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1. BREEAM or ‘Building Research Establishment’s Environmental Assessment Method’ is a voluntary scheme that aims to quantify and reduce the environmental burdens of buildings by recognising those designs that take positive steps to minimise their environmental impacts. The latest update carries a revision of the technical requirements for several credits, to align with current good practice. It also has more fundamental changes that reflect the state of play on sustainable development in the industry and the wider political arena e.g. innovation credits for an IMPACT life cycle embodied carbon assessment. As a result, it is generally more challenging to achieve a higher score under the current BREEAM assessment than with previous schemes.

2. The assessment process results in a report covering the issues assessed, together with a formal certification giving a rating on a scale:
   - UNCLASSIFIED (<30%)
   - PASS (≥30%)
   - GOOD (≥45%)
   - VERY GOOD (≥55%)
   - EXCELLENT (≥70%)
   - OUTSTANDING (≥85%).

3. University New build schemes shall utilise the BREEAM New Construction 2014 scheme, where a minimum target of BREEAM ‘Very Good’ represents a realistic objective, with an aspiration of attaining an ‘Excellent’ rating.

4. University Refurbishment schemes shall utilise the BREEAM Refurbishment and Fit Out 2014 scheme, where a minimum target of BREEAM ‘Good’ represents a realistic objective, with an aspiration of attaining a ‘Very Good’ rating.

5. In order to maximise the BREEAM score, it is vital to appoint a BREEAM Accredited Professional (AP) for the duration of the project (RIBA Stages 1-6) and conduct a pre-assessment at RIBA stage 1. It shall be discussed with the University at the outset of the project the requirement for such early engagements to ensure adequate time is allowed to appoint any third-party specialists.

6. Responsibility for achieving the highest possible BREEAM scores rests with the entire design team, not just with one discipline. From a building services perspective, the Health and Wellbeing, and particularly the Energy/CO emission credits are particularly relevant and carry the highest weighting.

7. For new builds using BREEAM New Construction assessment, credit ENE 01 sets targets for CO₂ reduction (based on the output of an Energy Performance Certificate [EPC]), and also for reducing regulated energy demand and energy consumption. The regulated energy demand is abated through exemplar envelope design (improved insulation and air-tightness). Building energy consumption is minimised through proficient use of services.

8. For refurbishments using BREEAM Refurbishment and Fit Out 2014, there are two separate routes to achieving Ene 01 credits, which are based on the energy performance of both the existing and proposed
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building areas – see the BREEAM technical manual for details.

9. In order to achieve an ‘Excellent’ rating, a minimum of 5 credits are required under credit ENE 01.

10. The diagram below describes how BREEAM scores and rates an assessed building:

11. The University shall be consulted at Pre-assessment stage to understand any key preferences they may have in relation to key credits that either place onus on the University or impact upon the daily operations. Examples of these credits are as follows:

   WAT01 – 3 credits target (maximum) to ensure adequate flow pressure at shower appliances etc.

Minimum Standards
- Energy
- Management
- Health & Well-being
- Water
- Waste
- Land Use & Ecology

 Tradable Credits
- Energy
- Water
- Materials
- Transport
- Waste
- Pollution
- Health & Well-being
- Management
- Land Use & Ecology

Environmental Weighting

Final Score

Category Scores

Pass ≥ 30
Good ≥ 45
Very Good ≥ 55
Excellent ≥ 70
Outstanding ≥ 85

Innovation Credits
- Exemplary Performance Requirements
- Approved Innovation Credits