

BREEAM UK New Construction 2011  
Guidance Note GN19

# BREEAM UK New Construction 2011 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	Sustainable Procurement	Project brief and design - Engagement (criteria 1-3)		Project team engagement					
		Project brief and design - Appointment and target setting (criteria 4-6)		Appoint BREEAM AP	Agree BREEAM targets				
		Project brief and design - Monitor and report progress (criteria 7-9)		BREEAM AP monitors and reports progress					
		Project brief and design - (criteria 10-13)						BREEAM AP monitors and reports progress	
		Construction and handover - commissioning and testing							
		Aftercare							
Man 02	Responsible construction practices	Considerate construction							

	Design/management influence
	Design/client decision
	Design/management changes at a high cost
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			0	1 (A-B)	2 (C)	3 (D)	4 (E-F)	5	6 (J-K)
Man 03	Construction site impacts	Energy and water consumption							
		Transport of construction materials and waste							
		Timber procurement							
		Construction site management							
Man 04	Stakeholder participation	Consultation							
		Inclusive and accessible design							
		Building users information							
		Post occupancy evaluation and information dissemination							
Man 05	Life cycle cost and service life planning	Life cycle cost			Proposals developed -LCC analysis	Strategic and system level -LCC analysis	Updated modelled Life cycle analysis model		
<b>Health and Wellbeing</b>									
Hea 01	Visual comfort	Daylighting							
		Glare control and view out							
		Internal and external lighting							
		Arts coordinator		Art policy - building type specific					
Hea 02	Indoor air quality	Minimising sources of air pollution							
		Potential for natural ventilation							
		Laboratory fume cupboard and containment areas							
Hea 03	Thermal comfort								
Hea 04	Water quality								
Hea 05	Acoustic performance								
Hea 06	Safety and security	Safe access							
		Security of site and building			Suitably qualified security consultant				

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<b>Energy</b>									
Ene 01	Reduction of CO <sub>2</sub> emissions								
Ene 02	Energy monitoring								
Ene 03	External lighting								
Ene 04	Low and zero carbon technologies	Feasibility study or renewable energy contract			Feasibility study				
		Low or zero carbon technology specification and installation							
		Free cooling							
Ene 05	Energy efficient cold storage								
Ene 06	Energy efficient transportation systems								
Ene 07	Energy efficient laboratory systems								
Ene 08	Energy efficient equipment								
Ene 09	Drying space								
<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								

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<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 robustness								
<b>Waste</b>									
Wst 01	Construction waste management								
Wst 02	Recycled aggregates								
Wst 03	Operational waste								
Wst 04	Speculative floor and ceiling finishes								
<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	Mitigating ecological impact								
LE 04	Enhancing site ecology			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								

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