Unit E, 132-134 Albion Street, Southwick

BREEAM Pre-Assessment Report

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1.0 Introduction

This report sets out the BREEAM assessment strategy for the proposed commercial Unit E, 132-134 Albion Road, Southwick. The development involves the construction of a new 55sqm commercial unit in the Shoreham Port area, which will be fitted out to provide lettable office accommodation. The unit will be constructed at the end of an existing terrace and above a lower ground unit that is already in situ.

The proposed development will need to follow current planning policy. Within the Adur & Worthing Council adopted Local Plan, Policy 18 'Sustainable Design' refers to BREEAM. Under this policy it is stated that non-domestic developments are expected to achieve a 'Very Good' rating under BREEAM. Furthermore, the Shoreham Harbour Joint Area Action Plan (JAAP) policy SH1 states that all new commercial buildings should meet BREEAM Excellent standard. Therefore, it is anticipated that the commercial unit will need to aim for a BREEAM Excellent rating, with a Very Good rating being the minimum acceptable standard.

As the development involves the construction of new commercial premises this will be assessed under BREEAM New Construction 2018 (Offices), which is the current version of the most applicable BREEAM scheme. As the unit is only 55sqm in size and will have simple building services systems it will be assessed using the BREEAM 'Simple Buildings' methodology. This is a streamlined assessment for smaller scale developments that removes many of the more technical criteria and simplifies the requirements of others. Within this report the proposed strategy for assessment under BREEAM NC 2018 is discussed, with key and mandatory issues also identified.

2.0 BREEAM

2.1 Introduction to BREEAM

BREEAM is the Building Research Establishment's (the BRE) Environmental Assessment Method. This is a voluntary environmental assessment tool that is used to assess the environmental impact of buildings. The performance of the building is assessed against a range of environmental factors, with different sections focusing on specific sustainability issues. These sections each have differing weighting factors, which vary from scheme to scheme. For a NC 2018 'Simple Buildings' assessment they are:

- Management 7.5%
- Health & Wellbeing 16.5%
- Energy 11.5%
- Transport 11.5%
- Water 7.5%
- Materials 17.5%
- Waste 7.0%
- Land Use & Ecology 15.0%
- Pollution 6.0%
- Innovation Up to 10.0%

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

Table 2.1 BREEAM Ratings

2.2 BREEAM Schemes

As previously mentioned, BREEAM can be used to assess a range of development types. In the UK the available BREEAM schemes are currently as follows:

- **BREEAM New Construction** – Used to assess new non-domestic construction. This can be adapted to assess 'Simple Buildings' (by filtering out some more technical credits and simplifying others), shell only and shell and core construction.
- **BREEAM Refurbishment & Fit Out** – Used to assess major refurbishment, minor refurbishment, reconfiguration and fit out of shell construction
- **BREEAM Domestic Refurbishment** – Used to assess buildings refurbished to provide residential accommodation
- **BREEAM Communities** – Used to assess master planning and frameworks
- **BREEAM Infrastructure** – Used to assess civil engineering and public realm projects
- **BREEAM In Use** – Used to assess the performance of buildings during operation

2.3 Minimum Performance Standards

Under the BREEAM method minimum performance standards are required within issues to achieve specific ratings. As one would expect, the number of applicable minimum performance standards increases with the higher BREEAM rating that is sought. Table 2.2 summarises the minimum performance standards required a under BREEAM NC 2018 Simple Buildings assessment.

BREEAM Issue	Pass	Good	Very Good	Excellent	Outstanding
Man03: Responsible construction practices	-	-	-	One credit (Responsible construction management)	Two credits (Responsible construction management)
Man04: Commissioning & handover	-	-	One credit (Commissioning-test schedule and responsibilities)	One credit (Commissioning-test schedule and responsibilities)	One credit (Commissioning-test schedule and responsibilities)
Man04: Commissioning & handover*	-	-	Criterion 11 (Building User Guide)	Criterion 11 (Building User Guide)	Criterion 11 (Building User Guide)
Man05: Aftercare*	-	-	-	One credit: (Commissioning implementation)	One credit: (Commissioning implementation)
Ene01: Reduction of CO2	-	-	-	Four credits (Energy performance)	Six credits (Energy performance) and Four credits (Energy modelling and reporting)
Ene02: Energy Monitoring*	-	-	One credit (First sub-metering credit)	One credit (First sub-metering credit)	One credit (First sub-metering credit)
Wat01: Water consumption*	-	One credit	One credit	One credit	Two credits
Wat02: Water monitoring	-	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only
Mat03 Responsible sourcing of materials	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only
Wst01: Construction waste management	-	-	-	-	One credit
Wst03: Operational waste	-	-	-	One credit	One credit

Table 2.1 Minimum Performance Standards of BREEAM NC 2018

**Not applicable under a 'Shell Only' Assessment*

3.0 BREEAM Pre-Assessment

3.1 Summary

A BREEAM pre-assessment has been completed under the BREEAM NC 2018 scheme as a desktop exercise. This has been based upon discussions with the developer, preliminary drawings provided, site location / opportunities / constraints and similar project experience. The primary purpose of this exercise is to determine the maximum BREEAM rating that could be achieved should a full assessment be completed and to advise the project team of any BREEAM related considerations at this early stage. The review also allowed any issues that are programme dependant or that could affect the planning process to be identified.

The pre-assessment has been completed for the proposed development based on current design intent. The criteria are assessed as 'fully fitted, which assumes that the fit out will be completed under the contract. The BREEAM pre-assessment score achieved is 59.5%, which achieves a 'Very Good' rating with all mandatory requirements met. Table 3.1 provides a summary of the scores achieved in each section, whilst figure 3.1 shows the targeted credits against the BREEAM ratings.

BREEAM Section	Credits Available	Credits Targeted	% Achieved	% Section Weighting	Overall % Contribution
Management	12	11	91.67%	7.50%	6.88%
Health & Wellbeing	17	13	76.47%	16.50%	12.62%
Energy	15	8	53.33%	11.50%	6.13%
Transport	12	5	41.67%	11.50%	4.79%
Water	8	5	62.50%	7.50%	4.69%
Materials	14	5	35.71%	17.50%	6.25%
Waste	10	6	60.00%	7.00%	4.20%
Land Use & Ecology	13	6	46.15%	15.00%	6.92%
Pollution	8	8	100.00%	6.00%	6.00%
Innovation	10	1	10.00%	10.00%	1.00%
BREEAM Pre-Assessment Score					**59.5%**

Table 3.1 BREEAM Pre-Assessment Score Summary



Figure 3.1 BREEAM Pre-Assessment Rating

3.2 Pre-Assessment Matrix

Management	Available		Targeted		Comments
	Credits	%	Credits	%	
Man 01: Project brief and design > 1. Project delivery planning	1	0.63%	1	0.63%	RIBA Plan of Works Toolbox and details of project delivery team consultation (i.e. feasibility / concept design stage meeting minutes demonstrating communication of client brief) required. **Required by end of stage 2.**
Man 01: Project brief and design > 2. Stakeholder consultation	1	0.63%	0	0.00%	Local stakeholder consultation unlikely to be undertaken for a development of this scale.
Man 02: Life cycle cost and service life planning > 3. Capital cost reporting	1	0.63%	1	0.63%	Prepare a cost plan showing construction value in £/sqm.
Man 03: Responsible construction practices > 3. Environmental management	1	0.63%	1	0.63%	Contract to require main contractor to hold ISO14001 certification.
Man 03: Responsible construction practices > 5. Responsible construction management	2	1.25%	2	1.25%	Contract to require main contractor to register site with Considerate Constructor's Scheme and commit to achieving a score of 35, with at least 7 scored under each section.
Man 03: Responsible construction practices > 6. Monitoring of construction site impacts : Utility consumption	1	0.63%	1	0.63%	Contract to require main contractor to monitor and record site energy use & water use on a monthly basis and report against KPIs.
Man 04: Commissioning and handover > 1. Commissioning - testing schedule and responsibilities	1	0.63%	1	0.63%	Prepare a commissioning schedule including equipment to be commissioned, standards to be commissioned to and programme. All commissioning activities.
Man 04: Commissioning and handover > 4. Handover	1	0.63%	1	0.63%	Main contractor to prepare a Building User Guide and a training schedule. Training to cover the design intent, the available aftercare team, the BUG contents, Introduction to systems & maintenance requirements.
Man 05: Aftercare > 1. Aftercare support	1	0.63%	1	0.63%	Main contractor to offer aftercare support to client by having a presence on site, facilitating training and being available for 12 months after handover. Landlord to monitor energy, water and occupancy satisfaction quarterly for first 12 months of occupation.
Man 05: Aftercare > 2. Commissioning - implementation	1	0.63%	1	0.63%	Seasonal commissioning to be completed at 3, 6 & 9 months intervals after handover to ensure systems are functioning correctly at all times of year. Could be undertaken under maintenance contract.

Man 05: Aftercare > 3. Post Occupancy Evaluation (POE)	1	0.63%	1	0.63%	Client to instruct an independent 3rd party to complete a POE 12 months after occupation, prepare a case study about the project and publish on website.
Management Totals	**12**	**7.50%**	**11**	**6.88%**	

Health and Wellbeing	Available		Targeted		Comments
	Credits	%	Credits	%	
Hea 01: Visual comfort > 1. Control of glare from sunlight control	1	0.97%	1	0.97%	Blinds or other glare control measures to be installed where required (i.e. South elevation)
Hea 01: Visual comfort > 2. Daylighting	2	1.94%	2	1.94%	Daylight calculation will be completed to confirm that the lettable spaces achieves an average daylight factor of at least 2% and minimum daylight factor of at least 0.8%.
Hea 01: Visual comfort > 3. View out	1	0.97%	1	0.97%	Plans and elevations to be provided to show that 95% of occupied floor area where computer screens are likely to be used has a view out of a window.
Hea 01: Visual comfort > 4. Internal and external lighting levels, zoning and control	1	0.97%	1	0.97%	Lighting design to follow SLL Code for Lighting 2012, LG7 and be appropriately zoned. Any external lighting to meet BS 5489-1:2013 & BS EN 12464-2:2014.
Hea 02: Indoor air quality > 2. Ventilation	1	0.97%	0	0.00%	Due to the proximity of the site to the main road this credit is not available.
Hea 02: Indoor air quality > 3. Emissions from construction products	2	1.94%	0	0.00%	Requires detailed management of sub-contractors and the materials they use as finishes materials must all comply with the relevant BS, which may alter specs etc. Therefore not targeted at this stage.
Hea 04: Thermal comfort > 1. Thermal modelling	1	0.97%	1	0.97%	Thermal modelling to be completed using dynamic simulation software to confirm thermal comfort is maintained all year in accordance with CIBSE TM59 TM52.
Hea 04: Thermal comfort > 2. Design for future thermal comfort	1	0.97%	1	0.97%	As above but using a probabilistic future weather file.
Hea 04: Thermal comfort > 3. Thermal zoning and controls	1	0.97%	1	0.97%	Thermal modelling to be used to confirm controls strategy is effective, with adjustments made where modelling identifies problems.

Hea 05: Acoustic performance > 1. Sound insulation	1	0.97%	1	0.97%	Acoustic consultant to confirm that sound insulation levels meet BS8233 standard. Pre-completion testing would be required to confirm this so should be included under the contract.
Hea 05: Acoustic performance > 2. Indoor ambient noise level	1	0.97%	0	0.00%	Due to the proximity of the main road it is unlikely that ambient noise levels will be low enough to comply with BREEAM standards.
Hea 05: Acoustic performance > 3. Room acoustics	1	0.97%	1	0.97%	Acoustic consultant to confirm that noise levels and reverberation levels to occupied areas comply with BS8233:2014. Pre-completion testing would be required to confirm this so should be included under the contract.
Hea 06: Security	1	0.97%	1	0.97%	Security consultant to be engaged to complete a Security Needs Assessment to ensure site is designed with security in mind. **Required pre-planning.**
Hea 07: Safe and healthy surroundings > 1. Safe access	1	0.97%	1	0.97%	Site plan will confirm that pedestrians and cyclists have safe access to the building & cycle storage facilities from public footpath / highway.
Hea 07: Safe and healthy surroundings > 2. Outside space	1	0.97%	1	0.97%	Outside amenity space will be provided on site in the form of a terrace.
Health and Wellbeing Totals	**17**	**16.50%**	**13**	**12.62%**	

Energy	Available		Targeted		Comments
	Credits	%	Credits	%	
Ene 01: Reduction of energy use and carbon emissions > 1. Energy performance	9	6.90%	4	3.07%	Based upon likely energy strategy it is likely that 4no credits will be available, which is the minimum level required for an Excellent rating. A copy of the preliminary BRUKL will be assessed when available to confirm the BREEAM performance.
Ene 02: Energy monitoring > 1. Sub-metering of end use categories	2	1.53%	2	1.53%	Sub-metering regime to be installed to ensure that 90% of primary energy use is identifiable, i.e. sub metering of key systems.
Ene 03: External lighting	1	0.77%	1	0.77%	External lighting to have efficacy of 60 lms/W and be automatically controlled using presence detection and time switch or daylight control.
Ene 04: Low carbon design > 1. Passive design : Passive design analysis	1	0.77%	0	0.00%	Assumed not addressed at this stage as would involve a level of modelling that has not been completed. However, if completed an additional credit is available.
Ene 04: Low carbon design > 1. Passive design : Free cooling	1	0.77%	0	0.00%	Assumed no free cooling strategy at present. Would require the above credit to be achieved.

Ene 04: Low carbon design > 2. Low and zero carbon technologies	1	0.77%	1	0.77%	LZC feasibility assessment required, which is likely also required under planning policy. This should demonstrate at least 10% of regulated energy will be provided by on site technologies such as PV.
Energy Totals	**15**	**11.50%**	**8**	**6.13%**	

Transport	Available		Targeted		Comments
	Credits	%	Credits	%	
Tra 01: Transport assessment and travel plan	2	1.92%	2	1.92%	Planning stage travel plan to be provided.
Tra 02: Sustainable transport measures	10	9.58%	3	2.88%	The following transport issues are possible: 1. Covered and secure cycle storage to be provided 2. Shower / changing area to be provided for staff use 3. Amenities available locally.
Transport Totals	**12**	**11.50%**	**5**	**4.79%**	

Water	Available		Targeted		Comments
	Credits	%	Credits	%	
Wat 01: Water consumption	5	4.69%	3	2.81%	Low water consumption sanitary fittings to be specified as follows: WCs - 6/3L dual flush Taps - 5L/min Showers -6L/min
Wat 02: Water monitoring	1	0.94%	1	0.94%	Pulsed output water meter to be installed on incoming water supply.
Wat 03: Water leak detection > 1. Leak detection system	1	0.94%	0	0.00%	A water leak detection system is likely to be excessive for a development of this scale as any leaks will be obvious to occupants.
Wat 03: Water leak detection > 2. Flow control devices	1	0.94%	1	0.94%	Water supply to WC area to be controlled via PIR to be switched off when WC not in use.
Water Totals	**8**	**7.50%**	**5**	**4.69%**	

Materials	Available		Targeted		Comments
	Credits	%	Credits	%	
Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) > 1. Superstructure	6	7.50%	0	0.00%	LCA is a high cost item that would not offer any tangible benefit to a development of this scale.
Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) > 2. Substructure	1	1.25%	0	0.00%	As above.

Mat 02: Environmental impacts from construction products - Environmental Product Declarations (EPD)	1	1.25%	1	1.25%	Materials with robust environmental performance information such as EPDs to be included in spec or requirement to be included in contract.
Mat 03: Responsible sourcing of construction products > 1. Pre-requisite - Legally harvested and traded timber	0	0.00%	0	0.00%	Contract to require main contractor to ensure all timber is FSC certified.
Mat 03: Responsible sourcing of construction products > 2. Enabling sustainable procurement	1	1.25%	1	1.25%	Contract to require main contractor to adopt a sustainable procurement policy.
Mat 03: Responsible sourcing of construction products > 3. Measuring responsible sourcing	3	3.75%	2	2.50%	Contract to require main contractor and to procure key materials from supplier capable of providing EMS certification for the product such as ISO 14001 or BES 6001.
Mat 05: Designing for durability and resilience	1	1.25%	1	1.25%	Designer to identify areas of the design at risk from 'wear and tear' and environmental degradation, with appropriate protection measures specified.
Mat 06: Material efficiency	1	1.25%	0	0.00%	A materials efficiency analysis has not been completed at the requisite stage.
Materials Totals	**14**	**17.50%**	**5**	**6.25%**	

Waste	Available		Targeted		Comments
	Credits	%	Credits	%	
Wst 01: Construction waste management > 2. Construction resource efficiency	3	2.10%	3	2.10%	Main contractor to prepare a site waste management plan and put in place targets for waste generation.
Wst 01: Construction waste management > 4. Diversion of resources from landfill	1	0.70%	1	0.70%	Main contractor to ensure that 80% of waste by volume or 90% by weight does not go to landfill.
Wst 02: Use of recycled and sustainably sourced aggregates	1	0.70%	0	0.00%	It is uncertain at this stage whether a source of recycled aggregate is available for use on site, or whether aggregate with recycled content is appropriate for use. This credit could be picked up at a later stage if possible.
Wst 03: Operational waste	1	0.70%	1	0.70%	Dedicated recycling waste storage area of at least 2sqm to be provided with easy access for collections.
Wst 04: Speculative floor finishes	1	0.70%	1	0.70%	Tenant to agree floor finishes before occupation or tenancy agreement to forbid the immediate replacement of floor finishes installed.
Wst 05: Adaptation to climate change	1	0.70%	0	0.00%	Adaptation analysis has not been completed at the requisite stage.
Wst 06: Design for disassembly and adaptability > 1. Recommendations	1	0.70%	0	0.00%	Assumed that analysis will not be completed.
Wst 06: Design for disassembly and adaptability > 2. Implementation	1	0.70%	0	0.00%	
Waste Totals	**10**	**7.00%**	**6**	**4.20%**	

Land Use and Ecology	Available		Targeted		Comments
	Credits	%	Credits	%	
LE 01: Site selection > 1. Previously occupied land	1	1.15%	1	1.15%	Existing and proposed site plans to show site footprints falls on previously developed site.
LE 01: Site selection > 2. Contaminated land	1	1.15%	0	0.00%	The unit is to be constructed upon an existing lower floor level and so there will be no contamination or remediation.
LE 02: Identifying and understanding the risks and opportunities for the project > 2. Survey and evaluation	1	1.15%	0.5	0.58%	Basic ecological survey to completed and confirmed by the client using BREEAM checklist.
LE 02: Identifying and understanding the risks and opportunities for the project > 3. Determining the ecological outcomes for the site	1	1.15%	0.5	0.58%	Ecological options for the site to be identified and discussed with any relevant stakeholders.
LE 03: Managing negative impacts on ecology > 2. Planning, liaison, implementation and data	1	1.15%	1	1.15%	Potential negative impacts from the construction process on local ecology will be identified and solutions will be communicated to relevant site manager.
LE 03: Managing negative impacts on ecology > 3. Managing negative impacts of the project	2	2.31%	1	1.15%	Ecological protection measures will be effectively managed on monitored during the construction phase.
LE 04: Change and enhancement of ecological value > 2. Change and enhancement of ecology	3	3.46%	1	1.15%	Change in ecological value of the site will be determined and reported. Likely to be zero as there is no ecology on site currently.
LE 04: Change and enhancement of ecological value > 3. Liaison, implementation and data collation	1	1.15%	0	0.00%	There is no significant external area where ecological enhancements could be put in place.
LE 05: Long term ecology management and maintenance > 2. Planning, liaison, data, monitoring and review management and maintenance	1	1.15%	0	0.00%	As no ecological enhancements will be included there will be no features to monitor or manage.
LE 05: Long term ecology management and maintenance > 3. Landscape and ecology management plan (or similar) development	1	1.15%	1	1.15%	A basic management plan will be adopted for any planting provided within the terrace area.
Land Use and Ecology Totals	**13**	**15.00%**	**6**	**6.92%**	

Pollution	Available		Targeted		Comments
	Credits	%	Credits	%	
Pol 02: Local air quality	2	1.50%	2	1.50%	Heating system is likely to be VRF split units, which are electrically powered and have no local emissions.
Pol 03: Flood and surface water management > 2. Flood resilience	2	1.50%	2	1.50%	Risk of flooding at site is considered to be low and so credits will be available.
Pol 03: Flood and surface water management > 3. Surface water run-off : Rate	2	1.50%	2	1.50%	Peak run off from site likely to discharge into the Shoreham Port Canal.

Pol 03: Flood and surface water management > 5. Minimising watercourse pollution	1	0.75%	1	0.75%	Run off will not enter the drainage system as this will discharge into the Shoreham Port Canal.
Pol 04: Reduction of night-time light pollution	1	0.75%	1	0.75%	External lighting to be designed in accordance with ILP guidance notes for reduction of obtrusive light and time switch controlled.
Pollution Totals	**8**	**6.00%**	**8**	**6.00%**	

Innovation	Available		Targeted		Comments
	Credits	%	Credits	%	
Inn 01: Innovation	10	10.00%	0	0.00%	
Man 01: Project brief and design > 3. BREEAM Advisory Professional : BREEAM AP (Concept Design)	1	1.00%	0	0.00%	
Man 03: Responsible construction practices > 1. Responsible construction management	2	2.00%	1	1.00%	Transport and waste vehicle movements to be monitored during the construction stage.
Hea 01: Visual comfort > 1. Daylighting	1	1.00%	0	0.00%	
Hea 01: Visual comfort > 2. Internal and external lighting	1	1.00%	0	0.00%	
Hea 02: Indoor air quality	1	1.00%	0	0.00%	
Hea 06: Security	1	1.00%	0	0.00%	
Ene 01: Reduction of energy use and carbon emissions > 1. Energy performance	5	5.00%	0	0.00%	
Ene 01: Reduction of energy use and carbon emissions > 2. Prediction of operational energy consumption : Post-occupancy stage	2	2.00%	0	0.00%	
Wat 01: Water consumption	1	1.00%	0	0.00%	
Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) > 1. Core building services options appraisal during Concept Design	1	1.00%	0	0.00%	These innovation credits can be achieved through the LCA modelling process.
Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) > 2. LCA and LCC alignment	1	1.00%	0	0.00%	
Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) > 3. Third party verification	1	1.00%	0	0.00%	
Mat 03: Responsible sourcing of construction products	1	1.00%	0	0.00%	
Wst 01: Construction waste management > 1. Construction resource efficiency	1	1.00%	0	0.00%	
Wst 02: Use of recycled and sustainably sourced aggregates	1	1.00%	0	0.00%	
Wst 05: Adaptation to climate change	1	1.00%	0	0.00%	This innovation credit can be achieved through the LCA modelling process.

LE 02: Identifying and understanding the risks and opportunities for the site	1	1.00%	0	0.00%	
LE 04: Change and enhancement of ecological value	1	1.00%	0	0.00%	
Pol 03: Flood and surface water management	1	1.00%	0	0.00%	
Innovation Totals (Up to a maximum of 10 credits)	**10**	**10.00%**	**1**	**1.00%**	
Overall Totals	**119**	**110.00%**	**68**	**59.48%**	

4.0 Conclusion

The proposed commercial Unit E, 132-134 Albion St, Southwick has been assessed against BREEAM New Construction 2018 'Simple Buildings'. The predicted BREEAM score of 59.5% demonstrates that a 'Very Good' rating will be achieved when the full assessment is undertaken. The minimum score required to achieve a 'Very Good' rating is 55%, and therefore the proposed score includes an additional 4.5% over this threshold score to allow for any unforeseen short fall during the assessment process.

From the pre-assessment exercise it is clear that a BREEAM 'Very Good' rating is the highest realistic rating that the proposed unit could achieve under full certification. For a BREEAM Excellent rating a minimum uplift of 10.5% would be required and ideally an uplift in the region of 15% to allow for any unforeseen shortfall during the assessment process. Many of the additional credits required to achieve this would involve additional consultant input, which would not be financially viable for a development of this scale. Furthermore, the scale and location of the site limit the availability of ecology section and transport section credits as there is no significant external area available and also limited options for introducing sustainable transport measures and initiatives.

Therefore, the proposed BREEAM strategy is to target a BREEAM Very Good rating, with an aspiration to maximise the achieved score as far as practicable and in the spirit of a BREEAM Excellent standard development.

The client and project team are fully committed to exploring all available options to improve the target score and maintain the 'Very Good' rating throughout the assessment process .