Section 73 Planning Application to Vary 
Conditions attached to Planning Permission refs. 
14/00039/CCDFUL (Northamptonshire County Council) 
& N/2014/0757 (Northampton Borough Council) 

Northampton International Academy, Barrack Road, Northampton NN1 1AA 

CC Town Planning on behalf of Northamptonshire County Council 

August 2017 

Revision 1.1
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1 INTRODUCTION

1.1 CC Town Planning have been appointed by Northamptonshire County Council (the “Applicant”) to prepare a Planning Statement in support of a planning application submitted under Section 73 of the Town and Country Planning Act 1990, to make minor material amendments to the planning permission for the Northampton International Academy (“NIA”), located on Barrack Road, Northampton (the “Site”). The proposed amendments include minor elevational and layout changes arising from operational and technical requirements, the general development of the design, as well as those required to facilitate the delivery of what is a crucial educational facility for the town.

1.2 Planning permission (Northamptonshire County Council ref: 14/00039/CCDFUL & Northampton Borough Council ref. N/2014/0757) was granted on 29th October 2014 to convert the Former Royal Mail Depot at 55 Barrack Road into the NIA and construction work is well progressed. A copy of the Decision Notice is attached as Appendix A.

1.3 NIA is a through-school for pupils aged 4-19 years and when fully occupied will provide education for 420 primary school pupils (2 form entry) 1500 secondary school pupils and 300 6th form pupils. NIA opened in September 2016 with the first intake of pupils currently being taught in temporary buildings within the site. NIA is run by the EMLC Academy Trust.

1.4 However due to unforeseen technical issues arising from what is a large and complex building conversion, including structural works and land remediation, there is a delay in the construction programme which will delay the opening of the main NIA building from September 2017 to September 2018.

1.5 Moreover, the unforeseen and unexpected technical issues and delays have resulted in an increase in overall building and construction costs as well as the need to provide temporary teaching accommodation for the September 2017 intake of pupils. As a consequence the Applicant has carefully reviewed and considered the extant planning permission and the associated financial costs and their implications and bearing on the conversion/development scheme.

1.6 Following this review of the planning permission and the ongoing construction works, the Applicant has considered options to vary certain planning conditions attached to the planning permission. It is considered that the variation of the specific conditions are required and appropriate in order to retain some control over financial costs, and to continue to meet the end user requirements, as well as technical requirements relating to the building and fire regulation requirements, etc.

1.7 The Applicant seeks to vary the following conditions, attached to planning permission refs. 14/00039/CCDFUL & N/2014/0757:

- Condition no. 2 – Scope of Permission (including list of approved plans);
- Condition no. 18 – Landscape; and,
- Condition no. 30 – Secure by Design,
- Condition no. 31 – BREEAM.
1.8 The application is submitted to Northamptonshire County Council (the “LPA”) as the determining Planning Authority for the area.

1.9 This Planning Statement provides a justification for the proposed variation of conditions, and is supported by a number of revised and amended drawings and plans, and Planning Change Trackers. The Trackers have been prepared to enable cross-referencing. These supporting documents and plans should be read in conjunction with this Statement.

1.10 Attention is drawn to the fact that the principle of conversion to deliver a new education facility at the site to meet local needs is acceptable in planning policy terms. This has been recognised in the LPA’s decision to grant planning permission for the NIA (ref: 14/00039/CCDFUL) and the recent consent for temporary teaching accommodation on the site. Both the National Planning Policy Framework (NPPF), particularly Paragraph 72 and the local development plan support provision of additional educational facilities to provide school places. Further the presumption in favour of building new state funded schools established through the Government Policy Statement for Planning for Schools Development (DCLG August 2011) adds further weight to the proposed development in planning policy terms.

1.11 Given the levels of population growth within the County, including within central Northampton, there is a significant need for additional school places to meet both current and future needs. A Statement of Educational Need was prepared by Northamptonshire County Council in support of the main Northampton International Academy (“NIA”) application (ref: 14/00039/CCDFUL). This document remains relevant and is attached as Appendix B to this statement.

2 THE SITE AND SURROUNDINGS

2.1 The site is shown edged red in the aerial image below and extends to approximately 0.8 hectares in area:

Approximate site location, with site edged red (Source: Google Earth) (not to scale)
2.2 The application site is located within the Semilong area on the northern edge of Northampton Town Centre. The site measures 0.8 hectares in area and comprises a large and substantially-massed office building (formerly the Royal Mail Sorting Office) which dates from the 1970s. The principal frontage of the building fronts Barrack Road (A508), a main north-south arterial route within Northampton.

2.3 The site is bordered to the north by Alliston Road and Semilong Road and an established largely residential area. Residential blocks including Semilong House, Adelaide House, Mill House and Allister Gardens are located to the north of the site and vary in height from 2 to 7 storeys.

2.4 The Castle Academy, an established primary school, lies immediately to the south-west of the site. An older low-density modest industrial estate lies beyond the Castle Academy. Overall the site forms part of an area with a variety of uses, and which is of typical an edge of centre location. It is envisaged that the Northampton International Academy will cater for many of the residents and families within the Semilong and wider area.

2.5 The site largely comprises of hardstanding in addition to the existing NIA temporary classrooms and staff car parking.

2.6 The Barrack Road Conservation Area is located to the north east of the site. The Gibraltar Barracks (an army cadet barracks) and Gibraltar Court (residential flats) are located to the south.

3 REVIEW OF PLANNING POLICY FRAMEWORK

The Development Plan

3.1 The statutory Development Plan for the area currently comprises of the adopted West Northamptonshire Joint Core Strategy (2014), the saved policies of the Northampton Local Plan (adopted 1997) and the Northampton Central Area Action Plan (2013).

3.2 The following policies are considered to be relevant to the proposed development to vary conditions imposed on 14/00039/CCDFUL. These relate to matters such as design, sustainability, landscaping and parking which are the subject of the current application.

West Northamptonshire Joint Core Strategy (2014) (“WNJCS”)

Policy S10 Sustainable Development Principles
Policy S11 Low Carbon and Renewable Energy
Policy BN5 The Historic Environment

Saved Policies of the Northampton Local Plan (1997) (“NBLP”)

Policy E11 Hedgerow, Trees and Woodland
Policy E20 New Development
Policy E40 Crime and Vandalism
4 PLANNING HISTORY

4.1 The building benefits from extant planning permission for the conversion and extension to provide a through school for pupils aged between 4-19 years, providing education at the primary, secondary and 6th form stages. The planning permission is as follows:-

‘Proposed conversion and extension of existing former Royal Mail sorting office building to provide a 420-place primary school, 1500 place secondary school with 300 place 6th form, as well as private nursery, cafe, gym and 7 residential units. Demolition of an existing metal transport shed at the west of the site, canopy and brick wall to loading bay, rear stair core and general site clearance surrounding the existing building. Other external works include alterations to external elevations, infilling of internal roof courtyard, provision of new hard and soft landscaping at the front, side and rear of the building, creation of new pedestrian and cycle access, construction of a new single-storey external deck to provide additional car parking and play teaching space, provision of a replacement boundary treatment (in part within a Conservation Area) and of outdoor recreational space including new floodlit MUGAs at the Former Royal Mail Sorting Office, 55 Barrack Road, Northampton, Northamptonshire NN1 1AA’

4.2 The requisite building work, which by nature is extensive in scale and of technical detail, commenced in Spring 2016 and is now well progressed. The planning permission has been implemented and development/conversion scheme has been fully initiated. However, the size and scale of both the existing building and the level of complexity and technical proposed works have resulted in the lengthy build programme.

4.3 However, as noted in Section 1, due to unforeseen technical issues arising from what is a large and complex building conversion, there is a delay in the construction programme which will delay the opening of the main NIA building from September 2017 to September 2018. As a consequence of this delay, the Applicant has been required to provide temporary teaching accommodation on the NIA site and on the adjacent Castle Academy to house NIA pupils.

4.4 The above planning permission had a total of 33 no. conditions attached. These have been imposed by the LPA principally to safeguard the amenities of nearby occupiers and future users of the site, safeguard the local environment and to minimise the impact on local highways.
Details concerning the approval of details in respect of the majority of the conditions attached to the planning permission have already been, or are scheduled to be, discharged by way of separate applications. However, the accompanying application is submitted to vary the wording and/or terms of condition nos. 2, 18, 30 & 31 of the planning permission.

PRE-APPLICATION CONSULTATION AND ENGAGEMENT

5.1 The application for the variation of conditions is submitted following the grant of planning permission for the conversion and extension of the former Royal Mail sorting office to provide an extensive through-school for pupils between the ages of 4 to 19 (i.e. primary, secondary and 6th form education levels).

5.2 Therefore, the principle of use of the building for education purposes, together with associated facilities, and the proposals to upgrade and enhance the functionality and appearance of the building, have been accepted and permitted by the LPA.

5.3 The accompanying planning application seeks to amend/vary a total of 4 no. conditions attached to the principal planning permission.

5.4 The proposed amendments have been presented to the LPA by the project architects. In addition, a meeting was held on 2nd August 2017 between Planning Officers at Northamptonshire County Council (the LPA), and CC Town Planning, on behalf of the Applicant, to discuss the necessary variation of conditions attached to planning permission ref. 14/00039/CCDFUL.

5.5 The meeting was positive and a broad consensus was reached in respect of the need to vary certain conditions, and the minimal changes to the details of many of the proposals. The Officers advised that the ongoing discharge of conditions process would be more appropriate to accommodate certain amendments.

5.6 The Officers explained that their priorities remained ensuring the availability of sufficient levels of on-site parking; and that the front plaza area retains a high-quality appearance. Officers confirmed that there was comfort with the design changes, and agreed that it would be appropriate to deal with the majority of the proposed design changes as part of a Section 73 application. The Section 73 application is submitted on this basis.

JUSTIFICATION FOR THE PROPOSED AMENDMENTS

6.1 The Applicant has taken the decision to apply for the variation and removal of specific planning conditions attached to planning permission refs. 14/00039/CCDFUL & N/2014/0757.

6.2 The Planning Practice Guidance (PPG) makes clear that:

An application can be made under section 73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission. One of the uses of a section 73 application
6.3 Furthermore, the PPG goes on to state:

‘Where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and unamended, a decision notice describing the new permission should be issued, setting out all of the conditions related to it. To assist with clarity decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the original planning permission, unless they have already been discharged. Further information about conditions can be found in the guidance for use of planning conditions.’

6.4 In this instance, it is considered entirely appropriate and necessary to submit the accompanying Section 73 application to vary specific conditions imposed on planning permission. As set out above, the variations are required to ensure that the scheme can comply with the technical requirements of the building and fire regulations, operational requirements, as well as those required to reduce costs and to ensure the delivery of the school in time for the start of the September 2018 academic year.

6.5 Moreover, the National Planning Policy Framework (NPPF) makes clear that ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities is essential. It can therefore be seen that the proposals to vary the requirements of a select number of conditions to ensure the timely delivery of the school is in accordance with this policy. The educational need document attached at Appendix B remains relevant and highlights the substantial need for the NIA and its importance to meeting the educational needs of the town. This should be given substantial weight in assessing this current application which is essential to the delivery of the NIA and critically to ensure that the facility is completed in time for the September 2018 intake.

Variation of Condition no. 2 – Variation of Plans and Elevations/Alteration of Design and External Appearance

6.6 It is proposed to make several (albeit modest) alterations to the overall design, appearance and layout of the proposed school. These are all set out in the accompanying drawings and plans, which should be read in conjunction with this Statement.

6.7 The supporting Planning Change Trackers, as prepared by Architectural Initiative and CC Town Planning, should also be referred to in this instance. The Trackers provide detailed information as regards the proposed changes.

6.8 The proposed changes and alterations essentially entail amendments to the layout to provide altered space to external play space, increased floor area to proposed sports hall, increased space for fire fighter core to assist fire safety, increase size of bin storage area, changes to the materials type and specification (including altered curtain walls) and minor alterations to the fenestration arrangements.
Overall, all of the proposed alterations are considered to be modest in type, nature and scale. Critically the amendments will not detract from the overall quality and external appearance of the approved development and will ensure that the development continues to accord with policies S10 and BN5 of the WNJCS, Policy E20 of the NBLP and Policy 1 of the CAAP in regards to the impact on the character and appearance of the area, including the adjoining Barrack Road Conservation Area.

6.9 The proposed amendment to the sports hall is the most substantial alteration, but given its location within the building will have no material impact on the character and appearance of the area.

6.10 The proposed changes include alterations to the car parking layout which will necessitate a reduction in the overall number of car parking spaces. It is proposed to reduce the number of car parking spaces from 127 to 108. The detail of these alterations will be progressed through the discharge of condition process, namely Condition no. 26 (Car Park Management Plan), and it is not necessary to repeat the detail here.

6.11 Essentially the proposed alterations to the design of the building are required to ensure that the building meets technical requirements which were not evident at the time that planning permission was granted for the NIA (e.g. current Building Regulations, Fire Regulations and general safety), meets the end users requirements and reduces the overall capital cost of the conversion/redevelopment works, which as explained have already exceeded the budget. The Applicant has had little choice but to propose the alterations and variations to the detail of the conditions subject of this application, with particular reference to Condition no. 2. The proposed external alterations, whilst being material ones cumulatively, will not result in a development that could be considered to be “substantially different from the one that has been approved” – the test for determining whether the changes can be considered to be minor material ones (as defined within the Planning Practice Guidance at Paragraph: 017 Reference ID: 17a-017-20140306). The scale of the changes as proposed are typical of what can be expected on any major construction project and would in our view be considered to be very minor within the context of this particular development.

6.12 A variation of Condition no. 2 will enable revised drawings and plans to supersede the approved plans and drawings.

6.13 With reference to Condition no. 2, it is requested that the following variations are made in terms of the approved and revised drawings and plans, as shown overleaf:

<table>
<thead>
<tr>
<th>Specific Approved Plans and Drawings to be superseded</th>
<th>Revised Plans and Drawings (Submitted as part of accompanying Variation of Conditions application)</th>
</tr>
</thead>
<tbody>
<tr>
<td>BK-110 Proposed Level -2 Plan</td>
<td>BK-110 Rev P02– Proposed Level B2 Plan</td>
</tr>
<tr>
<td>BK-111 Proposed Level -1 Plan</td>
<td>BK111 Rev P02 – Proposed Level B1 Plan</td>
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Variation of Condition no. 18 – Variation of Landscaping Condition

6.14 Condition no. 18, as attached to the planning permission states:

"Prior to construction, a detailed scheme of landscaping incorporating native species and any ecological/biodiversity enhancements including green roofs/green walls, bird/bat boxes etc. shall be submitted to the Planning Authority for approval in writing. Once approved, the scheme shall be fully implemented during the first available planting season following the completion of development. Any trees, shrubs or hedges planted in accordance with the approved scheme shall be maintained and any plants which within five years of planting either die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Planning Authority.

Reason: To ensure that the development is adequately landscaped and in the interests of its visual amenity having regard to Saved Policy E1 of the Northampton Borough Local Plan (1997)."

6.15 In view of the other alterations to the design, layout and appearance of the building, it is considered necessary to alter the wording of the condition to alter the timing for the provision of the landscaping.

6.16 The Applicant is seeking to reduce the number of trees within the front plaza from those detailed within the approved scheme (15 no. trees). Those detailed within the approved plan where essentially shown indicatively and cannot be physically accommodated within the space. In addition, a reduction in tree planting will make further cost savings for the project without diminishing the quality of the development. These will be detailed within a revised landscaping scheme covering the whole site which will be submitted pursuant to Condition 18 and will also detail external play areas.

6.17 The justification for amending the submission timescale is simply to allow the project team to focus on meeting the main deadline of finishing the school building. The submitted landscaping details will still be of high quality and provided in a timely fashion.
In the circumstances, the Applicant would be grateful if Condition no. 18 could be amended to read:

‘Prior to occupation, a detailed scheme of landscaping incorporating native species and any ecological/biodiversity enhancements including green roofs/green walls, bird/bat boxes etc. shall be submitted to the Planning Authority for approval in writing. Once approved, the scheme shall be fully implemented during the first available planting season following the completion of development, unless otherwise agreed in writing by the Planning Authority. Any trees, shrubs or hedges planted in accordance with the approved scheme shall be maintained and any plants which within five years of planting either die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Planning Authority.

Reason: To ensure that the development is adequately landscaped and in the interests of its visual amenity having regard to Saved Policy E1 of the Northampton Borough Local Plan (1997).’

Variation of Condition no. 30 – Secure by Design Condition

Condition no. 30, as attached to the planning permission states:

‘Within 6 MONTHS of the date of this permission, a scheme detailing the safety and security standards of the development hereby permitted including those to be incorporated within all openings associated with the development shall have been submitted to and approved in writing by the Planning Authority in consultation with the Police Crime Prevention Design Advisor and in line with the recommendations of ‘Secured by Design’. The scheme as approved shall be implemented prior to the occupation and use of the development.

Reason: In the interest of the security and quality of life of future occupants of the development having regard to Saved Policy E40 of the Northampton Borough Local Plan (1997).

Whilst the Applicant has submitted these details and liaised with the CPDA, some flexibility is required to allow departures from some of these measures where this is not technically feasible, or economically viable. As such we would request that the condition be amended as set out below.

‘Within 6 MONTHS of the date of this permission, a scheme detailing the safety and security standards of the development hereby permitted including those to be incorporated within all openings associated with the development shall have been submitted to and approved in writing by the Planning Authority in consultation with the Police Crime Prevention Design Advisor and in line with the recommendations of ‘Secured by Design’ where this is technically feasible and economically viable. The scheme as approved shall be implemented prior to the occupation and use of the development unless otherwise agreed in writing by the Planning Authority.

Reason: In the interest of the security and quality of life of future occupants of the development having regard to Saved Policy E40 of the Northampton Borough Local Plan (1997).
It is material to note that the condition as currently worded does not require that Secure by Design status is achieved, but that safety and security measures are included that are ‘in line with the recommendations of Secured by Design’. As such the amendment of the wording of condition 30 as set out in paragraph 6.20 above is considered reasonable, would still ensure that the building is secure (in line with Policy S10 of the WNJCS and Policy E40 of the NBLP) but would greatly assist in the implementation of the development where approved measures are either technically unfeasible or economically prohibitive given the financial constraints of this project.

Deletion of Condition no. 31 – BREEAM Condition

Condition no. 31, as attached to the planning permission states:

'Within 12 MONTHS of the occupation of the development hereby permitted, a certificate to confirm that a BREEAM rating of ‘Very Good’ or better has been achieved shall be submitted to and approved in writing by the Planning Authority.

Reason: In the interests of sustainability."

It is now unclear whether it is possible for the scheme to meet the BREEAM ‘Very Good’ standard. The capital cost requirement to meet the standard is also unlikely to be met and this is well documented. It is evident that Policy S11 of the WNJCS (which requires that all new non residential projects achieve a minimum rating of BREEAM Very Good) permits a departure from the sustainability standard where this makes the development unviable.

It should be noted however that the building will remain a highly sustainable one, including many features that would be required to achieve the BREEAM rating. These measures are set out in Appendix C and include the buildings fabric thermal properties, efficient systems (including boilers, air handling units, natural ventilation, night time cooling and efficient lighting), daylighting strategy and the renewable energy measures submitted pursuant to condition 32. Further, the fact that the development is reusing an existing building makes the proposal a highly sustainable one.

The attached BREEAM pre assessment report and Action Matrix (Appendix C), provides further details of the sustainability measures included in the design stage of the project with the intention of obtaining the required ‘Very Good’ rating. These original energy efficient designs have not been significantly altered.

The removal of the condition as proposed in this application would still ensure that the sustainability requirements of the NPPF and Policy S10 of the WNJCS are achieved, but would remove the burden and cost of the BREEAM certification process which will add further costs to the project which cannot be justified. As such we would request that condition 31 be removed on this basis.

Other Issues

Attention is drawn to other specific changes relating to landscaping, installation of curtain walling, number of trees, etc. will be dealt with via the discharge of conditions processes.
6.28 The accompanying planning application seeks permission to vary conditions attached to an existing planning permission. However, the Planning Practice Guidance (PPG) makes clear that the Environmental Impact Assessment Regulations also apply to Section 73 applications:

'A section 73 application is considered to be a new application for planning permission under the 2011 Environmental Impact Assessment Regulations. Where the development is listed under either schedule 1 or schedule 2 to the Regulations, and satisfies the criteria or thresholds set, a local planning authority must carry out a new screening exercise and issue a screening opinion whether Environmental Impact Assessment is necessary.'

6.29 Under the provisions of the amended Environmental Impact Assessment Regulations (2011), the proposed development would constitute an ‘urban development project’ as defined by the regulations. However, the site area does not exceed 5 hectares and would not be located in a ‘sensitive area’, the planning application will not be required to be supported by an ‘Environmental Impact Assessment’ (EIA).

Planning Obligations and Community Infrastructure Levy (CIL)

6.30 Northampton Borough Council adopted its Community Infrastructure Levy (CIL) in September 2015. The CIL Charging Schedule sets a zero levy for all development proposals (except retail and residential uses) across the borough, including schools and education development (D1 Use Class).

Timescales

6.31 In accordance with the guidance set out in the Planning Practice Guidance, condition no. 1 of planning permission refs. 14/00039/CCDFUL & N/2014/0757 setting a timescale for commencement of the conversion scheme of three years (until 28th October 2017) remains unaltered.

6.32 However, works to undertake the development proposals and conversion scheme have already commenced, and therefore the work has lawfully commenced in accordance with the condition.

7 CONCLUSIONS

7.1 The accompanying application seeks permission to vary a total of 4 no. conditions attached to planning permission refs. 14/00039/CCDFUL (Northamptonshire County Council) and N/2014/0757 (Northampton Borough Council) for the:

‘Proposed conversion and extension of existing former Royal Mail sorting office building to provide a 420-place primary school, 1500 place secondary school with 300 place 6th form, as well as private
nursery, cafe, gym and 7 residential units. Demolition of an existing metal transport shed at the west of the site, canopy and brick wall to loading bay, rear stair core and general site clearance surrounding the existing building. Other external works include alterations to external elevations, infilling of internal roof courtyard, provision of new hard and soft landscaping at the front, side and rear of the building, creation of new pedestrian and cycle access, construction of a new single-storey external deck to provide additional car parking and play teaching space, provision of a replacement boundary treatment (in part within a Conservation Area) and of outdoor recreational space including new floodlit MUGAs at the Former Royal Mail Sorting Office, 55 Barrack Road, Northampton, Northamptonshire NN1 1AA.

7.2 The Applicant is seeking to vary condition no. 2 (scope of the permission); no. 18 (landscape); and no. 30 (Secure by Design) and to remove condition no. 31 (BREEAM). It is critical that the wording and terms of the conditions are varied to ensure construction costs are reduced, the scheme remains financially viable, meets various health and safety regulations, end user requirements and critically is delivered to ensure readiness for the September 2018 intake of pupils.

7.3 In all cases, the proposed changes are modest in nature and result in no materially different impacts than those resulting from the approved scheme. The development remains in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy in respect to the design, appearance and visual impact of the development, as well as its security and sustainability.

7.4 The proposed changes will not impact upon relevant material planning issues, such as amenity/privacy to future users or neighbouring occupiers, flood risk, biodiversity, etc.

7.5 In the circumstances, and as set out above, permission should be granted for the variation of the specific conditions identified. The variations of the conditions will attempt to bring the overall cost of the conversion and other works under control, and remain financially viable, whilst meeting health and safety and other standards, such as Building Regulations, fire regulations, etc.
Appendix A

Northamptonshire County Council Decision Notice –

LPA ref. 14/00039/CCDFUL
Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
NCC Property Services
John Dryden House
8-10 The Lakes
Bedford Road
Northampton
NN4 7DA

Name and address of agent (if any)
Architecture Initiative
3-5 Barrett Street
London
W1U1AY

Part I - Particulars of application

Date of Application
4 June 2014

Application No.
NCC Ref: 14/00039/CCDFUL

NBC Ref: N/2014/0757

Particulars and location of development

Proposed conversion and extension of existing former Royal Mail sorting office building to provide a 420 place primary school, 1500 place secondary school with 300 place 6th form, as well as a private nursery, cafe, gym and 7 residential units. Demolition of an existing metal transport shed at the west of the site, canopy and brick wall to loading bay, rear stair core and general site clearance surrounding the existing building. Other external works include alterations to external elevations, infilling of internal roof courtyard, provision of new hard and soft landscaping at the front, side and rear of the building, creation of new pedestrian and cycle access, construction of a new single storey external deck to provide additional car parking and play/teaching space, provision of replacement boundary treatment (in part within a Conservation Area) and of outdoor recreational space including new floodlit MUGAs at the Former Royal Mail Sorting Office, 55 Barrack Road, Northampton, Northamptonshire, NN1 1AA.

Part II - Particulars of decision:

The Northamptonshire County Council

Hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:-

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.
Time Limit

1. The development to which this permission relates must be begun not later than the expiration of THREE YEARS beginning with the date of this permission. Written notification of the date of commencement shall be sent to the Planning Authority within 7 days of such commencement.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Scope of Permission

2. Unless otherwise agreed in writing by the Planning Authority and except as otherwise required by conditions attached to this planning permission the development hereby permitted shall be carried out in accordance with the following approved documents:

Planning Documents

- Application Forms dated 12 June 2014
- Planning Statement dated June 2014
- Design & Access Statement dated June 2014

Drawings

- Drawing No. BK-001 Existing Location Plan
- Drawing No. BK-005 Existing Site Plan
- Drawing No. BK-010 Existing Level -2 Plan
- Drawing No. BK-011 Existing Level -1 Plan
- Drawing No. BK-012 Existing Level 0 Plan
- Drawing No. BK-013 Existing Level 1 Plan
- Drawing No. BK-014 Existing Level 2 Plan
- Drawing No. BK-015 Existing Level 3 Plan
- Drawing No. BK-016 Existing Roof Plan
- Drawing No. BK-020 Existing Site Sections
- Drawing No. BK-021 Existing Building Sections
- Drawing No. BK-030 Existing Building Elevations (East and West)
- Drawing No. BK-031 Existing Building Elevations (North and South)
- Drawing No. BK-050 Site Photos
- Drawing No. BK-101 Demolition & Site Clearance Plan
- Drawing No. BK-105 Proposed Site Plan
- Drawing No. BK-110 Proposed Level -2 Plan
- Drawing No. BK-111 Proposed Level -1 Plan
- Drawing No. BK-112 Proposed Level 0 Plan
- Drawing No. BK-113 Proposed Level 1 Plan
- Drawing No. BK-114 Proposed Level 2 Plan
- Drawing No. BK-115 Proposed Level 3 Plan
- Drawing No. BK-116 Proposed Roof Plan
- Drawing No. BK-120 Proposed Building Sections
- Drawing No. BK-130 Proposed East and West Elevations

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.
Technical Reports

- Statement of Community Engagement dated June 2014
- Air Quality Assessment, ref. 33927r3, dated 19 June 2014
- Archaeological Assessment dated June 2014
- Arboricultural Report, ref. 14-0152/3693/06 v5, dated June 2014
- Energy and Sustainability Strategy dated June 2014
- Environmental Noise Survey - Acoustics Report ref. A728/R01 dated 17 June 2014
- Extended Phase 1 Habitat Survey, ref. 14-0168/3693/06 R v4, dated May 2014
- External Lighting Statement dated June 2014
- Flood Risk Assessment, ref. 6238-1 Rev B, dated 12 June 2014
- Geo-Environmental Site Assessment REC Ref. 80461 P1 R1 dated June 2014
- Transport Assessment, ref. ST14269, dated 13 June 2014
- Framework Travel Plan, ref. ST14269, dated 13 June 2014
- Technical Note dated 19 September 2014 - Transport Statement Addendum

Reason: To define the scope of the permission and in the interest of clarity.

Construction Management Plan

3. Prior to the commencement of any part of the development hereby permitted, a Construction Management Plan shall be submitted to the Planning Authority for approval in writing. The Construction Management Plan shall include and specify the provision to be made for the following:

i. Overall strategy for managing environmental impacts and potentially damaging construction activities which may arise during construction;

ii. Procedures for maintaining good public relations including complaint management, public consultation and liaison;

iii. Measures to control the emission of dust and dirt during construction;

iv. Control of noise emanating from the site during the construction period;

v. Methods of site visiting and record keeping, including regular reporting to site managers, the project team, and the County Planning Authority;

vi. Procedures for dealing with variations, investigation and reporting of unplanned incidents (e.g. pollution or unexpected occurrence of protected species);

vii. Construction Plant Directional signage (on and off site);

viii. Provision for emergency vehicles;

ix. Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials;

x. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;

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xi. Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;

xii. Storage of plant and materials used in constructing the development;

xiii. Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from construction works including confirmation of any material exports, routing and deposition sites.

The approved Construction Management Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works unless otherwise approved in writing by the Planning Authority.

Reason: In the interests of residential amenity, highway safety and visual amenity.

**Hours of Construction**

4. All construction works shall be confined to the hours of 7.30am to 5.30pm Mondays to Fridays and 8.00am to 1.00pm on Saturdays, with no works on Sundays, Bank or Public Holidays.

**REASON:** To protect the amenities of neighbouring properties from noise and other disturbance.

**Materials**

5. Prior to construction, details of the materials to be used for the external appearance of the building and external hard surfaces, structures, planters and other hard landscaping features including for the Central Plaza, Decking Areas and other external areas shall be submitted to and approved in writing by the Planning Authority. The details shall include the materials, colours and finishes to be used on the building and other external hard surfaces. The development shall be implemented in accordance with the approved details and maintained thereafter.

Reason: In the interest of the amenity of the local area having regard to Saved Policy E20 of the Northampton Borough Local Plan (1997).

6. Prior to construction, details of balustrading and curtain walling shall be submitted to the Planning Authority for approval in writing. The development shall be implemented in accordance with the approved details and maintained thereafter.

Reason: In the interest of the amenity of the local area having regard to Saved Policy E20 of the Northampton Borough Local Plan (1997).

**Signage**

7. Prior to construction, a Signage Strategy shall be submitted to the Planning Authority for approval in writing. The Signage Strategy shall include principles to establish acceptable locations, proposed illumination, materials, colours

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and finishes to be used; and also a programme to confirm individual signage locations, specifications and installation. The development shall be implemented in accordance with the approved details and maintained thereafter.

Reason: In the interest of the amenity of the local area having regard to Saved Policy E20 of the Northampton Borough Local Plan (1997).

**Boundary Treatment**

8. Prior to construction, detail of the proposed boundary treatment to be erected including design, materials and type of boundary treatment shall be submitted to and approved in writing by the Planning Authority. The development shall be implemented in accordance with the approved details and maintained thereafter.

Reason: In the interest of the amenity of the local area having regard to Saved Policy E20 of the Northampton Borough Local Plan (1997).

**Access & Highways**

9. Prior to the occupation and use of the development, the Highway Junction Improvement Works at the Junction of the site access with Barrack Road and Leicester Road, as indicatively shown on Drawing No. BK-105 shall be constructed and operational. Prior to the construction works, final engineering, construction and traffic management details including measures to coordinate traffic and pedestrian crossing controls to maintain flows along Barrack Road shall be submitted to and agreed in writing by Planning Authority in consultation with the Highway Authority.

Reason: In the interests of the safe and efficient operation of the highway network.

10. Prior to the commencement of the development, construction details of measures on the proposed Plaza to prevent vehicle parking and delineate the back edge of the public highway shall be submitted to, and approved in writing by, the Planning Authority. The development shall be implemented in accordance with the approved details and maintained thereafter.

Reason: In the interests of highway safety.

**Drainage**

11. Prior to the commencement of the development, a detailed scheme to accommodate all surface and foul water drainage incorporating measures to ensure no infiltration of surface water into the ground arising from the development hereby permitted has been submitted to and approved in writing by the Planning Authority. The development shall be implemented in accordance with the approved scheme and maintained throughout the life of the development.

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Reason: To prevent the increased risk of flooding and to prevent pollution of the water environment.

Contamination

12. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Planning Authority:

1) A preliminary risk assessment which has identified:
   - all previous uses
   - potential contaminants associated with those uses
   - a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the Planning Authority. The scheme shall be implemented as approved.

Reason: To ensure that the potential risk posed to controlled waters is assessed and suitable remediation is provided.

13. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved contamination remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure if any remedial work is required at the site, that it is dealt

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with in accordance with an approved Remediation Strategy and a Verification Report is produced in accordance with CLR 11 'Model Procedures for the Management of Land Contamination'.

Noise

14. Before the development hereby permitted commences a scheme shall be submitted and agreed with the Planning Authority that specifies the external & internal sources of noise including plant on the site and the provisions to be made for its control. The scheme(s) agreed shall be implemented prior to the development coming into use and the applicant shall demonstrate that the scheme(s) agreed has achieved its design criteria and the agreed scheme(s) shall be retained thereafter.

Reason: In order to safeguard the amenities of adjoining/nearby residential occupiers.

15. Prior to development hereby permitted commencing, the applicant shall submit to the Planning Authority an assessment of the noise exposure of each habitable room and/or outdoor amenity spaces due to transportation noise. This must take into account, the likely growth of traffic over the next 15 years. Where noise levels in any habitable room or amenity space may exceed:

- Indoor habitable areas – LA_{eq,16H} 35 dB window open, during the daytime period (07:00 – 23:00)
- Bedrooms – LA_{eq,8H} 30 dB and LAMAX 45 dB (for 2+ events per hour) window open, during the night time period (23:00 – 07:00)
- Outdoor Amenity Spaces – LA_{eq,16H} 50 dB

A scheme to protect any affected habitable rooms/bedrooms or outdoor amenity spaces shall be submitted to the Planning Authority for written approval. For habitable rooms/bedrooms this will require the provision of a ventilation, or heat control system that enables the windows to be kept closed in warm weather. The approved scheme shall be implemented prior to the properties being occupied and retained thereafter.

Reason: In the interests of sustainability and in order to safeguard the amenities and health and well being of future occupiers.

Odour

16. Prior to the occupation and use of the development, a detailed scheme for the management of cooking odours shall be submitted to and approved in writing by the Planning Authority. The scheme shall specify the provisions to be made for:

i. the collection, treatment and dispersal of cooking odours
ii. the ongoing maintenance of the abatement plant

The agreed scheme shall be implemented prior to the development coming into use and shall be maintained thereafter.

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Reason: In the interests of residential amenity.

Lighting

17. No external lighting including floodlighting shall be erected or installed until a detailed scheme has been submitted in writing and approved by the Planning Authority. The scheme shall include a layout plan that covers all new proposed external lighting including floodlighting and details the proposed beam orientation and schedule of equipment in the design, including luminaire type, mounting height, aiming angles, luminaire profiles and the vertical illuminance levels at all sensitive properties. In addition a lighting contour map shall be submitted along with detail of the proposed operating hours for the lighting and how these would be controlled. The approved scheme shall be installed, maintained and operated in accordance with the approved details for the lifetime of the development.

Reason: In the interests of amenity, ecology, site security and sustainability.

Landscape

18. Prior to construction, a detailed scheme of landscaping incorporating native species and any ecological/biodiversity enhancements including green roofs/green walls, bird/bat boxes etc shall be submitted to the Planning Authority for approval in writing. Once approved, the scheme shall be fully implemented during the first available planting season following the completion of development. Any trees, shrubs or hedges planted in accordance with the approved scheme shall be maintained and any plants which within five years of planting either die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Planning Authority.

Reason: To ensure that the development is adequately landscaped and in the interests of its visual amenity having regard to Saved Policy E1 of the Northampton Borough Local Plan (1997).

Arboricultural Method Statement

19. No development shall take place, nor equipment, machinery or materials shall be brought on to the site for the purpose of development, until an Arboricultural Method Statement for the protection of trees, shrubs and hedgerows to be retained within the vicinity of the development has been submitted to and approved in writing by the Planning Authority. The Arboricultural Method Statement shall be prepared in accordance with the guidelines contained in BS5837:2012 (Trees in relation to design, demolition and construction). The protection measures shall be appropriate to the scale and duration of the development hereby permitted and shall include:

i. A Tree Protection Plan that clearly shows any trees that are to be removed as well as those trees in the vicinity of the development that

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are to be retained, including the location of protective measures proposed around any Root Protection Area, Construction Exclusion Zone and/or Ground Protection Zones;

ii. A schedule of tree works for all the retained trees specifying pruning and other remedial or preventative work;

iii. Details of development supervision by a suitably qualified, competent and experienced person; and

iv. Timing and methods of site visiting and record keeping and provision of monitoring to the Arboricultural Clerk of Works and the Planning Authority.

The approved Arboricultural Method Statement shall be implemented as approved throughout the construction period.

Reason: To ensure that retained trees, shrubs and hedgerows are protected from damage in the interests of visual amenity and biodiversity, having regard to Saved Policy E11 and E12 of the Northampton Borough Local Plan (1997).

Travel Plan

20. Prior to the first occupation of the site, details of a Travel Plan Coordinator with overall responsibility for the promotion, delivery and coordination of sustainable travel initiatives at the site will be provided to the County Planning Authority. The Travel Plan Coordinator shall fulfil the responsibilities referred to in this condition throughout the life of the development.

Reason: In the interests of promoting sustainable transport.

21. Within 3 months of first occupation of each use of the development on the site, a Travel Plan survey for each of the uses of development should be carried out and the results submitted to the Planning Authority for review and agreement in writing.

Reason: In the interests of promoting sustainable transport.

22. Following the agreement of the each Travel Plan survey, the submitted Travel Plan shall be updated and submitted for approval to the Planning Authority, no later than 6 months from first occupation of that use, and the updated plan should, as a minimum, include the following additional information:

   a. Details of the known catchment areas and related travel patterns for each of the educational elements of the development;
   b. An updated series of travel plan measures taking into account the known origins and destinations of trips to the site;
   c. Proposals for any safer routes to school initiatives identified through the survey process;
   d. An updated series of modal shift targets taking into account the findings of the survey; and
   e. A summary of the current parking operation of the site, including identification of any problem areas (if relevant) and proposed actions to

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address these, including the expected impacts of identified travel plan measures.

Reason: In the interests of promoting sustainable transport.

23. For the first 5 years from first occupation, commencing with the Baseline Travel Survey, annual travel and car parking surveys will be carried out and reported to the Planning Authority in the form of an Annual Monitoring Report.

Reason: In the interests of promoting sustainable transport.

Cycle Provision

24. Details of the location of the cycle parking spaces shall be as submitted on Drawing Nos. BK-105 and BK-111 unless otherwise agreed in writing with the Planning Authority and implemented prior to occupation and use of the development. All cycle spaces shall be secure and covered, as indicated on the submitted drawings. The cycle spaces shall be maintained throughout the life of the development.

Reason: In the interests of sustainable transport and to ensure that an appropriate number of cycle spaces shall be provided.

25. The number of cycle spaces provided shall be reviewed annually alongside the travel plan and additional covered, secure spaces shall be provided if the results of the annual review demonstrate that there are insufficient numbers of cycle spaces to meet peak demand.

Reason: In the interests of sustainable transport and to encourage staff and students to cycle and ensure that an appropriate number of cycle spaces are provided.

Car Park Management Plan

26. Prior to the occupation and use of the development, a Car Parking Management Plan shall be submitted to, and approved in writing by, the Planning Authority. The plan should be cross-referenced to the relevant sections of the development Travel Plan and include, but not be limited to:

a. On site car parking management proposals including:

i. Allocation of staff car parking permits to manage on site staff demands and prevent unnecessary circulation of vehicles looking for spaces.
ii. Manned car parking management during peak periods.
iii. Monitoring and enforcement of the use of designated drop off areas in the main car park (including appropriate spot surveys to determine the split of use between the nursery, primary and secondary school elements of the development).

b. Off-site car parking management proposals including:

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i. Investigating subsidised off-site parking.
ii. Monitoring parking on the residential roads surrounding the proposed development site.
iii. Monitoring how school bus access to and from the site will be managed, including how any off-site parking of buses and the movement of pupils between the off-site stops and the school will be dealt with.
iv. Measures to minimise off-site drop off including monitoring and enforcement.

c. The Car Parking Management Plan should include allowance for (including appropriate finance) annual parking surveys for the first 5 years from occupation of the site. The results of these surveys shall be incorporated into the Annual Travel Plan monitoring reports, with the first survey to be undertaken within 3 months of first occupation.

The on-site car parking management arrangements approved under the Car Parking Management Plan shall be maintained throughout the life of the development.

Reason: In the interests of protecting local residential amenity.

**Sports Provision**

27. Prior to occupation and use of the educational development hereby permitted, a sports and recreation strategy shall be submitted to and approved in writing by the Planning Authority. The strategy shall inter alia include:

i. Details of any recreational facilities including pitches to be utilised off the application site
ii. Details of how the health and safety of children will be safeguarded at off site recreational facilities.

The strategy as approved shall be implemented.

Reason: To ensure recreational facilities are fit for purpose incorporating safety and security.

**All Weather Pitches/Multi-use Games Areas**

28. The All Weather Courts/MUGAs hereby permitted shall be constructed in accordance with the layout shown on Drawing No. BK-105 and shall be in accordance with Sport England Technical Design Guidance.

Reason: In the interests of healthy communities and to ensure the facilities are fit for purpose.

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All Weather Pitches/Multi-use Games Areas - Hours of Use

29. The use of the all weather pitches/MUGAs shall be between 9.00am and 9.30pm Monday to Saturday and 9.00am to 6.00pm Sunday. The floodlights shall be switched off no later than 9.45pm Monday to Saturday and 6.45pm Sunday.

Reason: In the interest of residential amenity.

Secure by Design

30. Within 6 MONTHS of the date of this permission, a scheme detailing the safety and security standards of the development hereby permitted including those to be incorporated within all openings associated with the development shall have been submitted to and approved in writing by the Planning Authority in consultation with the Police Crime Prevention Design Advisor and in line with the recommendations of 'Secured by Design'. The scheme as approved shall be implemented prior to the occupation and use of the development.

Reason: In the interest of the security and quality life of future occupants of the development having regard to Saved Policy E40 of the Northampton Borough Council Local Plan (1997).

BREEAM

31. Within 12 MONTHS of the occupation of the development hereby permitted, a certificate to confirm that a BREEAM rating of 'Very Good' or better has been achieved shall be submitted to and approved in writing by the Planning Authority.

Reason: In the interests of sustainability.

Renewable Energy

32. Prior to construction, details of the proposed renewable energy generating equipment, designed to maximise the provision of renewable energy, including measures for its operation, management and monitoring of output, shall be submitted to and approved in writing by the Planning Authority before the commencement of any work above ground level. The equipment shall be installed before the development is occupied and shall be permanently maintained so as to provide energy for the development on a day-to-day basis for as long as the development remains. Energy output monitoring devices and data, in a form to be agreed with the Planning Authority before installation, shall be made available to the Planning Authority.

Reason: In the interests of sustainability and safeguarding the environment and to ensure that the development provides renewable energy.

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Access and Servicing Management Plan

33. Prior to occupation and use of the development, an access and servicing management plan (including emergency evacuation procedures) shall be submitted to and approved in writing by the Planning Authority. The plan as approved shall be implemented.

Reason: In the interests of highway safety, and health and safety.

REASONS FOR APPROVAL

The NPPF gives great weight to the need to create, expand or alter schools and the Government Policy Statement (DCLG August 2011) provides strong support for the approval of development of state funded schools. The principle of the re-use of the Former Royal Mail Sorting Office as primary and secondary schools is therefore considered to be acceptable in principle. The private nursery, residential units, and cafe, and gym are small elements of the proposal which do not give rise to any significant policy compliance issues and therefore also considered to be acceptable in principle.

The main potential impacts of the proposed development in particular relating to: design and appearance; traffic and highway safety; amenity impacts (including noise and lighting); sustainability and energy efficiency; landscape and ecology; flood risk; contaminated land; impact on Conservation Area and Listed Buildings; crime prevention; and sports and recreation; have been addressed to varying degrees by the applicant and considered by the statutory consultees who have no objections in principle subject to planning conditions to require further additional information and controls. Four objections were received from local residents but none of these matters raised are considered to be of such significance to justify refusal of the application and the need for the development far outweighs these objections. It is therefore considered that the proposed development is acceptable having regard to the National Planning Policy Framework (in particular paragraph 72) and to saved Policies E20 and E40 of the Northampton Borough Local Plan. Furthermore it is also in line with Policies BN9, C2 and S10 of the emerging West Northamptonshire Joint Core Strategy and Policies 1, 3, 16 and 34 of the Northampton Central Area Action Plan.

POSITIVE AND PROACTIVE MANNER STATEMENT

In determining this planning application, the County Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

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Informative(s)

1. Prior to the commencement of any site works, all occupiers of potentially sensitive properties surrounding the site as agreed with the Planning Authority, should be notified in writing of the nature and duration of works to be undertaken, and the name and address of a responsible person, to whom enquiries/complaints should be directed.

2. If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Control Section, Planning Services, Floor 3, County Hall, Guildhall Road, Northampton, NN1 1AX (Tel: 01604 366700) for advice on the appropriate procedure.

3. The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made.

4. The applicant’s attention is drawn to the protection given to breeding birds under the Wildlife and Countryside Act 1981. To avoid contravening the relevant provisions of the Act it would be advisable to avoid carrying out any work that might damage an active nest during the bird breeding season (March to September inclusive) or to ensure that an appropriate inspection is undertaken by a competent person to ensure that no breeding birds will be adversely affected.

5. The Highway Authority, will only give consent to commence works subject to the completion of an appropriate Agreement, within the Highways Act 1980. Full engineering, drainage, street lighting and constructional details will be required to process such an agreement. Any details submitted will be subject to a technical and safety audit that may result in changes to the details of the street and junction etc. required to discharge condition 9 of this consent.

6. The applicant is advised that "commencement of development" is the date on which any material operation (as defined in Section 56 (4) of the Act) forming part of the development begins to be carried out other than operations consisting of:

- Site clearance
- Demolition work
- Archaeological investigations
- Investigations for the purposes of assessing ground conditions
- Remedial works in respect of any contamination or adverse ground conditions
- Diversion and laying services
- Erection of any temporary means of enclosure
- The temporary display of site notices or advertisement.

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7. The applicant is advised that “prior to construction” is the earlier date on which it is deemed that works commence at Barrack Road on the either superstructure of the main building, the public plaza or the outdoor recreational/social space to be used for educational purposes to the side and rear of the site.

8. The applicant’s attention is drawn to the informative comments set out in the response from the Environment Agency dated 11 July 2014.

Date: 29th October 2014
Signed: [Signature]

For Assistant Director of Environment and Planning

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Appendix B

Copy of Statement of Educational Need (Northamptonshire County Council)
Appendix A

Statement of Need: a new secondary school for Northampton at Barrack Road

Introduction
The County Council’s capital programme has planned to add 10,000 new primary school places across the county by September 2015 in order to meet the rising demand from an increased birth-rate, high levels of in-migration and developments of new housing. Northampton town was the first part of the county to experience this growth and since 2010 there have been extensions either completed or currently underway at twenty primary schools. This is adding over 3,360 new pupils and in the next two or three years, they will have moved through the primary system and will be applying for secondary school places. In addition two new primary schools are opening in September 2014 and September 2015 with another 840 places.

Secondary phase pupil numbers
The current position (May 2014) at the Northampton secondary schools is as follows:

<table>
<thead>
<tr>
<th>PAN</th>
<th>SCHOOL</th>
<th>Year 7</th>
<th>Year 8</th>
<th>Year 9</th>
<th>Year 10</th>
<th>Year 11</th>
<th>Total</th>
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<tbody>
<tr>
<td>8FE</td>
<td>Abbeyfield</td>
<td>195</td>
<td>242</td>
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<td>1,985</td>
<td>9,870</td>
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</table>

This pattern is following the national picture in that secondary numbers are dipping slightly before increased numbers come through from the primary phase. The table overleaf indicates that we are short of secondary places in Year 7 from September 2016 onwards and additional capacity will need to be provided. However this assumes:
- No further increases from in-year admissions or in-migration
- No additional pupil yield from new housing completions
• 100% transfer rate between Northampton town primaries and secondaries
• Current pupil numbers in the system, so excludes further PAN (Published Admission Number) increases in the primary phase for September 2014 and 2015
• No additional pupils from schools like Campion, Caroline Chisholm or Moulton where an increasing proportion of the pupil intake is from closer to the school rather than offering places to Northampton children

**Shortage of secondary places**

The table overleaf indicates how additional secondary capacity will be required by September 2016 at the latest, with possibly some temporary measures for September 2015.

<table>
<thead>
<tr>
<th>Current year group</th>
<th>Entry into Year 7</th>
<th>Pupil numbers</th>
<th>Current capacity</th>
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<tr>
<td>Year 6</td>
<td>September 2014</td>
<td>2,052</td>
<td>78 surplus places</td>
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<td>Year 5</td>
<td>September 2015</td>
<td>2,076</td>
<td>54 surplus places</td>
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<td>Year 4</td>
<td>September 2016</td>
<td>2,278</td>
<td>Short of 148 places</td>
</tr>
<tr>
<td>Year 3</td>
<td>September 2017</td>
<td>2,391</td>
<td>Short of 261 places</td>
</tr>
<tr>
<td>Year 2</td>
<td>September 2018</td>
<td>2,466</td>
<td>Short of 336 places</td>
</tr>
<tr>
<td>Year 1</td>
<td>September 2019</td>
<td>2,649</td>
<td>Short of 519 places</td>
</tr>
<tr>
<td>Reception</td>
<td>September 2020</td>
<td>2,665</td>
<td>Short of 535 places</td>
</tr>
</tbody>
</table>

The biggest jump in numbers is expected between Sept 15 and Sept 2016, which reflects the large numbers currently in Year 4. Additional capacity is need for the secondary phase to meet the expected levels of growth, and to add some diversity and choice into the admissions system. Further new capacity will be required by September 2018 and the County Council is exploring other options.

**Role of the Education Funding Agency**

The Education Funding Agency (EFA) has been monitoring the position regarding secondary school places at a national level and has been working with those authorities where pressures have been identified. The Council was advised at the end of March 2014 that the EFA had “completed” on the purchase of Barrack Road for conversion to a secondary school, subject to a successful planning application. This was on the basis of site visits and a feasibility study undertaken by the County Council to explore the potential for developing the Barrack Road site as a secondary school. Further the EFA had confidence to allocate funding and ask the Council to lead the project development, detailed designs and eventual procurement of construction works. Subject to necessary approvals this will be a major refurbishment project, possibly the largest of its type outside London, with the aim of creating a 10 form of entry secondary school with a sixth form and a potential capacity of 1700-1800 pupils. It is a one-off opportunity to redevelop a large, unused building as a model for an urban school, which we
believe with some creative design, can encompass a range of facilities and provide a high quality education environment. The new school will be operated by a Free School sponsor, who will be appointed by the Department for Education.

**Barrack Road as a location**

The site for a proposed secondary school is considered a good location in terms of geography and adjacency to other secondary schools in the town. It is well positioned in the town centre, where some of the biggest growth in primary numbers has taken place. The Council already has experience of successfully converting a former office building (Stirling House) into a high quality learning environment for the primary phase, and other town centre primary schools eg Castle and Spring Lane have been expanded. There is therefore a growing number of school aged children living in the town centre, who would live closer to this site than any other.

**Alternative options**

Alternative options for secondary provision have been discounted and new provision is considered to be the best solution to adding capacity. The following should be noted:

- Use of mobile classrooms is less satisfactory in the secondary phase, as increased numbers has an impact on other curriculum spaces eg science labs as well as teaching bases.
- There is likely to be limited appetite from the existing schools to increase their PANs within existing facilities.
- The option of extending the 5 secondary schools in the PFI contract is not viable due to the complex nature of PFI procurement; also, these are already big schools at 8 or 9 FE and were all purpose-built in the original PFI contract as new builds for those capacities.
- The scale of the additional capacity required means that all nine schools would have to expand by 2FE, which is not likely to be widely supported.

A further option is the consideration of new school sites that are brought forward as planning obligations in relation to housing development. A secondary school site for Northampton has been reserved at Kings Heath, but this is not likely to come forward until the next decade and is being provided to mitigate the pupil yield arising from the associated sustainable urban extension. Further housing development in the other sustainable urban extensions around the outskirts of Northampton will also generate the need for additional secondary places, which further justifies new provision at this stage. Smaller housing developments with approved planning permissions also bring another 400 houses across the town. It is therefore highly unlikely that secondary pupil numbers will fall back to below the current levels.
Appendix C

BREEAM information

The sustainability measures included within the Northampton International Academy building include:

Building Fabric Thermal Properties

- The external facades of the building have been significantly improved by the addition of double glazing, wall insulation, roof insulation and under-slab insulation to parts of the exposed slab to bring them up to at least current part L standards. This will ensure that the building is kept relatively cool during the summer and warm in the winter and will reduce energy usage.
- The glazing has a low g-value but a relatively high light transmittance. This ensures that the solar heat gain is kept low but the glazing still allows the areas to be well lit.
- The building benefits from having a high thermal mass due to its thick construction materials and exposed concrete soffits. This is a low carbon design feature that utilises the thermal mass of the building to ameliorate temperature changes and provides for free night time slab cooling: During the evening and night, cool air is allowed to pass through the building. The high density thermal mass of the building, such as the thick concrete walls and floors, cool over many hours. The cool fabric of the building then acts to limit summer time temperature build up without the need for refrigeration.

Efficient Systems

- High efficiency condensing boilers
- Variable speed pumping so that the pump speed matches the load
- High efficiency heat recovery air handling units to all internal areas
- Hybrid natural ventilation to all peripheral areas where natural ventilation can suffice
- Led lighting to all occupied spaces
- Sophisticated lighting controls to prevent lights being left on when rooms are unoccupied.

Daylighting Strategy

- The most regularly occupied rooms are located on the perimeter of the building to increase daylight exposure and to reduce the need for artificial lighting. In order to reduce solar gain and glare in summer the windows will be fitted with blinds.
- The glazing will also have a g-value of 0.4 but a relatively high transmittance value. This ensures that the room still remains well lit, but that the solar gain is reduced.
- The Building also maximises the provision of daylight, by using skylight atriums that pass throughout the building down to the lowest floor.

Mechanically assisted Natural Ventilation

- The occupied rooms on the outer perimeter of the building will be provided with, for the majority, mechanically assisted naturally ventilated rooms. These rooms will utilise two sided natural ventilation with the use of openable pantograph windows and louvred dampered openings on the periphery and acoustically lined transfer units internally taking air out of the classrooms into main corridors, which in turn will be ventilated out through atriums on the top floor. This will maximise the stack effect and sufficiently ventilate the
occupied spaces. At the same time, CO2 sensing with indication when the level increases in each room will enable the amount of fresh air (and thus heating in winter) to be controlled and minimised by the occupants. These louvres automatically close when the rooms are unoccupied so as to save unnecessary heating.

Night Time Cooling

- The overheating strategy was modelled where the louvres in the classrooms are open during night time. This modelling determined that significant benefits can be gained from night time cooling as it significantly reduced the overheating of these areas. These opening times combined with the high thermal mass of the building make it suitable for night time cooling. The HVAC equipment will also have the capacity to provide free cooling for mechanically ventilated areas.

Renewable Technology

- A Photovoltaic Panels installation having an area of approximately 50m² is to be located on the roof of the building facing south. The PV system will be connected onto the main switchboard, with space being allocated for the system Inverters, switchgear, and energy metering equipment. This system will export any spare electrical energy to the grid even during Academy holidays.
NIA Northampton

BREEAM Pre-assessment report

July 2015

Architecture Initiative
# Issue and revision record

<table>
<thead>
<tr>
<th>Revision</th>
<th>Date</th>
<th>Originator</th>
<th>Checker</th>
<th>Approver</th>
<th>Description</th>
<th>Standard</th>
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<td>A</td>
<td>03/07/2015</td>
<td>A. Courreges</td>
<td>L. Aminu</td>
<td>T. Bradford</td>
<td>First issue</td>
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<th>Page</th>
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<td>2</td>
<td>BREEAM ‘Very Good’</td>
<td>2</td>
</tr>
<tr>
<td>3</td>
<td>Time-Dependent Credits</td>
<td>4</td>
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#### Appendices

- Appendix A. BREEAM Recommendations
- Appendix B. BREEAM Pre-Assessment Estimator

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8
Executive Summary

This report is issued following the BREEAM pre-assessment meeting held on Monday 29th June 2015 for the BREEAM assessment of the NIA Northampton project at 55 Barrack Road, Northampton.

There is a planning requirement for the development to achieve a BREEAM rating of ‘Very Good’. This report summarises the key issues for each credit category and must be read in association with the full BREEAM pre-assessment attached.

The current ‘core score’ stands at 43.45%, which is significantly lower than the minimum 55% required for a Very Good rating; however, it must be noted that a number of credits are deemed possible and are awaiting further discussion with project team members not present during the pre-assessment meeting, such as the acoustician, civil engineer and ecologist. The current core score of 43.45% is conservative but requires input from the project team before being increased.

The report details this core score as well as outlining additional credits which could be targeted, but also can have associated cost and / or programme implications. Information and required actions are included to allow the Project Team to decide which of these credits should be targeted to ensure the development will improve on the current BREEAM score and secures a rating of ‘Very Good’.
1 Introduction

This report summarises the findings of the BREEAM Pre-assessment for the proposed conversion and extension a building formerly used as a Royal Mail sorting facility.

The building will provide 420 primary school spaces, 1,500 secondary school places, and 300 6th form places. It will also contain commercial spaces, potentially being used as a private nursery, café, gym, and 7 residential units.

The project will be registered under BREEAM Refurbishment and Fit Out 2014; ‘Education’. Due to the scope of the development, it is expected that the assessment will cover all Parts 1, 2, 3 and 4 according to BREEAM RFO 2014.

The project is subject to a planning requirement to achieve a BREEAM rating of ‘Very Good’.
At this stage of the project, a likely score of 43.45% has been determined, which is below the 55% threshold for BREEAM ‘Very Good’.

As with all BREEAM ratings, a number of credits are considered ‘minimum standards’, and must be complied with for the project to achieve the desired rating, irrespective of the overall score. To achieve ‘Very Good’, in addition to the 55% total score, the following minimum standards must be met:

- **Ene 02: Energy Monitoring** – Achieve the first credit (sub-metering) under this issue.
- **Wat 01: Water Consumption** – Achieve one credit under this issue.
- **Wat 02: Water Monitoring** – Achieve Criterion 1 (The specification of a water meter on the mains water supply to each building; this includes instances where water is supplied via a borehole or other private source.)
- **Mat 03: Responsible Sourcing of Materials** – Achieve Criterion 1 (All timber and timber based products used on the project is ‘Legally harvested and traded timber’)

It is recommended that a minimum score of 60% is targeted at design stage to allow for a suitable buffer for alterations and non-compliances that may occur during the final design stages and construction activities.

The BREEAM pre-assessment estimator, included within Appendix B, outlines the credits believed achievable based upon the current design. Notes have been included for each of the credits, recording their current status and any immediate actions to be taken. These credits make up the ‘Core Score’ of the development.

In addition to the ‘Core Score’, a number of credits are deemed possible subject to discussions with the project team. Recommendations have been provided for these credits, grouped into the following categories based on the relative cost and programme implications associated with them:

- Low;
- Medium;
- High.
Appendix A of this report contains the full list of these additional credits, while Table 2.1 provides a summary of the potential improvements in the project score that they represent. These ratings detailed below can only be achieved if the relevant minimum standards have been met.

Table 2.1: Indicative BREEAM Scores for 55 Barrack Road

<table>
<thead>
<tr>
<th>Credit Scenarios</th>
<th>Indicative Score</th>
<th>BREEAM Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Core Score only</td>
<td>43.45%</td>
<td>Pass</td>
</tr>
<tr>
<td>+ Low impact</td>
<td>50.75%</td>
<td>Good</td>
</tr>
<tr>
<td>+ Medium impact</td>
<td>67.19%</td>
<td>Very Good</td>
</tr>
<tr>
<td>+ High impact</td>
<td>75.12%</td>
<td>Excellent</td>
</tr>
</tbody>
</table>

These credits should be reviewed as the design progresses so that the impacts associated with their inclusion can be better quantified. Credits have only been included where we believe there is a reasonable chance of successful implementation, both in terms of cost and the scope of the project.

Discussions should be held within the project team to determine which credits should be targeted to enable the project to increase the Core Score to achieve the desired target of 60%.
Within BREEAM, a number of credits are subject to time constraints that must be met in order to comply with each credit. For these issues, actions in the early stages of the project design and development are essential.

Table 3.1 highlights credits the time-dependent inputs. The credits outlined in this table are a mixture of those which have been included within the anticipated ‘Core Score’ of the project, along with those which have associated cost and/or programme implications. The status of each of these credits is included within the table also.

Table 3.1: Time dependent credits and related key actions

<table>
<thead>
<tr>
<th>Credit reference</th>
<th>Action</th>
<th>Timescale</th>
<th>Potential?</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Man01; Project Brief and Design</td>
<td>Project delivery stakeholder consultation to take place.</td>
<td>Concept Design (RIBA Stage 2)</td>
<td>Likely</td>
<td>Meeting minutes and consultation to be provided by project team.</td>
</tr>
<tr>
<td>Man01; Project Brief and Design</td>
<td>Independent third party to carry out appropriate consultation with third party stakeholders.</td>
<td>Concept Design to Technical Design (RIBA Stage 2 to RIBA Stage 4)</td>
<td>Likely</td>
<td>Project team to provide evidence of consultation and feedback.</td>
</tr>
<tr>
<td>Man01; Project Brief and Design</td>
<td>BREEM AP to be appointed for design stage.</td>
<td>Preparation and Brief (RIBA Stage 1)</td>
<td>Possible</td>
<td>Project team to advise.</td>
</tr>
<tr>
<td>Man02; Life Cycle Cost and Service Life Planning</td>
<td>Conduct an Elemental LCC analysis.</td>
<td>Concept Design (RIBA Stage 2)</td>
<td>Likely</td>
<td>PQS to undertake.</td>
</tr>
<tr>
<td>Man02; Life Cycle Cost and Service Life Planning</td>
<td>Produce a Component Level LCC plan.</td>
<td>Technical Design (RIBA Stage 4)</td>
<td>Unlikely</td>
<td>Thought to be unlikely at this stage, potentially high cost.</td>
</tr>
<tr>
<td>Man04; Commissioning and Handover</td>
<td>Principal Contactor to account for the commissioning schedule and responsibilities.</td>
<td>Technical Design (RIBA Stage 4)</td>
<td>Likely</td>
<td>Contractor to provide evidence of commissioning programme.</td>
</tr>
<tr>
<td>Hea06; Safety and Security</td>
<td>A Security Specialist is appointed and carries out a Security Needs Assessment.</td>
<td>Concept Design (RIBA Stage 2)</td>
<td>Likely</td>
<td>Meeting with Security Consultant has taken place. Evidence required.</td>
</tr>
<tr>
<td>Ene04; Low Carbon Design</td>
<td>A Passive Design Analysis to be conducted</td>
<td>Concept Design (RIBA Stage 2)</td>
<td>Likely</td>
<td>Passive Design Analysis will be carried out.</td>
</tr>
<tr>
<td>Ene04; Low Carbon Design</td>
<td>A LZC Feasibility Study to be conducted</td>
<td>Concept Design (RIBA Stage 2)</td>
<td>Likely</td>
<td>LZC report will be carried out</td>
</tr>
<tr>
<td>Tra05; Travel Plan</td>
<td>A Travel Plan to be developed.</td>
<td>Preparation and Brief/ Concept Design (RIBA Stage 1/RIBA Stage 2)</td>
<td>Likely</td>
<td>A Travel Plan will be produced.</td>
</tr>
<tr>
<td>Credit reference</td>
<td>Action</td>
<td>Timescale</td>
<td>Potential?</td>
<td>Status</td>
</tr>
<tr>
<td>----------------------</td>
<td>------------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------</td>
<td>------------</td>
<td>------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Mat06; Material Efficiency</td>
<td>Material efficiency measures to be identified and implemented.</td>
<td>Preparation and Brief to Construction (RIBA Stage 1 to RIBA Stage 5)</td>
<td>Unlikely</td>
<td>Architect to review requirements and advise.</td>
</tr>
<tr>
<td>Wst01; Project Waste Management</td>
<td>An audit of existing building must be carried out before demolition</td>
<td>Concept Design (RIBA Stage 2). Before demolition</td>
<td>Unlikely</td>
<td>Demolition has already started. Project team will find out whether audit was carried out</td>
</tr>
<tr>
<td>Wst 05; Adaptation to Climate Change</td>
<td>Conduct a climate change adaptation strategy appraisal.</td>
<td>Concept Design (RIBA Stage 2)</td>
<td>Unlikely</td>
<td>Not targeted at this stage.</td>
</tr>
<tr>
<td>Wst 06; Functional Adaptability</td>
<td>A building-specific functional adaptation strategy study to be undertaken.</td>
<td>Concept Design (RIBA Stage 2)</td>
<td>Unlikely</td>
<td>Not targeted at this stage.</td>
</tr>
<tr>
<td>Le04; Enhancing Site Ecology</td>
<td>A suitably qualified ecologist (SQE) to be appointed.</td>
<td>Preparation and Brief (RIBA Stage 1)</td>
<td>Achieved</td>
<td>Ecologist has already been appointed.</td>
</tr>
<tr>
<td>Le05; Long Term Impact on Biodiversity</td>
<td>A suitably qualified ecologist (SQE) to be appointed.</td>
<td>Preparation and Brief (RIBA Stage 1)</td>
<td>Achieved</td>
<td>Ecologist has already been appointed.</td>
</tr>
</tbody>
</table>
Appendices

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Appendix A.  BREEAM Recommendations
# Recommendations

**Project title:** NIA Northampton  
**Project description:** BREEAM Pre-Assessment  
**Rating system used:** BREEAM Refurbishment and Fit Out 2014  
**Date of latest issue:** 08 July 2015

Outlined below are the additional credits that are believed to be within reach of the project based on our understanding of the current design and construction approach. These credits have been grouped based on the relative cost and programme implications associated with them. Credits that have not been included below have been deemed too onerous or costly.

<table>
<thead>
<tr>
<th>BREEAM Credit</th>
<th>Number of credits achievable</th>
<th>Contribution to final score</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Additional credits with low cost / programme implications</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hea01 - Visual comfort</td>
<td>2</td>
<td>1.51%</td>
<td>Demonstrate a 30% improvement in daylight provision, and the minimum glazing provision required.</td>
</tr>
<tr>
<td>Hea03 - Safe containment in laboratories</td>
<td>1</td>
<td>0.76%</td>
<td>Provide confirmation of the specification and installation in accordance with Building Bulletin 88.</td>
</tr>
<tr>
<td>Hea04 - Thermal Comfort in Climate Change Scenario</td>
<td>1</td>
<td>0.76%</td>
<td>Confirm thermal modelling compliance within a climate change scenario.</td>
</tr>
<tr>
<td>Ene05 - Energy efficient cold storage</td>
<td>1</td>
<td>0.64%</td>
<td>Kitchen consultant to confirm compliance with the relevant standards.</td>
</tr>
<tr>
<td>Tra02 - Proximity to amenities</td>
<td>1</td>
<td>0.74%</td>
<td>Verify presence of 2 compliant services within 500m radius.</td>
</tr>
<tr>
<td>Wat01 - Water consumption</td>
<td>2</td>
<td>0.75%</td>
<td>Specify highly efficient water consuming components to further water savings already assumed likely (25%). 1 additional credit when a 40% reduction can be demonstrated. 2 additional credits when a 50% reduction can be demonstrated.</td>
</tr>
<tr>
<td>Mat03 - Responsible Sourcing</td>
<td>1</td>
<td>1.07%</td>
<td>Request that contract sources materials in accordance with a documented sustainable procurement plan.</td>
</tr>
<tr>
<td>Mat06 - Material efficiency</td>
<td>1</td>
<td>1.07%</td>
<td>Project team must confirm that opportunities have been identified and measures implemented to optimise the use of materials.</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>10</td>
<td>7.30%</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>BREEAM Credit</th>
<th>Number of credits achievable</th>
<th>Contribution to final score</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Additional credits with medium cost / programme implications</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Man04 - Commissioning and handover</td>
<td>1</td>
<td>0.64%</td>
<td>Carry out thermographic survey and air tightness tests post-construction to verify integrity of the building fabric.</td>
</tr>
<tr>
<td>Hea02 - Indoor Air Quality</td>
<td>1</td>
<td>0.76%</td>
<td>Carry-out post-construction measurement of formaldehyde levels.</td>
</tr>
</tbody>
</table>
| Ene01 - Reduction in CO₂ emissions | 2 | 1.28% | - Modelling to be undertaken to determine the amount of CO₂ reduction achievable.  
| | | | - Improve fabric efficiency of the buildings and specify efficient systems.  
| | | | - Incorporation of on-site renewables. |
| Ene05 - Energy efficient cold storage | 1 | 0.64% | Kitchen consultant to confirm feasibility to demonstrate savings in indirect greenhouse gas emissions. |
| Ene06 - Energy efficient transportation systems | 1 | 0.64% | An analysis of transportation demand and usage patterns must be carried out.  
| | | | Energy consumption of transportation systems has been estimated and low consumption systems specified. |
| Ene06 - Energy efficient transportation systems | 2 | 0.64% | An analysis of transportation demand and usage patterns must be carried out.  
<p>| | | | Energy efficient features are specified for each new transportation system. |</p>
<table>
<thead>
<tr>
<th>Category</th>
<th>Credits</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ene08 - Energy efficient equipment</td>
<td>1</td>
<td>0.64%</td>
</tr>
<tr>
<td>Tra 03 - Cyclist facilities</td>
<td>1</td>
<td>0.74%</td>
</tr>
<tr>
<td>Mat03 - Responsible Sourcing</td>
<td>2</td>
<td>2.14%</td>
</tr>
<tr>
<td>Wat01 - Water consumption</td>
<td>1</td>
<td>0.75%</td>
</tr>
<tr>
<td>Wat02 - Water monitoring</td>
<td>1</td>
<td>0.75%</td>
</tr>
<tr>
<td>Wst 01 - Project waste management</td>
<td>1</td>
<td>0.70%</td>
</tr>
<tr>
<td>LE 04 - Enhancing site ecology</td>
<td>1</td>
<td>2.22%</td>
</tr>
<tr>
<td>LE 05 - Long term impact on biodiversity</td>
<td>2</td>
<td>4.44%</td>
</tr>
<tr>
<td>Pol03 - Surface Water Run-off</td>
<td>1</td>
<td>0.86%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>18</td>
<td>16.44%</td>
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**Additional credits with high cost / programme implications**

<table>
<thead>
<tr>
<th>Category</th>
<th>Credits</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wat03 - Water leak detection</td>
<td>1</td>
<td>0.74%</td>
</tr>
<tr>
<td>Mat01 - Environmental impact of materials</td>
<td>1</td>
<td>1.07%</td>
</tr>
<tr>
<td>Mat03 - Responsible Sourcing</td>
<td>2</td>
<td>2.14%</td>
</tr>
<tr>
<td>Wst 01 - Project waste management</td>
<td>1</td>
<td>0.70%</td>
</tr>
<tr>
<td>Wst 02 - Recycled aggregates</td>
<td>1</td>
<td>0.70%</td>
</tr>
<tr>
<td>Pol 02 - NOx emissions</td>
<td>1</td>
<td>0.86%</td>
</tr>
<tr>
<td>Pol 03 - Flood risk management</td>
<td>2</td>
<td>0.86%</td>
</tr>
<tr>
<td>Pol 03 - Flood risk management</td>
<td>2</td>
<td>0.86%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>11</td>
<td>7.93%</td>
</tr>
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Appendix B. BREEAM Pre-Assessment Estimator
Assessment report: 55 Barrack Road

Site name: Royal Mail, Northampton Delivery Office

Client name:

Date: 08 July 2015

Assessment ref: 55BR_PRE
# Assessment details

**Assessment references:**

<table>
<thead>
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<th>Registration number:</th>
<th>55BR_PRE</th>
<th>Date created:</th>
<th>30/6/2015</th>
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</thead>
<tbody>
<tr>
<td>Assessor name: First:</td>
<td></td>
<td>Surname:</td>
<td></td>
</tr>
<tr>
<td>Assessor licence number:</td>
<td></td>
<td></td>
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<td>Assessor organisation:</td>
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<td>Architect name:</td>
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<td></td>
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<td>Developer name:</td>
<td>Education Funding Agency and Northampton County Council</td>
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<td>Property owner</td>
<td>Education Funding Agency</td>
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**Site details:**

| Site name: | Royal Mail, Northampton Delivery Office |
| Address: | 55 Barrack Road |
| Town: | Northampton |
| County: | |
| Post code: | NN1 1AA |
| Country: | United Kingdom |
| Currency: | Pound Sterling |
### BREEAM Rating

<table>
<thead>
<tr>
<th>Category</th>
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#### Building performance by environmental category

![Bar chart showing BREEAM performance by category](image-url)

- **Section score available**
- **Section score achieved**
### Issue scores

Please Note: X means the exemplary credit for the relevant issue

<table>
<thead>
<tr>
<th>Management</th>
<th>Man 01</th>
<th>Man 02</th>
<th>Man 03</th>
<th>Man 03X</th>
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<th>Was 02X</th>
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<table>
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**Innovation**

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</table>
**Initial details**

55 Barrack Road

### Stage 1 filtering: Scope of the assessment

- Part 1: Fabric and structure
- Part 2: Core services
- Part 3: Local services
- Part 4: Interior design

### Stage 2 filtering: Project specific filtering

#### General

- Technical manual issue number
- Climatic zone
- Project type
- Client
- Building type (main description)
- Building floor area (NIFA) Net internal floor area
- Building floor area (GIFA) Gross internal floor area
- Historic building (formally protected under international, national or local laws or schedules)
- Is this a speculative office refurbishment?
- For industrial buildings, are there office areas?
- Legislation prohibits the use of ozone depleting substances?
- Are there any risks associated with natural hazards (other than flooding) for the assessed development?

#### Building services

- Is there any local cooling present or within scope of refurbishment or fit-out works?
- Is there any local heating or hot water present or within scope of refurbishment or fit-out works?
- Is any externally mounted plant present or specified?
- Is external lighting specified?

#### Refrigeration

- Is commercial and/or industrial scale refrigeration or storage specified/present?

#### Transportation systems

- Are building user transportation systems (lifts and/or escalators) specified/present?

#### Water fittings
Wat01 within the scope of the assessment in accordance with Table 41?

**Laboratories**

Are there laboratories present and if so what % of total building area do they represent?

Laboratory containment area:

Are there any containment devices or containment areas present?

**Unregulated demands**

Are there systems that significantly contribute towards unregulated energy demands?

Does the building have any unregulated water demand? (e.g. irrigation, car washing, other significant process related)

**Land use and ecology**

Are there landscaping areas within the refurbishment or fit-out zone?
## Category assessment

**Management | Man**

**Management**

55 Barrack Road

### MAN 01 PROJECT BRIEF AND DESIGN

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Score</th>
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</thead>
<tbody>
<tr>
<td>Stakeholder consultation (project delivery)</td>
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<tr>
<td>Stakeholder consultation (third party)</td>
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</tr>
<tr>
<td>Sustainability champion (design)</td>
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<tr>
<td>Sustainability champion (monitoring progress)</td>
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### MAN 02 LIFECYCLE COST AND SERVICE LIFE PLANNING

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<td>Component level LCC plan</td>
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<tr>
<td>Capital cost reporting</td>
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### MAN 03 RESPONSIBLE CONSTRUCTION PRACTICES

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<td>Environmental management</td>
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<td>Has criterion 2 been met?</td>
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<tr>
<td>Sustainability champion (construction)</td>
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<tr>
<td>Considerate construction</td>
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<tr>
<td>Exemplary level criteria</td>
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<tr>
<td>Monitoring of refurbishment or fit-out site impacts</td>
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### MAN 04 COMMISSIONING AND HANDOVER

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<thead>
<tr>
<th>Requirement</th>
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<td>Commissioning and testing schedule and responsibilities</td>
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<tr>
<td>Commissioning building services</td>
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</tr>
<tr>
<td>Testing and inspecting building fabric</td>
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</tr>
<tr>
<td>Handover</td>
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<tr>
<td>Has criterion 9 been met?</td>
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### MAN 05 AFTERCARE

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<th>Requirement</th>
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<tr>
<td>Seasonal commissioning</td>
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<tr>
<td>Post occupancy evaluation</td>
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</table>

**Credits awarded : 17.0**

**Comments :**

See next page
Man 01:

- Stakeholder Consultation (Project Delivery): (1)
  *Credit likely*
  Provide evidence that a clear sustainability brief was developed before Stage 3 to define client requirements, sustainability objectives, BREEAM targets, timescale and budget. Show (past or future) appointment of team members. Provide evidence that team members met during Stage 2 to establish roles and responsibilities.

- Stakeholder Consultation (3rd Party): (1)
  *Credit likely*
  Provide evidence of 3rd party stakeholder consultation, along with results, and how the outcomes of the consultation have influenced the project brief and concept design. Describe how the consultation was performed, including dates, location and reference of the independent party who carried out the consultation.

- Sustainability Champion (BREEAM AP): (2)
  *Credits possible*
  The project team will consider this option based on the preliminary score.

Man 02:

- Elemental life cycle cost analysis: (2)
  *Credits likely*
  An elemental LCC analysis can be produced by the Architect in line with the ‘Standardised method of life cycle costing for construction procurement’ PD 156665:2008. Further details will be provided by the BREEAM Assessor.

- Component level life cycle cost analysis: (1)
  *Credit unlikely*
  Component level LCC analysis is considered too onerous and will not be undertaken.

- Capital cost reporting: (1)
  *Credit likely*
  The capital cost of the refurbishment works will be reported in £/m2.

Man 03:

- Legally harvested timber: (Pre-requisite)
  All timber and timber-based products used on the project is ‘Legally harvested and traded timber’ as defined by the Central Point of Expertise on Timber (CPET) 5th Edition report of the UK Government Timber Procurement Policy.

- Environmental management: (1)
  *Credit likely*
  This requirement will be included as part of the contractor’s brief. The Main Contractor must operate an Environmental Management System (EMS) compliant with BREEAM requirements.

- Sustainability Champion: (1)
  *Credit likely*
  This requirement will be included as part of the contractor’s brief. A sustainability champion must be appointed to monitor the project’s sustainability and BREEAM targets during construction, handover and close out.

- Considerate construction: (2)
  *2 Credits likely*
  This requirement will be included as part of the contractor’s brief. The Main Contractor must operate under an approved Considerate Constructor Scheme (CCS) and achieve a CCS score of at least 35 with a score of at least 7 in each section.

- Monitoring of construction-site impacts: (2)
  *2 Credits likely*
  This requirement will be included as part of the contractor’s brief. The Main Contractor must appoint an individual to monitor, record and report energy and water consumption (1 credit) and transport data from deliveries and waste (1 credit) resulting from all on-site processes.

Man 04:

- Commissioning and testing schedule and responsibilities: (1)
Credit likely
A schedule of commissioning must be developed to identify appropriate commissioning required for the scope of works, a suitable timescale for commissioning and re-commissioning, along with the appropriate standards (Building Regs, BSRIA, CIBSE...). An appropriate team member is appointed as commissioning manager to monitor and programme all commissioning activities.

- Commissioning building services: (1)
  Credit likely
  The commissioning manager must carry out a design review and give recommendations. The individual will manage commissioning activities, performance testing and handover/post handover stage.

- Testing and inspecting building fabric: (1)
  Credit unlikely
  Based on initial discussions, it is unlikely that a thermographic survey will be carried out.

- Handover: (1)
  Credit likely
  The project team mentioned that a 3rd party process will be implemented to help with soft landings. Confirmation must be given of which scheme will be used and whether it complies with BREEAM requirements. BREEAM Assessor to provide requirements. Project team to review and advise.

Man 05:

- Aftercare support: (1)
  Credit likely
  The project team confirmed that resources will be allocated to provide aftercare support to the building occupier, including weekly site attendance for 4 weeks and a 12-month helpline or nominated contact person. Collection and monitoring of energy and water consumption will be ensured for at least 12 months, analysed and issues addressed if necessary.

- Seasonal commissioning: (1)
  Credit likely
  The project team confirmed that seasonal commissioning will be performed over a 12-month period, along with interview of building occupants and recommissioning of systems when necessary.

- Post occupancy evaluation: (1)
  Credit likely
  The team believes that the building occupier will agree to make a commitment to carry out a post occupancy evaluation (POE) exercise one year after initial building occupation to inform operational processes. Project team to raise with client and confirm.
## Health & Wellbeing

**55 Barrack Road**

<table>
<thead>
<tr>
<th>HEA 01 VISUAL COMFORT</th>
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<td>Daylighting :</td>
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<td>Exemplary level criteria :</td>
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<td>View out :</td>
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<td>Internal and external lighting :</td>
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<tr>
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<tr>
<th>HEA 06 SAFETY AND SECURITY</th>
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<tbody>
<tr>
<td>Security of site and building :</td>
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</tbody>
</table>

**Credits awarded : 10.0**

**Comments :**

see next page
Hea 01:

- Glare control: (1)
  *Credit likely*
  Architect confirmed that glare control measures will be added in the form of internal blinds.

- Daylighting: (3)
  *Credits possible*
  Due to the presence of internal rooms with no daylight, this credit is currently deemed 'possible', awaiting further daylighting calculations.
  Two options available:
  - demonstrate that 40% (1 credit), 60% (2 credits) or 80% (3 credits) of floor area offers daylight factor of 2% (+ uniformity criteria)
  - demonstrate that the refurbishment achieved has improved daylight provision in all relevant spaces by 15% (1 credit) or 30% (2 credits).
  BREEAM Assessor to provide detailed requirements and Architect to carry out daylight calculations and confirm.

- Views out: (2)
  *Credits unlikely*
  Due to the presence of internal rooms and depth of the building, this credit will not be targeted.

- Internal and external lighting: (1)
  *Credit likely*
  M&E Engineer confirmed that:
  - all fluorescent and compact lamps will be fitted with high frequency ballasts.
  - Internal and external lighting will be designed to the correct standards and will provide appropriate illuminance levels.
  - Internal lighting will be zoned to allow for occupant control.

Hea 02:

- Indoor Air Quality Plan: (1)
  *Credit likely*
  The project team confirmed that an Indoor Air Quality (IAQ) plan will be developed.
  Liaise with BREEAM Assessor for detailed requirements.

- Ventilation: (1)
  *Credit unlikely*
  Mechanical engineer believes that due to constraints related to roof space, it will be difficult to separate air intakes and exhausts by 10m.
  Mechanical engineer to review as design progresses.

- VOC levels (products): (1)
  *Credit likely*
  The project team confirmed that low-VOC products will be specified in accordance with BREEAM maximum requirements.
  Requirements should be included in performance specification.

- VOC levels (post construction): (1)
  *Credit possible*
  Project team believes that post-construction (pre-occupancy) VOC measurements will be difficult to implement due to phased handover and occupancy. However, the BRE accepts for projects to carry out phased VOC measurements as the different areas are being handed over to the occupier.
  Project team to review feasibility when contractor is appointed and advise.

- Potential for natural ventilation: (1)
  *Credit unlikely*
  Mechanical engineer confirmed that natural ventilation will not be available in interior spaces with no access to windows.

Hea 03:

- Laboratory containment devices: (1)
  *Credit possible*
  Project team must confirm whether a risk assessment will be carried out to ensure that potential risks are being considered in the design of the laboratory.
  Mechanical engineer to confirm whether containment devices will be designed to the appropriate standards (see BREEAM requirements).
Hea 04:

- Thermal modelling: (1)
  Credit likely
  Mechanical engineer confirmed that a compliant thermal model will be developed to demonstrate that summer and winter operating conditions are within acceptable range.

- Climate change scenario: (1)
  Credit possible
  Mechanical engineer will confirm whether acceptable conditions can be demonstrated within a climate change scenario with extreme weather.
  Engineer to liaise with BREEAM Assessor for further details.

- Thermal zoning and controls: (1)
  Credit likely
  Mechanical engineer confirmed that the control strategy will be based on the results of the thermal model and will allow sufficient control for the occupants.

Hea 05:

- Acoustic performance: (3)
  2 Credits likely
  Project team confirmed that an acoustician has been appointed. The acoustician must review the requirements and advise on feasibility of the credits.
  BREEAM requirements are for adequate sound insulation (1 credit), indoor ambient noise levels (1 credit) and reverberation times (1 credit).
  Based on initial discussions, it is believes that 2 credits are likely to be achieved, but the reverberation time is deemed difficult due to the internal layout and materials used.

Hea 06:

- Security of site and building: (1)
  Credit likely
  Project team confirmed that a suitably qualified security specialist has been consulted during Stage 2. The recommendations of the security specialist must be issued at Stage 2 and implemented in the final design.
### Energy

**55 Barrack Road**

**ENE 01 ASSESSMENT OPTION**

Which option is being followed: Option 1a simple estimate (whole building)

**ENE 01 - OPTION 1A**

Credits:

**ENE 02 ENERGY MONITORING**

Sub-metering of major energy consuming systems: 1

Sub-metering of high energy load and tenancy areas: 1

**ENE 03 EXTERNAL LIGHTING**

External lighting: 1

**ENE 04 LOW CARBON DESIGN**

Passive design analysis: 1

Free cooling: 1

Low and zero carbon technologies: 1

**ENE 05 ENERGY EFFICIENT COLD STORAGE**

Refrigeration energy consumption: 0

Indirect greenhouse gas emissions: 0

**ENE 06 ENERGY EFFICIENT TRANSPORTATION SYSTEMS**

Energy consumption: 0

Energy efficient measures: 0

**ENE 07 ENERGY EFFICIENT LABORATORY SYSTEMS**

**ENE 08 ENERGY EFFICIENT EQUIPMENT**

Energy efficient equipment: 0

**ENE 09 DRYING SPACE**

Credits awarded: 10.0

**Comments:**

**Ene 01:**

- Reduction of energy use: (15)
  
  4 Credits likely

BREEAM Refurbishment and Fit Out 2014 requires a comparison of the proposed development against the existing building.

. Option 1: full energy model (up to 15 credits) is possible if the project team can gather sufficient information on the existing building (layout, fabric efficiency, plant efficiency).

. Option 2: elemental comparison (up to 12 credits) will be used if the team cannot comply with Option 1.

Energy modeller to liaise with BREEAM Assessor for detailed information.
A potential score of 4 credits (conservative) has been assumed for the time being. The potential score will be updated based on preliminary results.

Architect to start gathering information on the existing building.

Ene 02:
- Sub-metering of major energy consuming systems: (1)
  Credit likely
  M&E engineer confirmed that sub-metering will be included in the design to cover all the various energy consuming systems. Engineer to liaise with BREEAM Assessor for detailed information.
- Sub-metering of high energy load and tenancy areas: (1)
  Credit likely
  Energy sub-metering must be provided to cover separate areas, use, units within the building. Sub-meters must include a pulsed output (or equivalent) to enable future connection to energy monitoring or management system. M&E Engineer to confirm feasibility.

Ene 03:
- External lighting: (1)
  Credit likely
  M&E engineer confirmed that the external lighting system will be designed with compliant luminous efficacy, and that automatic controls will be provided for daylight and presence.

Ene 04:
- Passive design analysis: (1)
  Credit likely
  M&E engineer will assess potential to carry out a passive design analysis (Stage 2) to identify opportunities for the implementation of passive design solutions. The current design already includes natural ventilation.
- Free cooling: (1)
  Credit likely
  This credit requires the development of a passive design analysis (see above), along with the inclusion of compliant free cooling solutions within the design. M&E engineer confirmed presence of free cooling.
- Low and zero carbon technologies: (1)
  Credit likely
  M&E engineer will assess potential to carry out a passive design analysis (Stage 2) to identify opportunities for low and zero carbon (LZC) technologies. The current design already includes PV and air-source heat pump.

Ene 05:
- Refrigeration energy consumption: (1)
  Credit possible
  A specialist kitchen consultant will be appointed. The consultant must review the BREEAM requirements and advise on feasibility. The credit is considered 'possible' for the time being and is not included in the indicative score until further information is received from the kitchen consultant.
- Indirect greenhouse gas emissions: (1)
  Credit possible
  See above. Credit not included in indicative score for the time being.

Ene 06:
- Transportation systems-energy consumption: (1)
  Credit possible
  Project team indicated that an analysis of transportation systems and usage patterns has will be carried out. BREEAM requires that the analysis be carried out to estimate the energy consumption of transportation systems to allow specification of the most energy efficient option. Project team will advise. Credit assumed possible but not included in indicative score for the time being.
- Transportation systems-energy efficient features: (2)

Credits possible
See above. Engineer to advise on feasibility.

Ene 07:

Teaching spaces/workshops with a limited amount of fume cupboards or other containment devices and/or no energy intensive process equipment specified should be excluded from consideration. Consequently, this credit will not be targeted.

Ene 08:

- Energy efficient equipment: (2)

Credits unlikely
This credit requires careful selection of unregulated energy consuming devices to demonstrate a meaningful reduction in unregulated energy use. Initial discussion suggests that it will be difficult to assess the building’s unregulated energy loads. Further consideration will be given if necessary.
Transport

55 Barrack Road

<table>
<thead>
<tr>
<th>TRA 01 SUSTAINABLE TRANSPORT SOLUTIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sustainable transport options :</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TRA 02 PROXIMITY TO AMENITIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proximity to amenities :</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>TRA 03 CYCLIST FACILITIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cycle storage :</td>
</tr>
<tr>
<td>Cyclist facilities :</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TRA 04 MAXIMUM CAR PARKING CAPACITY</th>
</tr>
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<tbody>
<tr>
<td>Travel plan :</td>
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</table>

<table>
<thead>
<tr>
<th>Credits awarded : 3.0</th>
</tr>
</thead>
</table>

Comments :

Tra 01:

- Public transport accessibility: (3)
  2 Credits likely
  Project team confirmed that a full transport survey has been carried out, which will contain the information required for this credit. Two credits have been assumed likely until further information is received.

Tra 02:

- Proximity to amenities: (1)
  Credit possible
  Based on initial discussion, it is unsure whether a sufficient number of services are located within range of the project. Architect to confirm whether at least 2 compliant services are located within 500m radius of the project.
  Compliant services: food outlet, cash point, outdoor space, leisure/sport facility.
  Credit is assumed 'possible' and not included in the indicative score until further information is received.

Tra 03:

- Cycle storage: (1)
  Credit possible
  The number of secured bicycle spaces required depends on the number of students and staff for each educational category; pre-school, primary school, secondary school.
  The project team must provide an estimate of these figures to establish the number of bicycle spaces required.
  It is estimated that around 200-350 spaces would be required. This number can be halved if the public transport accessibility index (Tra 01) is calculated to be above 8.
  Project team to provide estimated figures. BREEAM Assessor to confirm requirements.
  Credit is assumed 'possible' and not included in the indicative score until further information is received.

- Cyclist facilities: (1)
  Credit possible
  Showers, changing facilities and lockers will be provided as part of the development. The number of showers required depends on the number of bicycle storage spaces calculated above; however, no more than 8 showers will be required.
  BREEAM Assessor to confirm number of showers required.
  Credit is assumed 'possible' and not included in the indicative score until further information is received.
Tra 04:
- Car parking capacity: (0)
  Credit not applicable to schools.

Tra 05:
- Travel plan: (1)
  Credit likely
  Project team confirmed that a travel plan has been developed as part of feasibility stage.
  Project team to provide document and confirm whether the travel plan was developed following a site-specific travel assessment.
Water

55 Barrack Road

<table>
<thead>
<tr>
<th>Water Efficient Equipment</th>
<th>Credits awarded</th>
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</thead>
<tbody>
<tr>
<td>Water consumption</td>
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<tr>
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</tr>
<tr>
<td>Water monitoring</td>
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</tr>
<tr>
<td>Has criterion 1 been met?</td>
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</tr>
<tr>
<td>Leak detection system</td>
<td>0</td>
</tr>
<tr>
<td>Flow control devices</td>
<td>1</td>
</tr>
</tbody>
</table>

**Credits awarded: 4.0**

Comments:

**Wat 01:**

- Water consumption: **(5)**
  
  **2 Credits likely**

  Initial discussion with the architect suggests that water-efficient fixtures will be specified for the project. Architect to provide detail of water fixtures for preliminary calculation.

  2 credits are considered likely at this stage. This figure can be revised based on preliminary calculations.

**Wat 02:**

- Water monitoring: **(1)**
  
  **Credit possible**

  Mechanical engineer confirmed that a water meter will be installed on the mains water supply.

  Initial discussion suggests that no sub-metering will be supplied to monitor water usage of water-consuming plant and areas consuming 10% or more of the building’s total water demand.

  Credit assumed ‘possible’ and not included in indicative score. Mechanical engineer to confirm as design progresses.

**Wat 03:**

- Leak detection system: **(1)**
  
  **Credit unlikely**

  Initial discussion suggests that no permanent water leak detection system will be specified.

  Credit assumed unlikely until further notice.

- Flow control devices: **(1)**
  
  **Credit likely**

  Mechanical engineer confirmed that flow control devices that regulate the supply of water to each WC area/facility according to demand can be installed.

  Credit is assumed likely until further notice.

**Wat 04:**
- Water efficient equipment: (1)
  
  Credit likely
  Project team confirmed that no permanent irrigation system will be specified. In absence of other unregulated water use, the credit can be awarded by default.
Materials
55 Barrack Road

<table>
<thead>
<tr>
<th>Materials</th>
<th>Mat 01 ENVIRONMENTAL IMPACT OF MATERIALS</th>
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<tr>
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<td>Environmental impact of materials :</td>
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<table>
<thead>
<tr>
<th>Materials</th>
<th>Mat 03 RESPONSIBLE SOURCING OF MATERIALS</th>
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<tr>
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<td>Sustainable procurement plan :</td>
</tr>
<tr>
<td></td>
<td>Has criterion 1 been met? :</td>
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<td></td>
<td>Responsible sourcing of materials :</td>
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<tr>
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<td>Exemplary level criteria :</td>
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<table>
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<tr>
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<table>
<thead>
<tr>
<th>Materials</th>
<th>Mat 05 DESIGNING FOR DURABILITY AND RESILIENCE</th>
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<tr>
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<td>Designing for durability and resilience :</td>
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<table>
<thead>
<tr>
<th>Materials</th>
<th>Mat 06 MATERIAL EFFICIENCY</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Material efficiency :</td>
</tr>
</tbody>
</table>

Credits awarded : 5.0

Comments :

Mat 01:
- Environmental impact of materials: (6)
  2 Credits likely
  Option 1 allows up to 6 credits when projects undertake a full building information model life cycle assessment using accepted LCA tools such as the Green Guide to Specification (among others). This option is deemed too challenging and is currently not considered on this project.
  Option 2 allows up to 4 credits when projects can gather robust environmental data on selected building materials. Compliant environmental data includes environmental declarations types I and III, along with self-declared recycled content (contact BREEAM Assessor for more details). 2 credits have been assumed likely at this stage.

Mat 02:
- Hard landscaping and boundary protection: (0)
  Hard landscaping and boundary protection are assessed in Mat01.

Mat 03:
- Sustainable procurement plan: (1)
  Credit possible
  BREEAM requires that the principal contractor sources materials for the project in accordance with a documented sustainable procurement plan.
  The plan must set out a clear framework for the responsible sourcing of materials to guide procurement throughout a project. It may be prepared and adopted at an organisational level or be site/project specific.
  This issue will be discussed with the main contractor.
- Responsible sourcing of materials: (3)
  1 Credit likely
  Materials have been responsibly sourced from one of the responsible sourcing schemes recognised by BREEAM.
  This issue will be discussed with the main contractor.
  One credit is believed to be achievable at this stage.

Mat 04:

- Insulation-embodied impact: (1)
  Credit likely
  The architect is familiar with the Mat 01 Calculator and use of BREEAM Green Guide.
  Any new insulation in external walls, ground floor, roof and building services must be assessed with the Mat 04 calculator.
  The architect considers this credit likely.

Mat 05:

- Designing for durability: (1)
  Credit likely
  The architect confirmed that vulnerable/exposed parts will be protected from damage and degradation. Architect is familiar with the BREEAM requirements and believes this credit is likely.

Mat 06:

- Material efficiency: (1)
  Credit possible
  Project team must confirm that opportunities have been identified and measures implemented to optimise the use of materials through building design, procurement, refurbishment, maintenance and end of life.
  Examples of materials efficiency strategies can be provided by BREEAM Assessor.
  Architect to review and advise.
Waste
55 Barrack Road

WAS 01 CONSTRUCTION WASTE MANAGEMENT

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<td>Resource efficiency</td>
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<tr>
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<td>Exemplary level criteria</td>
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WAS 02 RECYCLED AGGREGATES

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<th>Criteria</th>
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WAS 03 OPERATIONAL WASTE

<table>
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</thead>
<tbody>
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<td>Operational waste</td>
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WAS 04 SPECULATIVE FINISHES

WAS 05 ADAPTATION TO CLIMATE CHANGE

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Score</th>
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</thead>
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<td>Adaptation to climate change - structural and fabric resilience</td>
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</tr>
<tr>
<td>Exemplary criteria: Responding to adaptation to climate change</td>
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</tr>
</tbody>
</table>

WAS 06 FUNCTIONAL ADAPTABILITY

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Functional adaptability</td>
<td>0</td>
</tr>
</tbody>
</table>

Credits awarded: 3.0

Comments:

Wst 01:

- Pre-refurbishment audit: (1)
  *Credit unlikely*
  An audit of the existing building must be carried out prior to the start of demolition to identify materials that can be reused, set targets for waste management and ensure that all contractors are aware of waste management requirements. The demolition work has already started so it is unlikely that this credit will be achieved. BREEAM assessor contacted Peter Ford and summarised requirements. Demolition contractor will advise.

- Reuse and direct recycling of materials: (2)
  *Credits unlikely*
  Materials will not be reused on site nor sent back to manufacturers for direct recycling. Credit not targeted.

- Resource efficiency: (3)
  *Credit likely*
  The team must develop and implement a resource management to cover the waste arising from the refurbishment project and limit the amount of waste generated by construction activities. Project team to ensure that waste generation is recorded and can be audited. Waste generation (m3) per 100m2 of floor area must remain below 11.3m3/100m2 (1 point), 4.5m3/100m2 (2 points) or 2.1m3/100m2 (3 points) 1 credit is considered likely at this stage. This score will be updated based on further discussions.
- Diversion from landfill: (1)
  Credit likely
  The following percentages of non-hazardous construction and demolition waste generated must be diverted from landfill:
  . Demolition: 90% (volume) or 95% (weight)
  . Construction: 85% (volume) or 90% (weight).
  Credit is considered likely at this stage.

Wst 02:

- Recycled aggregates: (1)
  Credit possible
  Main contractor will advise on feasibility.
  Credit assumed 'possible' but not included in indicative score.

Wst 03:

- Operational waste: (1)
  Credit likely
  A dedicated space will be provided for the segregation and storage of recyclables.
  Architect to liaise with BREEAM Assessor for detailed requirements of compliant storage space and advise.

Wst 04:

- Speculative floor and ceiling finishes: (1)
  Credit not applicable to schools.

Wst 05:

- Adaptation to climate change: (1)
  Credit unlikely
  A climate change adaptation strategy appraisal for structural and fabric resilience must be carried out by the end of Stage 2. This study must perform a risk assessment to evaluate the impact of extreme weather conditions over the building's projected lifespan. Initial discussions with project team suggest that this credit will not be pursued.

Wst 06:

- Functional adaptability: (1)
  Credit unlikely
  A building-specific functional adaptation strategy study has been undertaken by the client and design team by Sage 2, which includes recommendations for measures to be incorporated to facilitate future adaptation and change of use of the building over its lifespan. Initial discussions with project team suggest that this credit will not be pursued. BREEAM Assessor will send requirements to architect for review. Architect will advise.
Land use and ecology

55 Barrack Road

**LE 02 PROTECTION OF ECOLOGICAL FEATURES**

Protecting ecological value : 0

**LE 04 ECOLOGICAL ENHANCEMENT**

Ecological enhancement : 0

**LE 05 LONG TERM IMPACT ON BIODIVERSITY**

Long term impact on biodiversity :

Credits awarded : 0.0

Comments :

Le 01:

- Site selection: (0)
  Credit not applicable.

Le 02:

- Protection of ecological features: (1)
  Credit unlikely
  A number of trees were removed from the site during demolition. If these trees were more than 10 years old, they are considered as 'features of ecological value', and their removal would prevent the project from achieving this credit.
  The project team should confirm whether any of the trees removed were more than 10 years old, or with a trunk more than 100mm in diameter.
  Credit is deemed unlikely at this stage.

Le 03:

- Minimising impact on existing site ecology: (0)
  Credit not applicable.

Le 04:

- Ecologist's report and recommendations: (1)
  Credit possible
  Project team confirmed that an ecologist was appointed and produced an ecology report. It is unknown whether the report was produced in compliance with BREEAM, and whether it includes recommendations to improve the site's ecology.
  The ecologist's report should be sent to BREEAM Assessor for verification.
  Credit is assumed 'possible' without being included in the indicative score for the time being.
  Credit is assumed possible and not included in the indicative score until further discussion with Ecologist.

Le 05:

- Long term impact on biodiversity: (2)
  Credits possible
  Project team confirmed that an ecologist has been appointed. Ecologist must produce a landscape and habitat management plan covering at least the first five years after project completion in accordance with BS 42020:2013, and recommend a number of additional measures to improve the site’s ecology.
  Ecologist to liaise with BREEAM Assessor for more information and confirm feasibility.
  Credit is assumed possible and not included in the indicative score until further discussion with Ecologist.
## Pollution

### 55 Barrack Road

<table>
<thead>
<tr>
<th>POL 01 IMPACT OF REFRIGERANTS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Impact of refrigerants :</td>
<td>1</td>
</tr>
<tr>
<td>Leak detection :</td>
<td>1</td>
</tr>
</tbody>
</table>

### POL 02 NOX EMISSIONS

| NOx emissions :                                                  | 2 |

### POL 03 FLOOD RISK AND REDUCING SURFACE WATER RUN-OFF

| Flood risk management :                                         | 0 |
| Exemplary level criteria :                                      | No|
| Surface water run-off :                                        | 1 |
| Minimising watercourse pollution :                             | 0 |

### POL 04 REDUCTION OF NIGHT TIME LIGHT POLLUTION

| Reduction of night time light pollution :                       | 1 |

### POL 05 NOISE ATTENUATION

| Noise attenuation :                                             | 1 |

**Credits awarded : 7.0**

**Comments :**

**Pol 01:**

- **Pre-requisite:** *(P)*
  All systems (with electric compressors) must comply with the requirements of BS EN 378:2008 (parts 2 and 3) and where refrigeration systems containing ammonia are installed, the Institute of Refrigeration Ammonia Refrigeration Systems Code of Practice.

- **Impact of refrigerant:** *(2)*
  1 Credit likely
  A schedule of refrigerants must be provided, including the following parameters for each refrigerant: Refrigerant charge (kg), System operational lifetime (years), Refrigerant Recovery Efficiency factor (%), Annual Leakage Rate (% Refrigerant charge), Annual Purge Release factor (% Refrigerant charge), Annual Service Release (% Refrigerant charge), Probability factor for catastrophic failure (% Refrigerant charge loss/year), Global Warming Potential of refrigerant, and Cooling/heating capacity (kW).

- **Leak detection:** *(1)*
  Credit likely
  Mechanical engineer confirmed that an automated leak detection system will be provided, which will allow containment and drainage of refrigerant.

**Pol 02:**

- **NOx emissions:** *(3)*
  2 Credits likely
  Mechanical engineer confirmed that gas boilers will be specified to reduce NOx emissions. The following credits can be awarded based on the following NOx emission levels:
  - 100 mg/kWh: 1 credit
  - 70 mg/kWh: 2 credits
High efficiency modern boilers are expected to offer low NOx emissions below the 70mg/kWh threshold, therefore 2 credits are assumed likely at this stage. Engineer to confirm.

**Pol 03:**

- Flood risk management: (2)
  
  **Credits unlikely**
  
  Project team confirmed that area is classified as medium or high flood risk.
  BREEAM requires the production of a flood risk assessment and implementation of flood resistance measures. It is believed that no flood resistance measures have been incorporated in the design; however, the BREEAM Assessor will send requirements to the Architect who will advise on feasibility.
  
  Credit considered unlikely at this stage.

- Surface water run-off: (2)
  
  **1 Credit likely**
  
  Architect confirmed that a decrease in impermeable area will be achieved; however, BREEAM requires a decrease in impermeable area by 50% to award 2 credits. Demonstrating no increase in impermeable area will award 1 credit.
  
  Additionally, BREEAM requires the appointment of an 'Appropriate Consultant' with experience in designing SuDS and flood prevention measures, along with completing run-off calculations.
  
  Project team to advise.

- Minimising water course pollution: (1)
  
  **Credit possible**
  
  The appropriate consultant must confirm that there will be no discharge from the site for rainfall up to 5mm, and that suitable pollution prevention measures have been implemented.
  
  Credit is considered possible at this stage and will be reviewed by the relevant consultant.

**Pol 04:**

- Reduction of night time light pollution: (1)
  
  **Credit likely**
  
  It is expected that external lights can be turned off as required between 23:00-07:00 except when required for safety reasons.
  
  Electrical engineer will review requirements and advise on feasibility.
  
  Credit is considered likely at this stage.

**Pol 05:**

- Reduction of noise pollution: (1)
  
  **Credit likely**
  
  This credit assesses the noise impact of all existing or newly specified externally mounted plant on nearby noise-sensitive areas. It requires a suitably qualified acoustician to conduct a noise impact assessment and demonstrate noise impact within acceptable range.
  
  It is believed that an acoustician will be consulted. The acoustician should liaise with BREEAM Assessor and advise on feasibility.
  
  This credit is considered likely until further notice.
## Innovation

55 Barrack Road

<table>
<thead>
<tr>
<th>INN 01 APPROVED INNOVATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approved innovations : 0</td>
</tr>
<tr>
<td>Credits awarded : 0.0</td>
</tr>
</tbody>
</table>
Northampton International Academy

BREEAM Project Report
## BREEAM Assessment Report

**Project Name:** Northampton International Academy

- **Current predicted BREEAM score:** 56.65%
- **Current predicted BREEAM rating:** BREEAM Very

Minimum Target: 55%
Requirement: Very Good

Current possible BREEAM score: 81.50%
Current possible BREEAM rating: Excellent

### BREEAM Rating

<table>
<thead>
<tr>
<th>Category</th>
<th>Credits available</th>
<th>Available score</th>
<th>Individual credit weighting</th>
<th>Credits likely</th>
<th>Credits possible</th>
<th>Likely score</th>
<th>Possible score</th>
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<td>6.92%</td>
<td>10.00%</td>
<td>6.93%</td>
</tr>
<tr>
<td>Inn</td>
<td>10</td>
<td>10.00%</td>
<td>1.00%</td>
<td>0</td>
<td>0</td>
<td>0.00%</td>
<td>0.00%</td>
<td>0.00%</td>
</tr>
</tbody>
</table>

**Total:** 138 110% 72 103 56.65% 81.50% 20.90%

### Performance of Each Category

![Graph showing performance of each category with available score, possible score, and likely score](image)

**Rev 07** 22 May 2017
<table>
<thead>
<tr>
<th>Credit ref.</th>
<th>Credit title</th>
<th>Responsible Party</th>
<th>Likely credits</th>
<th>% of final score</th>
<th>Credit Status</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Management</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Man 01</td>
<td>Project Brief and Design</td>
<td>Project manager</td>
<td>2</td>
<td>1.14%</td>
<td>In Progress</td>
<td>Provide evidence of Project Delivery consultation</td>
</tr>
<tr>
<td>Man 02</td>
<td>Life Cycle Cost &amp; Service Life Planning</td>
<td>Project Manager, QS</td>
<td>1</td>
<td>0.57%</td>
<td>No Evidence Provided</td>
<td>QS to send Capital Cost Reporting information.</td>
</tr>
<tr>
<td>Man 03</td>
<td>Responsible Construction Practices</td>
<td>Principal Contractor</td>
<td>6</td>
<td>3.43%</td>
<td>No Evidence Provided</td>
<td>Contractor to provide letters of commitment detailing compliance with this credit.</td>
</tr>
<tr>
<td>Man 04</td>
<td>Commissioning and Handover</td>
<td>Principal Contractor, Client</td>
<td>3</td>
<td>1.71%</td>
<td>No Evidence Provided</td>
<td>Confirm appointment of commissioning authority at design stage. Contractor to provide commitment to Building User Guide development, building fabric commissioning, and services commissioning.</td>
</tr>
<tr>
<td>Man 05</td>
<td>Aftercare</td>
<td>Principal Contractor, Client</td>
<td>3</td>
<td>1.71%</td>
<td>No Evidence Provided</td>
<td>Contractor/Client confirm resource allocation for aftercare support, seasonal commissioning, and post-occupancy evaluation.</td>
</tr>
<tr>
<td><strong>Health and Wellbeing</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hea 01</td>
<td>Visual Comfort</td>
<td>Architect</td>
<td>3</td>
<td>2.25%</td>
<td>In Progress</td>
<td>Awaiting information regarding glazing to floor area ratio and glare control from Architect. Potential +1 credit available for glare control.</td>
</tr>
<tr>
<td>Hea 02</td>
<td>Indoor Air Quality</td>
<td>Architect, Contractor</td>
<td>3</td>
<td>2.25%</td>
<td>In Progress</td>
<td>Contractor to provide IAQ plan, and commitment to building VOC testing/flush out. Architect to provide remaining VOC information for building products.</td>
</tr>
<tr>
<td>Hea 03</td>
<td>Safe Containment in Laboratories</td>
<td>Architect</td>
<td>1</td>
<td>0.75%</td>
<td>Closed Out</td>
<td></td>
</tr>
<tr>
<td>Hea 04</td>
<td>Thermal Comfort</td>
<td>Mechanical Engineer</td>
<td>0</td>
<td>0.00%</td>
<td>In Progress</td>
<td>Model complete. Awaiting final evidence from M&amp;E showing compliance with thermal comfort requirements.</td>
</tr>
<tr>
<td>Hea 05</td>
<td>Acoustic Performance</td>
<td>Architect</td>
<td>0</td>
<td>0.00%</td>
<td>In Progress</td>
<td>Architect to provide remaining evidence to support Acoustician’s technical note</td>
</tr>
<tr>
<td>Hea 06</td>
<td>Safety and Security</td>
<td>Architect</td>
<td>1</td>
<td>0.75%</td>
<td>In Progress</td>
<td>Architect to provide sufficient evidence that SQSS requirements have been included in design.</td>
</tr>
<tr>
<td><strong>Energy</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ene 01</td>
<td>Reduction of Energy Use and CO2</td>
<td>Mechanical Engineer</td>
<td>11</td>
<td>6.11%</td>
<td>In Progress</td>
<td>M&amp;E to update model with VE changes.</td>
</tr>
<tr>
<td>Ene 02</td>
<td>Energy Monitoring</td>
<td>Mechanical and Electrical engineer</td>
<td>2</td>
<td>1.11%</td>
<td>Closed Out</td>
<td></td>
</tr>
<tr>
<td>Ene 03</td>
<td>External Lighting</td>
<td>Electrical engineer</td>
<td>1</td>
<td>0.56%</td>
<td>Closed Out</td>
<td></td>
</tr>
<tr>
<td>Ene 04</td>
<td>Low Carbon Design</td>
<td>Mechanical Engineer</td>
<td>2</td>
<td>1.11%</td>
<td>Closed Out</td>
<td></td>
</tr>
<tr>
<td>Ene 05</td>
<td>Energy Efficient Cold Storage</td>
<td>Kitchen Specialist, Project Manager</td>
<td>0</td>
<td>0.00%</td>
<td>Closed Out</td>
<td></td>
</tr>
<tr>
<td>Ene 06</td>
<td>Energy Efficient Transportation Systems</td>
<td>M&amp;E Engineer, Architect</td>
<td>1</td>
<td>0.56%</td>
<td>Closed Out</td>
<td></td>
</tr>
<tr>
<td>Ene 08</td>
<td>Energy Efficient Equipment</td>
<td>Client</td>
<td>0</td>
<td>0.00%</td>
<td>No Evidence Provided</td>
<td>Not currently targeting.</td>
</tr>
<tr>
<td><strong>Transport</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tra 01</td>
<td>Public Transport Accessibility</td>
<td>Transport Consultant</td>
<td>5</td>
<td>4.50%</td>
<td>Closed Out</td>
<td></td>
</tr>
<tr>
<td>Tra 02</td>
<td>Proximity to Amenities</td>
<td>Architect</td>
<td>1</td>
<td>0.90%</td>
<td>No Evidence Provided</td>
<td>Confirm presence of compliant services within 500m</td>
</tr>
<tr>
<td>Tra 03</td>
<td>Cyclist Facilities</td>
<td>Architect</td>
<td>2</td>
<td>1.80%</td>
<td>Closed Out</td>
<td></td>
</tr>
<tr>
<td>Tra 04</td>
<td>Maximum Parking Capacity</td>
<td></td>
<td>0</td>
<td>0.00%</td>
<td>Not Applicable</td>
<td>N/A</td>
</tr>
<tr>
<td>Tra 05</td>
<td>Travel Plan</td>
<td>Transport Consultant</td>
<td>1</td>
<td>0.90%</td>
<td>Closed Out</td>
<td></td>
</tr>
</tbody>
</table>

**Score card**

**TOTAL Category Management** 15 8.57%

**TOTAL Category Health and Wellbeing** 8 6.00%

**TOTAL Category Energy** 17 9.44%

**TOTAL Category Transport** 9 8.10%
## Water

<table>
<thead>
<tr>
<th>ID</th>
<th>Description</th>
<th>Role</th>
<th>Score</th>
<th>Status</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wat 01</td>
<td>Water Consumption</td>
<td>Architect</td>
<td>2</td>
<td>In Progress</td>
<td>Provide complete calculator</td>
</tr>
<tr>
<td>Wat 02</td>
<td>Water Monitoring</td>
<td>Mechanical Engineer</td>
<td>0</td>
<td>Closed Out</td>
<td>Potential +1 credit where submeters are installed at required points.</td>
</tr>
<tr>
<td>Wat 03</td>
<td>Water Leak Detection</td>
<td>Mechanical Engineer</td>
<td>1</td>
<td>Closed Out</td>
<td>Potential +1 credit where FCD's are specified.</td>
</tr>
<tr>
<td>Wat 04</td>
<td>Water Efficient Equipment</td>
<td>Architect</td>
<td>1</td>
<td>No Evidence Provided</td>
<td>Provide specification evidence for drip-fed irrigation</td>
</tr>
</tbody>
</table>

**TOTAL Category** 4 3.11%

## Materials

<table>
<thead>
<tr>
<th>ID</th>
<th>Description</th>
<th>Role</th>
<th>Score</th>
<th>Status</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mat 01</td>
<td>Life Cycle Impacts</td>
<td>Architect</td>
<td>2</td>
<td>In Progress</td>
<td>Architect to send completed calculator</td>
</tr>
<tr>
<td>Mat 02</td>
<td>Hard Landscaping</td>
<td></td>
<td>0</td>
<td>Not Applicable</td>
<td>N/A</td>
</tr>
<tr>
<td>Mat 03</td>
<td>Responsible Sourcing of Materials</td>
<td>Architect, Principal Contractor</td>
<td>2</td>
<td>In Progress</td>
<td>Architect to send completed calculator</td>
</tr>
<tr>
<td>Mat 04</td>
<td>Insulation</td>
<td>Architect, Principal Contractor</td>
<td>1</td>
<td>Closed Out</td>
<td>Architect / contractor to specify compliant materials, and send completed calculator</td>
</tr>
<tr>
<td>Mat 05</td>
<td>Designing for Robustness</td>
<td>Architect</td>
<td>1</td>
<td>No Evidence Provided</td>
<td>Provide design / specification and narrative as evidence.</td>
</tr>
<tr>
<td>Mat 06</td>
<td>Material Efficiency</td>
<td>Architect</td>
<td>0</td>
<td>No Evidence Provided</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**TOTAL Category** 6 6.23%

## Waste

<table>
<thead>
<tr>
<th>ID</th>
<th>Description</th>
<th>Role</th>
<th>Score</th>
<th>Status</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wst 01</td>
<td>Construction Waste Management</td>
<td>Contractor, PM</td>
<td>0</td>
<td>No Evidence Provided</td>
<td>Potential +3 credits - Contractor to produce evidence for resource efficiency and reuse / direct recycling of materials.</td>
</tr>
<tr>
<td>Wst 02</td>
<td>Recycled Aggregates</td>
<td>Principal Contractor</td>
<td>0</td>
<td>Closed Out</td>
<td></td>
</tr>
<tr>
<td>Wst 03</td>
<td>Operational Waste</td>
<td>Architect and Client</td>
<td>1</td>
<td>Closed Out</td>
<td></td>
</tr>
<tr>
<td>Wst 05</td>
<td>Adaptation to Climate Change</td>
<td>Architect</td>
<td>0</td>
<td>No Evidence Provided</td>
<td>Not currently targeting</td>
</tr>
<tr>
<td>Wst 06</td>
<td>Functional Adaptability</td>
<td>Architect</td>
<td>0</td>
<td>No Evidence Provided</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**TOTAL Category** 1 0.77%

## Land Use and Ecology

<table>
<thead>
<tr>
<th>ID</th>
<th>Description</th>
<th>Role</th>
<th>Score</th>
<th>Status</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>LE01</td>
<td>Site Selection</td>
<td>Architect</td>
<td>0</td>
<td>Not Applicable</td>
<td>N/A</td>
</tr>
<tr>
<td>LE02</td>
<td>Ecological Value of Site</td>
<td>Ecologist</td>
<td>0</td>
<td>No Evidence Provided</td>
<td>Credit unlikely due to removal of trees. Architect to investigate with ecologist as to their ecological value. Current GN13 report states this credit won't be achieved, so this will likely be difficult.</td>
</tr>
<tr>
<td>LE03</td>
<td>Mitigating Ecological Impact</td>
<td>Ecologist</td>
<td>0</td>
<td>No Evidence Provided</td>
<td>N/A</td>
</tr>
<tr>
<td>LE04</td>
<td>Enhancing Site Ecology</td>
<td>Ecologist and Architect</td>
<td>1</td>
<td>2.50%</td>
<td>All recommendations to be included in final design, as per the completed GN13. Letter of commitment to be provided. Risk of -2.5%</td>
</tr>
<tr>
<td>LE05</td>
<td>Long Term Impact on Biodiversity</td>
<td>Ecologist and Principal Contractor</td>
<td>2</td>
<td>5.00%</td>
<td>Ecologist to produce habitat management plan. Contractor to implement 4 additional measures. Contractor to provide letter of commitment detailing the implementation of these measures. Risk of -5%</td>
</tr>
</tbody>
</table>

**TOTAL Category** 3 7.50%

## Pollution

<table>
<thead>
<tr>
<th>ID</th>
<th>Description</th>
<th>Role</th>
<th>Score</th>
<th>Status</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pol 01</td>
<td>Impact of Refrigerants</td>
<td>Mech. Engineer</td>
<td>1</td>
<td>Closed Out</td>
<td></td>
</tr>
<tr>
<td>Pol 02</td>
<td>NOx Emissions</td>
<td>Mech. Engineer, Principal Contractor</td>
<td>3</td>
<td>Closed Out</td>
<td></td>
</tr>
<tr>
<td>Pol 03</td>
<td>Surface Water Run Off</td>
<td>Civil engineer</td>
<td>3</td>
<td>Closed Out</td>
<td></td>
</tr>
<tr>
<td>Pol 04</td>
<td>Reduction of Night Time Light Pollution</td>
<td>Client, Elec Engineer</td>
<td>1</td>
<td>Closed Out</td>
<td></td>
</tr>
<tr>
<td>Pol 05</td>
<td>Noise Attenuation</td>
<td>Acoustician</td>
<td>1</td>
<td>Closed Out</td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL Category** 9 6.92%

## Innovation

<table>
<thead>
<tr>
<th>Project Team</th>
<th>Likely Credits</th>
<th>Likely Score</th>
<th>Score secured</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>72</td>
<td>56.65%</td>
<td>20.90%</td>
</tr>
</tbody>
</table>

**TOTAL**