

SRL

**2014 BREEAM
FACTSHEET**

When was the new guide released?

BREEAM 2014 New Construction was released at the end of May 2014, and is open for registrations now.

Is there still just one guide?

There are now different manuals for England, Wales, Scotland and Northern Ireland, reflecting the changes to Building Regulations. However, all major schemes are still covered in one guide (i.e. offices, education, retail and industrial).

Are the credits still weighted the same?

Weightings have been reviewed in recognition of Building Regulations improvements.

Southern Office

Holbrook House, Little Waldingfield, Sudbury, Suffolk CO10 0TF

Tel: +44(0)1787 247595

e-mail: srl@srltsl.com

‘Management’ changes

Man 01 – Project Brief and Design

- Input required at RIBA Stage 1.
- Sustainability Champion replaces BREEAM Accredited Professional (AP) – opening up the market for other schemes such as Site Sustainability Champion, Chartered Environmentalists and Associate Members of IEMA in the future.

‘Health and Wellbeing’ changes

Hea 01 – Visual Comfort

- There is now an alternative option for daylight calculations (average and minimum illuminance).

Hea 04 – Thermal Comfort

- A new credit is available for adaption to climate change.

Hea 06 – Safety and Security

- Crime Impact Assessment replaces Secured by Design related criteria.

Southern Office

Holbrook House, Little Waldingfield, Sudbury, Suffolk CO10 0TF

Tel: +44(0)1787 247595

e-mail: srl@srltsl.com

'Energy' changes

Ene 01 - Reduction of Energy Use and CO2 Emissions

- Credits reduced from 15 to 12, to reflect tightening of Building Regulations and shifting of importance in BREEAM.
- Minimum standards have also been adapted (5 credits for Excellent, 8 credits for Outstanding).
- Methodology amended, to account for where in the UK the building is located.
- CO2 requirement removed.

Ene 04 – Low Carbon Design

- Two new credits are available for passive design.
- Input required at RIBA Stage 2.
- LZC percentage carbon reduction targets have been removed.

Ene 07 – Energy Efficient Laboratory Systems

- Issue is no longer applicable to schools.

Southern Office

Holbrook House, Little Waldingfield, Sudbury, Suffolk CO10 0TF

Tel: +44(0)1787 247595

e-mail: srl@srltsl.com

'Transport' changes

Tra 02 – Proximity to Amenities

- Core amenities that most building types must be within 500m of to achieve the credits are now:
 - Appropriate food outlet;
 - Access to cash;
 - Access to a recreation/leisure facility for fitness/sports;
 - Access to outdoor open space (public or private, provided suitably sized and accessible to building users).
- The requirements to be near a cash machine and post box have been removed.

Tra 03 – Cyclist Facilities

- Large building and rural requirements have been revised, allowing for reduction in cyclist spaces and facilities where necessary.

Southern Office

Holbrook House, Little Waldingfield, Sudbury, Suffolk CO10 0TF

Tel: +44(0)1787 247595

e-mail: srl@srltsl.com

'Materials' changes

Mat 05 – Designing for Durability and Resilience

- Issue name change.
- New criteria - relating to material degradation e.g. corrosion, rotting and discolouration.
- No credit increase.

Mat 06 – Material Efficiency

- One new credit available.
- Input required at RIBA Stage I.
- The aim of this issue looks at how to optimise material efficiency and minimise environmental impact of material use and waste.
- Material use in building design, procurement, construction, maintenance and end of life to be considered.

Southern Office

Holbrook House, Little Waldingfield, Sudbury, Suffolk CO10 0TF

Tel: +44(0)1787 247595

e-mail: srl@srltsl.com

'Waste' changes

Wst 05 – Adaption to Climate Change

- One new credit available.
- Input required at RIBA Stage 2.
- The aim of this issue is to recognise and encourage measures to mitigate the impact of extreme weather conditions arising from climate change over the lifespan of the building.
- Focus on structural stability and/or durability.

Wst 06 – Functional Adaptability

- One new credit available.
- Input required at RIBA Stage 2.
- This issue aims to recognise and encourage measures taken to accommodate future changes of use of the building over its lifespan.
- Allow modifications to the internal environment to accommodate changing working practices and change in use.
- Design to make replacement of major plant as easy as possible.
- Ability for major refurbishment, including replacing the facade.

Southern Office

Holbrook House, Little Waldingfield, Sudbury, Suffolk CO10 0TF

Tel: +44(0)1787 247595

e-mail: srl@srltsl.com

‘Water’, ‘Land Use and Ecology’ and ‘Pollution’ sections

No major changes in these sections.

Changes to weightings

Environmental Section	2011 Weighting	2014 Weighting	
Management	12%	12%	-
Health and Wellbeing	15%	15%	-
Energy	19%	15%	-4%
Transport	8%	9%	+1%
Water	6%	7%	+1%
Materials	12.5%	13.5%	+1%
Waste	7.5%	8.5%	+1%
Land Use and Ecology	10%	10%	-
Pollution	10%	10%	-

Southern Office

Holbrook House, Little Waldingfield, Sudbury, Suffolk CO10 0TF

Tel: +44(0)1787 247595

e-mail:srl@srltsl.com