

# Method Consulting

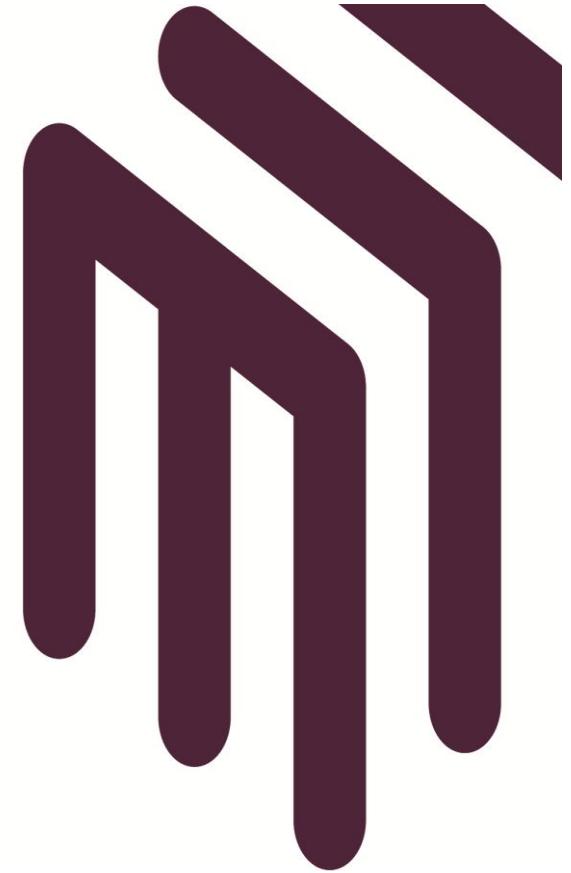
Intelligent engineering,  
sustainable buildings

David Lloyd Chippenham

BREEAM New Construction V6.1  
Other Buildings (Assembly and Leisure)

Design Stage Pre - Assessment Summary  
For Planning

P01, February 2026



BREEAM Assessments • BREEAM AP • SKA • WELL • Post Occupancy Evaluation • IMPACT LCA • Energy and Sustainability Statements • Home Quality Mark • SAP & SBEM, EPCs • DREAM • Passivhaus

## David Lloyd Chippenham BREEAM Pre-Assessment

### Introduction

BREEAM, the UK's Building Research Establishment's Environmental Assessment Method, is used to rate the environmental performance of new or existing buildings, as designed and constructed and/or in operation. A BREEAM rating can be awarded where sufficient credits have been gained on the basis of meeting environmental performance criteria in each of the technical categories:

| Rating levels     |
|-------------------|
| Pass - 30%        |
| Good - 45%        |
| Very Good - 55%   |
| Excellent - 70%   |
| Outstanding - 85% |

| BREEAM categories  |                    |
|--------------------|--------------------|
| Management         | Materials          |
| Health & Wellbeing | Waste              |
| Energy             | Land Use & Ecology |
| Transport          | Pollution          |
| Water              | Innovation         |

This pre-assessment has been carried out based on the BREEAM New Construction V6.1 Design Stage Criteria. This scheme is applicable to new build non-domestic projects. In addition to a range of standard issues assessed for all building types, this also includes requirements specific to Other Buildings: Assembly & Leisure which have been included in this pre-assessment. The BREEAM Technical Manual should be referred to for full details of each credit.

### Scoring and mandatory requirements

BREEAM requires the achievement of a minimum percentage score in order to achieve a particular rating. This is determined by a scoring system in which credits are assigned to issues under each of the sections above. These sections are each weighted differently so credits in different sections equate to a different percentage score to those in other sections. The percentage contribution of each section to the final score is noted at the end of each section in the following pages.

In addition to the achievement of a minimum score, BREEAM also contains mandatory credits/requirements which MUST be achieved in order to obtain a particular rating. If these are not achieved, the required rating cannot be obtained regardless of the percentage score achieved. In BREEAM V6.1, there are also 'pre-requisites' which do not carry a score, but must be achieved in order to award a credit and/or rating. Where a pre-requisite or mandatory credit is present, this is clearly noted in the summary below.

### Project Targets

**MINIMUM BREEAM RATING: Very Good** (This equates to a score of 55% and requires the achievement of certain mandatory credits.)

It should be noted that until sufficient evidence is provided by the project team to the BREEAM Assessor to demonstrate that the full requirements have been met, none of these scores can be assumed to have been achieved, but remain as targets until the assessor confirms otherwise. This pre-assessment is based on discussions held during a BREEAM Pre-assessment workshop and additional correspondence with individual design team members.

The base target shows the minimum credits anticipated to be achieved for the development. This equals 58.76% which is a rating of Very Good.

### Pre-assessment Results

|                 |       |
|-----------------|-------|
| Base Target (%) | 58.76 |
|-----------------|-------|

|        | Credit Title                                                                                                       | Credits Available | Base Target |
|--------|--------------------------------------------------------------------------------------------------------------------|-------------------|-------------|
|        | <b>MANAGEMENT</b>                                                                                                  |                   |             |
| Man 01 | Project Delivery Planning                                                                                          | 1                 | 0           |
|        | Stakeholder Consultation (Interested Parties)                                                                      | 1                 | 0           |
|        | Pre-requisite (BREEAM AP) (Concept and Developed Design)                                                           | 0                 | Y           |
|        | BREEAM AP (Concept Design & Developed Design)                                                                      | 2                 | 2           |
| Man 02 | Elemental Life Cycle Cost (LCC)                                                                                    | 2                 | 0           |
|        | Component Level LCC Options Appraisal                                                                              | 1                 | 0           |
|        | Capital Cost Reporting                                                                                             | 1                 | 1           |
| Man 03 | Pre-requisite                                                                                                      | 0                 | Y           |
|        | Environmental Management                                                                                           | 1                 | 1           |
|        | Pre-requisite (BREEAM AP Site)                                                                                     | 0                 | Y           |
|        | BREEAM AP (Site)                                                                                                   | 1                 | 1           |
|        | Responsible Construction Management [Mandatory: 1 credit for Excellent; 2 credits for Outstanding]                 | 2                 | 2           |
|        | Monitoring of Construction Site Impacts (Utility Consumption & Transport)                                          | 2                 | 2           |
| Man 04 | Commissioning - Testing Schedule and Responsibilities [Mandatory: 1 credit for Very Good, Excellent & Outstanding] | 1                 | 1           |
|        | Commissioning - Design and Preparation                                                                             | 1                 | 0           |
|        | Testing and Inspecting Building Fabric                                                                             | 1                 | 1           |
|        | Pre-requisite [Mandatory: Building User Guide for Very Good, Excellent & Outstanding]                              | 0                 | Y           |
|        | Handover                                                                                                           | 1                 | 1           |
|        | Aftercare Support                                                                                                  | 1                 | 1           |
| Man 05 | Commissioning - Implementation [Mandatory: 1 credit for Excellent & Outstanding]                                   | 1                 | 1           |
|        | Post Occupancy Evaluation                                                                                          | 1                 | 1           |
|        | Sub-total                                                                                                          | 21                | 15          |
|        | Weighted sub-total                                                                                                 | 11.00             | 7.86        |
|        | <b>HEALTH AND WELLBEING</b>                                                                                        |                   |             |
| Hea 01 | Control of glare from sunlight                                                                                     | 1                 | 0           |
|        | Daylighting                                                                                                        | 1                 | 0           |
|        | View Out                                                                                                           | 1                 | 0           |
|        | Internal and External Lighting Levels, Zoning and Control                                                          | 1                 | 1           |
| Hea 02 | Indoor Air Quality Plan (Pre-requisite)                                                                            | 0                 | Y           |
|        | Ventilation                                                                                                        | 1                 | 0           |
|        | Emissions from Construction Products                                                                               | 2                 | 0           |
|        | Post-construction indoor air quality measurement                                                                   | 1                 | 1           |
| Hea 04 | Thermal Modelling                                                                                                  | 1                 | 1           |
|        | Design for future thermal comfort                                                                                  | 1                 | 1           |
|        | Thermal Zoning and Controls                                                                                        | 1                 | 1           |
| Hea 05 | Acoustic Performance                                                                                               | 3                 | 3           |
| Hea 06 | Security of Site and Building                                                                                      | 1                 | 0           |
| Hea 07 | Safe Access                                                                                                        | 1                 | 0           |
|        | Outside Space                                                                                                      | 1                 | 1           |
|        | Sub-total                                                                                                          | 17                | 9           |
|        | Weighted sub-total                                                                                                 | 14.00             | 7.41        |

| ENERGY             |                                                                                                                      |       |       |
|--------------------|----------------------------------------------------------------------------------------------------------------------|-------|-------|
| Ene 01             | Energy Performance [Mandatory: 4 credits for Excellent; 6 credits for Outstanding]                                   | 9     | 3     |
|                    | Energy Modelling and Reporting [Mandatory: 4 credits for Outstanding]                                                | 4     | 0     |
| Ene 02             | Sub-metering of end-use categories [Mandatory: 1 credit for Very Good, Excellent & Outstanding]                      | 1     | 1     |
|                    | Sub-metering of high energy load and tenancy areas                                                                   | 1     | 1     |
| Ene 03             | External Lighting                                                                                                    | 1     | 1     |
|                    | Passive Design (Passive Design Analysis)                                                                             | 1     | 0     |
| Ene 04             | Passive Design (Free Cooling)                                                                                        | 1     | 0     |
|                    | Low and Zero Carbon Technologies (LZC Feasibility Study)                                                             | 1     | 1     |
| Ene 05             | Refrigeration Energy Consumption                                                                                     | 0     | 0     |
|                    | Refrigeration Indirect Greenhouse Gas Emissions                                                                      | 0     | 0     |
| Ene 06             | Transport Systems: Energy Consumption                                                                                | 1     | 1     |
|                    | Transport Systems: Energy Efficient Features                                                                         | 1     | 1     |
| Ene 08             | Energy Efficient Equipment                                                                                           | 2     | 0     |
| Sub-total          |                                                                                                                      | 23    | 9     |
| Weighted sub-total |                                                                                                                      | 16.00 | 6.26  |
| TRANSPORT          |                                                                                                                      |       |       |
| Tra 01             | Travel Plan                                                                                                          | 2     | 2     |
|                    | Pre-requisite                                                                                                        | 0     | Y     |
| Tra 02             | Transport Options Implementation                                                                                     | 10    | 6     |
| Sub-total          |                                                                                                                      | 12    | 8     |
| Weighted sub-total |                                                                                                                      | 10.00 | 6.67  |
| WATER              |                                                                                                                      |       |       |
| Wat 01             | Water Consumption [Mandatory: 1 credit for Good, Very Good & Excellent; 2 credits for Outstanding]                   | 5     | 2     |
| Wat 02             | Pre-requisite [Mandatory: Water meter on mains supply to each building for Good, Very Good, Excellent & Outstanding] | 0     | Y     |
|                    | Water Monitoring                                                                                                     | 1     | 1     |
| Wat 03             | Leak Detection System                                                                                                | 1     | 0     |
|                    | Flow Control Devices                                                                                                 | 1     | 1     |
| Wat 04             | Water Efficient Equipment                                                                                            | 1     | 0     |
| Sub-total          |                                                                                                                      | 9     | 4     |
| Weighted sub-total |                                                                                                                      | 7.00  | 3.11  |
| MATERIALS          |                                                                                                                      |       |       |
| Mat 01             | Superstructure (Option appraisal during Concept / Technical Design)                                                  | 6     | 6     |
|                    | Substructure and hard landscaping options appraisal during Concept Design                                            | 1     | 1     |
| Mat 02             | Specification of products with a recognised Environmental Product Declaration (EPD)                                  | 1     | 1     |
|                    | Pre-requisite [Mandatory: All timber used on project is 'Legally harvested and traded timber' for ALL.]              | 0     | Y     |
| Mat 03             | Enabling Sustainable Procurement                                                                                     | 1     | 1     |
|                    | Measuring Responsible Sourcing                                                                                       | 3     | 1     |
| Mat 05             | Designing for Durability and Resilience                                                                              | 1     | 1     |
| Mat 06             | Material Efficiency                                                                                                  | 1     | 0     |
| Sub-total          |                                                                                                                      | 14    | 11    |
| Weighted sub-total |                                                                                                                      | 15.00 | 11.79 |

| WASTE              |                                                                                                               |      |      |
|--------------------|---------------------------------------------------------------------------------------------------------------|------|------|
| Wst 01             | Pre-demolition audit [Mandatory: 1 credit from total Wst 01 for Outstanding]                                  | 0    | 0    |
|                    | Construction resource efficiency [Mandatory: 1 credit from total Wst 01 for Outstanding]                      | 3    | 1    |
|                    | Diversion of resources from landfill [Mandatory: 1 credit from total Wst 01 for Outstanding]                  | 1    | 1    |
| Wst 02             | Pre-requisite                                                                                                 | 0    | N    |
|                    | Project Sustainable Aggregate Points                                                                          | 1    | 0    |
| Wst 03             | Operational Waste [Mandatory: 1 credit for Excellent and Outstanding]                                         | 1    | 1    |
| Wst 05             | Adaptation to Climate Change (Resilience of structure, fabric, building services and renewables installation) | 1    | 0    |
| Wst 06             | Design for disassembly and functional adaptability - recommendations                                          | 1    | 1    |
|                    | Disassembly and functional adaptability – implementation                                                      | 1    | 1    |
| Sub-total          |                                                                                                               | 9    | 5    |
| Weighted sub-total |                                                                                                               | 6.00 | 3.33 |

| LAND USE & ECOLOGY |                                                                         |       |      |
|--------------------|-------------------------------------------------------------------------|-------|------|
| LE 01              | Previously Occupied Land                                                | 1     | 0    |
|                    | Contaminated Land                                                       | 1     | 0    |
| LE 02              | Pre-requisite (Statutory obligations)                                   | 0     | Y    |
|                    | Survey and evaluation                                                   | 1     | 1    |
|                    | Determining ecological outcomes                                         | 1     | 1    |
| LE 03              | Pre-requisite (Ecological risks and opportunities)                      | 0     | Y    |
|                    | Planning and measures on-site                                           | 1     | 1    |
|                    | Managing negative impacts                                               | 2     | 1    |
| LE 04              | Pre-requisite (Managing negative impacts)                               | 0     | Y    |
|                    | Ecological enhancement                                                  | 1     | 0    |
|                    | Change and enhancement of ecology                                       | 3     | 0    |
| LE 05              | Pre-requisite (Statutory obligations, planning and site implementation) | 0     | N    |
|                    | Management and maintenance throughout the project                       | 1     | 0    |
|                    | Landscape and ecology management plan                                   | 1     | 0    |
| Sub-total          |                                                                         | 13    | 4    |
| Weighted sub-total |                                                                         | 13.00 | 4.00 |

| POLLUTION          |                                         |      |      |
|--------------------|-----------------------------------------|------|------|
| Pol 01             | Impact of Refrigerants: Pre-requisite   | 0    | Y    |
|                    | Impact of Refrigerants                  | 3    | 1    |
| Pol 02             | Local Air Quality                       | 2    | 2    |
|                    | Pre-requisite                           | 0    | Y    |
| Pol 03             | Flood Resilience                        | 2    | 2    |
|                    | Surface Water Run Off: Pre-requisite    | 0    | Y    |
|                    | Surface Water Run Off                   | 2    | 1    |
|                    | Minimising Watercourse Pollution        | 1    | 0    |
| Pol 04             | Reduction of Night Time Light Pollution | 1    | 1    |
| Pol 05             | Reduction of Noise Pollution            | 1    | 1    |
| Sub-total          |                                         | 12   | 8    |
| Weighted sub-total |                                         | 8.00 | 5.33 |

| INNOVATION                                                 |       |      |
|------------------------------------------------------------|-------|------|
| Man 03: Responsible Construction Practices                 | 1     | 1    |
| Hea 01: Visual Comfort                                     | 2     | 0    |
| Hea 02: Indoor Air Quality                                 | 1     | 0    |
| Hea 06: Security                                           | 1     | 0    |
| Ene 01: Reduction of Energy Use and Carbon Emissions       | 5     | 0    |
| Wat 01: Water Consumption                                  | 1     | 0    |
| Mat 01: Environmental Impacts - Building LCA               | 3     | 2    |
| Mat 03: Responsible Sourcing of Construction Products      | 1     | 0    |
| Wst 01: Construction Waste Management                      | 1     | 0    |
| Wst 02: Use of Recycled and Sustainably Sourced Aggregates | 1     | 0    |
| Wst 05: Adaptation to Climate Change                       | 1     | 0    |
| LE 02: Wider site sustainability                           | 1     | 0    |
| LE 04: Change and enhancement of ecological value          | 1     | 0    |
| Inn 01: Special Innovative Feature                         | 10    | 0    |
| Sub-total                                                  | 10    | 3    |
| Weighted sub-total                                         | 10.00 | 3.00 |

Totals

|                 |       |
|-----------------|-------|
| Base Target (%) | 58.76 |
|-----------------|-------|