

Table 1: Indicators of a project at concept design: The level of information available on quantities

Assessment scope	Information indicators⁴	Example locations of this information^{2,3} (this list is not exhaustive)
Superstructure	External wall areas (including glazed and unglazed walls)	<ul style="list-style-type: none"> • Architectural elevations
	Floor plan area(s) (per upper floor)	<ul style="list-style-type: none"> • Architectural floor plans¹
	Thickness of floor(s)	<ul style="list-style-type: none"> • Architectural sections • Notations on architectural plans¹ • Structural engineering sections • Notations on structural engineering plans¹
	Roof area(s)	<ul style="list-style-type: none"> • Architectural roof plan
	Distance between each floor level	<ul style="list-style-type: none"> • Architectural sections • Structural engineering sections
	Number and widths of staircases/ramps	<ul style="list-style-type: none"> • Architectural floor plans¹ • Structural engineering floor plans¹
	Lengths and cross-sectional areas of structural columns, beams and shear/core walls	<ul style="list-style-type: none"> • Architectural sections and floor plans¹ • Structural engineering sections and floor plans¹
	Lengths of non-loadbearing internal walls and partitions	<ul style="list-style-type: none"> • Architectural floor plans¹
Substructure	Lowest floor plan area(s)	<ul style="list-style-type: none"> • Architectural basement plan(s)
	Substructure/foundations plan area(s)	<ul style="list-style-type: none"> • Structural engineering substructure/foundation plan(s) • Architectural substructure/foundation plan(s)
	Depth of foundations	<ul style="list-style-type: none"> • Structural engineering sections • Notations on structural engineering basement plan(s) • Foundation/pile detail sections • Schedules or specifications • Architectural sections • Notations on architectural basement plan(s)
	Thickness of lowest floor	
	Depth of basement excavation	
Hard landscaping	Hard landscaping area(s)	<ul style="list-style-type: none"> • Site/hard landscaping plan² (1:500 scale may also be suitable)
	Heating and cooling source(s)	

Building services (mechanical)	Approximate length of distribution system(s) (including ductwork, pipes etc.)	<ul style="list-style-type: none"> • Mechanical design 'concept sketch drawings'¹ • Mechanical design 'concept schematics'¹ • Mechanical engineering schedules or specifications¹ • Architectural floor plans¹
	Approximate number of heating and cooling outlets	

¹A typical floor, or all upper floors.

²Plans, sections and elevations with a scale of at least 1:200 (dimensions should be used where given) should provide enough information for fulfilling BREEAM concept design stage criteria, but more detail may be required for more complex designs.

³If available, quantity information may also be obtained from a BIM/3D CAD model or from cost plan scheduled quantity estimates.

⁴Where applicable for the project scope. For example, 'non-loadbearing internal walls and partitions' may not be applicable to a shell and core project so, in that case, can be excluded.

Table 2: Indication of a project at concept design: The level of information available on material/product specifications

Assessment scope	Construction element type	Information indicators⁴	For example⁵	Example typical locations of this information
Superstructure	Frame	Primary generic material(s)/product(s) /system(s)	Reinforced concrete, steel, structural timber	<ul style="list-style-type: none"> • Outline structural engineering specification⁶ • Outline architectural specification⁶
	External walls	Primary external finish material(s)/product(s) /system(s)	Render; timber cladding; steel cladding system; aluminium cladding system; brick; fair-face concrete	<ul style="list-style-type: none"> • Outline architectural specification⁶
	Roof (flat)	Primary external finish material(s)/product(s) /system(s)	(Where no information is available, use typical practice assumption, unless known)	
	Roof (other)	Primary external finish material(s)/product(s) /system(s)	Clay tiles, slates, steel profile	

	Windows	Frame/frameworks type	Timber frame windows; aluminium frame windows; aluminium frame curtain wall;	
		Number of glazing layers	Double glazed; triple glazed	
	Upper floors	Primary generic material(s)/product(s) /system(s)	Reinforced concrete; steel composite deck; structural timber	<ul style="list-style-type: none"> Outline structural engineering or architectural specification and schedules⁶.
	Internal walls and partitions	Primary generic material(s)/product(s) /system(s)	Drylining; blockwork; brickwork;	<ul style="list-style-type: none"> Outline architectural specification⁶
Substructure	Substructure/foundations	Primary generic material(s)/product(s) /system(s)	Reinforced concrete; steel	<ul style="list-style-type: none"> Outline structural engineering or architectural specification and schedules⁶.
	Lowest floor	Primary generic material(s)/product(s) /system(s)	Reinforced concrete; steel	<ul style="list-style-type: none"> Outline structural engineering or architectural specification and schedules⁶.
	Basement excavation	None (assumption only, unless known)	n/a	<ul style="list-style-type: none"> Outline structural engineering or architectural specification and schedules⁶.
	Basement retaining walls	Primary generic material(s)/product(s) /system(s)	Reinforced concrete; steel	<ul style="list-style-type: none"> Outline structural engineering or architectural specification and schedules⁶.

Hard landscaping	Roads, paths and pavings	Primary generic material(s)/product(s) /system(s)	Asphalt; pavers; loose aggregate	<ul style="list-style-type: none"> Outline structural engineering, landscape architectural or architectural specification and schedules⁵.
Building services (mechanical)	Heating and cooling source(s)	Primary generic components	Boiler; chiller; central air handling units, pumps, headers	<ul style="list-style-type: none"> Outline mechanical engineering schedules or specifications⁶ Outline architectural specification and schedules⁶
	Distribution systems		Ductwork; pipeworks	
	Heating and cooling outlets		Local air handling units (including fan coil units); radiators; local heaters; VAV boxes	

⁵At concept design stage only the principal and/or visible construction products of an overall elemental construction may be known. For example, a particular type of cladding on the external façade. Less or no information may be available for other products that make up the construction like insulation or supporting frameworks. This does not preclude fulfilling the criteria at concept design. For these layers, suitable assumptions should be made, based on what is most likely (typical).

⁶This information may be present as a separate document or as notations on drawings, e.g. structural, engineering or architectural drawings.