BREEAM – An Introduction
I am an architect from the DWA group of Companies. Our head office is in York with further offices in Warrington and London. The practice is ‘multi disciplinary’ and provides its clientele with a full range of design related professional services throughout the UK. Recent international projects include the master plan for a large elderly person and specialist assisted living facility in Shunde, Guangzhou in the Guandong Province in China.

I am the practice BREEAM assessor, licensed by the Building Research Establishment (BRE Global). I engage with professional colleagues during the design process to ensure that the environmental impact of the design meets the targets, set by the BREEAM schemes.

I will present a brief overview of the BREEAM schemes, their objectives and their implementation methodology within the UK before concluding with an introduction to the BREEAM international schemes.
The world’s **longest established** and **most widely used** sustainability assessment method for buildings and communities.

- Launched in 1990
- Helps drive sustainable performance through the design and construction process
- For new and existing buildings, also community-level developments
- Developed across Europe through National Scheme Operators

Over **2,600 independent licensed assessors** across the world
Key messages

• An **inspirational standard** that encourages improvement

• Based of documented research **evidence and market best practice**

• Balanced across building elements

• Robust certification & independence

• A **global standard, locally adapted and operated**

• **A standard which evolves** in response to developments in best practice and innovation
The Five BREEAM Rating Levels

- Pass
- Good
- Very Good
- Excellent
- Outstanding
The BREEAM Methodology

Aim

To recognise and encourage buildings designed to minimise operational energy demand, consumption and CO₂ emissions.

Aim

To recognise and encourage development in proximity of good public transport networks, thereby helping to reduce transport-related pollution and congestion.

Aim

To reduce the consumption of potable water for sanitary use in new buildings from all sources through the use of water efficient components and water recycling systems.
The BREEAM Methodology

Aim

To recognise and encourage buildings designed to minimise operational energy demand, consumption and CO₂ emissions.

Assessment Criteria

The following is required to demonstrate compliance:

1. Calculate an Energy Performance Ratio for New Constructions \( (EPR_{NC}) \) using BREEAM’s Ene 01 calculator.

Compliance Notes

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<th>Ref</th>
<th>Terms</th>
<th>Description</th>
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Schedule of Evidence

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<th>Ref</th>
<th>Design stage</th>
<th>Post-construction stage</th>
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Initially developed as a voluntary standard for ‘environmentally aware’ developer clients.

Planning Authorities are integrating BREEAM requirements into core policy.

‘The Council will require all major developments to be built to BREEAM excellent standard, or to an equivalent level if BREEAM is superseded. London Plan policy 4A.1 requires developments to make the fullest contribution to the mitigation of and adaptation to climate change and to minimise emissions’.

*Extract from London Borough of Islington Planning Strategy*
Not just about buildings..

- BREEAM Communities addresses **social, economic and environmental issues** for master planning and place making.
- Brings together planners, developers and the wider community.
425,000 certificated buildings in more than 60 countries…
De Balk van Beel, Leuven, Belgium
Tour Majunga, Paris
Acknowledgement

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