORE	EXPECTED CREDITS	EXPECTED SCORE	POSSIBLE ADDITNL CREDITS	POSSIBLE ADDITNL SCORE	OWNER	NOTES/COMMENTS
Hea 01 Visual Comfort		#1	Design out potential for **disabling glare** from sunlight. Identify relevant areas at risk and implement control strategies that allow maximum levels of useful daylight to be maintained and avoid increasing energy consumption for lighting		0.78	1	0.78	1	0.78			Architect, Services	Small admin office and kitchen area may need protection
		#2	**Daylight** factor of 2% in 80% of relevant spaces AND either a uniformity ratio of at least 0.3, or, at least 80% of the room has view of sky from desk height and meets appropriate room depth criterion. OR 80% of relevant building areas meet average daylight illuminance of at least 300 lux for 2000 hrs. per yr. and minimum point daylight illuminance of at least 90 lux for 2000 hrs. per yr.		0.78	2	1.56	2	1.56			Architect, Services	DMA to design to achieve this
		#3	95% of floor area in 95% of spaces for each relevant building area is within 8m of a window/permanent opening providing an **adequate view out**. The window/opening must be ≥ 20% of the surrounding wall area. Where the room depth is greater than 8m, compliance is possible using table 1.0 of BS 8206-2:2008.		0.78	1	0.78	1	0.78			Architect	This will apply to the small office areas and possibly he kitchen area
		#4	**Internal lighting** is designed to provide an illuminance level appropriate to the tasks undertaken e.g. by using SLL Code for Lighting 2012. **External lighting** designed in accordance with BS 5489-1:2013 and BS EN 12464-2:2014. Internal lighting zones and control**s** meet specific BREEAM requirements.	✓	0.78	1	0.78	1	0.78			Services Engineer	Will be included in tender specifications
Hea 02 Indoor Air Quality	by RIBA Stage 2	#0	**Pre-requisite**: **Indoor Air Quality plan** produced to minimise indoor air pollution which considers: contaminant removal, dilution & control, pre-occupancy flush-out , third party testing and maintenance of indoor air quality in-use.	✓	-	-	-	✓	-		-	Architect/ Services Eng.	DMA/MFLLP have provided BREEAM compliant plan
		#1	**Ventilation** designed to provide adequate **fresh air** and to minimise indoor concentration of pollutants: best practice airflow pathways/ HVAC filtration. In mixed-mode buildings - air intakes and exhausts are over 10m apart and intakes are 20m from sources of external pollution. In naturally ventilated spaces openable windows/ventilators over 10m from sources of external pollution. CO2 sensors for buildings with large or variable occupancy patterns.		0.78	1	0.78	1	0.78			Architect, Services Eng.	Anticipated to be naturally ventilated generally with mechanical extraction to kitchen areas as needed
		#3	**VOC Emissions** - 3 of 5 internal finishes products groups (paints & coatings, wood-based products, floorings, acoustic/thermal wall & ceiling linings, adhesives & sealants)meet the emissions limits, testing requirements and other criteria as detailed on BREAM Table 5-11 All wood-based internal fixtures and fittings have formaldehyde E1 classification		0.78	1	0.78	1	0.78			Architect	Finishes could be selected from appropriate ranges of this credit.
		#4	**All 5** of the 5 internal finishes products groups listed in #3 above meet the VOC, PM10 , formaldehyde emissions criteria detailed on BREEAM Table 5-11.		0.78	1	0.78			1	0.78	Contractor	First credit only targeted as may be challenging to achieve with robust material needed for functional areas
		#5	Formaldehyde and VOC concentration levels in indoor air are **tested post-construction** (but pre-occupancy). High levels must be remediated in accordance with the IAQ plan.		0.78	1	0.78			1	0.78	Contractor	This can be included in the contract specification. Needs to be done before any furnishings are installed in the building. Indicative costs to be confirmed
Hea 04 Thermal Comfort		#1	**Thermal modelling** is carried out in accordance with CIBSE AM11 and ensures design achieves summer and winter comfort criteria set out in CIBSE Guide A Environmental Design, PMV and PPD indices are reported via the BREEAM assessment scoring tool		0.78	1	0.78	1	0.78			Services Engineer	Recommended to be commenced early to derive maximum design efficiency. To be included in services consultant appointment
		#2	#1 is achieved. The thermal modelling demonstrates that the requirements are achieved for a **projected climate change** environment. Where not met, the project team demonstrates how the building has been adapted, or designed to be easily adapted in future using passive design solutions.		0.78	1	0.78	1	0.78			Services Engineer	As above. This is a straightforward extension of the above modelling
		#3	#1 is achieved. Thermal modelling informs the **temperature control strategy** for the building and it's users in terms of zoning, amount of occupant control, how systems will interact with each other and need for an accessible user activated manual override for any automatic systems.		0.78	1	0.78	1	0.78			Services Engineer	As above. This is a straightforward extension of the above modelling
Hea 05 Acoustic Performance		#1	Achieve **acoustic performance** requirements and testing standards of BS 8233:2014 section 7 for **sound insulation**. OR Appoint suitably qualified Acoustician (SQA)to define bespoke performance criteria and testing regimes for all of the buildings function areas. Pre-completion testing by complaint body confirms required standards are met		0.78	1	0.78	1	0.78			Acoustic, Contractor	Acoustician will be appointed to advise and carry out post completion testing.
		#2	Achieve **acoustic performance** requirements and testing standards of BS 8233:2004 section 7 for **indoor ambient noise levels**. OR Appoint (SQA)to define bespoke performance criteria and testing regimes for all of the buildings function areas. Pre-completion testing by complaint body confirms required standards are met		0.78	1	0.78	1	0.78			Acoustic, Contractor	As above
		#3	Achieve **acoustic performance** requirements and testing standards of BS 8233:2004 section 7 for **room acoustic**s. OR Appoint (SQA)to define bespoke performance criteria and testing regimes for all of the buildings function areas. Pre-completion testing by complaint body confirms required standards are met		0.78	1	0.78	1	0.78			Acoustic, Contractor	As above
Hea 06 Security	by RIBA Stage 2	#1	A **suitably qualified security specialist** (SQSS) conducts an evidence-based **Security Needs Assessment** (SNA), considering the design, layout and physical and technological security, prior to Concept Design and develops recommendations/controls. Scope of recommendations may cover the design, layout and physical / technological security. Final design shall incorporate all recommendations from SQSS or justify and agree any deviations with SQSS.	✓	0.78	1	0.78	1	0.78			Architect/ SQSS/ BREEAM	ADW Security Specialists have compiled this report.
Hea 07 Safety and healthy surroundings		#1	Safe Access - Dedicated and **safe cycle** and **pedestrian pathways** connecting site entrances and routes across site, with safe crossing areas, drop-off areas & good lighting. **Delivery areas separated** from outside amenity areas, pedestrian and cycle paths, not accessed through general parking areas with separate delivery vehicle waiting and manoeuvring areas.		0.78	1	0.78	1	0.78			Landscape / Architect	Movement routes are to be designed to meet criteria
		#2	**Outside Space**, providing building users with an external amenity area	✓	0.78	1	0.78	1	0.78			Architect	Plentiful in this development
SECTION TOTALS						18	14.00	16	12.44	2	1.56		

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					VALUE	CREDITS	SCORE	CREDITS	SCORE	CREDITS	SCORE		
ENERGY	Programme	Criteria	Requirement	Status									
Ene 01 Reduction of energy use and carbon emissions 4 credits required for Excellent, 10 for Outstanding	required for Excellent & above	#1	Design achieves a minimum **Energy Performance Ratio** on a scale of 1 to 9 available credits. Minimum 6 credits required for Outstanding. The ratio uses figures for the buildings heating and cooing energy demand, primary energy consumption and total C02 eq emissions, from its UK Building Regulations Part L modelled performance.	✓	0.70	9	6.26	5	3.48	2	1.39	Services, Architect	Minimum of 4 credits required for Excellent. Noted that % improvement required by London Plan are greater than minimum BREEAM, so higher score may be obtained by default
	by RIBA Stage 3	#2	Prediction of **operational energy consumption** - Hold project team workshop on factors affecting operational energy performance of the building. Undertake energy modelling during design and post construction of a range of potential conditions: (weather, occupancy, management, etc) to predict consumption figures and highlight significant risks. Minimum 4 credits for Outstanding		0.70	4	2.78			4	2.78	Services, Architect	Additional workshop and report would need to be provided by Architect and Services consultant
Ene 02 Energy Monitoring First credit required for Very Good or above	required for Excellent & above	#1	Major energy consuming systems are **monitored** via either BMS or separate accessible **energy sub-meters** with pulsed output to future BMS connection. Buildings over 1,000m2 must be metered using a BMS.	✓	0.70	1	0.70	1	0.70			Services	To be included in services specifications
		#2	BMS or **sub-meters** provided covering energy supply to all tenanted / relevant **function areas**.. Buildings on **campus developments** require energy monitoring and management systems (e.g. **BMS**). Energy services to be metered at entry point to the building where supplied from another campus building.	✓	0.70	1	0.70	1	0.70			Services	To be included in services specifications
Ene 03 External Lighting		#1	**External lighting** within the construction zone is not less than 60 luminaire lumens per circuit Watt. Fittings are automatically controlled for prevention of operation during daylight and presence detection in areas of intermittent pedestrian traffic Credit achieved by default where there is no external lighting.	✓	0.70	1	0.70	1	0.70			Services	Easily achieved if external lighting is specified to meet the required criteria
Ene 04 Low Carbon Design	by RIBA Stage 2	#1	Passive Design Analysis - Achieve Hea 04 first credit. During Concept Design, the project team analyses the design, to identify opportunities for **passive design solutions. Implement measures** that reduce energy demand in line with analysis findings. Quantify reduction in energy demand (CO_2- eq.) achieved.	✓	0.70	1	0.70	1	0.70			Services	NB: credit can only be achieved where thermal modelling (Hea 04) is achieved MFLLP has updated and reissued report
		#2	#1 is achieved. Include a **free cooling** analysis's (e.g. night-time cooling, ground water cooling, ground coupled air cooling, surface water cooling, displacement ventilation) Building is naturally ventilated or implements free cooling strategies. i.e. no active cooling.		0.70	1	0.70			1	0.70	Services	To be confirmed if achievable when modelling undertaken
	by RIBA Stage 2	#3	**LZC feasibility study** carried out no later than RIBA Stage 2. LZC technology installed in line with recommendations of the LZC feasibility study. Quantify the reduction in regulated CO_2 emissions).	✓	0.70	1	0.70	1	0.70			Services	Recommended if renewable energy technologies are being considered. MFLLP has updated and reissued report
Ene 05 Energy Efficient Cold Storage		#1	**Refrigeration energy consumption** is controlled by design, install and commissioning of the system in accordance with BS EN378-2 2016 and BREEAM Man 04. Systems and components used are on the Enhanced Capital Allowance Energy Technology Product list, or equal		0.70	1	0.70	1	0.70				Cold storage rooms are included in the building . Does not apply where self-contained units not connected to a building cooling system are used.
		#2	#1 is achieved. Demonstrate Saving in Indirect Greenhouse Gas Emissions (C02-eq) from installed system over the course of its operational life		0.70	1	0.70			1	0.70		As above. Not currently targeted, pending services consultant input
Ene 08 Energy Efficient Equipment		#1	Identify systems contributing a significant proportion of the buildings **unregulated energy demand** using benchmarks such as TM 54. Demonstrate meaningful reduction in total annual energy consumption. Specify appropriate e**nergy efficient equipment**		0.70	2	1.39			2	1.39	Client, Architect, Services	This would need to cover the proposed kitchen equipment and would require the catering suppliers co-operation
SECTION TOTALS						23	16	11	7.65	10	6.96		
TRANSPORT	Programme	Criteria	Requirement	Status									
Tra 01 Transport Assessment and Travel Plan	by RIBA Stage 2 required for excellent	#1	By Concept Design Stage, undertake site-specific transport assessment / statement and draft travel plan to influence site layout and built form. Calculate the buildings **public transport Accessibility Index (AI)**, a metric based on the proximity of the building to public transport networks and other **amenities, as existing and proposed**	✓	0.83	2	1.67	2	1.67			Architect, Client, Assessor	Site AI is very low, see PTAL printouts. Assessment and Travel Plan development is in progress
Tra 02 Sustainable Transport Measures		#0	**Pre-requisite**: Develop and implement site specific travel plan (long term strategy) as per Tra 01	✓	-	-	-	✓	✓		-		
		#1	Identify **sustainable transport measures.** Up to ten credits awarded on a sliding scale based on the sites Accessibility Index and sustainable travel transport measures included in the scheme, such as improvements accessibility by **public transport**, facilities for **electric car charging**, car sharing facilities/initiatives, provision **cycling** and pedestrian access, proximity or addition of **local amenities**	✓	0.83	10	8.33	5	4.17			Architect, Assessor	A provisional allowance made for this credit, pending Travel Assessment results
SECTION TOTALS						12	10.0	7	5.83				

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					VALUE	CREDITS	SCORE	CREDITS	SCORE	CREDITS	SCORE		
WATER	Programme	Criteria	Requirement	Status									
Wat 01 Water Consumption One credit required for Very Good	required for Excellent & above	#1	Credits awarded on a sliding scale based on the percentage **improvement in water usage** over a baseline notional building. BREEAM Wat 01 calculator to determines final number of credits awarded. Minimum for one credit is 12.5% improvement, 5 credits awarded for 55% improvement or better. The following domestic scale water consuming components are included: WCs, urinals, taps, showers, baths, dishwashers & washing machines (domestic & commercial). Greywater and rainwater collection systems are taken into account in the calculator tool. 2 credits for Outstanding	✓	0.78	5	3.89	2	1.56	1	0.78	Client Architect, Services	Once credit required for EXCELLENT rating. Provisional target of 2 credits proposed Catering appliances will need to be water efficient
Wat 02 Water Monitoring Criterion 1 required for Good and above	Pre-requisite	#1	A **water meter** will be installed on the mains supply to each building/unit. Water-consuming plant or building areas that consume **10%** or more of the building's **total water demand** must be fitted with **sub meters** or have water monitoring equipment with pulsed output enabling it to connect to a BMS system. If the site has an existing BMS belonging to the same owner as the new development, the meters must be connected to this system.	✓	0.78	1	0.78	1	0.78			Services	Recommended and can be easily achieved
Wat 03 Water Leak Detection		#1	**Leak detection system** capable of detecting a major water leak on the mains water supply within the building and between the building and the utilities water meter.	✓	0.78	1	0.78	1	0.78			Services	Recommended and can be easily achieved
		#2	**Flow control devices** that regulate the supply of water to each WC area/facility according to demand are installed (and therefore minimise water leaks and wastage from sanitary fittings). Criteria does apply to single WCs - in these instances, shut-off could be provided via the same switch that controls the lighting.	✓	0.78	1	0.78			1	0.78	Services	Services consultant to advise. Not currently targeted
Wat 4 Water Efficient Equipment		#1	All **unregulated water demands** (e.g. for irrigation or vehicle wash) that could be realistically mitigated or reduced are identified by the design team and system(s) / processes have been identified to reduce the unregulated water demand.	✓	0.78	1	0.78	1	0.78			Landscape Services	Systems for unregulated water uses on the site include Irrigation and cycle vehicle washing. Rainwater harvesting system is intended for these
SECTION TOTALS						9	7.0	5	3.9	2	1.6		
MATERIALS	Programme	Criteria	Requirement	Status									
Mat 01 Environmental impacts from Construction Products - Building Life Cycle Assessment	by RIBA Stage 2	#1	During **Concept Design** stage carry out **Building Life Cycle Assessment (LCA)** options appraisal of 2 to 4 superstructure design options, using BREEAM LCA or IMPACT complaint tool. Submit results to the BRE before submission of planning permission**.** AND/OR During **Technical Design stage** carry out LCA options appraisal of 2 to 3 superstructure options, based on Concept design**.** Submit results to the BRE	✓	1.07	6	6.43	4	4.29	2	2.14	Architect BREEAM	This issue is of interest to TRP. LCA appraisal is in progress
	by RIBA Stage 2	#2	During **Concept Design** stage carry out LCA options appraisal of at least 6 **Substructure** and **Hard Landscaping** options (minimum two of each) Submit results to the BRE before submission of planning permission.	✓	1.07	1	1.07	1	1.07				Can be carried out with above appraisal
Mat 02 Environmental Product Declarations		#1	Credit is awarded according the proportion of construction products and materials specified that have **Environmental Product Declarations (EPD)** certified by independent third parties.		1.07	1	1.07	1	1.07			Architect	A provisionally estimated score is included at this stage.
Mat 03 Responsible Sourcing of Materials Pre-requisite for ALL ratings	Pre-requisite	#0	All **timber** and timber based products must be **legally and sustainably sourced**, regardless of whether this credit is pursued, for any BREEAM rating to be obtained	✓	-	-	-	✓	✓	-	-	Architect, Contractor	Required for EXCELLENT rating
	by RIBA Stage 2	#1	A **sustainable procurement plan** is used to guide product specifications. A documented plan must be in place before Concept Design covering sustainability aims, objectives, strategic targets, local procurement priority and procedures for checking effective implementation. BS ISO 20400:2017 process to be followed for organisational level plans.	✓	1.07	1	1.07	1	1.07				Credit is targeted. TRP have supplied plan
		#2	**Measurement of Responsible Sourcing** - Using the Mat 03 Calculator, a minimum content of the assessed materials in ceiling, door/windows, floor (& finishes), insulation, internal walls, roof, structure (primary & secondary), external walls, building services, hard landscaping & any other material used are responsibly sourced.		1.07	3	3.21	1	1.07			Architect	A provisionally estimated score is included at this stage.
Mat 05 Designing for Durability and Resilience		#1	Design to incorporate suitable **durability and protection** measures to prevent **accidental and malicious damage** to vulnerable parts of the building AND to limit material degradation from **environmental factors** on exposed parts of the building. Identify areas of the building , both internal and external, where **vehicular, trolley**, and pedestrian movement occur and provide protection measures		1.07	1	1.07	1	1.07			Architect	Inclusion of robust design principles in layouts and materials specifications is highly recommended. DMA BREEAM to provide pro-forma for Design Team to complete
Mat 06 Material Efficiency	by RIBA Stage 1	#1	At each of **RIBA Work stages 1 to 5**, project team to identifies opportunities and investigates and implements appropriate **measures to optimise the use of materials** in building's design, procurement, construction, maintenance and end of life. Record and report on targets and actual efficiencies achieved.	✓	1.07	1	1.07	1	1.07			Client, Design Team	DMA to co-ordinate report. Stage 1 and 2 update issued
SECTION TOTALS						14	15.0	10	10.71	2	2.14		

BREEAM 2018

Project	TRP Roehampton Gate Café
Stage	PRE- ASSESSMENT - Revision G
BREEAM Scheme	BREEAM 2018 NC - Scheme type: Retail
Date	02-Jul-24
BREEAM Target	EXCELLENT

KEY	
	Constraints for this credit are already defined by the project particulars
	Best practice to take action for this credit at early design stages
	Minimum standard requirement for particular BREEAM rating levels
	Credit with early stage requirements
✓	Completed or included in project brief

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					CREDIT	AVAILABLE		EXPECTED		POSSIBLE ADDITNL		OWNER	NOTES/COMMENTS
					VALUE	CREDITS	SCORE	CREDITS	SCORE	CREDITS	SCORE		
WASTE	Programme	Criteria	Requirement	Status									
Wst 01 Construction Waste Management 1 credit for Outstanding	by RIBA Stage 2	#1	Carry out a compliant **pre-demolition audit** of any existing buildings, structures, hard surfaces being considered for demolition to maximise opportunities for recuse/ recovery. To be carried out at Concept Design stage covering scope listed in BREEAM manual.	✓	0.60	1	0.60	1	0.60			Contractor, Other	Highly recommended for this project, to support attaining construction stage waste efficiency credits. EA are appointed to provide this . Existing site inspected on 14/02/22
		#2	Compile compliant **Resource Management Plan** (RMP) covering on- and off-site waste materials, record data on waste arisings and waste management routes. Meet or improve on the construction resource **efficiency benchmarks** as set out in the BREEAM Technical Manual, for non-hazardous construction waste, excluding demolition and excavation waste . Lesser amounts of waste generated by area or weight, earn more credits.		0.60	3	1.80	2	1.20			Contractor	Provisional allowance has been made, pending contractor input. Can be included in tender specs
		#3	The following percentages, at a minimum, of non-demolition and demolition waste (where applicable) generated by the project have been **diverted from landfill**: Non-demolition - 70% by volume or 80% by weight. Demolition - 80% by volume or 90% by weight.		0.60	1	0.60			1	0.60	Contractor	Provisional allowance could be made pending contractor input. Can be included in tender specs
Wst 02 Recycled & Sustainably Sourced Aggregates		#1	**Pre requisite** - If demolition occurs, a pre-demolition audit is carried out. Wst 02 calculator is used to assess all aggregate types and uses on the project and **proportion of sustainable aggregates** used, accounting for location of source, distance travelled, resource depletion. Same-site reuse gains maximum points.		0.60	1	0.60					Struct BREEAM	This credit can be challenging to obtain depending on site conditions and is not currently targeted
Wst 03 Operational Waste	required for Excellent & above	#1	Where dedicated, accessible, and **properly sized storage** space is provided for **recycling** (in addition to general waste storage). Where consistent generation in large volumes of waste or compostable materials are generated, compactors, balers, and/or composting vessels or facilities with water outlet must be provided.	✓	0.60	1	0.60	1	0.60			Architect, Client	At least 2m² per 1000m² of net floor area for buildings < 5000m², An additional 2m² per 1000m² of net floor area where catering is provided. Required area is provided in the design
Wst 05 Adaptation to Climate Change	by RIBA Stage 2	#1	Conduct a **climate change adaptation strategy** appraisal of resilience of the **structure, the fabric and building services,** during Concept Design: A risk assessment identifying and evaluating the impact on the building, over its projected life cycle, of expected extreme weather conditions arising from climate change and where feasible, mitigating these impacts. The assessment should cover hazard identification & assessment and risk estimation, evaluation and management.	✓	0.60	1	0.60	1	0.60			Client, Architect, Structures	DMA appraisal issued
Wst 06 Design for Disassembly & Adaptability	by RIBA Stage 2	#1	A building-specific **functional adaptation strategy** study covering **recommendations** for measures to be incorporated to facilitate future adaptation by the end of Concept Design.	✓	0.60	1	0.60	1	0.60			Architect, Services, Struct Eng.	DMA study issued
	by RIBA Stage 4	#2	During Technical design, provide update on how Concept design solutions have been **implemented**. Provide **adaptability and disassembly guide** to communicate the characteristics to prospective tenants		0.60	1	0.60	1	0.60			Architect, Services, Structure	To be provided at stage 4
SECTION TOTALS						10	6.0	7	4.20	1	0.60		
LAND USE & ECOLOGY		Criteria	Requirement	Status									
LE 01 Site Selection		#1	At least 75% of the proposed footprint of the building falls within the boundary of **land previously developed** within the past 50 years.		1.00	1	1.00	1	1.00			Architect	Site has existing buildings and car parking expected to cover at least 75% of proposed area
		#2	Site is deemed to be **significantly contaminated** as confirmed by a contaminated land specialist's site investigation, risk assessment, and appraisal. Client must confirm that remediation has occurred in accordance with the remediation strategy set out by the contaminated land specialist.	TBC	1.00	1	1.00					Civil Eng., Landscape	Contamination is not anticipated
LE 02 Identifying the Risks and Opportunities for the project		#0	**Pre-requisite** - Client or contractor confirms compliance is monitored against all relevant UK or international legislation		-	-	-	✓	✓			Ecologist	To be attained
	by RIBA Stage 2	#1	For, ecologically limited sites, a project team member or, for complex sites, a Suitably Qualified Ecologist (SQE) survey and evaluate the site to determinate its **existing ecological baseline**	✓	1.00	1	1.00	1	1.00			Ecologist	TRP has commenced surveys and appointed LUC to complete these
	by RIBA Stage 2	#2	A SQE is appointed for #1 and **determines Ecological Outcomes.** Risks, capacity for enhancement and recommendations are shared with project team during Concept Design Project team liaise with stakeholders to identify optional ecological outcome**.** To be carried out early enough to influence project planning decision**s**	✓	1.00	1	1.00	1	1.00			Ecologist	TRP has commenced surveys and appointed LUC to complete these
LE 03 Managing Negative Impact on Ecology		#0	**Pre-requisite** - Credit #1 of LE 02 above is attained		-	-	-	✓	✓				As above
		#1	**Planning and measures on site** - measures for managing negative impacts are implemented according to the mitigation hierarchy and no overall loss occurs		1.00	1	1.00	1	1.00			Ecologist	As above
		#2	**Negative impacts managed** in accordance with **appointed SQE's** recommendations and no overall loss in ecological value occurs OR minimal loss (1 credit)		1.00	2	2.00	2	2.00			Ecologist	As above - provisional score shown pending SQE comments
LE 04 Change and Enhancement of Site Ecology		#0	**Pre-requisite** - Negative impact is managed as per LE 03 credit #1		-	-	-	✓	✓				As above
		#1	Change and **Enhancement of Ecology** - Measures have been implemented that enhance the sites ecological value based on: local ecological expertise, project team and stakeholders OR as above plus SQE input		1.00	1	1.00	1	1.00			Ecologist	As above
		#2	**Change and enhancement of ecology -** SQE is appointed. Up to three credits can be awarded based on the degree of change in ecological value, calculated as per BREEAM methodology		1.00	3	3.00	2	2.00			Ecologist	As above
LE 05 Long term ecology management & maintenance		#0	**Pre-requisite** - Client or contractor confirms compliance is monitored against all relevant UK or international legislation AND Credit #1 of LE 03 above is attained AND 1 LE 04 credit sis awarded		-	-	-	✓	✓				As above
		#2	A **5 year landscape/habitat management plan** is produced in accordance with BS 42020:2013 Section 11.1; the Client and the Contractor carry out a number of actions to minimise the longer term impact of the site;		1.00	2	2.00	1	1.00	1	1.00	Ecologist, Landscape, Contractor	As above
SECTION TOTALS						13	13	10	10.00	1	1.00		

BREEAM 2018

Project	TRP Roehampton Gate Café
Stage	PRE- ASSESSMENT - Revision G
BREEAM Scheme	BREEAM 2018 NC - Scheme type: Retail
Date	02-Jul-24
BREEAM Target	EXCELLENT

KEY	
	Constraints for this credit are already defined by the project particulars
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	Credit with early stage requirements
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					CREDIT	AVAILABLE		EXPECTED		POSSIBLE ADDITNL		OWNER	NOTES/COMMENTS
POLLUTION	Programme	Criteria	Requirement	Status	VALUE	CREDITS	SCORE	CREDITS	SCORE	CREDITS	SCORE		
Pol 01 Impact of Refrigerants		#1	**Refrigerants** used have a **Direct Effect Life Cycle CO_2** eq emissions (DELC) cooling capacity of ≤ 100 kgCO2e/kW (2 credits) OR 1000 kgCO2e/kW (1 credit). Awarded by default if no refrigerants are used in the installed systems.		0.67	2	1.33					Services Engineer	TBC Types of refrigerants to be installed
		#2	An automated permanent **refrigerant leak detection** system is installed Awarded by default if no refrigerants are used in the installed systems.		0.67	1	0.67					Civil Engineer	TBC Types of refrigerants to be installed
Pol 02 Local Air Quality		#1	All heating and hot water is supplied by **non-combustion systems**, e.g. electricity (2 credits) OR **Local air pollution** is avoided through the use of combustion appliances with low levels (1 credit) or very low levels (2 credits) of NOx, PM10 and VOC emissions		0.67	2	1.33	2	1.33			Services	Provisional estimate is included pending confirmation o heating system specification
Pol 03 Flood & Surface Water Management	Pre-requisite	#0	**Pre-requisite** - Appoint appropriate consultant to demonstrate compliance with all Pol 03 criteria.		-	-	-	✓	✓			Civil	P+M appointed
		#1	A site-specific **Flood Risk Assessment**(FRA) confirms that site is Low Flood Risk (2 credits). If FRA confirms site is medium or high flood risk and not in a Functional Floodplain - ground level of building and access to building and site are at least 600 mm above the design flood level and final design reflects recommendations made by appropriate consultant in line with Section 5 of BS 8533:2017 - Assessing & managing flood risk in development (1 credit)		0.67	2	1.33	2	1.33			Civil Engineer	Environment Agency map shows site located in Flood Zone 1 . FRA covering other sources as well is needed to confirm criteria met.
		#2	**Pre-requisite** - Surface Water Run Off design solution must be bespoke to the site Proposed Rate of **Surface Water Run -Off** shows 30% improvement compared with the pre-developed site - calculations include allowance for climate change & long-term maintenance arrangements are in place for all SuDS		0.67	1	0.67	1	0.67			Civil Engineer	Flood Risk assessment covering all other sources to be commissioned
		#3	**Pre-requisite** - as above Flooding will not occur in event of local drainage system failure and EITHER; **Post development Run-Off Volume**, over development lifetime, is no greater than it would have been prior to development, any additional predicted volume for the 100yr 6hr event is prevented from leaving the site. OR, justified by the consultant why not achievable and post-development run-off rate reduced to a limiting discharge. Calculations include allowance for climate change.		0.67	1	0.67			1	0.67	Civil Engineer	Potential attainable pending hydrologists comment
		#4	No discharge from developed site for rainfall up to 5m. Appropriate level of **watercourse pollution prevention** systems specified (SuDS, oil/petrol separators, delivery area design, etc)in accordance with SuDS manual and industry best practice. Containment of chemical or liquid gas storage areas. Drainage plan made available for building users. Long-term maintenance/ownership agreements for SuDS. If project does not include any areas that are sources of pollution, credit achieved by default.		0.67	1	0.67	1	0.67			Civil Engineer	Credit is targeted
Pol 04 Reduction of Night-time Light Pollution		#1	Where the **external lighting design** is compliant with ILP Guidance for the reduction of obtrusive light 2011, and is **automatically switched off** between 2300 and 0700. Or if lighting is necessary between 23:00 and 07:00, the light levels must adhere to the lower levels in Table 2 of the ILP Guidance Credit achieved by default where effective design removes the need for external lighting.		0.67	1	0.67	1	0.67			Services Engineer	Recommended and should be easy to achieve
Pol 05 Noise Attenuation		#2	**Noise levels** from development do not exceed ambient noise levels. Noise impact assessment to be carried out by suitably qualified acoustician in compliance with BS 7445: 2003. Credit achieved by default if there are no noise sensitive areas or buildings within 800m radius of development.		0.67	1	0.67	1	0.67			Acoustic	Noise assessment required. Acoustician to advise on fee There are noise sensitive locations within 800m of the site
SECTION TOTALS						12	8	8	5.33	1	0.67		

BREEAM 2018

Project	TRP Roehampton Gate Café
Stage	PRE- ASSESSMENT - Revision G
BREEAM Scheme	BREEAM 2018 NC - Scheme type: Retail
Date	02-Jul-24
BREEAM Target	EXCELLENT

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			CREDIT	AVAILABLE		EXPECTED		POSSIBLE ADDITNL		OWNER	NOTES/COMMENTS
			VALUE	CREDITS	SCORE	CREDITS	SCORE	CREDITS	SCORE		
INNOVATION	Requirement			Credit							
Man 03 Responsible Construction Practices			1.00	1	1.00						
Hea 01 Visual Comfort			1.00	2	2.00						
Hea 02 Indoor Air Quality			1.00	1	2.00						
Hea 06 Security			1.00	1	2.00						
Ene 01 Reduction of CO2 Emissions			1.00	5	5.00						
Wat 01 Water Consumption			1.00	1	1.00						
Mat 01 Life Cycle Impacts by RIBA Stage 2	#1 - During Concept design Carry out LCA options appraisal of at lest three different core building services #2 - LCA and LCC alignment - include designs appraised for Matn02 in Mat 01 LCA option appraisal	✓	1.00	3	3.00	2	2.00				To be included in Mat 1 LCA appraisals scope and LCC scope as both are to be carried out
Mat 03 Responsible Sourcing of Materials			1.00	1	1.00						
Wst 01 Construction Site Waste Management			1.00	1	1.00						
Wst 02 Recycled Aggregates			1.00	1	1.00						
Wst 05 Adaptation to Climate Change			1.00	1	1.00						
LE 02 Identifying Risk and Opportunities for the project			1.00	1	1.00						
LE 04 Enhancement of Site Ecology			1.00	1	1.00						
SECTION TOTALS				10	10	2	2.00				

EXPECTED SCORE:	72.02
POSSIBLE ENHANCED SCORE:	87.54