



BREEAM Capabilities

As energy and sustainability specialists, we offer the following services that award credits in a BREEAM

SAP and SBEM – Up to 12 credits available

Standard Assessment Procedure (SAP) and Simplified Building Energy Model (SBEM) calculations measure the buildings performance against Part L1A and L2A of building regulations. Credits are awarded for buildings with low CO₂ emissions. Whatever the size of your project we can complete your SAP or SBEM calculations and produce your EPCs for free. Up to 12 credits are available depending on building performance.

BREEAM Accredited Professional (AP) service – 2 credits

Our AP service gives you peace of mind that your BREEAM assessment will be completed as smoothly as possible. We will meet regularly with the site team, visit the site when required, overcome any obstacles with cost-effective solutions and ensure all evidence is correctly collected.

Appointing us an AP at the design stage (RIBA stage 2) and retaining our services throughout construction secures 2 credits in the management section. 1 extra credit is available for appointment after the design stage.

Thermal Model – 3 credits in BREEAM 2014

A thermal model analyses the buildings performance, investigating energy consumption, carbon emissions and thermal comfort. The assessment will identify areas which potentially overheat. Passive or active cooling solutions are then implemented in order to achieve a credit. Another credit is achieved for assessing the impacts a future climate scenario may have on your building and a further 1 credit is awarded for compiling a thermal zoning and control strategy.

Low Zero Carbon Feasibility Report – 1 credit

This study will explore the suitability of a range of renewable energy options and highlight which technologies are most suited to your project. If the recommendations of this report are followed, 1 credit is achieved.

Indoor Air Quality Plan – 1 credit

This study assesses the impact materials being used in your project will have on air quality within the completed building. Through testing for Volatile Organic Compounds (VOCs), this plan provides you with proof that your project uses good quality products. An indoor air quality plan will secure 1 credit. Testing can also be undertaken at the completion of the project to confirm that the air quality meets required performance standards to gain a further credit.

Life Cycle Cost Analysis – 5 Credits

This assessment provides a detailed examination of the materials specified in your construction project, determining how each element will perform over a 15-year period. This assessment can significantly influence your building's design – maximising value through minimising life cycle replacement costs.

The analysis secures 4 credits, 2 for the management section and 2 in the materials section. A further credit is awarded through calculating the capital cost of the building.

Thermographic Survey – 1 credit

This process identifies any areas in buildings where there are localised spots of heat loss, helping to ensure the whole building is robust and maximising performance.

1 credit is awarded if a thermographic survey is performed on the building fabric and any anomalies are rectified.



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Daylighting Calculations – up to 2 credits (building type and performance dependent)

This assessment calculates the amount of natural light that your building will receive and rewards credits for designs that minimise the need for artificial lighting through maximising the benefit of natural daylight. Designs that maximise daylight and rely less on artificial lighting work to increase wellbeing within a building.

If daylighting calculations are performed 2 credits are available depending on the building type and performance.

Sound Testing – up to 3 credits (performance dependent)

Domestic and non-domestic sound testing can secure up to 3 credits depending on the improvement of the building regulation Part E criteria. For example, 2 credits are awarded if Part E sound levels are improved by 5dB.

External Noise Testing – 1 credit

We can test the background noise levels of your project. If our detailed report confirms your proposed development does not exceed +5dB in the day and +3bD at night 1 credit is achieved.

We provide a wide and comprehensive range of energy and sustainability services. We are experts in sustainability and energy efficiency, our specialist and experienced team deliver a wide range of highly technical services.

Working from initial project concept stages through to completion, our approach remains the same – providing clients with cost effective, flexible and easy-to-understand solutions to support the achievement of the energy standards they require.

**To find out more about BREEAM services offered by
Darren Evans Assessments, please contact us on:
0333 5777 577 or info@darren-evans.co.uk**