



PADDINGTON GREEN
POLICE STATION

BREEAM

Pre Assessment

BREEAM Pre Assessment –
November 2022 - GLA0711

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Berkeley Group

Paddington Green Police Station BREEAM Pre-Assessment





Project Name	Paddington Green Police Station	
Report Title	BREEAM Pre-Assessment	
Description	Preliminary BREEAM Pre-Assessment for the planning application of the Paddington Green Police Station, with a strategy to achieve a BREEAM Excellent rating	
Ref. No.	BER-PGB-BRE-00	
Issue	01	
Revision	00	
Date	11 November 2022	
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1 Introduction

This BREEAM Pre-Assessment Report has been prepared by AESG on behalf of Berkeley Group to support a planning application for the development of Paddington Green Police Station, located at 2-4 Harrow Road, London W2 1XJ.

The development includes the demolition of an existing building and redevelopment to provide residential and retail spaces together with servicing, car parking and landscaping. This pre-assessment outlines a strategy that enables the retail and commercial units of the development achieve a BREEAM Excellent rating.

The pre-assessment presented in this report has been undertaken using the 'Shell Only' BREEAM New Construction 2018 methodology. Under this methodology any issues relating to the fit-out specification are not assessed.

2 BREEAM

The Building Research Establishment (BRE) has developed a voluntary standard environmental assessment method (known as BREEAM), by which the environmental impact of a building is assessed against a range of issues and credits are awarded where the building achieves a benchmark performance. BREEAM seeks to bring about reductions in the environmental impact of buildings through recognition of the business benefits which can be achieved.

The BREEAM method addresses impacts of a building on the global, local and indoor environments across a range of issues, grouped under the headings of:

- Management;
- Health and Wellbeing;
- Energy;
- Transport;
- Water;
- Materials;
- Waste;
- Land Use & Ecology and
- Pollution.

The credits scored are shown as a weighted percentage score, which corresponds to an overall rating of Pass, Good, Very Good, Excellent or Outstanding as per Table 1:



Table 1 – BREEAM minimum required score per rating level

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

In addition to the minimum score required to achieve the desired rating, BREEAM sets out mandatory minimum standards for each rating level as outlined in Table 2. Note that all the minimum standards in the table below are cumulative, which means that a project targeting an Excellent rating should comply with the mandatory standards of all lower rating levels.

Table 2 – BREEAM minimum standards for different rating levels

BREEAM Rating	Issue	Minimum Standard
Pass	Mat 03	One credit - Prerequisite: All timber and timber based products are 'Legally harvested and traded timber'
Good	Wat 01	One credit
	Wat 02	One credit - Water meter on the mains water supply to each building
Very Good	Man 04	One credit - Commissioning testing schedule and responsibilities
	Man 04	One credit - Handover - have a technical and a non-technical building user guide been developed prior to handover?
	Ene 02	One credit - Sub-metering of end use categories
Excellent	Man 03	One credit - Responsible construction management
	Ene 01	Four credits – EPR credits
	Wat 02	Criterion1 Only
	Wst 03	One credit
Outstanding	Man 03	One credit - Responsible construction management



	Ene 01	Four credits
	Wat 01	Two credits
	Wst 01	One credit

The building is being assessed as a Shell Only, which means the scope of works covers shell works, i.e. external walls, windows, doors (external), roof, core internal walls, structural floors, hard and soft landscaping areas only. Any aspect of core building services including the installation of central or communal transportation systems, water systems, fit-out of common areas, central mechanical and electrical systems (including HVAC), local fitting of systems within tenant areas are excluded from the assessment. The systems will typically be centralised with capped off distribution to each tenanted area (for future connection as part of a tenant’s fit-out works).

3 BREEAM Pre-Assessment

The full BREEAM Credit Matrix for Rretail can be found in Appendices A. This matrix provides the details of the points distribution and credit requirements.

Furthermore, Table 3 provides a summary of the scores achieved by the project per category and as a total:

Table 3 – BREEAM pre-assessment summary - **Retail**

BREEAM Category	Credits available	Credits Targeted	% Credits Targeted	Weighting	Target Score
Man	15	14	93.33%	12%	11.20%
Hea	8	6	75.00%	7%	5.25%
Ene	13	9	69.23%	9.5%	6.57%
Tra	12	12	100.00%	14.50%	14.50%
Wat	3	3	100.00%	2%	2.00%
Mat	14	9	64.29%	22.00%	14.14%
Wst	10	5	50.00%	8.00%	4.00%
LE	13	9	69.23%	19.00%	13.15%
Pol	6	3	50.00%	6.00%	3.00%
Inn	10	2	20.00%	10.00%	2.00%
Total	104	72	75.82%	-	75.22%



Appendix A

BREEAM NC UK - CREDIT MATRIX - RETAIL

PROJECT: Paddington Green Police Station
 CLIENT: Berkeley Group
 TITLE: BREEAM Credit Matrix - Shell Only - Retail
 Revision: 0
 Date: 26/10/2022



	Targeted Credits
	Maybe Credits
	Untargeted Credits
P	Pre-requisite Credits
txt	Minimum Standard Req.

Issue Ref.	Issue Name	Credits Points Summary				BREEAM Issue Requirement / Summary	Comments
		TARGETED	MAYBE	No	AVAILABLE		
Management							
Man 01	Project Brief and Design	1			1	<p>Project delivery planning</p> <p>1. Prior to completion of the Concept Design, the project delivery stakeholders meet to identify and define roles, responsibilities and contributions for each key phase of project delivery</p> <p>2. Consider each one of the following items for each key phase of the project:</p> <p>2.a: End user requirements 2.b: Aims of the design and design strategy 2.c: Particular installation and construction requirements or limitations 2.d: Occupiers' budget and technical expertise in maintaining any proposed systems 2.e: Maintainability and adaptability of the proposals 2.f: Operational energy (see Ene 01 Reduction of energy use and carbon emissions) 2.g: Requirements for the production of project and end user documentation 2.h: Requirements for commissioning, training and aftercare support.</p> <p>3. The project team demonstrates how the project delivery stakeholders' contributions and the consultation process outcomes influence the following:</p> <p>3.a: Initial Project Brief 3.b: Project Execution Plan (see Definitions) 3.c: Communication Strategy (see Definitions) 3.d: Concept Design.</p>	
		1			1	<p>Stakeholder consultation (interested parties)</p> <p>1. Prior to completion of the Concept Design, the design team consult with all interested parties on matters that cover the minimum consultation content</p> <p>2. Demonstrate how the stakeholder contributions and consultation exercise outcomes influence the Initial Project Brief and Concept Design.</p> <p>3. Prior to completion of the detailed design (RIBA Stage 4, Technical Design or equivalent), all interested parties give and receive consultation feedback.</p>	
		Y			P	<p>The project team, including the client, formally agree strategic performance targets (see Definitions) early in the design process, see Definitions, (with the support of the BREEAM AP where appointed).</p>	

		1			1	<p>BREEAM AP (Concept Design)</p> <p>Involve a BREEAM AP in the project at an appropriate time and level to:</p> <ol style="list-style-type: none"> 1. Work with the project team, including the client, to consider the links between BREEAM issues and assist them in maximising the project's overall performance against BREEAM, from their appointment and throughout Concept Design. 2. Monitor progress against the performance targets agreed under criterion 8 throughout all stages after their appointment where decisions critically impact BREEAM performance. 3. Proactively identify risks and opportunities related to the achievement of the targets agreed 4. Provide feedback to the project team as appropriate, to support them in taking corrective actions and achieving their agreed performance targets. 5. Monitor and, where relevant, coordinate the generation of appropriate evidence by the project team. 	
		1			1	BREEAM AP (Developed Design) Similar to BREEAM AP (Concept Design) but during Developed Design	
Man 02	Life cycle cost and service life planning	2			2	<p>Elemental life cycle cost (LCC)</p> <ol style="list-style-type: none"> 1. A competent person carries out an outline, entire asset LCC plan at Process Stage 2 (equivalent to Concept Design - RIBA Stage 2) together with any design options appraisals in line with 'Standardised method of life cycle costing for construction procurement' PD 156865: 20081. 2. Demonstrate how the elemental LCC plan has been used to influence building and systems design and specification to minimise life cycle costs and maximise critical value. 	
				1	1	<p>Component level life options appraisal</p> <p>Similar to Elemental LCC but for a component level LCC options appraisal by the end of Process Stage 4 (equivalent to Technical Design – RIBA Stage 4) in line with PD 156865: 2008. The component level LCC includes (where present): Envelope, Services, Finishes, External spaces.</p>	
		1			1	Capital cost reporting in pounds per square metre of gross internal floor area (£k/m ²)	
Man 03	Responsible construction practices	Y			P	Legal and sustainable timber	
		1			1	Environmental Management: All parties who at any stage manage the construction site operate an EMS covering their main operations.	
		Y			P	The client and the contractor formally agree performance targets	
		1			1	BREEAM AP (Site) Similar to BREEAM AP (Concept Design) but during construction	
		2			2	Responsible construction management	Minimum Standard Requirement - 1 Credit to be achieved
		2			2	<p>Monitoring of construction site impacts</p> <ol style="list-style-type: none"> 1. Utility consumption 2. Transport of materials and waste 	
		1			1	Exemplary Level in Responsible construction management	
Man 04	Commissioning and handover	1			1	Testing and inspecting building fabric	
Credits Targeted by Category		15	0	1	16		

Health and Wellbeing

Hea 01	Visual Comfort		1	1	2	Daylighting - dependant on building type and daylight levels
		1			1	View Out for 95% of the floor area in 95% of spaces
		1			1	External Lighting All external lighting located within the construction zone is specified in accordance with BS 5489-1:2013 Code for the practice for the design of road lighting. Lighting of roads and public amenity areas ³ and BS EN 12464-2:2014 Light and lighting - Lighting of work places - Part 2: Outdoor work places.
				1	1	Exemplary Level in Daylighting
Hea 05	Acoustic Performance	1			1	Acoustic performance - Indoor ambient noise level
Hea 06	Security	1			1	1. A Suitably Qualified Security Specialist (SQSS) conducts an evidence-based Security needs assessment (SNA) during or prior to Concept Design. The purpose of the SNA will be to identify attributes of the proposal, site and surroundings which may influence the approach to security for the development. 2. The SQSS develops a set of security controls and recommendations for incorporation into the proposals. 3. 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.
			1		1	Exemplary Level A compliant risk based security rating scheme has been used. The performance against the scheme has been confirmed by independent assessment and verification.
Hea 07	Safe and Healthy Surroundings	1			1	Safe Access 1. Dedicated and safe cycle paths are provided from the site entrance to any cycle storage, and connect to off-site cycle paths where applicable. 2. Dedicated and safe footpaths are provided on and around the site providing suitable links for the site entrance to the building entrance, Car parks (where present) to the building entrance, the building to outdoor space, connecting to off-site paths where applicable 3. Pedestrian drop-off areas are designed off, or adjoining to, the access road and should provide direct access to other footpaths. Where vehicle delivery access and drop-off areas form part of the assessed development, the following apply: 4. Delivery areas are not accessed through general parking areas and do not cross or share pedestrian and cyclist paths and outside amenity areas accessible to building users and general public. 5. There is a dedicated parking or waiting area for goods vehicles with appropriate separation from the manoeuvring area and staff and visitor car parking. 6. 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.
		1			1	Outside Space - There is an outside space providing building users with an external amenity area.
Credits Targeted by Category		6	2	2	10	

Energy

Ene 01	Reduction of energy use and carbon emissions	6	3		9	Energy performance - Based on a calculated Energy Performance Ratio for New Construction (EPR NC)	Minimum Standard Requirement - 4 Credits
Ene 03	External Lighting	1			1	External light fittings within the construction zone with: - Average initial luminous efficacy of not less than 70 luminaire lumens per circuit Watt - Automatic control to prevent operation during daylight hours - Presence detection in areas of intermittent pedestrian traffic.	
Ene 04	Low Carbon Design	1			1	Passive design analysis 1. Achieve the first credit in Hea 04 2. The project team analyses the proposed building design and development during Concept Design to identify opportunities for the implementation of passive design measures 3. Implement passive design measures to reduce the total heating, cooling, mechanical ventilation, lighting loads and energy consumption in line with the analysis findings. 4. Quantify the reduced total energy demand and carbon dioxide (CO ₂ -eq) emissions resulting from the passive design measures.	
				1	1	Free cooling 1. Include a free cooling analysis in the passive design analysis and identify opportunities for the implementation of free cooling solutions. 2. The building is naturally ventilated or uses any combination of the free cooling strategies	
		1			1	Low and zero carbon technologies 1. An energy specialist completes a feasibility study by the end of Concept Design. 2. 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 the feasibility study. 3. Specify local LZC technologies for the building or development in line with the feasibility study recommendations. 4. Quantify the reduced regulated carbon dioxide (CO ₂ -eq) emissions resulting from the feasibility study.	
Credits Targeted by Category		9	3	1	13		

Transport

Tra 01	Transport assessment and travel plan	2				<p>1. No later than Concept Design stage, undertake a site-specific transport assessment (or develop a travel statement) and draft travel plan, which can demonstrably be used to influence the site layout and built form;</p> <p>2. The site-specific travel assessment shall cover as a minimum:</p> <ul style="list-style-type: none"> - Predicted travel patterns and transport impact of future building or site users. - Current local environment for pedestrians and cyclists, accounting for any age-related requirements of occupants and visitors. - Reporting of the number and type of existing accessible amenities within 500m of the site. - Disabled access accounting for varying levels and types of disability, including visual impairment. - Calculation of the existing public transport Accessibility Index (AI). - Current facilities for cyclists. <p>3 Following a transport assessment, develop a site-specific travel plan that provides a long term management strategy which encourages more sustainable travel. The travel plan includes measures to increase or improve more sustainable modes of transport and movement of people and goods during the building's operation.</p> <p>4 If the occupier is known, involve them in the development of the travel plan.</p> <p>5 Demonstrate that the travel plan will be implemented and supported by the building's management in operation.</p>	
Tra 02	Sustainable Transport Measures	Y			P	Achieve Travel Plan requirements in Tra 01	
		10			10	Points are awarded based on sustainable transport measures (public, private, active and alternative) and Accessibility Index	
Credits Targeted by Category		12	0	0	12		

Water

Wat 02	Water Monitoring	1			1	<p>1. Specify a water meter on the mains water supply to each building. This includes instances where water is supplied via a borehole or other private source.</p> <p>2. For water-consuming plant or building areas consuming 10% or more of the building's total water demand:</p> <p>2.a: Fit easily accessible sub-meters OR</p> <p>2.b: Install water monitoring equipment integral to the plant or area.</p> <p>3 For each meter (main and sub):</p> <p>3.a: Install a pulsed or other open protocol communication output AND</p> <p>3.b: Connect it to an appropriate utility monitoring and management system, e.g. a building management system (BMS), for the monitoring of water consumption. If there is no BMS system in operation at Post-Construction stage, award credits provided that the system used enables connection when the BMS becomes operational.</p>	<p>Minimum Standard Requirement - Criterion 1 to be achieved</p>
Wat 03	Water Leak Detection	1			1	<p>Leak Detection System</p> <p>Install a leak detection system capable of detecting a major water leak:</p> <ul style="list-style-type: none"> - On the utilities water supply within the buildings, to detect any major leaks within the buildings <p>AND</p> <ul style="list-style-type: none"> - Between the buildings and the utilities water supply, to detect any major leaks between the utilities supply and the buildings under assessment. 	
Wat 04	Water Efficient Equipment	1			1	<p>1. Identify all water demands from uses other than those listed under Wat 01 that could be realistically mitigated or reduced. Where there is no water demand from uses other than domestic-scale, sanitary use components in the building, this issue is not applicable.</p> <p>2 Identify systems or processes to reduce the relevant water demand, and establish, through either good practice design or specification, a demonstrable reduction in the total water demand of the building.</p>	
Credits Targeted by Category		3	0	0	3		

Materials

Mat 01	Life Cycle Impacts	4	2		6	Building Life Cycle Assessment (LCA) of the Superstructure: - Comparison with the BREEAM LCA benchmark during Concept and Technical Design - Option appraisal during Concept and Technical Design	
				1	1	Substructure and hard landscaping options appraisal during Concept Design	
				1	1	Exemplary Level - Core building services options appraisal during Concept Design	
				1	1	Exemplary Level - LCA and LCC alignment	
				1	1	Exemplary Level - Third party verification	
Mat 02	Environmental impacts from construction products - EPD	1			1	Specification of products with a recognised environmental product declaration (EPD)	
Mat 03	Responsible Sourcing	Y			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 (TPP)	
		1			1	Sustainable Procurement Plan	
		1	2		3	Measuring responsible sourcing - depending on the scope of the assessment and the number of points achieved in the Mat 03 calculator	
Mat 05	Designing for durability and resilience	1			1	- Protecting vulnerable parts of the building from damage - Protecting exposed parts of the building from material degradation	
Mat 06	Material Efficiency	1			1	1. At the Preparation and Brief and Concept Design stages, set targets and report on opportunities and methods to optimise the use of materials. These must be done for each of the following stages: Preparation and Brief, Concept Design, Developed Design, Technical Design, Construction. 2. Develop and record the implementation of material efficiency during: Developed Design, Technical Design, Construction. 3 Report the targets and actual material efficiencies achieved	
Credits Targeted by Category		9	4	4	17		

Waste

Wst 01	Construction Waste Management	1			1	Pre-demolition Audit	Minimum Standard Requirement - At least 1 Credit to be achieved
		1	2		3	Construction Resource Efficiency - Prepare a Resource Management Plan 1 point for ≤ 13.3 m3 or ≤ 11.1 tonnes of waste per 100m ² (gross internal floor area) 2 points for ≤ 7.5 m3 or ≤ 6.5 tonnes of waste per 100m ² (gross internal floor area) 3 points for ≤ 3.4 m3 or ≤ 3.2 tonnes of waste per 100m ² (gross internal floor area)	
				1	1	Exemplary Level - for ≤ 1.6 m3 or ≤ 1.9 tonnes of waste per 100m ² (gross internal floor area)	
		1			1	Diversion of resources from landfill Non demolition: 70% by volume or 80% by weight Demolition: 80% by volume or 90% by weight	
		1			1	Exemplary Level Non demolition: 85% by volume or 90% by weight Demolition: 85% by volume or 95% by weight Excavation: 95% by volume or 95% by weight	
Wst 02	Use of recycled and sustainably sourced aggregates	Y			P	If demolition occurs on site, to encourage the reuse of site-won material on site, complete a pre-demolition audit of any existing buildings, structures or hard surfaces in accordance with Wst 01	
				1	1	Project Sustainable Aggregate Points - depends on type and quantity of aggregates used	
				1	1	Exemplary Level - depends on type and quantity of aggregates used	
Wst 03	Operational Waste	1			1	1. Provide a dedicated space for the segregation and storage of operational recyclable waste generated 2. For consistent and large amounts of operational waste generated, provide: 2.a: Static waste compactors or balers; situated in a service area or dedicated waste management space 2.b: Vessels for composting suitable organic waste OR adequate spaces for storing segregated food waste and compostable organic material for collection and delivery to an alternative composting facility 2.c: A water outlet provided adjacent to or within the facility for cleaning and hygiene purposes where organic waste is to be stored or composted on site.	Minimum Standard Requirement - At least 1 Credit to be achieved
Wst 05	Adaptation to Climate Change	1			1	Climate change adaptation strategy - resilience of structure, fabric, building services and renewables installation	
				1	1	Exemplary Level - Meet the following: Hea 04 - Design for future thermal comfort Ene 01 - ≥6 points Ene 04 - Passive Design Analysis Wat 01 - ≥3 points Mat 05 - Protecting exposed parts of the building from material degradation Pol 03 - ≥1 point in Flood Resilience and ≥2 points in Surface Water Runoff	

Wst 06	Design for disassembly and adaptability			1	1	Design for disassembly and functional adaptability - recommendations 1. Conduct a study to explore the ease of disassembly and the functional adaptation potential of different design scenarios by the end of Concept Design. 2. Develop recommendations or solutions based on the study, during or prior to Concept Design, that aim to enable and facilitate disassembly and functional adaptation.	
				1	1	Disassembly and functional adaptability – implementation 1. Provide an update, during Technical Design, on: - How the recommendations or solutions proposed by Concept Design have been implemented where practical and cost effective. Omissions have been justified in writing to the assessor. - Changes to the recommendations and solutions during the development of the Technical Design. 2. Produce a building adaptability and disassembly guide to communicate the characteristics allowing functional adaptability and disassembly to prospective tenants.	
Credits Targeted by Category		6	2	6	14		

Land Use and Ecology

LE 01	Site Selection	1			1	Previously occupied land - at least 75% of the development	
			1		1	Contaminated land	
LE 02	Ecological risks and opportunities	Y			P	The client or contractor confirms compliance is monitored against all relevant UK and EU or international legislation relating to the ecology of the site.	
		1			1	Ecological survey and risk evaluation	
		1			1	Determining ecological outcomes: -Avoidance -Protection -Reduction or limitation of negative impacts -On site compensation and -Enhancement, considering the capacity and feasibility within the site, or where viable, off-site.	
				1	1	Exemplary Level - Wider sustainability related activities and potential ecosystem service benefits are considered as part of determining the optimal ecological outcomes for the site AND meet the following: -Hea 07 - Safe Access and Outside Space -Pol 03 - Surface water run-off and Minimising watercourse pollution -Pol 05 - Reduction of noise pollution	
LE 03	Managing impacts on ecology	Y			P	LE 02 Survey and evaluation and Determining ecological outcomes	
		1			1	Planning and measures on-site 1. Further planning to avoid and manage negative ecological impacts on-site is carried out early enough to influence the concept design and design brief as well as site preparation planning (typically Concept Design stage). 2. On-site measures for managing negative ecological impacts during site preparation and construction are implemented in-practice (e.g. mitigation measures to protect existing ecological features).	
		2			2	Managing negative impacts Negative impacts from site preparation and construction works have been managed according to the mitigation hierarchy, in line with the SQE's recommendations, and 1 point for minimizing loss of ecological value 2 points for no overall loss of ecological value	

LE 04	Ecological change and enhancement	Y			P	Managing negative impacts on ecology	
		1			1	Ecological Enhancement 1. 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. Measures are implemented in the following order: On site, and where this is not feasible, Off site within the Zone of Influence. 2. Data collated are analysed and where potentially valuable, provided to the local environmental records centres nearest to, or relevant for, the site.	
		1	2		3	Change and enhancement of ecology - based on the change in ecological value occurring as a result of the project.	
				1	1	Exemplary Level - The change in ecological value calculated under criterion 6 above confirms significant net gain has been achieved as set out in GN36 - BREEAM, CEEQUAL and HQM Ecology Calculation Methodology – Route 2.	
LE 05	Long term ecology management and maintenance	Y			P	LE03 Managing negative impacts and at least 1 point in LE 04 for 'Change and Enhancement of Ecology'	
					1	Management and maintenance throughout the project 1. Measures have been implemented to manage and maintain ecology throughout the project. These measures are based on input from the project team in collaboration with representative stakeholders and data collated as part of the 'Determining ecological outcomes' in LE 02. 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.	
		1			1	Landscape and ecology management plan 1. A Landscape and Ecology Management Plan, or equivalent, has been developed in accordance with BS 42020:2013 Section 11.11 covering at least the first five years after project completion as a minimum 2. The landscape and management plan or similar will be updated to support maintenance of the ecological value of the site (see sections relating to Maintenance and Monitoring in CIEEM, CIRIA, IEMA, for helpful guidance).	
Credits Targeted by Category		9	3	3	15		

Pollution

Pol 03	Flood risk management and reducing surface water run-off	Y			P	An appropriate consultant is appointed to carry out and demonstrate the development's compliance with all criteria.	
		2			2	Flood Risk 2 points if low flood risk 1 point if medium or high flood risk and: -The ground level of the building and access to both the building and the site, are designed (or zoned) so they are at least 600 mm above the design flood level of the site's flood zone. - The final design of the building and the wider site reflects the recommendations made by an appropriate consultant in accordance with the hierarchy approach outlined in section 5 of BS 8533:2017	
		Y			P	Surface water run-off Surface water run-off design solutions must be bespoke, i.e. they must take account of the specific site requirements and natural or man-made environment of and surrounding the site	
			1		1	Surface Water Run-Off - Rate	
			1		1	Surface Water Run-Off - Volume	
			1		1	Minimising watercourse pollution	
Pol 04	Reduction of Night Time Light Pollution	1			1	1 External lighting pollution has been eliminated through effective design that removes the need for external lighting. This does not adversely affect the safety and security of the site and its users. OR 2 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, 20111. 3 All external lighting (except for safety and security lighting) can be automatically switched off between 23:00 and 07:00. 4 If safety or security lighting is provided and will be used between 23:00 and 07:00, this part of the lighting system complies with the lower levels of lighting recommended during these hours in Table 2 of the ILP guidance notes. 5 Illuminated advertisements are designed in compliance with ILP PLG05 The Brightness of Illuminated Advertisements.	
Credits Targeted by Category		3	3	0	6		

Innovation

Inn	Innovation	2		8	10	Up to a maximum of 10 credits are available in aggregate from a combination of the following: - Exemplary Level in BREEAM issues - Innovation application approved by BRE Global, where the building complies with the criteria defined within an approved innovation application form.	
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