

Sustainable Construction guidance note - updated June 2022



Cheshire West and Chester Council



Sustainable Construction guidance note November 2020

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1 Summary of information requirements

DEVELOPMENT/ APPLICATION TYPE	MINIMUM INFORMATION REQUIREMENT
PLANNING APPLICATIONS	
Householder development within categories 6 & 7 of the Fee Regulations (e.g. extensions, domestic outbuildings, etc within the curtilage of a dwellinghouse)	<ul style="list-style-type: none"> • No additional information required
Any full application to create less than 40 square metres of new build floorspace (measured externally)	
All changes of use (minor or major)	
Erection of dwellings (Use Class C3)	
Full and outline applications for the construction of one or more new dwellings (including replacement dwellings and self-contained annexes but excluding changes of use)	<ul style="list-style-type: none"> • Sustainable Construction Checklist AND • Sustainable Housing Statement
All other minor development	
Full applications for development (except householder development) to create 40 square metres or more of new build floorspace (measured externally)	<ul style="list-style-type: none"> • Sustainable Construction Checklist
Outline applications	
All other major development	
Full and Outline applications for major ⁽ⁱ⁾ development comprising anything other than new build dwellings ⁽ⁱⁱ⁾ (i.e. non-domestic)	<ul style="list-style-type: none"> • Sustainable Construction Checklist AND • Information demonstrating how the proposal meets the BREEAM 'Excellent' standard

i Site area of 1 hectare or more; or provision of 1,000 sqm floorspace or more

ii For the avoidance of doubt, 'Residential Institutions' such as care homes and halls of residence are included

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Summary of information requirements

DEVELOPMENT/ APPLICATION TYPE	MINIMUM INFORMATION REQUIREMENT
<i>PRE-APPLICATION SUBMISSIONS</i>	
All non-householder development likely to create 40 square metres or more of new floorspace (measured externally)	<ul style="list-style-type: none">• Sustainable Construction Checklist

2 Purpose of this guidance note

2.1 The purpose of this note is to provide guidance on the approach to sustainable design and construction for residential, non-residential and mixed-use developments in Cheshire West and Chester, in accordance with the requirements set out in policy [DM 4 \(Sustainable construction\)](#) of the Local Plan (Part Two) Land Allocations and Detailed Policies.

2.2 It does not create new policy or place additional requirements on applicants, but explains what information is needed to demonstrate that the requirements of the policy will be met.

2.3 The guidance note sets out:

- The policy context
- Which developments the policy applies to
- What information is required to demonstrate that the policy requirements have been met

2.4 Policy DM 4 applies to **all** planning applications for developments which create new floorspace.

2.5 At present no additional information is sought for any applications for householder development or for any development which creates less than 40 square metres of new build floorspace. Water efficiency requirements for residential conversions will be controlled by condition.

2.6 All other full and outline applications for planning permission (and pre-application submissions) will be expected to include additional information to demonstrate how the proposal contributes to sustainable design and construction. The level of information provided should be proportionate to the scale and nature of the development proposed.

2.7 At present these requirements do not apply to changes of use where there is no additional new-build floorspace (or where the additional new-build floorspace does not exceed 40 sqm). The decision to focus on new build development and exclude changes of use at this time reflects the sustainability benefits inherent in re-using existing buildings and targets the area of greatest impact. This will be subject to review. Where works would go beyond 'conversion' the Council may apply the requirements for new build development.

2.8 Where relevant information is claimed not to be known at the time of application (e.g. at outline application stage), in granting planning permission the Council will normally impose conditions requiring submission of the information at a later stage (e.g. at reserved matters application stage). Rather than being retrofitted or 'bolted on', sustainability measures should be designed in from the outset to maximise effectiveness and reduce costs.

2.9 More information about the information requirements including the Sustainable Construction Checklist, Sustainable Housing Statement and BREEAM can be found in the following sections of this document.

3 Sustainable Construction Checklist

3.1 All planning applications and pre-application submissions which propose the construction of 40 square metres or more of new floorspace (as measured externally) i.e. new buildings and extensions to existing buildings (except householder development), must be accompanied by a completed **Sustainable Construction Checklist** (see Appendix A). The checklist forms part of the assessment of planning applications for compliance with Local Plan (Part Two) policy DM 4.

3.2 The aim of the checklist is to engage and inform applicants and developers on sustainable housing issues relevant to their development. This will enable all building works to make an increased contribution towards local sustainability, and help create developments which will adapt to climate change as well as mitigate its effects.

3.3 This checklist does not replace the requirement to comply with any relevant provisions of the Building Regulations.

3.4 It is recommended that applicants and developers consider the checklist at an early stage in order to incorporate provision for sustainability as easily as possible into their designs. This will ensure maximum viability for sustainability solutions, and avoid the need for costly, late-stage design alterations.

3.5 The checklist is a guide to some of the items that should be considered in sustainable design. It is not comprehensive. Clients, applicants and designers should use the checklist before the start of each project and agree on the issues to be incorporated. Some of the items may be easily 'ticked off', while others are more of a prompt to consider further action.

3.6 There is no 'pass mark' because the purpose of the checklist is to encourage clients and designers to address the issues raised and thereby submit proposals which are more sustainable than they might otherwise have been. The checklist will be used to draw attention to those areas where the proposal performs poorly, for example, in energy efficiency and then to work with applicants, through negotiation, to encourage modifications to the proposal that would reduce adverse impacts.



3.7 The ultimate aim is to help promote 'good development' in the area through negotiation in a proactive and positive manner, and to help developers secure planning permission by ensuring that their proposals do not conflict with the Council's environmental policies.

4 Sustainable Housing Statement

4.1 In addition to completing the **Sustainable Construction Checklist** (as set out in Section 2, above), all proposals for new-build dwellings (including replacement dwellings) must also provide a **Sustainable Housing Statement**, which outlines how the proposed development complies with the requirements of policy DM 4.

4.2 The **Sustainable Housing Statement** should provide details of the sustainable design and construction measures included within the proposal, showing how the applicant has considered measures to reduce the energy, water and materials used in the design and construction. The **Sustainable Housing Statement** should confirm the level of sustainability the proposed development hopes to achieve, with reference to the energy performance of the dwelling (as calculated under the Building Regulations target primary energy rate as kWh/m² per year).

4.3 While a carbon or energy reduction target for new development has not been prescribed within policy DM 4, there is a clear policy expectation that carbon and energy reductions should be achieved. The Council currently considers that, as a minimum, in order to meet the policy objective of achieving the highest levels of energy and water efficiency that is practical and viable, proposals for new dwellings designed to meet, and where possible exceed, the energy efficiency and carbon dioxide emission requirements of the most up to date Building Regulations will meet the objective set out in DM 4.

4.4 While the precise format of the **Sustainable Housing Statement** is not fixed, as a minimum it will be expected to clearly set out how the design has responded to each level of the Council's Energy Hierarchy, considering materials, design and construction first; then reducing energy demand and improving energy efficiency, followed by on-site renewable, low and zero carbon technologies and finally reducing energy use through conventional solutions (see Appendix B for further details) and provide details of:

- which measures were considered to reduce net annual CO₂ emissions and/or energy use from the development, and which are selected for inclusion or were rejected, and why;
- what renewable energy technologies have been included/considered;
- whether the scope for connection to a district heat network, now or in the future, has been investigated; and
- whether all new dwellings will meet the optional higher National Housing Standard for water consumption of 110 litres per person per day.

4.5 The Council will ensure compliance with all of the above by means of planning conditions. People who are responsible for building work (e.g. agents, designers, builders or installers) must ensure that the work complies with all applicable requirements of the Building Regulations.

4.6 Where an optional requirement is made a condition of the planning permission, the developer has a statutory obligation to inform the Building Control Body that an optional requirement has been imposed. A local authority may not issue a completion certificate under regulation 17 of the Building Regulations or an approved inspector a final certificate under section 51 of the Building Act, unless satisfied that any imposed optional requirement has been complied with.



4.7 There are other standards for the environmental performance and energy efficiency of new residential development. The Council would strongly encourage and welcome schemes that seek to achieve standards such as the Passivhaus Standard or a minimum four-star rating under the BRE Home Quality Mark scheme, in particular.

5 BREEAM

5.1 In line with policy DM 4, the Council expects all major development other than new dwellings to achieve a BREEAM rating of 'Excellent', unless it can be demonstrated that this is not technically or financially viable. The BREEAM standard applies to a range of non-residential development types including offices, schools, industrial, retail. For the avoidance of doubt, 'non-domestic' or 'non-residential development' means that dwellinghouses are excluded, but Residential Institutions such as care homes and halls of residence are included, as set out in Appendix C.

What is BREEAM?

Launched in 1990, by the Building Research Establishment (BRE), BREEAM (Building Research Establishment Environmental Assessment Method) is a sustainability assessment method that sets standards for the environmental performance of buildings through the design, specification, construction and operation phases and can be applied to new developments or refurbishment schemes.

Independent licenced assessors carry out an assessment of a scheme against a range of targets based on performance benchmarks, and focusing on sustainable value across range of factors, including reduced carbon emissions, low impact design, adaption to climate change, ecological value and biodiversity protection.

Two assessment/certification stages are carried out (a Design Stage Assessment which results in an Interim Certificate, and a Post-Construction Assessment resulting in a final certificate being issued and a rating awarded).

Developments are rated and certified on a scale of Unclassified (<30%), Pass ($\geq 30\%$), Good ($\geq 45\%$), Very Good ($\geq 55\%$), Excellent ($\geq 70\%$) and Outstanding ($\geq 85\%$).

More information is available on the BREEAM website: <https://www.breem.com>

5.2 In applying policy DM 4 the Council recognises that the size of a development scheme can be a determining factor of whether a BREEAM assessment is viable, and that some buildings, for example, modern agricultural buildings, will have very low energy demands. Therefore the Council will only seek to apply the requirement for a BREEAM assessment to major non-domestic development schemes⁽ⁱⁱⁱ⁾. Initially this requirement will also only be applied to new build developments and not to changes of use or conversions, however, the Council will keep this under review.

iii i.e. those with a site area of 1 hectare or more; or providing 1,000 sqm floorspace or more

5.3 Other classes of development which require planning permission but do not fit into the categories in Appendix C, or which do not meet the major development thresholds, are still encouraged to apply for BREEAM accreditation as far as possible.

5.4 BREEAM has been developed to assess the environmental performance of buildings that are designed, in whole or in part, for human occupation. Buildings that comprise only unoccupied spaces, such as multi-storey car parks, storage facilities and changing/WC blocks, which have no spaces occupied continuously for more than 30 mins, cannot undergo a stand-alone BREEAM assessment. As a guide, if Building Regulations Approved Document Part L is not applicable to the building, it is likely that BREEAM will be unsuitable. However, the design process of these buildings will still be encouraged to identify other energy efficiencies following the completion of the Sustainable Construction Checklist. For more information see BREEAM guidance note KBCN1447^(iv).



5.5 In addition to completing the **Sustainable Construction Checklist** (as set out in Section 2, above), all major non-residential developments will be expected to submit information relating to how they intend to achieve the BREEAM 'Excellent' standard. The process for how the Council will assess planning applications in relation to the BREEAM requirement is set out below:

<p>Stage 1 - Pre-application</p>	<ul style="list-style-type: none"> • Applicant to take account of the policy requirements of DM 4 when developing their scheme • Developer appoints and instructs BREEAM assessor to register project with BREEAM certification body • Completed BREEAM Pre-Assessment Estimator
<p>Stage 2 - Application (Outline and Detailed)</p>	<ul style="list-style-type: none"> • Evidence that project has been registered with BREEAM certification body • Pre-Assessment Estimator (recommended to be completed by an accredited and licensed BREEAM assessor) or Interim Certificate (if completed) submitted as part of the planning application • Reasoned justification and/or financial viability assessment submitted if not achieving

iv <https://kb.breeam.com/knowledgebase/untreated-buildings-structures-applicability-of-breeam/>

	'Excellent' standard (further information set out below)
Stage 3 - Decision	<ul style="list-style-type: none"> • Grant of planning permission based on preliminary assessment (or Interim Certificate, if completed) • Planning condition requiring final certification and the Post-Construction Assessment Report to be submitted prior to occupation of buildings
Stage 4 - Post Construction	<ul style="list-style-type: none"> • Post-Construction Assessment conducted after which the BRE certification body will issue a final certificate confirming the BREEAM level attained • Post-Construction Assessment Report submitted prior to occupation of buildings

5.6 Applicants will be expected to submit evidence that a BREEAM assessor has been appointed and that the project has been registered with the BREEAM certification body. Ideally, an Interim BREEAM rating and certificate of assessment should be submitted as part of the planning application. As a minimum, the planning application must be accompanied by a complete Pre-Assessment Estimator which must demonstrate the maximum likely score that the scheme could achieve. However, it is strongly recommended that the completion of a Pre-Assessment Estimator is carried out by an accredited and licensed BREEAM assessor (who will be able to advise on a suitable strategy to meet the desired BREEAM rating). This is because if planning permission is granted, the predicted rating will be used in a planning condition specifying the final BREEAM rating that the development must achieve.

Accredited Assessors

BREEAM assessments and certifications will only be accepted if they have been carried out by a licensed BREEAM Accredited Assessor. The Building Research Establishment (BRE) retains the responsibility for the provision of training and certification procedures for BREEAM.

The "Green Book Live" by BRE Global Ltd provides a wide range of products and services as well as a directory and database for licensed and accredited Energy and BREEAM assessors, including for all BREEAM schemes. For further information see:

<http://www.greenbooklive.com/search/scheme.jsp?id=8>



5.7 The policy aims for an 'Excellent' rating. However, a lower rating may be acceptable if it can be demonstrated that 'Excellent' is not technically or financially viable. When determining the required rating, the Council will consider the scope of works associated with the project. Some assessment types may have certain characteristics making a higher rating challenging to achieve, or considerably more expensive than others.

5.8 If a proposal can only achieve a 'Very Good' rating within a viable development, the applicant must provide a statement setting out a reasoned justification for the achievement of a 'Very Good' rating, which clearly demonstrates why an 'Excellent' rating is not possible. For any rating proposed below 'Very Good', the applicant will need to also submit a financial viability assessment to demonstrate why the policy requirement could not be met. The Council may seek independent advice to review the evidence within the financial appraisal, and will require the applicant to meet the costs of any such review.

BREEAM rating

To gain a rating under BREEAM, various credits must be achieved in a range of credit areas, ranging from energy performance to pollution and building management. The credits achieved are translated into a single overall BREEAM rating (Pass, Good, Very Good, Excellent and Outstanding) and a BREEAM certificate is then issued direct from the Building Research Establishment (BRE). Details are set out below as to the required score to achieve these different BREEAM ratings:

BREEAM Rating	% score
Outstanding*	≥ 85
Excellent	≥ 70
Very Good	≥ 55
Good	≥ 45
Pass	≥ 30
Unclassified	< 30

*There are additional criteria for achieving a BREEAM Outstanding rating.

To achieve a BREEAM rating, the minimum percentage score must be achieved (as outlined above) and, additionally, there are minimum requirements for some categories. The relevant BREEAM manual should be referred to for full details as to the minimum standards required for a particular BREEAM rating and full details of the scoring system.

5.9 While the Council will adopt a flexible approach to the rating benchmarks it can support, to ensure that the most sustainable outcome is achieved within the remit and scope of the developer's works, it will not be sufficient to submit a Pre-Assessment Estimator which achieves the bare minimum, with credits subsequently being lost at subsequent stages (i.e. the Design Stage Assessment/ Interim Certificate of Compliance stage/ or final stage) with applicants relying on the argument that they have tried and then found that costs exceed previous expectations. Unless it can be demonstrated that sustainability measures have been incorporated into the design of the building from the outset, substantially less weight will be given to any viability information submitted attempting to justify a failure to comply with policy.

5.10 The agreed BREEAM rating level will then be secured by way of planning condition, requiring a certain rating level to be achieved and for that to be demonstrated through assessment and certification by a BREEAM Assessor at appropriate stages of construction/occupation, within a specified time period.

5.11 After planning permission is granted, the accredited BREEAM assessor will conduct a full Design Stage Assessment, which is reviewed by the BRE. Following construction a Post-Construction Assessment is conducted, after which the BRE certification body will issue a certificate confirming the BREEAM level has been attained.



6 Policy Context

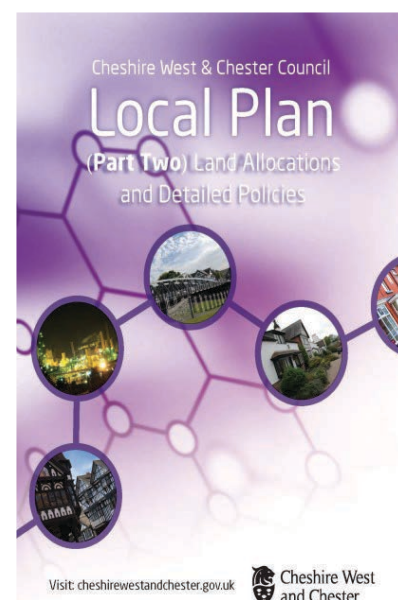
6.1 The National Planning Policy Framework (February 2019) identifies that the transition to a low carbon future and use of renewable and low carbon energy in a changing climate is a core planning principle of national planning policy. In addition, Cheshire West and Chester Council unanimously declared, on 21 May 2019, that the borough is in a Climate Emergency. The Council agreed that:

- Climate change presents a threat to our way of life
- the Council recognised the need to act in-line with worldwide agreements on Climate Change and the best available evidence, which states that, to limit emissions to 1.5°C, there is a requirement to reach 'net zero' by 2045
- the Council must play its part by evidencing leadership on this issue.

6.2 The Council's Chief Executive, Andrew Lewis, presented a report detailing Cheshire West and Chester's response to the Climate Emergency declaration to Council on 21 January 2020. The report, which was approved by Council, sets out evidence on the Borough's current carbon footprint, and its potential trajectory over the period 2020-2050. It describes a range of actions to reach carbon neutrality within this period; including actions under the direct control of the Council, as well as those that the Council could advocate for the Borough as a whole, and at national and international level. As part of the report the Council has declared a target to be carbon neutral as an organisation by 2030.

6.3 This is in line with Local Plan (Part One) policies STRAT 1 and ENV 6 which require developments to mitigate and adapt to the effects of climate change; incorporate energy efficiency measures; provide for renewable energy generation; and meet applicable nationally described standards for design and construction.

6.4 Local Plan (Part Two) policy DM 4 was adopted in July 2019 and aims to ensure that these sustainability principles are taken into account at all stages of development, including demolition of existing buildings, construction and long-term management, and are considered at the earliest possible stage in the design process.



DM 4 Sustainable Construction

In line with Local Plan (Part One) policy ENV 6, all development proposals (including changes of use) will be expected to achieve the highest levels of energy and water efficiency that is practical and viable, and to maximise opportunities to incorporate sustainable design features where feasible.

New dwellings will be required to meet the optional higher National Housing Standard for water consumption of 110 litres per person per day.

Non-domestic buildings will be expected to achieve a BREEAM rating of 'Excellent', unless it can be demonstrated that this is not technically or financially viable.

Innovative sustainable design solutions for energy efficiency and low carbon energy generation and use over and above Building Regulations and/or National Housing Standards will be supported. In all cases proposals for on-site renewable energy and low carbon generation will also need to meet the requirements of Local Plan (Part One) policy ENV 7.

Where appropriate, major development proposals should be designed and incorporate measures to enable connections to a district heat network to be made now or in the future.

The Council will encourage the use of sustainable construction techniques that promote the reuse and recycling of building materials, maximise opportunities for the recycling and composting of waste on all new development proposals (residential and non-residential) and reduce CO₂ emissions.

Where the Council considers it likely that the proposal will result in significant adverse environmental effects during the construction phase a Construction Environmental Management Plan (CEMP) will be required.

Non-housing development

6.5 For non-housing developments new buildings will be expected to achieve a BREEAM rating of 'Excellent', unless it can be demonstrated that this is not technically or financially viable, in line with policy DM 4.

Housing development

6.6 In December 2021 the Government announced the implementation of the Future Homes and Buildings Standard from 2025 where new homes and buildings in England will have to produce significantly less CO₂ as part of a move towards net zero. As part of the transitional arrangements, new Building Regulations were published that come into force on 15 June 2022 that require carbon dioxide emissions from new build homes to be around 30% lower than current standards and emissions from other new buildings, including offices and shops, to be reduced by 27%. The new regulations apply to applications for Building Regulations approval submitted from 15 June 2022.

6.7 Local Plan (Part Two) policy DM 4 expects all new development to be designed to achieve the highest levels of energy and water efficiency that is practical and viable, and to maximise opportunities to incorporate sustainable design features where feasible. While a carbon reduction target for new housing development has not been prescribed in policy DM 4, there is a clear policy expectation that carbon reductions should be achieved, and indeed maximised. However, the Council considers that, after 15 June 2022, compliance with the 2021 Building Regulations (which represents a 30% improvement in carbon dioxide emissions over the 2013 Building Regulations that were in place when the Local Plan (Part Two) was adopted) is a sound standard to aim for.

6.8 This is on the basis that the practicality and viability of the interim changes has been tested by the Government and the transitional arrangement proposals for the 2021 Part L and Part F uplifts are designed to provide a balance between continuing to offer certainty to developers, while being more stringent in practice to ensure that as many new dwellings as possible are meeting up to date energy efficiency standards. The Council will keep this position under review during the interim period, having particular regard to development viability, the emergence and availability of green technologies and the Government's progress towards implementing the Future Homes Standard by 2025.



A Sustainable Construction Checklist

Applicant name	
Agent name	
Date	
Address of location of development	
Description of proposed development	
Planning application reference (if known)	
1. Energy Efficiency	
1.1 Have you considered how demand for water heating, space heating and cooling, lighting and power in individual buildings through efficient equipment and controls will be delivered?	<input type="radio"/> Yes <input type="radio"/> No
Please give details or explain why not	
1.2 Has the proposal been designed to maximise solar gain (passive light & heating from the sun) through site layout and building design?	<input type="radio"/> Yes <input type="radio"/> No
Please give details or explain why not	
1.3 Are energy efficiency measures incorporated in the design (e.g. super-insulation, heat recovery, lighting measures)?	<input type="radio"/> Yes <input type="radio"/> No

Please give details or explain why not	
1.4 Will the proposed development include artificial air conditioning and/or ventilation? If so, give details of method.	<input type="radio"/> Yes <input type="radio"/> No
Please give details	
2. Low Carbon Energy Generation	
2.1 Has the proposal's energy demand* been estimated/calculated? *i.e. the energy demand for all proposed uses: space heating, cooling, hot water, ventilation and lighting that would be consumed by the development when occupied over the course of a full year (in kWh)	<input type="radio"/> Yes <input type="radio"/> No
Please give details or explain why not	
2.2 What % of the proposal's energy demand will be produced from on-site renewable energy technologies? Will the development use any off-site renewable energy sources? *i.e. the energy demand for all proposed uses: space heating, cooling, hot water, ventilation and lighting that would be consumed by the	



Sustainable Construction Checklist

development when occupied over the course of a full year (in kWh)	
Please give details	
2.3 Will the development be designed so that it can connect to and/or contribute to a local heat network?	<input type="radio"/> Yes <input type="radio"/> No
Please give details or explain why not	
3. Sustainable Construction Techniques	
3.1 Will the development use materials from secondary or recycled sources, with low-embodied energy, and/or from sustainable/local sources? Are there any plans to re-use materials that currently exist on site?	<input type="radio"/> Yes <input type="radio"/> No
Please give details or explain why not	
3.2 Has a Construction Environmental Management Plan (CEMP) or similar (e.g. registration with the Considerate Constructor Scheme) been prepared?	<input type="radio"/> Yes <input type="radio"/> No

Please give details, provide a copy or explain why one is not required	
4. Sustainable Waste Opportunities	
4.1 Are there any specific proposals to divert waste generated from the construction of the proposal from landfill?	<input type="radio"/> Yes <input type="radio"/> No
Please give details or explain why not	
4.2 Has the proposal been designed to include suitable screened space for the storage of waste and recyclables in or adjacent to each building? Or has such space already been provided?	<input type="radio"/> Yes <input type="radio"/> No
Please give details or explain why not	
5. Other considerations	
5.1 What Electric Vehicle charging infrastructure, in line with the Parking Standards SPD , is included within the proposal? Where applicable, please state the number of charging points provided.	
Please give details	

B Energy hierarchy

The 'Energy Hierarchy' requires that all new buildings:

1. have lower embodied energy through use of sustainable materials in design and construction, then,
2. are more energy efficient and have a lower energy demand e.g. through using more efficient appliances (where specified at development stage), includes high standards of energy performance within the building 'fabric', and, incorporate passive design elements such as south facing windows and overhangs to capture solar energy efficiently and natural shading to avoid the need for summer cooling, then,
3. ensure that any remaining energy is efficiently used through e.g. high performance boilers and lighting systems, and then
4. generate heat and power from onsite renewable and/or low carbon sources, i.e. onsite micro-generation, site wide energy technologies or offsite energy sources including district heating networks, and then
5. encourage building users to reduce their energy use, e.g. through providing building operation information, energy efficiency advice and enabling / encouraging use of energy monitoring.

See paragraph 13.4.1 - [Cheshire West & Chester Low Carbon and Renewable Energy Study 2012](#)

C Building types covered by BREEAM

Building Type	Description
Commercial	
Office	<ul style="list-style-type: none"> • General office buildings • Offices with research and development areas (i.e. category 1 labs only)
Industrial	<ul style="list-style-type: none"> • Industrial unit – warehouse storage or distribution • Industrial unit – process, manufacturing or vehicle servicing
Retail	<ul style="list-style-type: none"> • Shop or shopping centre • Retail park or warehouse • ‘Over the counter’ service provider, e.g. financial, estate and employment agencies and betting offices • Showroom • Restaurant, café and drinking establishment • Hot food takeaway
Public (non-housing)	
Education	<ul style="list-style-type: none"> • Preschool • Schools and sixth form colleges • Further education or vocational colleges • Higher education institutions
Healthcare	<ul style="list-style-type: none"> • Teaching or specialist hospitals • General acute hospitals • Community and mental health hospitals • GP surgeries • Health centres and clinics
Prison	<ul style="list-style-type: none"> • High security prison • Standard secured prison • Young offender institution and juvenile prisons • Local prison • Holding centre
Law Court	<ul style="list-style-type: none"> • Law courts



Building types covered by BREEAM

Building Type	Description
	<ul style="list-style-type: none"> • Crown and criminal courts • County courts • Magistrates' courts • Civil justice centres • Family courts • Youth courts • Combined courts
Multi-residential accommodation or supported living facility	
Residential institution (long term stay)	<ul style="list-style-type: none"> • Residential care home • Sheltered accommodation • Residential college or school (halls of residence) • Local authority secure residential accommodation • Military barracks
Other	
Residential institution (short term stay)	<ul style="list-style-type: none"> • Hotel, hostel, boarding and guest house • Secure training centre • Residential training centre
Non-residential institution	<ul style="list-style-type: none"> • Art gallery, museum • Library • Day centre, hall, civic or community centre • Place of worship
Assembly and leisure	<ul style="list-style-type: none"> • Cinema • Theatre, music or concert hall • Exhibition or conference hall • Indoor or outdoor sports, fitness and recreation centre (with or without pool)
Other	<ul style="list-style-type: none"> • Transportation hub (coach or bus station and above ground rail station) • Research and development (category 2 or 3 laboratories - non-higher education) • Crèche • Fire stations • Visitor centres

Building Type	Description
Bespoke	Building types that are not listed in this table must undergo a scoping and tailoring exercise to facilitate an assessment and rating. For an individual project this involves BRE Global selecting appropriate issues from the existing pool of assessment issues to provide criteria against which the building can be assessed. This is sometimes known as a 'bespoke' assessment. Further guidance on the 'bespoke' process can be found in BREEAM Bespoke Process Guidance Note GN23.

Taken from Table 2.2 of the Non-domestic Buildings (United Kingdom) Technical Manual SD5078: BREEAM UK New Construction 2018 3.0

Accessing Cheshire West and Chester Council information and services

Council information is also available in Audio, Braille, Large Print or other formats. If you would like a copy in a different format, in another language or require a BSL interpreter, please email us at equalities@cheshirewestandchester.gov.uk

إذا أردت المعلومات بلغة أخرى أو بطريقة أخرى، نرجو أن تطلب ذلك منا.

যদি আপনি এই ডকুমেন্ট অন্য ভাষায় বা ফরমেটে চান, তাহলে দয়া করে আমাদেরকে বলুন।

Pokud byste požadovali informace v jiném jazyce nebo formátu, kontaktujte nás

Jeżeli chcieliby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać.

ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦੀ, ਤਾਂ ਇਹ ਸਾਥੋਂ ਮੰਗ ਲਵੋ।

如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

Türkçe bilgi almak istiyorsanız, bize başvurabilirsiniz.

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو برائے مہربانی ہم سے پوچھئے۔

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