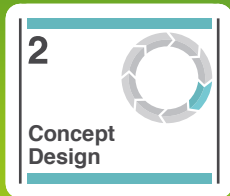


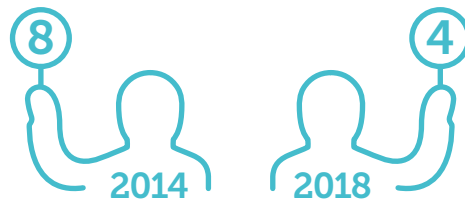
BREEAM 2018: One year on

One year on from the release of the BREEAM 2018 New Construction guidance Greengage have engaged with the criteria on a number of projects. Outlined below are some key messages.



It is critical that project teams engage with the BREEAM process prior to RIBA Stage 2 Concept Design. This is particularly important where a higher rating is targeted as a greater number of credits are reliant on early stage actions being completed. Our experience so far shows that a more comprehensive approach to sustainability is required as design teams continue to be challenged in their response to sustainable design.

Energy



Based on comparisons, building performance against Part L achieves about half the number of credits as compared to 2014. Operational energy modelling should be considered too.

Materials



There's no compromise on completing this pre-planning. Complete an IMPACT compliant LCA as early as possible to realise the value.

Transport



Yes to cycles and facilities but think about consultation, car charging and sharing, and travel information systems.

Ecology

Linear, Condition & Distinctiveness



Consider it early and make linear features like walls and climbing plants a priority. A sedum roof doesn't get the credits it once did.

