



Harton Quay

BREEAM Credit Tracker

Design Stage

18 Nov 2020

Black & White Engineering

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Introduction

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

Project Name	Harton Quay
Version	BREEAM 2018 NC
Assessment stage	Design Stage
Lead Consultant	Scott Wilson
Targeted Score	90.50 %
Target Rating	Outstanding (85%)
Current Score	0 %
Current Rating	Unclassified
Downloaded By	Scott Wilson
Download Date	18/11/20
Download Time	16:02:20 (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	✘
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.

Credit Progress Log

Management							
Man 01 - Project brief and design							
	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
Credit 1 ●	Project delivery planning	1	0	1	1	Project Manager	
Credit 2 ●	Stakeholder consultation (interested parties)	1	0	1	1	Project Manager	
Credit 3 ●	BREEAM AP (concept design)	1	0	0	0		
Credit 4 ●	BREEAM AP (developed design)	1	0	1	0	Project Manager BREEAM AP	
Man 02 - Life cycle cost and service planning							
	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
Credit 1 ●	Elemental LCC	2	0	2	2	Cost Consultant	
Credit 2 ●	Component level LCC options appraisal	1	0	1	1	Cost Consultant	
Credit 3 ●	Capital cost reporting	1	0	1	1	Project Manager Cost Consultant	
Man 03 - Responsible construction practices							
	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
Credit Pre-req 1 ●	Prerequisite - Legally harvested and traded timber		✗	✓	✓	Contractor	
Credit 1 ●	Environmental management	1	0	1	1	Project Manager Contractor	

Credit 2 ●	BREEAM AP (site)	1	0	1	0	Project Manager Client Contractor	
Credit 3 ●	Responsible construction management	2	0	1	0	Project Manager Contractor	
Credit 4 ●	Monitoring of construction site impacts	2	0	2	1	Project Manager Contractor	
Credit e1 ●	Responsible construction management	1	0	0	0		

Man 04 - Commissioning and handover

	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
Credit Pre-req ●	Prerequisite (Very Good to Outstanding)		✗	✓	✓	Project Manager	
Credit 1 ●	Commissioning - testing schedule and responsibilities	1	0	1	1	Project Manager Contractor	
Credit 2 ●	Commissioning - design and preparation	1	0	1	1	Project Manager Contractor	
Credit 3 ●	Testing and inspecting building fabric	1	0	1	1	Project Manager	
Credit 4 ●	Handover	1	0	0	0		
		18	0	15	11	Standard Management Credit Total	
		1	0	0	0	Exemplary Management Credit Total	
		11.59	0	9.15	6.71	% Management Total (Standard + Exemplary)	

Health & Wellbeing

Hea 01 - Visual comfort

	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
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Credit 2 ●	Daylighting (building type dependent)	2	0	1	1	Architect	
Credit 3 ●	View out	1	0	1	0	Architect	
Credit 4 ●	Internal and external lighting levels, zoning and control	1	0	0	0		
Credit e1 ●	Daylighting (building type dependent)	1	0	0	0		
Hea 02 - Indoor air quality							
	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
Credit Pre-req ●	Prerequisite - Indoor air quality (IAQ) plan		✗	✗	✗		
Credit 1 ●	Ventilation	1	0	0	0		
Hea 04 - Thermal comfort							
	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
Credit 1 ●	Thermal modelling	1	0	1	1	Energy / Thermal Modelling Consultant	
Credit 2 ●	Design for future thermal comfort	1	0	1	1	Energy / Thermal Modelling Consultant	
Hea 05 - Acoustic performance							
	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
Credit 1 ●	Acoustic performance	1	0	1	1	Project Manager Acoustician	
Hea 06 - Security							
	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments

Credit 1 ●	Security of site and building	1	0	0	0		
Credit e1 ●	Security of site and building	1	0	0	0		
Hea 07 - Safe and healthy surroundings							
	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
Credit 1 ●	Safe access	1	0	0	0		
		10	0	5	4	Standard Health & Wellbeing Credit Total	
		2	0	0	0	Exemplary Health & Wellbeing Credit Total	
		9.60	0	4	3.20	% Health & Wellbeing Total (Standard + Exemplary)	
Energy							
Ene 01 - Reduction of energy use and carbon emissions							
	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
Credit 1 ●	Energy performance	9	0	7	4	Energy / Thermal Modelling Consultant	
Credit 2 ●	Prediction of operational energy consumption	4	0	4	0	Project Manager Energy / Thermal Modelling Consultant	
Credit e1 ●	Beyond zero net regulated carbon	3	0	0	0		
Credit e2 ●	Post-occupancy stage - Exemplary level criteria	2	0	0	0		
Ene 02 - Energy monitoring							
	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments

Credit 1 ●	Sub-metering of end use categories	1	0	1	1	Electrical Engineer Mechanical Engineer	
Credit 2 ●	Sub-metering of high energy load and tenancy areas	1	0	1	1	Electrical Engineer Mechanical Engineer	
Ene 03 - External Lighting							
	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
Credit 1 ●	External lighting	1	0	1	1	Electrical Engineer	
Ene 04 - Low carbon design							
	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
Credit 1 ●	Passive design	2	0	2	2	Sustainability Consultant Energy / Thermal Modelling Consultant	
Credit 2 ●	Low and zero carbon technologies	1	0	1	1	Sustainability Consultant Energy / Thermal Modelling Consultant	
Ene 06 - Energy efficient transportation systems							
	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
Credit 1 ●	Energy consumption	1	0	1	1	Electrical Engineer Contractor	
Credit 2 ●	Energy efficient features	1	0	1	1	Electrical Engineer Contractor	

	21	0	19	12	Standard Energy Credit Total		
	5	0	0	0	Exemplary Energy Credit Total		
	17.16	0	12.54	7.92	% Energy Total (Standard + Exemplary)		
Transport							
Tra 01 - Transport assessment and travel plan							
	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
Credit 1 ●	Travel plan	2	0	2	2	Project Manager Transport Consultant	
Tra 02 - Sustainable transport measures							
	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
Credit Pre-req ●	Pre-requisite		✘	✔	✔	Transport Consultant	
Credit 1 ●	Transport options implementation	10	0	10	6	Electrical Engineer Transport Consultant Architect	
		12	0	12	8	Standard Transport Credit Total	
		0	0	0	0	Exemplary Transport Credit Total	
		11.40	0	11.40	7.60	% Transport Total (Standard + Exemplary)	
Water							
Wat 01 - Water consumption							
	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
Credit 1 ●	Water consumption	5	0	4	2	Architect	
Credit e1 ●	Water consumption	1	0	0	0		
Wat 02 - Water monitoring							

	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
Credit Pre-req ●	Prerequisite (Good to Outstanding)		✘	✔	✔	Mechanical Engineer	
Credit 1 ●	Water monitoring	1	0	1	1	Mechanical Engineer	
Wat 03 - Water leak detection							
	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
Credit 1 ●	Leak detection system	1	0	1	1	Mechanical Engineer	
Credit 2 ●	Flow control devices	1	0	1	1	Mechanical Engineer	
		8	0	7	5	Standard Water Credit Total	
		1	0	0	0	Exemplary Water Credit Total	
		7.83	0	6.09	4.35	% Water Total (Standard + Exemplary)	
Materials							
Mat 01 - Environmental impacts from construction products - Building life cycle assessment (LCA)							
	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
Credit 1 ●	Superstructure	6	0	5	2	Project Manager Structural Engineer Architect LCA Assessor	
Credit 2 ●	Substructure and hard landscaping options appraisal during Concept Design (all building types)	1	0	1	1	Project Manager Civil Engineer Structural Engineer LCA Assessor	

Credit e1 ●	Core building services options appraisal during Concept Design (all building types)	1	0	1	0	Project Manager Electrical Engineer Mechanical Engineer LCA Assessor	
Credit e2 ●	LCA and LCC alignment (all building types)	1	0	1	0	Project Manager Cost Consultant Structural Engineer Architect LCA Assessor	
Credit e3 ●	Third party verification (all building types) - Exemplary level criteria	1	0	1	0	Project Manager LCA Assessor	

Mat 02 - Mat 02 Environmental impacts from construction products - Environmental Product Declarations (EPD)

	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
Credit 1 ●	Specification of products with a recognised environmental product declaration (EPD)	1	0	1	0	Project Manager Architect Contractor	

Mat 03 - Responsible sourcing of construction products

	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
Credit Pre-req ●	Prerequisite		✘	✔	✔	Project Manager Contractor	
Credit 1 ●	Enabling sustainable procurement	1	0	1	1	Project Manager	
Credit 2 ●	Measuring responsible sourcing	3	0	3	1	Structural Engineer Architect	
Credit e1 ●	Measuring responsible sourcing	1	0	1	0		

Mat 05 - Designing for durability and resilience							
	Credit	Available	Business as Usual	Outstanding	Risk Scenario	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	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
Credit 1 ●	Material efficiency	1	0	1	1	Project Manager	
		14	0	13	7	Standard Materials Credit Total	
		4	0	4	0	Exemplary Materials Credit Total	
		22.50	0	21.25	8.75	% Materials Total (Standard + Exemplary)	
Waste							
Wst 01 - Construction waste management							
	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
Credit 2 ●	Construction resource efficiency	3	0	2	1	Project Manager Contractor	
Credit 3 ●	Diversion of resources from landfill	1	0	1	0	Project Manager Contractor	
Credit e1 ●	Construction resource efficiency/Diversion of resources from landfill	1	0	0	0		
Wst 02 - Use of recycled and sustainably sourced aggregates							
	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
Credit Pre-req ●	Prerequisite		✘	✔	✔	Structural Engineer	

Credit 1 ●	Project Sustainable Aggregate points	1	0	1	0	Structural Engineer	
Credit e1 ●	Project Sustainable Aggregate points	1	0	0	0		
Wst 03 - Operational waste							
	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
Credit 1 ●	Operational waste	1	0	1	1	Architect	
Wst 04 - Speculative finishes (Offices only)							
	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
Credit 1 ●	Speculative floor and ceiling finishes	1	0	1	1	Architect	
Wst 05 - Adaptation to climate change							
	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
Credit 1 ●	Resilience of structure, fabric, building services and renewables installation	1	0	0	0		
Credit e1 ●	Responding to climate change	1	0	0	0		
Wst 06 - Design for disassembly and adaptability							
	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
Credit 1 ●	Design for disassembly and functional adaptability - recommendations	1	0	1	1	Electrical Engineer Mechanical Engineer Architect	

Credit 2 ●	Disassembly and functional adaptability - implementation	1	0	1	1	Electrical Engineer Mechanical Engineer Architect	
		10	0	8	5	Standard Waste Credit Total	
		3	0	0	0	Exemplary Waste Credit Total	
		9.10	0	5.60	3.50	% Waste Total (Standard + Exemplary)	
Land Use & Ecology							
LE 01 - Site selection							
	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
Credit 1 ●	Previously occupied land	1	0	0	0		
Credit 2 ●	Contaminated land	1	0	1	0	Project Manager Civil Engineer	
LE 02 - Ecological risks and opportunities							
	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
Credit Pre-req ●	Prerequisite - Statutory obligations		✗	✓	✓	Project Manager Contractor	
Credit 1 ●	Survey and evaluation/Determining ecological outcomes	2	0	2	1	Project Manager Ecologist	
Credit e1 ●	Wider site sustainability - Exemplary level criteria	1	0	0	0		
LE 03 - Managing impacts on ecology							
	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments

Credit Pre-req ●	Prerequisite - Ecological risks and opportunities		✗	✓	✓	Project Manager Ecologist	
Credit 1 ●	Planning and measures on-site	1	0	1	1	Project Manager Contractor Ecologist	
Credit 2 ●	Managing negative impacts	2	0	2	1	Project Manager Contractor Ecologist	

LE 04 - Ecological change and enhancement

	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
Credit Pre-req ●	Prerequisite - Managing negative impacts on ecology		✗	✓	✓	Project Manager Contractor Ecologist	
Credit 1 ●	Change and enhancement of ecology / Ecological enhancement	1	0	1	0	Project Manager Landscape Architect Ecologist	
Credit 2 ●	Change and enhancement of ecology	3	0	2	1	Project Manager Ecologist	
Credit e1 ●	Change and enhancement of ecology - Exemplary level criteria	1	0	0	0		

LE 05 - Long term ecological management and maintenance

	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
Credit Pre-req ●	Prerequisite - Statutory obligations, planning and site implementation		✗	✓	✓	Project Manager Contractor Ecologist	

Credit 1 ●	Management and maintenance throughout the project / Landscape and ecology management plan	2	0	2	0	Project Manager Landscape Architect Contractor Ecologist	
		13	0	11	4	Standard Land Use & Ecology Credit Total	
		2	0	0	0	Exemplary Land Use & Ecology Credit Total	
		17.25	0	12.65	4.60	% Land Use & Ecology Total (Standard + Exemplary)	
Pollution							
Pol 01 - Impact of refrigerants							
	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
Credit 1 ●	Impact of refrigerants	3	0	3	3	Mechanical Engineer	
Pol 02 - Local air quality							
	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
Credit 1 ●	Local air quality	2	0	1	1	Mechanical Engineer	
Pol 03 - Flood and surface water management							
	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
Credit 1 ●	Flood resilience	2	0	2	2	Civil Engineer	
Credit 2 ●	Surface water run-off	2	0	1	1	Civil Engineer	
Credit 3 ●	Minimising watercourse pollution	1	0	1	1	Civil Engineer	
Pol 04 - Reduction of night time light pollution							
	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments

Credit 1 ●	Reduction of night time light pollution	1	0	1	1	Electrical Engineer	
Pol 05 - Reduction of noise pollution							
	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
Credit 1 ●	Reduction of noise pollution	1	0	1	1	Acoustician Mechanical Engineer Architect	
		12	0	10	10	Standard Pollution Credit Total	
		0	0	0	0	Exemplary Pollution Credit Total	
		9	0	7.50	7.50	% Pollution Total (Standard + Exemplary)	
Innovation							
AI - Approved Innovation							
	Credit	Available	Business as Usual	Outstanding	Risk Scenario	Responsibilities	Comments
Credit e1 ●	Approved innovations	1	0	1	1	Project Manager Sustainability Consultant Assessor	
		0	0	0	0	Standard Innovation Credit Total	
		1	0	1	1	Exemplary Innovation Credit Total	
		1	0	1	1	% Innovation Total (Standard + Exemplary)	