

Eco Doodle

Springhill Tavistock

BREEAM Credit Tracker

Design Stage

04 Feb 2021

Eco Doodle

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Introduction

This report is intended as a summary of progress against the targeted credits for the following assessment:

Project Name	Springhill Tavistock
Version	BREEAM 2018 NC
Assessment stage	Design Stage
Lead Consultant	Sara Mairs
Targeted Score	73.85 %
Target Rating	Excellent (70%)
Current Score	8.76 %
Current Rating	Unclassified
Downloaded By	Sara Mairs
Download Date	04/02/21
Download Time	17:32:39 (GMT)

Within the report the progress against each credit will be marked as follows:

Red	Not yet started	No information received
Amber	Ongoing	Partial information received OR full credits no longer achievable.
Green	Achieved	All required information received and credit awarded.
Grey	Not targeted	Not targeted.

Minimum Standards

In addition performance against the minimum standards (required for the specified target rating) is summarised below;

Issue	Awarded	Maximum Rating	Met
Man 03 - Responsible construction practices	0	Very Good	✗
Man 04 - Commissioning and handover	0	Good	✗
Man 04 - Commissioning and handover	0	Good	✗
Man 05 - Aftercare	0	Very Good	✗
Ene 01 - Reduction of energy use and carbon emissions	0	Very Good	✗
Ene 02 - Energy monitoring	0	Good	✗
Wat 01 - Water consumption	0	Pass	✗
Wat 02 - Water monitoring	0	Pass	✗
Mat 03 - Responsible sourcing of construction products	0	Unclassified	✗
Wst 01 - Construction waste management	0	Excellent	✓
Wst 03 - Operational waste	0	Very Good	✗

If the required minimum standards are not met then the target rating will not be achieved regardless of overall score.

The following is a list of all credits available for this project, along with the following:

Awarded	Credits which have been achieved.
Targeted	Credits which the project is expected to achieve.
Potential	Credits which could be achieved with some addition.

Credit Progress Log

Management							
Man 01 - Project brief and design							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Project delivery planning	1	0	1	1		Client, Architect, Project Manager: RIBA Stage 2
Credit 2 ●	Stakeholder consultation (interested parties)	1	0	1	1		Client, Architect, Project Manager: RIBA Stage 2
Credit 3 ●	BREEAM AP (concept design)	1	0	1	1		BREEAM AP: RIBA Stage 2
Credit 4 ●	BREEAM AP (developed design)	1	0	1	1		BREEAM AP
Man 02 - Life cycle cost and service planning							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Elemental LCC	2	0	2	2		QS or LCA/ LCC Consultant: RIBA Stage 2
Credit 2 ●	Component level LCC options appraisal	1	0	1	1		QS or LCA/ LCC Consultant: RIBA Stage 4
Credit 3 ●	Capital cost reporting	1	0	1	1		QS (or LCA/ LCC Consultant)
Man 03 - Responsible construction practices							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit Pre-req 1 ●	Prerequisite - Legally harvested and traded timber		✘	✔	✔		Contractor
Credit 1 ●	Environmental management	1	0	1	1		Contractor
Credit 2 ●	BREEAM AP (site)	1	0	1	1		BREEAM AP
Credit 3 ●	Responsible construction management	2	0	2	2		Contractor

Credit 4 ●	Monitoring of construction site impacts	2	0	2	2		Contractor
Credit e1 ●	Responsible construction management	1	0	1	1		Contractor
Man 04 - Commissioning and handover							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit Pre-req ●	Prerequisite (Very Good to Outstanding)		✘	✔	✔		Contractor & MEP input
Credit 1 ●	Commissioning - testing schedule and responsibilities	1	0	1	1		Contractor & MEP input
Credit 2 ●	Commissioning - design and preparation	1	0	1	1		Contractor & MEP input
Credit 3 ●	Testing and inspecting building fabric	1	0	1	1		Contractor
Credit 4 ●	Handover	1	0	1	1		Contractor & MEP input
Man 05 - Aftercare							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Aftercare support	1	0	1	1		Client & Contractor
Credit 2 ●	Commissioning - implementation	1	0	1	1		MEP input
Credit 3 ●	Post occupancy evaluation (POE)	1	0	1	1		Client
		21	0	21	21	Standard Management Credit Total	
		1	0	1	1	Exemplary Management Credit Total	
		11.44	0	11.44	11.44	% Management Total (Standard + Exemplary)	
Health & Wellbeing							
Hea 01 - Visual comfort							

	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Control of glare from sunlight	1	0	1	1		Architect & MEP input
Credit 2 ●	Daylighting (building type dependent)	2	0	0	0		
Credit 3 ●	View out	1	0	1	1		Architect
Credit 4 ●	Internal and external lighting levels, zoning and control	1	0	1	1		MEP
Credit e1 ●	Daylighting (building type dependent)	1	0	0	0		MEP
Credit e2 ●	Internal and external lighting levels, zoning and control	1	0	1	1		MEP
Hea 02 - Indoor air quality							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit Pre-req ●	Prerequisite - Indoor air quality (IAQ) plan		✘	✔	✔		IAQP Specialist or MEP
Credit 1 ●	Ventilation	1	0	0	0		MEP
Credit 2 ●	Emissions from building products	2	0	1	2		Architect & Contractor
Credit 3 ●	Post-construction indoor air quality measurement	1	0	0	1		Contractor
Credit e1 ●	Minimising sources of air pollution - Emissions from building products	1	0	0	0		Architect & Contractor
Hea 04 - Thermal comfort							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Thermal modelling	1	0	1	1		MEP

Credit 2 ●	Design for future thermal comfort	1	0	0	1		MEP
Credit 3 ●	Thermal zoning and controls	1	0	1	1		MEP
Hea 05 - Acoustic performance							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Acoustic performance	4	0	3	3		Acoustician
Hea 06 - Security							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Security of site and building	1	0	1	1		Designing Out Crime Officer (DOCO) & Architect & MEP input : RIBA Stage 2
Credit e1 ●	Security of site and building	1	0	0	0		Designing Out Crime Officer (DOCO)
Hea 07 - Safe and healthy surroundings							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Safe access	1	0	0	1		Architect
Credit 2 ●	Outside space	1	0	1	1		Architect
		19	0	11	15	Standard Health & Wellbeing Credit Total	
		4	0	1	1	Exemplary Health & Wellbeing Credit Total	
		16.79	0	8.76	11.68	% Health & Wellbeing Total (Standard + Exemplary)	
Energy							
Ene 01 - Reduction of energy use and carbon emissions							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments

Credit 1 ●	Energy performance	9	0	4	5		MEP Await BRUKL. BP please confirm anticipated delivery, minimum of 4 credits required for BREEAM Excellent. Thus we need ensure we are on target.(And determine the circa area of feasible PV/renewables) I appreciate BRUKL will assist with the passive design and free cooling report (mtg 26.01.21)
Credit 2 ●	Prediction of operational energy consumption	4	0	0	4		MEP
Credit e1 ●	Beyond zero net regulated carbon	3	0	0	0		
Credit e2 ●	Post-occupancy stage - Exemplary level criteria	2	0	0	0		Client & MEP input
Ene 02 - Energy monitoring							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Sub-metering of end use categories	1	0	1	1		MEP
Ene 03 - External Lighting							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	External lighting	1	0	1	1		MEP
Ene 04 - Low carbon design							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Passive design	2	0	1	1		MEP: RIBA Stage 2 Await passive design and free cooling report (mtg 26.01.21) BP please confirm anticipated delivery
Credit 2 ●	Low and zero carbon technologies	1	0	1	1		MEP: RIBA Stage 2 Await BRUKL & LZC report (mtg 26.01.21) BP please confirm anticipated delivery
Ene 08 - Energy efficient equipment							

	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Energy efficient equipment	2	0	2	2		Client & MEP
		20	0	10	15	Standard Energy Credit Total	
		5	0	0	0	Exemplary Energy Credit Total	
		20	0	8	12	% Energy Total (Standard + Exemplary)	
Transport							
Tra 01 - Transport assessment and travel plan							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Travel plan	2	0	2	2		Transport Consultant Jon Pearson Ltd to provide (recontacted by BP 26/01/21& Ecodoodle27/01/21) SM re-issued: <ul style="list-style-type: none"> • Tra01 TA&TS Guidance Note (pdf) • Tra02 Sustainable Transport Measures Guidance Note (pdf) • Tra02 Proforma (word doc) which covers the Sustainable Transport Measures/Options, including improvement to pedestrian route (option6) and Cycle storage & facilities. (Option 7 &8)
Tra 02 - Sustainable transport measures							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit Pre-req ●	Pre-requisite		✘	✔	✔		
Credit 1 ●	Transport options implementation	10	0	3	3		Transport Consultant See Tra01 comments
		12	0	5	5	Standard Transport Credit Total	
		0	0	0	0	Exemplary Transport Credit Total	
		9.96	0	4.15	4.15	% Transport Total (Standard + Exemplary)	
Water							
Wat 01 - Water consumption							

	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Water consumption	5	0	3	3		MEP
Credit e1 ●	Water consumption	1	0	0	0		
Wat 02 - Water monitoring							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit Pre-req ●	Prerequisite (Good to Outstanding)		✗	✓	✓		
Credit 1 ●	Water monitoring	1	0	1	1		MEP
Wat 03 - Water leak detection							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Leak detection system	1	0	0	1		MEP
Credit 2 ●	Flow control devices	1	0	1	1		MEP
Wat 04 - Water efficient equipment							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Water efficient equipment	1	0	1	1		MEP
		9	0	6	7	Standard Water Credit Total	
		1	0	0	0	Exemplary Water Credit Total	
		7.70	0	4.62	5.39	% Water Total (Standard + Exemplary)	
Materials							
Mat 01 - Environmental impacts from construction products - Building life cycle assessment (LCA)							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Superstructure	6	5	6	6		LCA consultant & Architect input: RIBA Stage 2 & 4

Credit 2 ●	Substructure and hard landscaping options appraisal during Concept Design (all building types)	1	1	1	1		LCA consultant & Architect, Civil & Structural Engineer input: RIBA Stage 2
Credit e1 ●	Core building services options appraisal during Concept Design (all building types)	1	1	1	1		LCA consultant & MEP input: RIBA Stage 2
Credit e2 ●	LCA and LCC alignment (all building types)	1	0	1	1		LCA consultant & LCC Consultant/ QS: RIBA Stage 2 & 4 (credit awarded once RIBA Stage2&4 completed)
Credit e3 ●	Third party verification (all building types) - Exemplary level criteria	1	0	1	1		LCA consultant (credit awarded once RIBA Stage2&4 completed)
Mat 02 - Mat 02 Environmental impacts from construction products - Environmental Product Declarations (EPD)							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Specification of products with a recognised environmental product declaration (EPD)	1	0	0	0		
Mat 03 - Responsible sourcing of construction products							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit Pre-req ●	Prerequisite		✗	✓	✓		
Credit 1 ●	Enabling sustainable procurement	1	0	1	1		Client/Architect & Contractor
Credit 2 ●	Measuring responsible sourcing	3	0	1	1		Contractor
Credit e1 ●	Measuring responsible sourcing	1	0	0	0		Contractor
Mat 05 - Designing for durability and resilience							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments

Credit 1 ●	Protecting vulnerable parts of the building from damage/material degradation	1	0	1	1		Architect
Mat 06 - Material efficiency							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Material efficiency	1	0	1	1		Project Team, inc MEP input: RIBA Stage 1 to 5 BP issued Mat06 report 16.01.21 Jenkins & Potter provided summary info 28.01.21. SM to add JP info into BP template.(Then info to placed within updated formal report)
		14	6	11	11	Standard Materials Credit Total	
		4	1	3	3	Exemplary Materials Credit Total	
		19.26	7.49	14.98	14.98	% Materials Total (Standard + Exemplary)	
Waste							
Wst 01 - Construction waste management							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Pre-demolition audit	1	0	1	1		Client, Contractor: RIBA Stage 2
Credit 2 ●	Construction resource efficiency	3	0	2	2		Contractor
Credit 3 ●	Diversion of resources from landfill	1	0	1	1		Contractor
Credit e1 ●	Construction resource efficiency/Diversion of resources from landfill	1	0	0	0		Contractor
Wst 02 - Use of recycled and sustainably sourced aggregates							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit Pre-req ●	Prerequisite		×	×	×		
Credit 1 ●	Project Sustainable Aggregate points	1	0	0	0		Contractor

Credit e1 ●	Project Sustainable Aggregate points	1	0	0	0		
Wst 03 - Operational waste							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Operational waste	1	0	1	1		Architect & Client
Wst 05 - Adaptation to climate change							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Resilience of structure, fabric, building services and renewables installation	1	0	1	1		Project Team: RIBA Stage 2 Await Wst05 rediscussed during meeting held 26.01.21 Await JENKINS & POTTER input (once input received, BP to add comments)
Credit e1 ●	Responding to climate change	1	0	0	0		
Wst 06 - Design for disassembly and adaptability							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Design for disassembly and functional adaptability - recommendations	1	0	1	1		Project Team: RIBA Stage 2 Await Wst06, rediscussed during meeting held 26.01.21 JENKINS & POTTER and BAILEY PARTNERSHIP (inc. MEP) input required
Credit 2 ●	Disassembly and functional adaptability - implementation	1	0	1	1		Project Team: RIBA Stage 4 & 5
		10	0	8	8	Standard Waste Credit Total	
		3	0	0	0	Exemplary Waste Credit Total	
		7.80	0	4.80	4.80	% Waste Total (Standard + Exemplary)	
Land Use & Ecology							
LE 01 - Site selection							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments

Credit 1 ●	Previously occupied land	1	0	1	1		Architect
Credit 2 ●	Contaminated land	1	0	0	0		GI specialist, Civil & Structural Engineer
LE 02 - Ecological risks and opportunities							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit Pre-req ●	Prerequisite - Statutory obligations		✗	✓	✓		Ecologist
Credit 1 ●	Survey and evaluation/Determining ecological outcomes	2	0	2	2		Ecologist: RIBA Stage 1 & 2 First Ecology to complete GN40
Credit e1 ●	Wider site sustainability - Exemplary level criteria	1	0	0	0		Ecologist
LE 03 - Managing impacts on ecology							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit Pre-req ●	Prerequisite - Ecological risks and opportunities		✗	✓	✓		
Credit 1 ●	Planning and measures on-site	1	0	1	1		Ecologist & Project Team: RIBA Stage 2 First Ecology to complete GN40
Credit 2 ●	Managing negative impacts	2	0	2	2		Ecologist First Ecology to complete GN40
LE 04 - Ecological change and enhancement							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit Pre-req ●	Prerequisite - Managing negative impacts on ecology		✗	✓	✓		Ecologist

Credit 1 ●	Change and enhancement of ecology / Ecological enhancement	1	0	1	1		Ecologist First Ecology to complete GN40
Credit 2 ●	Change and enhancement of ecology	3	0	0	0		Ecologist
Credit e1 ●	Change and enhancement of ecology - Exemplary level criteria	1	0	0	0		Ecologist
LE 05 - Long term ecological management and maintenance							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit Pre-req ●	Prerequisite - Statutory obligations, planning and site implementation		✘	✔	✔		Ecologist & Contractor
Credit 1 ●	Management and maintenance throughout the project / Landscape and ecology management plan	2	0	2	2		Ecologist & Contractor First Ecology to complete GN40 & LEMP
		13	0	9	9	Standard Land Use & Ecology Credit Total	
		2	0	0	0	Exemplary Land Use & Ecology Credit Total	
		15	0	9	9	% Land Use & Ecology Total (Standard + Exemplary)	
Pollution							
Pol 01 - Impact of refrigerants							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Impact of refrigerants	3	0	3	3		MEP
Pol 02 - Local air quality							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments

Credit 1 ●	Local air quality	2	0	2	2		MEP
Pol 03 - Flood and surface water management							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Flood resilience	2	2	2	2		Civil Engineer
Credit 2 ●	Surface water run-off	2	0	2	2		Civil Engineer
Credit 3 ●	Minimising watercourse pollution	1	0	0	1		Civil Engineer
Pol 04 - Reduction of night time light pollution							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Reduction of night time light pollution	1	0	1	1		MEP
Pol 05 - Reduction of noise pollution							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Reduction of noise pollution	1	0	1	1		MEP
		12	2	11	12	Standard Pollution Credit Total	
		0	0	0	0	Exemplary Pollution Credit Total	
		7.92	1.32	7.26	7.92	% Pollution Total (Standard + Exemplary)	
Innovation							
AI - Approved Innovation							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit e1 ●	Approved innovations	1	0	0	0		
		0	0	0	0	Standard Innovation Credit Total	
		1	0	0	0	Exemplary Innovation Credit Total	
		1	0	0	0	% Innovation Total (Standard + Exemplary)	