

Golden Jubilee - Ophthalmology BREEAM Assessment Summary Report – September 2018



RECENT ACTIVITY

- Design ongoing. Project Team to begin issuing evidence to the assessor for review where available.
- BREEAM Tracker **V02** has been issued to the team for review
- The potential score sits at **58.19% Very Good**, however this does include **8.85%** of high risk credits.

BREEAM Credit Discussion

Man 01 – Criteria 4-7

Credits have been awarded on the basis of dialogue with key stakeholders during the initial feasibility stages of the project.

Has a consultation plan been prepared for the project?

Man 01 – Criteria 8 -12

Credits discounted. A Sustainability Champion has not been appointed for the project.

Man 02 Life Cycle Cost and Service Life Planning

The Cost Consultant is required to confirm the level of Life Cycle Cost analysis undertaken for the project.

It has been assumed that an elemental life cycle cost analysis has been prepared.

The credit associated with component level LCCA has been discounted at this stage; however this could be revisited at Stage 4 if required.

Man 03 – Responsible Construction Practices

Credits have been awarded on the basis that Keir operate a compliant EMS and that the Considerate Constructor Scheme will be used. Credits are based on a target CCS score of 35 to 39, with a score of at least 7 in each of the five sections.

It has been assumed that Keir will allow for monitoring of site activities (energy, water and transportation CO₂ monitoring)

Man 04 – Commissioning and Handover

The credit associated with Thermographic Image Testing has been targeted. Team to confirm if this is included in current scope. A worthwhile credit to target.

Man 05 – Post Occupancy Evaluation

Credits have been awarded on the basis that a Post Occupancy evaluation will be undertaken for the project by an appropriate third party. Team to confirm where responsibility for this item lies (NHS or Contractor)

Hea 01 – Visual Comfort (Glare Control)

The credit has been awarded on the assumption that user operated blinds will be installed in relevant building areas.

Hea 02 – Indoor air Quality

It is assumed, given the density and location of AHU plant that the separation distances required will not be met (10m inlet to outlet)

Credits have been awarded on the basis that VOC emission limits will be added to the architectural specification.

Natural Ventilation credit cannot be achieved, due to SHTM requirements for mechanical ventilation.

Hea 04 – Thermal Comfort

Credits have been awarded on the assumption that detailed thermal modelling will be undertaken for the building, for both current and future weather files (future weather files for 2050s for free running areas and 2030s for mechanically ventilated areas)

Hea 05 - Acoustic Performance

Credits have been awarded on the assumption that the building will meet the requirements of SHTM 08-01.

As the design develops, the proposed construction details should be considered by the project acoustician. Early design commentary should be considered a priority.

Following BREEAM workshop of 12/09/18: 1 credit (a. Sound insulation moved to target B)

Hea 06 - Safety and Security

Credits for safe access by cycle paths and pedestrian walkways have been discounted, as the existing site would not meet the minimum credit requirements.

Credits have been awarded on the basis that the team will enter dialogue with an Architectural Liaison Officer (ALO).

Ene 01 – Energy Performance and Ene 04 Low Carbon Design

It has been confirmed that the building will be considered as an extension for Building Warrant purposes and as such will not be subject to Section 6.1.

The building will be served from existing heating and chilled water plant located in the existing hospital. The credit performance will be limited by the efficiency of existing LTHW and CHW systems

It has been discussed that the building may incorporate some form of decentralised LZCT, such as PV, however this is to be confirmed.

A Section 6 model must be prepared to determine the number of credits achieved.

2 credits awarded at this stage as a conservative estimate.

Following BREEAM workshop of 12/09/18: Mechanical Engineer said that the credits were unlikely to be achieved. Moved to 'unlikely'.

Ene 02 – Energy Sub-Metering (field)

Credits have been awarded assuming that energy supplies to the new building will be metered.

The level of field energy sub-metering should however be considered. Would this provide useful information? Would installation be value for money?

Ene 04 Low Carbon Design

Credits have been awarded (risk category B) assuming that a 'Passive Design' study and a LZCT Feasibility Study will be undertaken.

A passive design study could be undertaken in conjunction with a review of building structural options.

It has been discussed that the building may incorporate some form of decentralised LZCT, such as PV, however this is to be confirmed.

12/09/18 - Unconfirmed

Following BREEAM workshop of 12/09/18: Mechanical Engineer said that the first credit for passive design was unlikely to be achieved. Moved to target B.

Ene 08 – Energy Efficient Equipment

Credits have been awarded at this stage; however the credit score is related to NHS equipment procurement strategy.

NHS required confirming how small scale office equipment will be procured.

Tra 01 and Tra 02 Public Transport and Proximity to Amenities

Credits have been awarded based on a desk-top estimate. The team will be required to provide supporting information to determine the actual building accessibility index.

There appears to be very limited public transport provision at the site.

Team to confirm which amenities are present in the existing hospital building.

Following BREEAM workshop of 12/09/18: The design team felt that these credits could no longer be targeted. AM. Has asked for confirmation.

Tra 03 – Cyclist Facilities

No current allowance for onsite cyclist facilities.

Credits do not currently contribute to the target score.

Following BREEAM workshop of 12/09/18: First credit being re investigated – moved to target A.

Tra 04 Maximum Car Parking Capacity

Credit awarded on the basis that no new spaces will be provided as part of this project.

Tra 05 Travel Plan

It is understood that a travel statement will be prepared to support the planning application.

A copy of the statement is to be issued to the assessor for review.

Wat 01 – Water Consumption

The credit has been awarded on the assumption that Tier 1 (12% reduction) in water consumption will be targeted.

The final credit score will be influenced by the specification of sanitary fittings excluding clinical areas.

Wat 02 Water Monitoring

Credits awarded assuming that the new water supply (BCWS) will be fitted with a pulsed out-put water meter.

Wat 03 – Water Leak Detection

Credit discounted, on the basis that a water leak detection system will not be installed.

It is assumed that any 'public' WC cores will be fitted with appropriate flow control / shut-off.

Mat 01 – Life Cycle Impacts

Credits have been awarded, but with a degree of risk, until the final construction method is confirmed.

Building element Green Guide ratings are to be confirmed as the design develops.

Mat 02 – Hard landscaping

Credits have been discounted at this stage on the basis that external hard landscaping will not meet credit requirements, a Green Guide rating of A / A+

Mat 03 – Responsible Sourcing of Materials

Credits have been awarded on the assumption that Keir operate a sustainable procurement plan. A copy of the local plan is to be provided to the assessor for review.

Responsible sourcing of materials credits have been discounted at this stage.

Mat 05 – Designing for Durability and Resilience

Credits have been awarded on the basis that appropriate durability and protection measures will be incorporated into the design.

Mat 06 – Material Efficiency

The credit has been discounted at this stage, but could be introduced if a Material Efficiency study is prepared by the team and reviewed at key project milestones.

Wst 01 - Construction Waste Management

Credits have been awarded assuming that the principal contractor will operate a compliant SWMP and will aim to minimise waste generation and divert significant quantities of waste from landfill.

The credit score may improve once a SWMP has been prepared and project specific KPIs have been set.

Wst 03 - Operational Waste

Compliance requires provision of compliant facilities and NHS commitment to adhere to SHTN 3.

Will additional waste processing facilities will be included within the new extension?

Le 01 – Site Selection

The building is an extension, however credits for previously developed land may not be claimed as the majority of the foot print is amenity grass land.

It is not anticipated that the site will contain any areas of significant contamination.

Following BREEAM workshop of 12/19/18; RE-use Credit being revisited; site used to be a factory.

Land Use and Ecology – All Credits

Credits have been awarded assuming that an Ecology survey will be instructed to quantify / qualify site ecology.

Pol 03 – Surface Water Run-Off

Credits have been awarded on the assumption that the site has a low flood risk, and assuming that a full FRA will be instructed.

Pol 05 – Reduction of Noise Pollution

The credit has been awarded assuming that post development acoustic levels will not exceed current levels, and that the Acoustician will review plant proposals and advise on required attenuation measures.

BREEAM PROGRESS

Hulley & Kirkwood have developed a bespoke BREEAM tracker document. This document provides a more intuitive mechanism to evaluate, monitor and predict the BREEAM scoring.

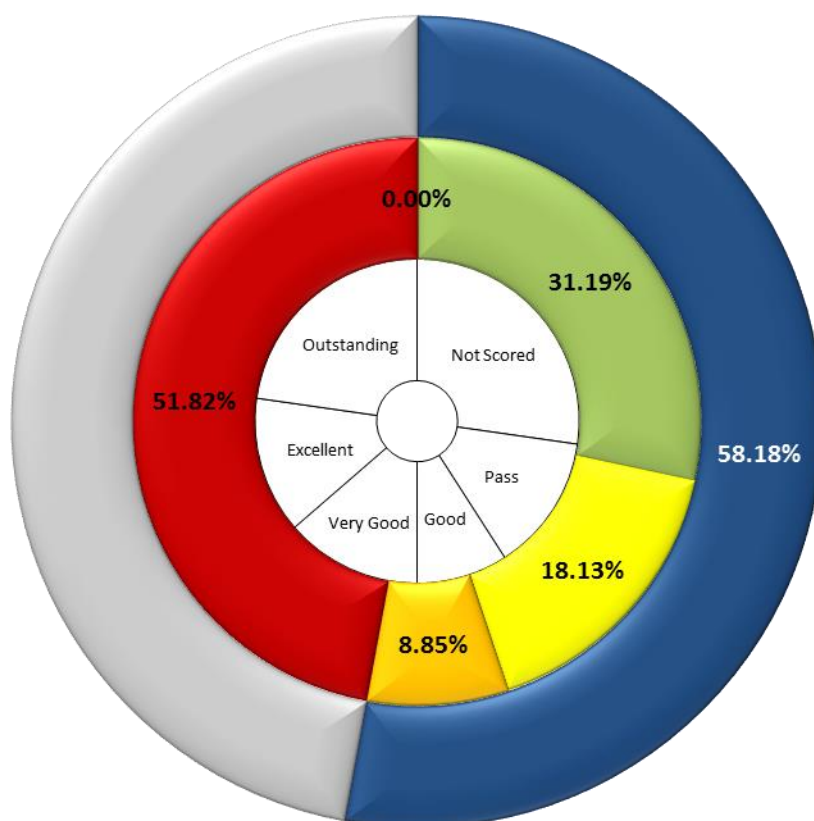
The tracker allows credit headings to be allocated to appropriate members of the design team and allows credits to be categorised in terms of risk, cost, value and difficulty.

Credits within the checklist have been broken down into four distinct risk categories:

- **Anticipated Credits** – Low risk, best value BREEAM Credits which form the basis of best practice design and which benefit the overall design with limited additional cost
- **Target A Potential Credits** - Medium risk, technically challenging credits above best practice design which have implications on project cost, procurement strategy and site space requirements
- **Target B Potential Credits** - These credits have high associated risk, due to uncertainty about aspects which are to be assessed or likely to be out of the control of the design team. These credits cannot be guaranteed
- **Unlikely credits** - credits which are deemed unobtainable/unlikely due to the nature of the site, the nature of the building operation or due to the project scope

The tracker wheel provides a visualization of potential credit scoring and prediction of overall BREEAM rating. It can also be used to show progress with collation of required evidence against to achieve scoring.

***Please refer to the accompanying H&K BREEAM Tracker V01 for a full breakdown of the assessment.**



Credit Type	Potential BREEAM 2014 Score
Anticipated Credits	31.19
Potential Target A	18.13
Potential Target B	8.85
Unlikely credits	51.82
Maximum Potential Score	58.18

		Very Good
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CRITICAL ACTIVITIES

- A detailed project workshop should be held to review design proposals in detail, relative to this initial pre-assessment.