



Martlets Way

BREEAM Pre-Assessment Report

Produced for

Bellway Homes London South





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Date	02/03/2026
Prepared by	Rebecca Adams
Checked by	
Authorised by	
Project number	23957

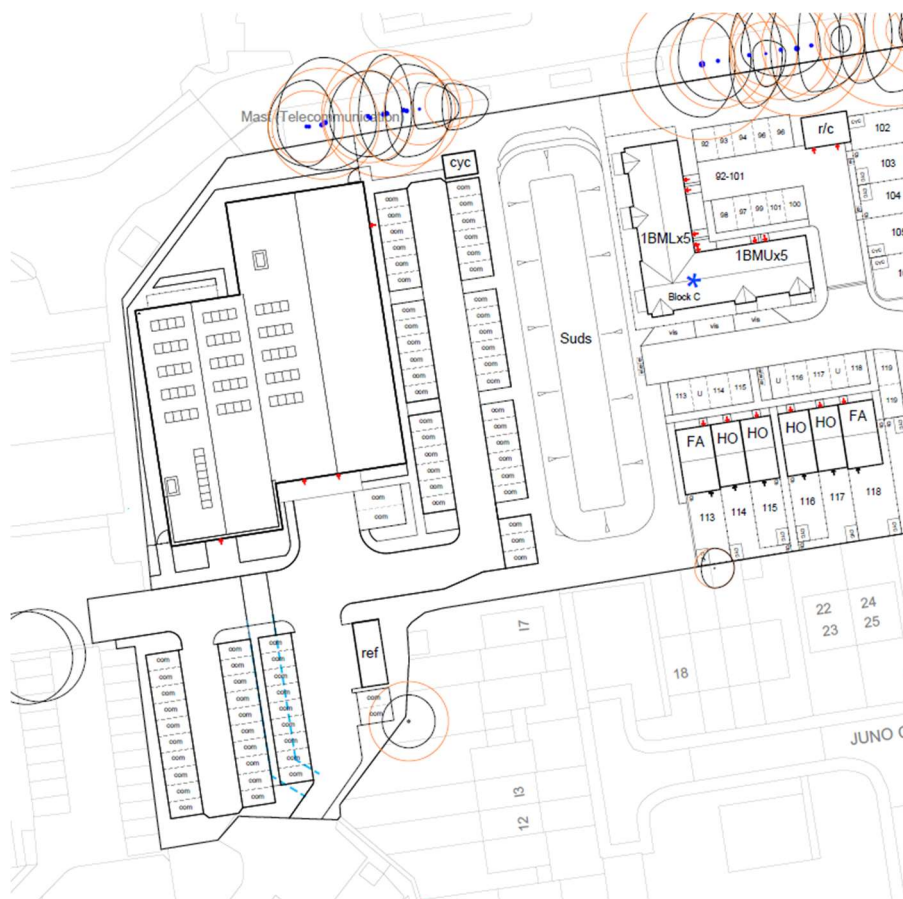


Executive Summary

The proposed new industrial development located at Martlets Way, Durrington, Sussex, has been subject to a BREEAM pre-assessment study, to determine the feasibility of achieving a BREEAM New Construction Very Good grade.

An initial strategy has been developed based on the proposed site, specification as well as the conditions around the site. Below is a sketch of the proposed site.

This initial strategy has shown that a Very Good grade is achievable for the development.



Suite 2.1 Woodhead House,
Woodhead Road,
Birstall, Batley
WF17 9TD

info@enevo.co.uk
www.enevo.co.uk

Company No. 12868218
VAT Registered No. GB367871155

1 Introduction

Enevo have been commissioned by Bellway Homes South London to assist with BREEAM assessment services for a proposed new industrial development at Martlets Way, Durrington.

The proposed scheme has been subject to a pre-assessment estimate against the BREEAM UK New Construction V6.1 methodology. This pre-assessment has been completed to determine the site's ability to meet the BREEAM grade requirements to achieve a BREEAM rating of 'Excellent'. The pre-assessment has been used to evaluate the site location, existing infrastructure and proposed development against the evidential requirements of BREEAM.

The purpose of this report is to provide the design team and principal contractor with information relating to key actions required to achieve a the BREEAM Certification required. The design team should ensure that the design accounts for the BREEAM requirements identified.

The implementation of the requirements shall be assessed and evaluated during the design and construction process and finalised on completion of the building by the BREEAM assessor. The principal contractor shall provide all the relevant evidence required for the assessor to review and determine if the evidence provided is sufficient to award each credit.



2 BREEAM Assessment Methodology

BREEAM (Building Research Establishment's Environmental Assessment Method) UKNC V6.1 is a scheme used to assess the sustainable credentials of new non-domestic buildings at the design and construction stages. It covers a range of different building types, including commercial (offices, industrial and retail), public (education, healthcare, prisons and law courts), multi-residential accommodation and a range of 'other' buildings including hotels, museums, community centres conference halls, sports centres, transport hubs and research centres.

BREEAM Assessment criteria are categorised in ten environmental sections of sustainability. Each issue defines a level of performance against which the assessed building demonstrates compliance, using appropriate evidence, to achieve the corresponding number of available BREEAM credits.

BREEAM New Construction assessments are generally undertaken in two stages: firstly the design stage, which leads to an Interim BREEAM certified rating; and secondly the post construction stage, which leads to a Final BREEAM certified rating. The full BREEAM technical guidance is available on request.



The BREEAM rating benchmarks for new construction projects assessed using the V6 version of BREEAM are as follows.

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

The BREEAM rating benchmarks enable a client and all other stakeholders to compare the performance of a newly constructed building with other BREEAM rated buildings, and the typical sustainability performance of a stock of non-domestic buildings in the UK.

BREEAM also sets minimum standards of performance in key areas. E.g. management, energy, water, waste, ecology etc. To achieve a particular BREEAM rating, the minimal overall percentage score and the minimum standards applicable to that rating must be complied with.



3 The BREEAM Process

Early awareness and implementation of the BREEAM requirements will enable the project team to adopt a consolidated approach to the environmental and sustainable aspects of a development. The most successful BREEAM projects are those where a BREEAM AP or BREEAM Assessor is engaged in the early stages to agree a brief that will:

- Suit the users of the building
- Satisfy all regulatory and BREEAM criteria
- Engage all project stakeholders and design team members
- Work on an agreed and realistic budget to keep costs under control.

The role of the BREEAM assessor is to facilitate the project team's effort to successfully schedule activities, set priorities and negotiate the trade-offs required to achieve a target BREEAM rating when the design is formally assessed.

A licensed BREEAM Assessor has a deep level of understanding and competency in the scheme for which they are licensed and monitored by BRE Global Ltd. Their role is to manage the formal assessment process, review evidence submitted by the project team for compliance and apply for certification of that assessment on behalf of the client.

The three key stages in BREEAM are:

Pre-assessment – A pre-assessment workshop takes place to outline the project, identify credit requirements, agree credits targeted, record commitments and agree a predicted score.

Design Stage – Credits are awarded as evidence is received from the project team and reviewed by the assessor.



The assessor will update the report periodically throughout the project and issue to the design team on request. The assessor will submit the Design Stage/ Interim report to BRE for formal approval and certification on receipt of all compliant evidence.

Post-construction Stage – Following practical completion of the project, and receipt of ‘as built’ evidence from the project team, the assessor will conduct a site visit. The principal contractor will be responsible for the submission of all evidence required to obtain Post-construction Stage/ Final certification. The assessor will submit the Post-construction Stage/ Final report to BRE for formal approval and certification.



4 Scope Overview

ENEVO was commissioned to provide BREEAM assessment services for the proposed retail store development and associated external areas associated with the industrial units.

This appointment includes the setting and achievement of BREEAM performance targets for the project (Stage 2, Concept Design stage, as defined by the RIBA Plan of Work 2013 or equivalent). The defined BREEAM performance targets are then formally agreed no later than the end of Concept Design stage (RIBA Stage 2 or equivalent).

The appointment to monitor progress against the agreed BREEAM performance target(s) continues throughout the design process and progress is formally reported to the client and design team. The BREEAM Assessor attends key project/design team meetings during the Technical Design stages, reporting during, and prior to, the completion of each stage. The purpose of this appointment is to ensure a continuous concentration on the BREEAM strategy and its requirement of each responsible party.

This pre-assessment sets out the recommended route to Excellent and identifies the most cost effective and technically feasible credits to target. As the project progresses some credits could be removed or added to the targeted list subject to approval from the client and wider design team (see below).

The pre-assessment has looked at the base build scenario of the proposed store, to identify the sustainable characteristics of design specification as well as identifying enhancements to the specification to maximise the BREEAM score that can feasibly be achieved.



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The pre-assessment report is designed to show, based on the information available and commitments provided, how the development is capable of achieving a BREEAM Very Good rating and to detail the next steps of the BREEAM assessment process.

It is recommended to comfortably achieve a BREEAM Very Good rating, a score of c.60% should be considered as the minimum target at this early stage in the development of the proposed scheme. This would provide a contingency to allow for unforeseen issues arising between now and the end of construction and to allow for BRE's QA check of the final BREEAM certification assessment.

5 BREEAM Minimum Standards

To achieve a BREEAM Very Good rating, the minimum percentage score (55%) must be achieved and the minimum standards applicable to that rating level (refer to the table below) must be complied with. The 'Excellent' related credits are highlighted, issues which cannot be compromised within the scope of the development.

Minumum Standards by BREEAM Rating Level					
BREEAM Issue	Pass	Good	Very Good	Excellent	Outstanding
Man 03 - Responsible Construction Practices	None	None	None	One Credit	Two Credits
Man 04 - Commissioning & Handover	None	None	One Credit - Commissioning & Test Schedule	One Credit - Commissioning & Test Schedule	One Credit - Commissioning & Test Schedule
Man 04 - Commissioning & Handover	None	None	Criterion 11 (BUG)	Criterion 11 (BUG)	Criterion 11 (BUG)
Man 05 - Aftercare	None	None	None	One Credit	One Credit
Ene 01 - Reduction of Energy Usage	None	None	None	Four Credits	Six Credits
Ene 02 - Energy Monitoring	None	None	One Credit	One Credit	One Credit
Wat 01 - Water Consumption	None	One Credit	Criterion 1 Only	Criterion 1 Only	Two Credits
Wat 02 - Water Monitoring	None	Criterion 1 Only			
Mat 03 - Responsible Sourcing	Criterion 1 Only				
Wst 01 - Construction Waste Management	None	None	None	None	One Credit
Wst 03 - Operational Waste	None	None	None	One Credit	One Credit

6 BREEAM Scoring

The below provides an overview of the predicted scores based on the proposed development's initial design intent specification and the characteristics of the proposed site.

BREEAM Section	Credits Targeted	Credits Available	Category Weighting	% per Credit
Management	13	18	11.0%	0.61%
Health & Wellbeing	8	11	8.0%	0.73%
Energy	8	19	14.0%	0.74%
Transport	7	12	11.5%	0.96%
Water	6	8	7.0%	0.88%
Material	6	14	17.5%	1.25%
Waste	7	9	7.0%	0.78%
Land Use & Ecology	9	13	15.0%	1.15%
Pollution	7	12	9.0%	0.75%
Innovation	1	10	10%	1.00%
			Target	61.19%

Appendix A – Full BREEAM Credit Tracker (Shell and Core Scenario)

BREEAM NC 2018 - Pre-Assessment

Credit		Credits Available	Credits Targeted	Credit Criteria	Action
Management					
Man 01	Project Delivery Planning	1	1	Prior to Concept Design project delivery stakeholders define roles, responsibilities and consider: - End user requirements - Aims of the design and the design strategy - Particular installation and construction requirements - Occupiers' budget and technical expertise in maintaining any proposed systems - Maintainability and adaptability of the proposals - Operational energy - Requirements for the production of the project and end user documentation - Requirements for commissioning, training and aftercare support	Client / Architect
	Stakeholder Consultation	1	1	Prior to completion of the Concept Design, the design team consult with all interested parties on matters that cover the minimum consultation content and demonstrate how the stakeholder contributions and consultation exercise outcomes influence the Initial Project Brief and Concept Design. Prior to completion of the detailed design all interest parties give and receive feedback.	Client / Consultation company

	AP (Concept Design)	1	0	BREEAM AP involvement - appointed prior to Stage 2	BREEAM AP
	AP (Developed Design)	1	0	BREEAM AP involvement throughout Stages 3 & 4	BREEAM AP
Man 02	Elemental Life Cycle Cost (LCC)	2	0	An outline, entire asset LCC plan at Process Stage 2 together with any design options appraisals in line with 'Standardised method of life cycle costing for construction procurement' PD 156865: 2008.	LCC Consultant
	Component Level LCC	1	1	Component level LCC options appraisal by end of Stage 4 including envelope, services, finishes and external spaces.	LCC Consultant
	Capital Cost Reporting	1	1	Capital cost for the building in pounds per square metre of gross internal floor area (£k/m²).	Main Contractor
Man 03	Temporary Timber	P	P	All timber and timber based products during the construction process of the project are legal and sustainable timber.	Main Contractor
	Environmental Management	1	1	All parties who manage the construction site should operate an EMS that is third party certified to ISO 14001:2015 or equivalent.	Main Contractor
	AP (Construction)	1	1	BREEAM AP involvement throughout Stages 5 & 6	BREEAM AP
	Responsible Construction Management	2	2	Responsible construction methods via relevant scheme certificates and compliance reports.	Main Contractor
	Monitoring of Construction Site Impacts	2	2	Utility, water and transportation monitoring	Main Contractor
Man 04	Commissioning & Testing Schedule	1	1	Schedule of commissioning and testing in line with appropriate standards	M&E Sub-Contractors/ Main Contractor

	Commissioning Design & Prep	1	1	Appointment of specialist commissioning manager who is not involved in the general installation of the building services systems	Commissioning Manager
	Testing and Inspecting Building Fabric	1	0	Complete post-construction testing and inspection to quality-assure the building fabric, including continuity of insulation, avoidance of thermal bridging and air leakage paths (this is through airtightness testing and a thermographic survey).	Main Contractor
	Handover	1	1	Two building user guides for a non-technical and technical user including training schedule.	Main Contractor
Management Totals:		18	13		
Health & Wellbeing					
	Daylighting	2	0	Daylighting criteria meet good practice daylight factors.	Architect
	View Out	1	1	95% of the floor area in 95% of spaces for each relevant building area provides an adequate view out. Where relevant building areas are within 8m of an external wall which has a window or permanent opening, and the window or opening is ≥20% of the surrounding wall area. Where the room depth is greater than 8m, the percentage of window or opening must instead be the same as, or greater than, the values in Table 1.0 BS8206: Part 2.	Architect
	External Lighting Levels	1	1	Internal and external lighting specified meets the required British Standards. Internal lighting is zoned to allow for occupant control within the relevant areas of the building.	Electrical Sub-Contractor
Hea 02	Indoor Air Quality Plan	P	P	A site-specific indoor air quality plan has been produced and implemented.	Mechanical Consultant

	Ventilation	1	1	The building has been designed to minimise the indoor concentration and recirculation of pollutants in the building.	Mechanical Consultant
Hea 04	Thermal Modelling	1	1	Thermal modelling has been carried out using software in accordance with CIBSE AM11 Building Energy and Performance Modelling.	Mechanical Consultant
	Design for Future Thermal Comfort	1	1	The thermal modelling demonstrates that the relevant requirements are achieved for a projected climate change environment.	Mechanical Consultant
Hea 05	Acoustic Performance	1	1	The building meets the appropriate acoustic performance standards and testing requirements for Indoor Ambient Noise Levels	Acoustician
Hea 06	Security of Site and building	1	1	The controls and recommendations shall be incorporated into proposals and implemented in the as-built development. Any deviation from those controls and recommendations shall be justified and agreed with the SQSS.	Security Specialist
Hea 07	Safe Access	1	0	Dedicated and safe cycle paths, footpaths are provided from the site entrance to any cycle storage, and connect to off-site cycle paths where applicable. Delivery areas are not accessed through general parking areas and do not cross pedestrian/cycle routes. There is a dedicated parking or waiting area for goods vehicles with appropriate separation from the manoeuvring area and staff and visitor car parking. Parking and turning areas are designed for simple manoeuvring according to the type of delivery vehicle likely to access the site, thus avoiding the need for repeated shunting.	Architect

	Outside Space	1	1	There is an outside space providing building users with an external amenity area. The space is of an appropriate size to provide enough amenity for the predicted number of building users during coffee or lunch breaks to gather, socialise, relax and connect with the natural environment. The space is predominantly intended for building staff, but can be used by other building users where relevant and beneficial to the building users.	Architect
Health and Wellbeing Totals:		11	8		
Energy					
Ene 01	Reduction of Energy Use	9	3	Calculate an Energy Performance Ratio for New Construction (EPR NC) via Part L2a modelling and providing BRUKL.	Mechanical Consultant
	Prediction of Operational Energy Consumption	4	0	Undertake additional energy modelling during the post-construction stage to generate predicted operational energy consumption figures.	Mechanical Consultant
Ene 02	Sub-Metering of End-Use Categories	1	1	Install energy metering systems so that at least 90% of the estimated annual energy consumption of each fuel is assigned to the end-use categories	Mechanical Sub-Contractor
	Sub-Metering of High Energy Load	1	1	Separate accessible energy sub-meters with pulsed or other open protocol communication outputs for future connection to an energy monitoring and management system	
Ene 03	External Lighting	1	1	External light fittings within the construction zone with: a) Average initial luminous efficacy of not less than 70 luminaire lumens per circuit Watt b) Automatic control to prevent operation during daylight hours c) Presence detection in areas of intermittent pedestrian traffic.	Electrical Sub-Contractor

Ene 04	Passive Design Analysis	1	1	Achieve Hea 04 thermal comfort model. The project team analyses the proposed building design and development during Concept Design to identify opportunities for the implementation of passive design measures. Implement passive design measures to reduce the total heating, cooling, mechanical ventilation, lighting loads and energy consumption in line with the passive design analysis findings. Quantify the reduced total energy demand and carbon dioxide (CO ₂ -eq) emissions resulting from the passive design measures.	Mechanical Consultant Mechanical Sub-Contractor
	Passive Design Free Cooling	1	0	Include a free cooling analysis in the passive design analysis. Identify opportunities for the implementation of free cooling solutions. The building is naturally ventilated or uses any combination of the free cooling strategies.	Mechanical Consultant
	LZC Technologies	1	1	Establish the most appropriate recognised local (on-site or near-site) low and zero carbon (LZC) energy sources for the building or development, based on a feasibility study. Specify local LZC technologies for the building or development in line with the feasibility study recommendations. Quantify the reduced regulated carbon dioxide (CO ₂ -eq) emissions resulting from the feasibility study.	Mechanical Consultant Mechanical Sub-Contractor
Energy Totals:		19	8		
Transport					
Tra 01	Transport Assessment & Travel Plan	2	2	Site specific transport assessment and travel plan prior to stage 2. Agreement of recommendations with be implemented.	Transport Consultant / Developer
Tra 02	Sustainable Transport Measures	10	5	Option 1: The existing AI calcuated in Tra 01 meets the listed thresholds.	Transport Consultant

			Option 2: Demonstrate in increase of the AI through negotiation with local bus, train or tram companies. This can be via increasing the service, a diverted bus route or enhanced bus stop.	Project Manager
			Option 3: Install a public transport information system.	Architect
			Option 4: 10% of car parking spaces have EV stations.	Electrical Sub-Contractor
			Option 5: Provide priority spaces for car sharers for 5% of total car parking capacity. Locate these spaces nearest the development entrance. If the end user is known: Set up a car sharing group and raise awareness with marketing and communication materials.	Architect Building User
			Option 6: During RIBA Stage 1, consult with the local authority to agree and implement improvements to the local cycling network and public accessible pedestrian routes.	Design Team
			Option 7: Install compliant cycle storage spaces.	BREEAM AP/ Architect
			Option 8: Provide 2 compliant cyclist facilities (showers / Changing Facilities / Lockers / Drying Spaces).	BREEAM AP/Architect
			Option 9: At least 3 existing amenities are present.	BREEAM AP
			Option 10: Provide 1 or more new accessible amenity.	Client / Developer
			Option 11: Implement one site-specific improvement, not listed above.	BREEAM Assessor / AP
	Transport Totals:	12	7	
Water				

Wat 01	Water Consumption	5	3	Use the Wat 01 calculation to compare the water consumption (litres/person/day) for the assessed building against a baseline performance.	Mechanical Sub-ContractorBREEAM AP
Wat 02	Water Monitoring	1	1	Specify a water meter on the mains water supply to each building. Main and sub meters should: a) Be a pulsed or other open protocol communication output AND b) Connect it to an appropriate utility monitoring and management system, e.g. a building management system (BMS), for the monitoring of water consumption.	Mechanical Sub-Contractor
Wat 03	Water Leak Detection	1	1	Install a leak detection system capable of detecting a major water leak on the utilities water supply within the buildings, to detect any major leaks within the buildings and between the buildings and the utilities water supply, to detect any major leaks between the utilities supply and the buildings under assessment.	Mechanical Sub-Contractor
	Flow Control Devices	1	1	Install flow control devices that regulate the water supply to each WC area or sanitary facility according to demand, in order to minimise undetected wastage and leaks from sanitary fittings and supply pipework.	Mechanical Sub-Contractor
Water Totals:		8	6		
Materials					
Mat 01	Life Cycle Analysis	7	2	LCA carried out at RIBA Stage 4 with design options.	LCA Consultant / Design Team
Mat 02	Environmental Product Declarations	1	0	Specify construction products with EPD that achieve a total EPD points score of at least 20.	Main Contractor

Mat 03	Timber	P	P	100% of timber and timber-based products used on the project are 'Legal' and 'Sustainable' as per the UK Government's Timber Procurement Policy	Main Contractor
	Sustainable Procurement Plan	1	1	A sustainable procurement plan must be used by the design team to guide specification towards sustainable construction products.	Client / Developer
	Responsible Sourcing	3	2	Mat 03 calculator tool and methodology to determine the number of credits achieved for the construction products specified or procured.	Main Contractor BREEAM Assessor / AP
Mat 05	Designing for Durability & Resilience	1	1	Protection measures are incorporated into the building's design and construction to reduce damage to the building's fabric or materials in case of accidental or malicious damage occurring. Key exposed building elements have been designed and specified to limit long and short term degradation due to environmental factors. This can be demonstrated through the element or product achieving an appropriate quality or durability standard or design guide or a detailed assessment of the element's resilience when exposed to the applicable material degradation and environmental factors.	Architect
Mat 06	Material Efficiency	1	0	Record implementation of material efficiency against early design stage targets.	Architect / Main Contractor
Material Totals:		14	6		
Waste					
Wst 01	Construction Resource Efficiency	3	2	RMP with target of ≤ 6.5 tonnes of waste created per 100 m ² .	Main Contractor

	Diversion of Resources from Landfill	1	1	80% diversion from landfill.	
Wst 02	Recycled/Sustainably Sourced Aggregates	1	0	Identify all aggregate uses and types on the project, quantity and source location.	Demolition Contractor / Main Contractor
Wst 03	Operational Waste	1	1	Provide a dedicated space for the segregation and storage of operational recyclable waste generated.	Architect
Wst 05	Adaption to Climate Change	1	1	Conduct a climate change adaptation strategy appraisal and develop recommendations to mitigate impacts.	Architect
Wst 06	Design for Disassembly and Adaptability Recommendations	1	1	Develop recommendations or solutions based on the study, during or prior to Stage 2, that aim to enable and facilitate disassembly and functional adaptation.	Architect
	Design for Disassembly and Adaptability Implementation	1	1	Produce a building adaptability and disassembly guide to communicate the characteristics allowing functional adaptability and disassembly to prospective tenants.	Architect
Waste Totals:		9	7		
Land Use & Ecology					
LE 01	Previously Occupied Land	1	1	At least 75% of the proposed development is on previously occupied land.	Architect
	Contaminated Land	1	0	A contaminated land professional undertakes a site investigation, risk assessment and appraisal, which deems that land within the development footprint to be affected by contamination	Contaminated Land Professional
LE 02	Risks & Opportunities	2	2	SQE carries out a survey and evaluation in RIBA Stage 1.	Ecologist/ Concept Stage Design Team

				The optimal ecological outcome for the site is agreed.	
LE 03	Managing Impacts on Ecology	3	2	Negative impacts from site preparation and construction works have been managed according to the mitigation hierarchy, in line with the SQE's recommendations	Concept Stage Design Team Ecologist
LE 04	Ecological Change and Enhancement	4	2	Measures have been implemented that enhance ecological value, which are based on input from the project team and SQE in collaboration with representative stakeholders and data collated as part of the 'Determining ecological outcomes' in LE 02. Data collated are analysed and where potentially valuable, provided to the local environmental records centres nearest to, or relevant for, the site.	Ecologist & Main Contractor
LE 05	Long Term Ecology Management	2	2	A section on Ecology and Biodiversity has been included as part of the tenant or building owner information supplied, to inform the owner or occupant of local ecological features, value and biodiversity on or near the site. A Landscape and Ecology Management Plan, or equivalent, has been developed in accordance with BS42020:2013 Section 11.1 covering at least the first five years after project completion.	Main Contractor & Ecologist
Land Use and Ecology Totals:		13	9		
Pollution					
Pol 01	Impact of Refrigerants	2	1	Systems using refrigerants have a DELC of ≤ 1000 kgCO ₂ -eq/kW cooling and heating capacity.	Mechanical Sub-Contractor
	Leak Detection & Containment	1	0	Refrigerant specification showing leak detection	Mechanical Sub-Contractor

Pol 02	Local Air Quality	2	2	All heating and hot water is supplied by non-combustion systems. For example, only powered by electricity.	Mechanical Sub-Contractor
Pol 03	Flood Resilience	2	1	Flood Zone Conformation	Civil Engineer
	Rate of Surface Water Run-Off	1	1	Rate of surface water run off	Civil Engineer
	Volume of Surface Water Run-Off	1	0	Volume of surface water run off	Civil Engineer
	Minimising Watercourse Pollution	1	0	There is no discharge from the developed site for rainfall up to 5 mm, SuDs, pollution prevention treatment	Civil Engineer
Pol 04	Reduction of Night Time Light Pollution	1	1	The external lighting strategy has been designed in compliance with Table 2 (and its accompanying notes) of the Institution of Lighting Professionals (ILP) Guidance notes for the reduction of obtrusive light, 2021.	Electrical Sub-Contractor & Lighting Manufacturer / Designer
Pol 05	Reduction of Noise Pollution	1	1	The noise level from the assessed building, as measured in the locality of the nearest or most exposed noise-sensitive development, must be at least 5dB lower than the background noise throughout the day and night.	Acoustician
Pollution Totals:		12	7		
Innovation					
Man 03	Responsible Construction	1	1	Achieve all items on Table 4.1 of the BREEAM Manual.	