

# BREEAM UK New Construction 2014

## Guidance Note GN14

### BREEAM UK New Construction 2014 scheme assessment timeline

The assessment timeline has been produced to assist with optimising project sustainability performance. It outlines at which RIBA stage credits should be addressed and ideally when these should be considered by the design team, planner, contractors, owners/occupiers and other members of the project team to achieve the highest possible BREEAM rating at the minimum cost. It demonstrates that where BREEAM advice is taken on too late within the design and construction phases a number of BREEAM credits may not be achieved.

			RIBA Stages of Work - 2013 onwards (Old RIBA equivalent)						
			Strategic Definition	Preparation and Brief	Concept Design	Developed Design	Technical Design	Construction	Handover and Close Out
			0	1 (A-B)	2 (C)	3 (D)	4 (E-F)	5	6 (J-K)
<b>Management</b>									
Man 01	Project brief and design	Stakeholder consultation			Consultations		Feedback		
		Sustainability champion		Appointment	Agree BREEAM target				
Man 02	Life cycle cost and service life planning	Life cycle cost			Elemental LCC		Component level LCC plan		
		Capital cost reporting							
Man 03	Responsible construction practices	Environmental management							
		Considerate construction							
		Sustainability champion							
		Monitoring of construction site impacts							
Man 04	Commissioning and handover	Commissioning and testing					Appointment		
		Handover							
Man 05	Aftercare								

	Design/management influence
	Design/client decision
	Design/management changes at a high cost
	No further changes can be made
	RIBA stage stipulated within BREEAM criteria.

## BREEAM UK New Construction 2014

### Guidance Note GN14

		Sub credits	RIBA Stages of Work - 2013 onwards (Old RIBA equivalent)						Handover and Close Out
			Strategic Definition	Preparation and Brief	Concept Design	Developed Design	Technical Design	Construction	
			0	1 (A-B)	2 (C)	3 (D)	4 (E-F)	5	
<b>Health and Wellbeing</b>									
Hea 01	Visual comfort								
Hea 02	Indoor air quality	Minimising sources of air pollution							
		Potential for natural ventilation							
Hea 03	Safe containment in laboratories	Laboratory containment devices and containment areas				Risk assessment			
Hea 04	Thermal comfort								
Hea 05	Acoustic performance								
Hea 06	Safety and security	Safe access							
		Security of site and building			Crime Impact Assessment				
<b>Energy</b>									
Ene 01	Reduction of energy use and carbon emissions								
Ene 02	Energy monitoring								
Ene 03	External lighting								
Ene 04	Low carbon design	Passive design			Passive design analysis				
		Low and zero carbon technologies feasibility			Feasibility study				
Ene 05	Energy efficient cold storage								
Ene 06	Energy efficient transportation systems								
Ene 07	Energy efficient laboratory systems	Design specification		Client engagement					
Ene 08	Energy efficient equipment								
Ene 09	Drying space								

	Design/management influence
	Design/client decision
	Design/management changes at a high cost
	No further changes can be made
	RIBA stage stipulated within BREEAM criteria.

## BREEAM UK New Construction 2014

### Guidance Note GN14

		Sub credits	RIBA Stages of Work - 2013 onwards (Old RIBA equivalent)						
			Strategic Definition	Preparation and Brief	Concept Design	Developed Design	Technical Design	Construction	Handover and Close Out
			0	1 (A-B)	2 (C)	3 (D)	4 (E-F)	5	6 (J-K)
<b>Transport</b>									
Tra 01	Public transport accessibility								
Tra 02	Proximity to amenities								
Tra 03	Cyclist facilities								
Tra 04	Maximum car parking capacity								
Tra 05	Travel plan								
<b>Water</b>									
Wat 01	Water consumption								
Wat 02	Water monitoring								
Wat 03	Water leak detection								
Wat 04	Water efficient equipment								
<b>Materials</b>									
Mat 01	Life cycle impacts								
Mat 02	Hard landscaping and boundary protection								
Mat 03	Responsible sourcing of materials								
Mat 04	Insulation								
Mat 05	Designing for durability and resilience								
Mat 06	Material efficiency		Optimise material use	Optimise material use	Optimise material use	Optimise material use			
<b>Waste</b>									
Wst 01	Construction waste management								
Wst 02	Recycled aggregates								
Wst 03	Operational waste								
Wst 04	Speculative floor and ceiling finishes								
Wst 05	Adaptation to climate change	Structural and fabric resilience	Climate adaptation strategy appraisal						
Wst 06	Functional adaptability		Functional adaptation strategy appraisal						

	Design/management influence
	Design/client decision
	Design/management changes at a high cost
	No further changes can be made
	RIBA stage stipulated within BREEAM criteria.

## BREEAM UK New Construction 2014

### Guidance Note GN14

			RIBA Stages of Work - 2013 onwards (Old RIBA equivalent)							
			Sub credits	Strategic Definition	Preparation and Brief	Concept Design	Developed Design	Technical Design	Construction	Handover and Close Out
				0	1 (A-B)	2 (C)	3 (D)	4 (E-F)	5	6 (J-K)
<b>Land Use and Ecology</b>										
LE 01	Site selection	Previously occupied land								
		Contaminated land								
LE 02	Ecological value of site and protection of ecological features									
LE 03	Minimising impact on existing site ecology									
LE 04	Enhancing site ecology	Ecologist's report and recommendations		Ecologist Appointment						
LE 05	Long term impact on biodiversity									
<b>Pollution</b>										
Pol 01	Impact of refrigerants									
Pol 02	NOx emissions									
Pol 03	Surface water run-off									
Pol 04	Reduction of night time light pollution									
Pol 05	Reduction of noise pollution									

	Design/management influence
	Design/client decision
	Design/management changes at a high cost
	No further changes can be made
	RIBA stage stipulated within BREEAM criteria.