

Victoria Station Upgrade

CEEQUAL Pre-Assessment Advisory Report

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CEEQUAL Pre-Assessment Advisory Report

Approved by

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Date

15th November
2007

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Summary

A preliminary CEEQUAL Assessment has been undertaken for the VSU scheme. The results of the preliminary assessment indicate the scheme has the potential to achieve an Excellent rating (79.5%). However this could only be achieved on the basis that the appropriate evidence was received and that it met with the CEEQUAL credit requirements and standards.

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1 Introduction

1.1 Scheme Description

1.1.1 Victoria Underground Station is used by 80 million people every year, and with two thirds of all public transport trips through Victoria using the Underground it is one of London's busiest stations. Addressing problems and opportunities on the Underground is expected to have a major impact on the interchange overall. This is especially prevalent given that the number of passenger journeys at Victoria Underground Station is expected to rise to 100 million by 2016.

1.1.2 The projected rise in demand couples with the severe capacity constraints currently experienced means that without major investment, control measures such as gateline restrictions and station closures will continue to be used but with increased frequency. These control measures are used so LU can maintain passenger flows and safely prevent congestion. It is acknowledged that this is not a practical solution in the long term as it causes delays and discomfort for passengers. Therefore proposals for Victoria Underground have been developed to meet this need.

1.1.3 The VSU Scheme has been developed to address this issue and once constructed will provide capacity improvements in the form of the following attributes:

- a new subterranean North Ticket Hall (NTH) at the junction of Bressenden Place and Victoria Street;
- an enlarged existing Victoria Line ticket hall (subsequently known as the South Ticket Hall (STH));
- three new banks of escalators (each bank comprising three escalators);
- a new interchange tunnel, referred to as the Paid Area Link (PAL). This new pedestrian tunnel will connect the NTH to the STH;
- new lifts providing step free access for persons of reduced mobility (PRM) between the street, ticket hall and platform levels, for the NTH and STH and for interchange between the District & Circle Line and Victoria Line platforms;
- improved emergency services access and evacuation core in the NTH
- improved access between the National Rail and Underground stations through increased escalator and lift provision;

- utilities diversions; and
- demolition of some existing buildings.

1.1.4 Permission for the VSU Scheme will be sought under the Transport and Works Act 1992 with a draft Order is to be submitted in November 2007.

1.2 Purpose of Report

1.2.1 Mott MacDonald (MM) was requested to provide further CEEQUAL pre-assessment advice for the Victoria Station Upgrade (VSU) scheme against Version 3 of the CEEQUAL Manual. An original assessment was carried out under the 'Client and Designer Award' scenario, during the Outline Design, RIBA Stage C, phase of the scheme and has subsequently been reviewed for the end of Scheme Design, RIBA Stage D.

1.2.2 The use of CEEQUAL has been identified as an efficient way of meeting the City of Westminster's (CoW) planning requirement for an independent sustainability appraisal. CoW's criteria does not set a particular target rating, nor there has been a requirement for a particular CEEQUAL rating from other project stakeholders at this early stage. Consequently, the aims of this pre-assessment are:

- to provide a framework for addressing sustainability considerations of the scheme in a holistic manner;
- to provide an initial indication of the likely CEEQUAL rating under current proposals;
- to identify commitments that would need to be made at this stage in order to achieve a higher CEEQUAL; and
- to enable the client and the design team to establish a viable target rating.

1.2.3 In a full CEEQUAL assessment (i.e. not a Pre-assessment exercise as is the case with this report), certain issues that are considered to be irrelevant to a particular scheme can be 'scoped out' of the overall assessment and the score for that particular question removed from the scoring regime. Any scoping carried out for this pre-assessment is based on the opinion of the assessor and is subject to confirmation by a CEEQUAL Ltd. appointed Verifier in a full CEEQUAL assessment of the scheme.

1.3 Sustainability Assessment Process

1.3.1 LU is committed to ensuring that the three principles of sustainable development, social, economic and environmental, are embedded into their activities and that the development of the public transport sector remains sustainable in terms of its social, economic and environmental impact. Starting from the feasibility stage, considering sustainability issues that may be related to the design, enhancement, maintenance and possible future decommissioning of the VSU scheme, has provided an opportunity to deliver the enhancement project without compromising the integrity of the environment both now and in the future.

1.3.2 It is important that the VSU scheme attains environmental excellence where possible and consequently, the design and construction of the VSU scheme will be developed with the concept of environmental sustainability. In addition to the CEEQUAL Pre-Assessment, this has also included the following:

- Environmental Impact Assessment (EIA) submitted as part of a draft Order application under the Transport and Works Act (TWA);
- a Project Sustainability Appraisal (PSA) developed to ensure the VSU scheme conforms to stated policy objectives, including those concerning sustainable development; and
- an Energy Demand Assessment.

1.4 CEEQUAL

1.4.1 CEEQUAL is an awards scheme assessing the environmental quality of civil engineering projects. The key objective of the CEEQUAL scheme is to encourage the attainment of environmental excellence in civil engineering projects, and thus to deliver improved environmental performance in project specification, design and construction.

1.4.2 CEEQUAL uses a credit-based assessment framework, which is applicable to any civil engineering project and includes environmental aspects such as the use of water, energy and land as well as ecology, landscape, nuisance to neighbours, archaeology, waste minimisation and management, and community relations.

1.4.3 A CEEQUAL award publicly recognises the achievement of high environmental performance. Awards are made to projects in which the clients, designers and contractors go beyond the legal and environmental minima to achieve distinctive environmental standards of performance.

1.5 CEEQUAL Methodology

1.5.1 CEEQUAL establishes a set of issue categories under which specific credit requirements are grouped. Within each category there are a number of credit requirements that reflect the options available to building designers and managers. Credits that are included in CEEQUAL must meet or demonstrate progress toward the scheme’s aims and objectives as outlined earlier.

1.5.2 Table 1.1 summarises the issues that are addressed by the current CEEQUAL methodology.

Table 1.1: Summary of Issues Addressed by CEEQUAL	
Issue Categories Addressed by CEEQUAL	Description of Issues*
Project Environmental Management	Covering the need for environmental risk assessments, active environmental management, training, the influence of contractual and procurement processes, delivering environmental performance, minimising emissions and human environment considerations.
Land Use	Covering design for minimum land-take, legal requirements, flood risk, previous use of the site, contaminated land and remediation measures.
Landscape	Covering consideration of landscape issues in design, amenity features, local character, loss and compensation or mitigation of landscape features and aftercare implementation.
Ecology & Biodiversity	Covering impacts on sites of high ecological value, protected species, conservation and enhancement, habitat creation measures, monitoring and maintenance.
Archaeological and Cultural Heritage	Covering surveys, measures to be taken if features are found, and information to the public and public access.
Water Issues	Covering control of a project’s impacts on, and protection of the water environment, legal requirements, minimising water usage, and enhancement of the water environment.
Energy	Covering life-cycle energy analysis, energy in use and energy performance on site.
Use of Materials	Covering minimisation of environmental impact of materials used, minimisation of material use and waste, selection of timber, using re-used and/or recycled material, minimising use and impacts of hazardous materials, durability and maintenance and future demolition.
Waste	Covering design for waste minimisation, legal requirements, waste from site preparation and on-site waste management.
Transport	Covering the location of the project in relation to transport infrastructure, minimising the traffic impacts of a project, construction transport, and minimising workforce travel.
Nuisance to Neighbours	Covering minimising operation and construction-related nuisances, legal requirements, nuisance from construction noise and vibration, and from air and light pollution, and visual impacts.
Community Relations	Covering community consultation, community relations programmes and their effectiveness, engagement with relevant local groups and ‘joy in use’.

*Note that these issues cover the Whole Project Award therefore references to the construction process are not applicable in the case of this pre-assessment of the VSU scheme.

1.5.3 This CEEQUAL Pre-assessment exercise was carried out by a MM registered CEEQUAL Assessor against Version 3 of the CEEQUAL Manual.

This CEEQUAL Pre-assessment advice is based on the pre-assessment meetings undertaken during RIBA Stage C and RIBA Stage D.

- 1.5.4 The initial pre-assessment was carried out during the outline design stage and updated at the end of the development of detailed proposals. This assessment is based on the verbal statements of the design team members and the review of the following project documents:
- Victoria Station Upgrade Environmental Statement, Volume I. Working Draft, Mott MacDonald, July 2007;
 - Victoria Station Upgrade Project Sustainability Appraisal, Working Draft, Mott MacDonald, July 2007; and
 - Victoria Station Upgrade Energy Demand Assessment, Working Draft, Mott MacDonald, July 2007.
- 1.5.5 In CEEQUAL terms, there are three main parties involved in a civil engineering scheme. These are the client, the principal designer and the principal contractor. Under CEEQUAL, five different types of award are available whereby virtually any combination of the above three parties can be assessed and take part in the CEEQUAL Award. For example, the designer and contractor are assessed for a 'Design and Build Award'; the contractor alone is assessed for a 'Construction-Only Award' and so on.
- 1.5.6 For this CEEQUAL Pre-assessment, the design of the VSU scheme is being assessed under a 'Client and Design Award' scenario. Under this scenario, the client (LU) and designer (MM) are assessed with regard to the design of the scheme for the achievement of credits in accordance with CEEQUAL criteria.
- 1.5.7 In this pre-assessment, all CEEQUAL credits are classified using a simple red, amber, yellow, green system. Under this system, credits are assessed in terms of the relative ease with which they could be achieved by the scheme and are categorised as follows:
- **Red:** Elements or features of the scheme that are not likely to achieve CEEQUAL credits due to cost or other restrictions;
 - **Amber:** Features that could be incorporated in the scheme with relatively low cost and/or effort;
 - **Yellow:** Credits likely to be awarded however, is subject to the provision of suitable evidence; and
 - **Green:** Elements of the project that would be incorporated in the scheme regardless of a CEEQUAL assessment and the requirement to achieve a particular CEEQUAL rating.

1.5.8 The above system provides a simple method for project teams to assess the most practicable, cost-effective options for achieving the required CEEQUAL rating.

1.6 Determining a CEEQUAL Rating

1.6.1 To determine the Pre-Assessment CEEQUAL rating for the VSU Scheme, the 'Client and Design' credits have been assessed. It is possible to scope out certain questions that would not be relevant to the project. However, for undertaking a formal assessment, consent from a CEEQUAL Verifier would need to be sought prior to scoping out questions.

1.6.2 Environmental weightings are embedded into the calculation tool and are used to derive the final CEEQUAL scores. Where applicable, category scores are weighted in accordance by their perceived environmental importance (Table 1.2) and the weighted category scores are then aggregated to provide the overall CEEQUAL grade.

1.6.3 The twelve subdivisions of questions within the scheme have been weighted by CEEQUAL. These weightings are embedded in the scores awarded for each question. The weighting factors used in the current version of the manual illustrated in Table 1.2.

Table 1.2: Environmental Weightings Applied to each Credit Section	
Section	Environmental Weighting
Project Environmental Management	12.0%
Land Use	8.2%
Landscape	6.9%
Ecology & Biodiversity	8.5%
Archaeological and Cultural Heritage	6.2%
Water Issues	8.9%
Energy	8.5%
Use of Materials	9.5%
Waste	8.7%
Transport	7.6%
Nuisance to Neighbours	7.3%
Community Relations	7.7%

1.6.4 CEEQUAL assesses the extent to which the project has exceeded the statutory and regulatory minima. The award thresholds are based on the maximum possible score for that project following question scoping.

1.6.5 The total percentage score is taken from the assessment tool has been used. Table 1.3 provides an indication of the grade bands for CEEQUAL and the score threshold levels required to achieve each grade.

Table 1.3: CEEQUAL Ratings and Minimum Score Requirements	
Section	Environmental Weighting
Unclassified	<25%
Pass	≥25%
Good	≥40%
Very Good	≥60%
Excellent	≥75%

1.6.6 It should also be noted that with all projects achieving an Excellent rating (minimum 75% score), the actual score achieved by the scheme is shown on the CEEQUAL Certificate. This acts as a further incentive for developers to achieve even higher standards, particularly on those projects which are seen as exemplars.

2 CEEQUAL Credit Assessment Summary

Credit Ref	Credits Available/ % weighted worth	Credit Requirement	Applies to*	References and Commentary at Outline Design (RIBA C)	Updated References and Commentary at Detailed Design (RIBA D)	Further Actions	Likely Score
1. Project Environmental Management							
1.1 Basic Principles							
1.1.1	3	Was there a documented commitment to consider and assess the environmental aspects for each stage of the project?	C&D	Environmental Management Plan (EMP) covering all stages of the project has been prepared and is being regularly updated as the design develops. (1 credit achieved) To achieve remaining 2 credits LU should provide an environmental policy statement particular to the VSU scheme.	Credit statement made at RIBA Stage C remains valid however, the Environmental Management Plan has now been superseded by an Environmental Management Strategy (EM Strategy).	LU to provide an environmental policy statement particular to the VSU Scheme.	3
1.1.2	6	Is there clear evidence that a member of the project team was identified as responsible for managing the environmental aspects of the project and was aware of the duties and responsibilities involved?	C&D	Confirmation received that John Skinner and Nick Street (LU) are identified within contract documents as environmental managers.	Confirmation received that Kevin Leather (MM) and Nick Street (LU) are identified within contract documents as environmental managers.	Provide a copy of the section of contract that identifies environmental managers.	6
1.1.3	6	Have the environmental impacts and opportunities for environmental enhancements been a) identified and clearly recorded for each stage; and b) prioritised according to significance?	C&D	Confirmation received that environmental impacts and mitigations will be identified within the ES. Furthermore, a Register of Aspects, Impacts and Mitigations (AIM) is to be included within the EMP. To achieve credits an environmental risk register is needed to enable prioritisation of mitigation measures. Confirmation received that the AIM register will act as the risk register incorporating likelihood and severity.	Credit statement made at RIBA Stage C remains valid however, the AIM has been superseded by a Register of Effects within the ES. A Sustainability Risk Register (SRR) has been developed and used throughout the design stage of the project. This clearly identifies risks arising from the permanent design as well as from construction stage risks.	Provide a copy of the Sustainability Risk Register detailing likelihood and severity of risks. Environmental enhancements according to their significance need to be prioritised.	6

Credit Ref	Credits Available/ % weighted worth	Credit Requirement	Applies to*	References and Commentary at Outline Design (RIBA C)	Updated References and Commentary at Detailed Design (RIBA D)	Further Actions	Likely Score
1.1.4	7	Have appropriate mechanisms been put in place to manage the project's environmental issues, impacts and opportunities?	C&D	ES and EMP (Register of Aspects, Impacts and Mitigation - AIM) confirm that credits can be achieved by both the client and the designer subject to provision of evidence.	Credit statement made at RIBA Stage C remains valid however, the AIM has been superseded by a Register of Effects within the ES.	Provide a copy of Register of Effects when completed.	7
1.1.5	4	Have regular checks been made to ensure that these mechanisms (in 1.1.4) have been implemented?	C&D	EMP confirms that the AIM Register will be used to monitor design integration on regular basis. The design development will be audited using Environmental Management Review Checklist at the end of the pre-application stage.	Credit statement made at RIBA Stage C remains valid however, the AIM has been superseded by a Register of Effects within the ES and the Environmental Management Review Checklist has been superseded by a Sustainability Risk Register (SRR).	Provide a copy of Register of Effects when completed.	4
1.1.6	2	Is there a record of actions to be taken as a result of these checks (in 1.1.5), with individuals identified and timeframes stipulated?	C&D	AIM Register will identify actions as well as disciplines and individuals responsible for carrying them out.	Credit statement made at RIBA Stage C remains valid however, the AIM has been superseded by a Register of Effects within the ES.	Register of Effects to be included in the EM Strategy and updated to include list of actions as well as individuals responsible and timeframes for undertaking those actions.	2
1.1.7	3	Have the results (success or otherwise) of the implementation of these mechanisms (in 1.1.4) been assessed?	C&D	EMP confirms that Environmental Management Review Checklist will be used to audit design development.	Credit statement made at RIBA Stage C remains valid however, the Environmental Management Review Checklist has been superseded by a Sustainability Risk Register (SRR).	Provide a copy of the Sustainability Risk Register.	3

Credit Ref	Credits Available/ % weighted worth	Credit Requirement	Applies to*	References and Commentary at Outline Design (RIBA C)	Updated References and Commentary at Detailed Design (RIBA D)	Further Actions	Likely Score
1.1.8	3	Has everyone directly engaged in the project received general environmental training?	C&D	<p>EMP (Section 5, Training Awareness and Competence) confirms that ' To ensure effective implementation of the EMP, all relevant members of the team will receive a briefing on the environmental management of the project, the key environmental issues and the relevant aspects and impacts that are covered by their role in the design'</p> <p>In order to achieve credit provide records of general environmental training undertaken by everyone who is directly engaged in the project.</p>	Credit statement made at RIBA Stage C remains valid however, the Environmental Management Plan has now been superseded by an Environmental Management Strategy (EM Strategy).	Provide training records or records of meetings where environmental issues have been discussed.	3
1.2 Contractual and Procurement Processes							
1.2.1	4	Have all those directly engaged in the project been informed of the significant environmental impacts of their part and/or stage of the project?	C&D	<p>AIM Register will continually inform design team and client members on environmental impacts.</p> <p>Regular workshops will be held with the design team to discuss environmental issues and achievement of targets.</p>	Credit statement made at RIBA Stage C remains valid however; the AIM has been superseded by a Register of Effects within the ES.	Provide a copy of completed Register of Effects and provide evidence (minutes) of workshops.	4
1.2.2	4	Did the selection procedure consider the past environmental performance of: a) the principal designer b) the main contractor	C&D	Confirmation received that the tender documents issued by the client have included the questions related to the past environmental performance of the designer and that the same procedure will be used in the selection of the principal contractor.	Credit statement made at RIBA Stage C remains valid. It was confirmed that the selection process of the principal contractor will consider past environmental performance.	LU need to supply a copy of the tender documents confirming that the credit criteria has been included.	4
1.2.3	3	Is there evidence that the influence of procurement method on project environmental performance was a factor in the choice of procurement route (for example, ICE 7th, Design & Build, PFI, Term Contracts etc)?	C	Confirmation received that a conventional contract route is likely to be undertaken. However, the possibility of an alternative, more long-term contract approach that would increase the opportunity for the improvement of environmental performance still exists.	Credit statement made at RIBA Stage C remains valid	LU need to provide appropriate evidence to demonstrate that environmental performance has been a factor in procurement.	3
1.3 Delivering Environmental Performance							
1.3.1	2	Is there evidence that the design team has addressed the environmental implications of different construction methods and materials	C&D	Confirmation that ES and AIM Register will be provided for the project. In order to achieve credits ES and AIM Register	Credit statement made at RIBA Stage C remains valid. However the AIM Register has been	Provide a copy of the Register of Effects, Project Sustainability	2

Credit Ref	Credits Available/ % weighted worth	Credit Requirement	Applies to*	References and Commentary at Outline Design (RIBA C)	Updated References and Commentary at Detailed Design (RIBA D)	Further Actions	Likely Score
		(including their whole life cycle) for the project (for example, through workshops, briefing papers or an environmental statement)?		<p>need to confirm that different construction methods have been considered and that material options (including their whole life cycle) have been considered based on their environmental implications.</p> <p>Durability issues (120 years design life for the major elements) as well as the LU standards are the predominant factors in the selection of materials.</p> <p>In-situ concrete lining of tunnels is a preferred method of construction to the use of pre-cast concrete components due to the site access issues.</p>	<p>superseded by Register of Effects within the ES and a Project Sustainability Appraisal, supported by a Sustainability Register, has also been prepared. A Demolition & Excavated Materials, and Wastes Management Plan has also been prepared.</p> <p>Sprayed Concrete Lining (SCL) will be used for the tunnel construction. This sets rapidly and minimises risk to the surrounding environment, particularly groundwater.</p>	Appraisal & Sustainability Register and the Demolition & Excavated Materials, and Wastes Management Plan.	
1.3.2	3	Have specific targets (SMART) been set during the design process for the environmental performance of the project during construction and is progress towards them monitored?	D	<p>Draft EMP (Section 3.2 - Objectives and Targets) has not been completed yet. Suggestion made that specific targets for environmental performance are set within the contract.</p> <p>Confirmation that targets will be set through the EMP procedure.</p> <p>To achieve these credits, design procedure would need to include for the setting of 'SMART' targets for achieving or exceeding legal compliance during construction.</p>	<p>An Environmental Management Strategy has replaced the initial EMP. The Project Sustainability Appraisal and supporting Sustainability Register also contain targets. The Environmental Management Strategy states that SMART targets for construction must be developed by the contractor.</p>	Provide copies of the Environmental Management Strategy, Project Sustainability Appraisal and the Sustainability Register.	3

Credit Ref	Credits Available/ % weighted worth	Credit Requirement	Applies to*	References and Commentary at Outline Design (RIBA C)	Updated References and Commentary at Detailed Design (RIBA D)	Further Actions	Likely Score
1.3.3	5	Have specific targets (SMART) been set during the design process for the environmental performance of the project during operation or once in use and is there a monitoring performance in place for the operational phase?	D	<p>EMP (Section 3.2 - Targets and Objectives) has not been completed yet.</p> <p>At this stage, no operational targets had been set and targets usually set in the ES and those requiring legal compliance only are not sufficient for compliance with CEEQUAL criteria. This credit is uncertain at present pending further consultation with LU.</p> <p>To achieve these credits, design procedure would need to include for the setting of 'SMART' targets for measures such as waste production, energy consumption, CO₂ emissions, natural resource consumption, etc. during operation.</p>	<p>A Project Sustainability Appraisal has been prepared which contains objectives, targets and indicators for the scheme. A Sustainability Register also supports this document.</p>	<p>Provide copies of the Project Sustainability Appraisal and Sustainability Register.</p>	5
1.3.4	5	Is there clear evidence that the design team has adopted a whole-life approach to environmental aspects of the project?	D	<p>No WLC studies have been carried out at present. In order to achieve these credits, a study would need to be commissioned that considers whole life environmental cost of the scheme, i.e. from inception through design and construction, to in-use and eventual demolition. Impacts to include the winning of materials, manufacture of components through to demolition and recycling of materials at end of life.</p>	<p>A life cycle analysis has not been undertaken for this scheme, although the minimum life span has been developed for 120 years.</p>	<p>Evidence demonstrating that an LCA had been undertaken would be required to award any credits.</p>	5
1.3.5	3	Did the whole-life approach include consideration of the potential effects of predicted climate change scenarios, leading to appropriate adaptation strategies?	D	<p>A thermal comfort model will be used in the design of HVAC and will include the potential effects of predicted climate change. A Flood Risk Assessment (FRA) will take into account the effects of global warming.</p> <p>Although the effects of climate change have been or will be considered in some elements of the design, it also has to be included into the whole life assessment of the project should one be commissioned.</p>	<p>The ES for the project has included a FRA, however as a whole life approach, as above, has not been undertaken it is unlikely that this credit could be awarded.</p>	<p>A LCA would be required that would consider the effects of predicted climate change.</p>	3

Credit Ref	Credits Available/ % weighted worth	Credit Requirement	Applies to*	References and Commentary at Outline Design (RIBA C)	Updated References and Commentary at Detailed Design (RIBA D)	Further Actions	Likely Score
1.3.7	3	Has there been a programme of project-specific environmental training at an appropriate level for those engaged in the project?	D	EMP (Section 5 - Training Awareness and Competence) confirms that training sessions will be provided if needed to explain the EMP process. In order to achieve credits project specific environmental training should be programmed and carried out.	Training is a mandatory aspect of the Environmental Management Strategy and ISO14001. Workshops have also been delivered to the design and construction planning team and technical specialists to ensure that the environmental aspects of the scheme are understood.	Provide copies of the Environmental Management Strategy, and presentation/workshop material and any minutes as appropriate.	3
1.4 Minimising Emissions to Air, Land and Water							
1.4.1	3	At design stage, was a risk assessment and/or a pollution control plan prepared to minimise emissions of the completed works to a) air, b) land and c) water.	C&D	ES, when completed, should identify and carry out a risk assessment of any potential emissions from the completed works.	Credit Statement made at RIBA Stage C remains valid. The ES and supporting Technical Appendices consider the risk of emissions and effects on land, air and water.	LU to provide a copy of the ES.	3
1.5 Human Environment Considerations							
1.5.1	8	Is there evidence that consideration has been given during the project's feasibility stage and during design, to wider social impacts and the effects of the completed project on the human environment.	C&D	LU's brief confirms that the main objective of the project is to improve access to public transport and reduce congestion both within the station and at street level. The improvement of the social impact of completed works is therefore considered to be inherent to the scheme. It is believed that the social impacts of completed works on users and local community as well as workforce during construction will be assessed within the EIA.	Credit Statement made at RIBA Stage C remains valid. The ES includes an assessment of the effects in the context of community and socio-economics.	LU to provide a copy of the ES.	8
1.5.2	5	Is there evidence that the design of the project has considered the impacts of the project on the health and welfare of occupants, users and any operational staff beyond the legislative requirements of health and safety regulations such as CDM?	C&D	Human Factor Integration Plan is being prepared.	Credit statement made at RIBA Stage C is valid.	To achieve credits provide either H&S plan or Human Factor Integration Plan either should consider health and welfare of the users and operational staff.	5
2. Land Use							

Credit Ref	Credits Available/ % weighted worth	Credit Requirement	Applies to*	References and Commentary at Outline Design (RIBA C)	Updated References and Commentary at Detailed Design (RIBA D)	Further Actions	Likely Score
2.1 Basic Principles							
2.1.1	9	Have desk study and site investigation reports been prepared on past and current land uses and land quality, including soil, groundwater, gas, residual man-made structures and surrounding land uses?	C&D	The site investigation report that includes past and current land uses has been completed in March 2006. The laboratory test results of the samples gathered during the site investigation are still awaited. At this stage of the assessment the 7 credits are achieved subject to provision of evidence. For the achievement of remaining 2 credits a full Land Condition Report should be prepared.	MM has commissioned these investigations.	Provide copies of investigation reports.	9
2.1.2	3	If these have suggested that contamination may be present on site, has a SiLC been consulted?	C&D	A Land Condition Specialist will be consulted, however it is not clear whether the specialist nominated is registered with IEMA.	Fran Storey is SiLC and has completed the Contaminated Land chapter and Technical Appendix of the ES.	Provide copy of the ES.	3
2.1.3	6	Has the land-take of different scheme designs, process designs and layouts been calculated and have these calculations influenced the design process?	C&D	Stage B+ optioneering report considered land-take issues.	Credit Statement made at RIBA Stage C remains valid. MM has also prepared an Options Report.	Provide copy of the Option Report.	6
2.1.4	10	Has the site been previously used? If greenfield, score 0 If >25% brownfield, score 3 If >50% brownfield, score 6 If >75% brownfield, score 10.	C	Majority of the scheme is underground and incorporates the enhancement of existing station. The only above ground sections are two entrances to new ticket halls and an emergency entrance. These entrances will be constructed on the existing paved area, therefore the credits are achieved.	Credit Statement made at RIBA Stage C is still valid. The ES provides a site history.	No further action required.	10
2.1.5	5	Is there evidence that the scheme has made best use of existing land resources?	C&D	The nature of the scheme i.e. integration with the existing infrastructure did not leave many options for site selection. However, the scheme is well integrated with the existing infrastructure both under and above ground, and different options have been considered during the optioneering stage.	Credit Statement made at RIBA Stage C is still valid. The ES and CSD Environmental Appraisal also demonstrate that the land use is integrated with the surrounding land use and that LU have plans to ensure the optimum use of the land at the CSD Site following the VSU construction.	Provide copies of the ES and the CSD Environmental Appraisal.	5

Credit Ref	Credits Available/ % weighted worth	Credit Requirement	Applies to*	References and Commentary at Outline Design (RIBA C)	Updated References and Commentary at Detailed Design (RIBA D)	Further Actions	Likely Score
2.1.6	4	Is there evidence that the project has improved the capability of the land resource?	C&D	The level of land contamination has not been established at present.	The plans for the VSU have made it possible to construct the CSD building which will improve the current land use at this site.	Provide copy of the CSD Environmental Appraisal.	4
2.1.7	4	Apart from the actual land-take, did the design or construction of the project also take into consideration the conservation of topsoil, subsoil, and conservation or use of on-site mineral resources?	C&D	The site does not have any topsoil. It is not clear whether any subsoil or other minerals will be conserved.	Credit Statement made at RIBA Stage C is still valid. The ES also addresses this issue and a Demolition & Excavated Materials, and Wastes Management Plan has also been produced.	Provide a copy of the ES and the Demolition & Excavated Materials and Wastes Management Plan.	4
2.2 Flood Risk							
2.2.1	2	Have designers assessed run-off from the scheme (bearing in mind the possibility of increased rainfall due to climate change)?	D	The assessment of runoff potential is being undertaken and reported within ES (including rising sea levels under climate change).	The ES has considered flood risk.	Provide copy of the ES.	2
2.2.2	5	Is there evidence that the design has incorporated measures to reduce flood risk, whether within the boundaries or somewhere else?	D	Confirmed that flood risk assessment (FRA) will propose measures to mitigate the risks and recommendations for its inclusion in the design.	The ES has considered flood risk. Any necessary measures have been incorporated into the design.	Provide copy of the ES and appropriate design drawings.	5
2.3 Contaminated Land							
2.3.1	7	If the site had been contaminated, were remediation requirements based on: -published guide/trigger values, score 1 -published Contaminated Land Exposure Assessment (CLEA) values + other guidelines/triggers, where no CLEA exists, score 3 -published CLEA values + Quantitative Risk Assessment (QRA) where no CLEA exists, score 6 -site-specific conceptual model/QRA/Risk Based Clean Up Levels (RBCL), score 7	C&D	Site Investigation has been carried out recently and the results from the laboratory tests are still awaited, therefore it is not known whether the site is contaminated. If hazardous substances are found than an appropriate remediation strategy should be implemented to achieve credits.	The site is likely to be contaminated as a result of past land use. It was confirmed by MM that in the workshop the site would be appropriately remediated and it was agreed that 6 credits would be likely.	Evidence of appropriate remediation and Quantitative Risk Assessment is required as evidence.	6
2.3.2	8	If the site had been contaminated, was the remedial solution: -'dig and dump', without regulatory agreement, score 0 -agreed with regulatory authorities as	C&D	No information is available at present. To achieve maximum credits an innovative technology must be used.	It was confirmed by MM during the workshop that the remedial solution will be agreed with the regulatory authorities as appropriate.	Evidence that the remedial solution has been determined and agreed with the regulatory authorities.	6

Credit Ref	Credits Available/ % weighted worth	Credit Requirement	Applies to*	References and Commentary at Outline Design (RIBA C)	Updated References and Commentary at Detailed Design (RIBA D)	Further Actions	Likely Score
		appropriate, score 6 -above the minimum requirements of the regulatory authority, including the use of innovative technology, score 8					
2.3.3	5	If ground-generated gases are present, is there evidence of risk reduction and management in place and fully implemented. This includes protective measures in the ground and/or in buildings and structures.	C&D	SI has not been carried at present.	The site investigation report has confirmed that methane is present and that any risk arising from its presence will be managed as appropriate to the site.	Provide copy of the site investigation report and any confirmation of management and protective measures.	5
2.3.5	6	Is there evidence that the durability of the remedial solution, and maintenance and monitoring, have been considered over the lifetime of the project and beyond?	C&D	No information is available at present.	MM confirmed that the most likely remedial solution would be to remove any contamination from the site.	Evidence that this is the implemented solution and that the materials have been removed from site.	6
2.3.6	4	Is there evidence that measures, including monitoring of any containment or contaminant, are in place to prevent any future contamination of the site?	C&D	No information is available at present.	A substation will be present and will be contained to prevent contamination.	Provide design drawings to demonstrate containment.	4
3. Landscape Issues							
3.1 Landscape – Basic Principles							
3.1.1	7	Is there evidence that landscape and visual factors have been considered at each stage of the project, including the evaluation of scheme options?	C&D	Landscape and townscape assessment will be carried out as part of the EIA. Demolition of buildings and accesses to the station are the features of the works that will affect the townscape.	Credit Statement made at RIBA Stage C is still valid. The ES documents the assessment process and results that have been undertaken. A strategy to address the buildings that will be affected by the VSU scheme construction is also being prepared by MM.	Provide copy of the ES and building strategy.	7
3.1.2	2	Is there evidence that there has been consultation on, or consideration given to the balance between community and private space?	C&D	The development will result in an improved public access, therefore the credits are likely to be achieved. To achieve credits evidence of public access considerations should be provided (e.g. records of consultation meetings, drawings or other design documents).	There have been two public exhibitions and information has been available on the internet throughout the design stages. This is documented within the ES.	Provide copy of the ES.	2
3.1.3	7	Have opportunities been taken during design to introduce new public amenity features or to enhance existing ones?	C&D	The new accesses to the station will improve security of the public by reducing congestion and by minimising	Credit statement made at RIBA Stage C is still valid. As part of proposals the 'Beach' area of	Provide copy of the ES.	7

Credit Ref	Credits Available/ % weighted worth	Credit Requirement	Applies to*	References and Commentary at Outline Design (RIBA C)	Updated References and Commentary at Detailed Design (RIBA D)	Further Actions	Likely Score
				the use of traffic light pedestrian crossings. The 24-hour subway and public toilets will be lost as part of the scheme, however it is thought that, overall, the scheme will result in more public amenity features. Further consultation with CEEQUAL are necessary to confirm whether the criteria is met.	public realm will be improved. This is documented within the ES.		
3.1.4	8	Is there evidence that the project design fits the local character in terms of: -landform or levels?, Score 2 -materials?, Score 2 -planting?, Score 2 -style/detailing?, Score 2	C&D	Confirmation received that this issue will be covered within the EIA. The entrances to the station are thought to be similar to the existing architecture, such as Cardinal Place building.	The ES documents the assessment of the project in terms of local character and confirms that the scheme will fit with the local character of the area.	Provide copy of the ES.	8
3.2 Landscape – Legal Requirements							
3.2.1	6	Is the site in an area of high landscape value (for example AONB, AGLV, Conservation Area or similar)?	C	Two conservation areas were identified in the proximity of the site during the initial environmental review. Confirmation received that the site is not in the area of high landscape/townscape value.	Credit statement made at RIBA Stage C is still valid. The ES confirms that the site is not located within any of these designations.	Provide copy of the ES.	6
3.2.2	2	Are the landscape proposals in accordance with the aims of applicable landscape development or enhancement policies published by the relevant local, regional or national authority?	C&D	Confirmation received that the statutory requirements of the landscape/townscape proposals will be met through the EIA process.	Credit statement made at RIBA Stage C is still valid. The ES confirms that policy is adhered to.	Provide copy of the ES.	2
3.2.3	6	What percentage of substantial trees, trees protected by a Tree Preservation Order and/or substantial hedgerows present on the site (excluding trees that had to be removed for health & safety reasons or because they were causing damage to a building or structure) have been retained as part of the design? Under 25%, score 0 25% to <50%, score 2 50% to <75%, score 4 75 to 100%, score 6 If under 25% retained, but at least 25%	C&D	Confirmation provided that there were no trees on the site prior to development, thus this credit is scoped out at present. Nevertheless, consultation with CEEQUAL verifier may result in the credits being achieved by default.	3 trees will be removed as part of the updated design. As yet the TPO status of the trees has not been formally confirmed, although it is understood that the trees are not under TPO.	Provide confirmation form CoW that the trees are not under TPO.	6

Credit Ref	Credits Available/ % weighted worth	Credit Requirement	Applies to*	References and Commentary at Outline Design (RIBA C)	Updated References and Commentary at Detailed Design (RIBA D)	Further Actions	Likely Score
		translocated, score 1					
3.2.5	7	Has any other loss of valuable, distinctive or historic landscape features been: -balanced by proposals within the project? -exceeded or bettered by proposals in the project? -avoided altogether?	C&D	<p>The new development will result in a loss of two paved pedestrian areas to make way for new station accesses. Neither of the two areas are considered to be of distinctive or historical value.</p> <p>At this time, the existing traffic islands will be modified but the 'Little Ben' Clock Tower will be preserved. Furthermore, an option exists to locate the access to the southern ticket hall within the existing, mainline Victoria Station building. If so, a maximum of 5 credits can be achieved.</p> <p>The building at 124 Victoria Street will be demolished but the area will be bettered. The building to be demolished is described as having no heritage value.</p>	<p>The ES considers the effect on historic landscape features. Although 124 Victoria Street will be lost the area will be bettered, as the building is not considered to be of historic value. No valuable historic features will therefore be lost.</p>	Provide copy of the ES.	7
3.3 Landscape – Implementation and Management							
3.3.1	5	Has a system or plan been utilised during the construction period to ensure that current best practice was applied to avoid any damage to landscape features?	C&D	<p>A Site Environmental Management Plan (SEMP) will not be prepared. It is therefore recommended that the requirements for the protection of the hard landscape features be included in the procurement strategy.</p> <p>Furthermore a plan such as Landscape Management Strategy or Landscape Works Plan should be drawn up. The clause for protection of Landscape features and the Landscape Management Plan will be provided as part of the standard practice.</p>	<p>An Environmental Management Strategy has been prepared that will ensure the implementation of mitigation measure set out in the ES. A strategy to address the buildings to be affected during the construction period is also being prepared. A visual aspect plan of the Beach has also been prepared.</p>	Provide copy of the Environmental Management Strategy, ES, building strategy and visual aspect plan.	5

Credit Ref	Credits Available/ % weighted worth	Credit Requirement	Applies to*	References and Commentary at Outline Design (RIBA C)	Updated References and Commentary at Detailed Design (RIBA D)	Further Actions	Likely Score
3.3.2	4	Does the plan referred to in Question 3.3.1 also reflect the commitments and proposals made during the planning consents process?	C&D	For the purposes of this early assessment it is assumed that the Landscape Management Plan will be prepared and that it will reflect commitments and proposals made at the planning consent stage.	Yes, as above.	Provide copy of the Environmental Management Strategy, ES, building strategy and visual aspect plan.	4
3.3.3	3	Have opportunities been taken for advance works, such as planting prior to construction, thus enabling plants to become established during the construction phase?	C&D	The scheme will not incorporate any landscaping. For the purposes of this early assessment it is assumed that there was no requirement for landscaping and this credit is scoped out. This will have to be confirmed with a CEEQUAL verifier once the project is registered.	Advanced planting has not been considered as part of the scheme.	To gain credit evidence would be required to show plans that advanced planting would be undertaken.	3
3.4 Landscape – Completion and Aftercare							
3.4.1	5	Is there a programme or plan for the ongoing management of the landscape, to be handed to the owner or managing agent of the completed project?	C&D	It is assumed that this credit can be scoped out, as there is no landscaping. Further confirmation will be sought from the verifier once the project is registered.	Any replacement planting is likely to be monitored to ensure survival and proposal for the Beach may need ongoing management.	Provide ES and any other evidence demonstrating a commitment to ongoing management.	5
4. Ecology and Biodiversity							
4.1 Basic Principles							
4.1.1	6	Had any part of the site that is adversely affected by the construction works been identified as a high ecological value?	C&D	The EIA scoping exercise has identified the site of the development as having low ecological value. Therefore, these credits will be achieved.	The ES confirms that the site is not of high ecological value.	Provide copy of the ES.	6
4.1.2	2	Has consultation with a nature conservation organisation on ecological impact of the proposals been undertaken and communicated to project team members at each stage of the project (planning, design and construction)?	C&D	The EIA scoping exercise has identified the site of the development as having low ecological value. Therefore, consultations with a nature conservation organisation are not deemed to be necessary. It is suggested that this credit be scoped out, subject to CEEQUAL approval.	English Nature (now Natural England) was consulted.	Provide copy of correspondence.	2
4.1.3	3	Has an Ecological Works Plan or an ecological section in the Site Environmental Plan or integrated Project Management Plan been drawn up and implemented during construction?	C&D	The EIA scoping exercise has identified the site of the development as having low ecological value. It is suggested that this credit be scoped out, subject to CEEQUAL approval.	The Environmental Management Strategy will implement all measures required to protect and mitigate any effect on ecology.	Provide copy of Environmental Management Strategy.	3

Credit Ref	Credits Available/ % weighted worth	Credit Requirement	Applies to*	References and Commentary at Outline Design (RIBA C)	Updated References and Commentary at Detailed Design (RIBA D)	Further Actions	Likely Score
4.2 Legal Requirements							
4.2.1	2	If protected species were found on site, have plans for protecting these been: -drawn up and approved? -monitored? -achieved?	C&D	No potential for protected species was identified during the EIA scoping exercise. It is therefore suggested that this credit be scoped out, subject to CEEQUAL approval.	The Environmental Management Strategy will ensure that a bat and bird survey is completed prior to construction. The strategy will also ensure that the contractors have measures in place to deal with protected species should that be unexpectedly discovered on site.	Provide copy of Environmental Management Strategy.	2
4.2.2	2	If there were Schedule 9 plants (W&C ACT 1981 or Wildlife (Northern Ireland) Order 1985) or other invasive plants or animals present on site, has: -a Method Statement (or equivalent) been drawn up and approved for their control and management? - has it been monitored? - and achieved?	C&D	No Schedule 9 plants were identified during the EIA scoping exercise. It is therefore suggested that this credit be scoped out, subject to CEEQUAL approval.	Credit statement made at RIBA Stage C is still valid. A site visit undertaken by MM did not reveal the presence of any Schedule 9 plants.	No further action required.	2
4.3 Conservation and Enhancement of Biodiversity							
4.3.1	6	Have recommendations been included in the design for the conservation and/or enhancement of existing ecological features (including BAP species and habitats) identified in ecological assessment as being of value?	C&D	EIA scoping report confirms that there are no ecological features on site. It is therefore suggested that this credit be scoped out, subject to CEEQUAL approval.	The ES documents any potential enhancements. The ES recommends that 6 trees are planted as an enhancement measure.	Provide copy of the ES and evidence to show that the trees will be planted. .	6
4.3.2	6	Is there evidence that the implementation of these recommendations (in 4.3.1) has been monitored and achieved throughout the course of the contract?	C&D	Not applicable.	Planting would be likely to be monitored although there would be a cost associated with this.	Provide ES and any other evidence demonstrating a commitment to ongoing management.	6
4.3.3	4	Does monitoring data show that implementation of these measures (in 4.3.1) has been successful?	C&D	Not applicable.	Not yet implemented.	Data would be required.	4
4.4 Habitat Creation Measures							
4.4.1	6	Have recommendations or opportunities for creating new wildlife habitats (including BAP species habitat) been incorporated in the project?	C&D	There are no opportunities for the creation of wildlife habitats as the majority of the project is underground. It is therefore suggested that this credit be scoped out, subject to CEEQUAL approval.	No opportunities have been considered.	Evidence of habitat creation would be required.	6

Credit Ref	Credits Available/ % weighted worth	Credit Requirement	Applies to*	References and Commentary at Outline Design (RIBA C)	Updated References and Commentary at Detailed Design (RIBA D)	Further Actions	Likely Score
4.4.2	6	Have recommendations or opportunities for installing special structures or facilities for encouraging or accommodating appropriate wildlife (especially BAP species) been incorporated in the project?	C&D	There is no scope for the incorporation of such structures within the scheme. It is therefore suggested that this credit be scoped out, subject to CEEQUAL approval.	No opportunities have been considered.	Evidence of habitat creation would be required.	6
4.4.3	5	Is there evidence that the implementation of these recommendations is being monitored?	C&D	Not applicable.	No opportunities have been considered.	Evidence of monitoring of habitat creation would be required.	5
4.4.4	6	On completion of the construction stage, is there any evidence of a net increase in area of wildlife habitat compared to site baseline data?	C&D	In urban areas, according to CEEQUAL criteria, 'wildlife' can mean landscaping. It is unlikely that the scheme will result in an increase of landscaped areas. Further consultation with CEEQUAL Verifier is recommended to establish whether this credit can be scoped out. For the purposes of this pre-assessment it is assumed that this credit will not be scoped out.	The ES recommends that 6 trees be planted as an enhancement measure; however at present only the number of trees to be removed will be replanted.	Evidence of habitat creation and additional planting would be required including the net amount of additional habitat.	6
4.5 Monitoring and Maintenance							
4.5.1	6	Has a programme been drawn up for the ongoing ecological management of habitats and species conservation measures, including instructions for emergencies or abnormal events, to be handed over to the owner or managing agent of the completed project?	C&D	There will be no ecological features following the completion of the project. It is therefore suggested that this credit be scoped out, subject to CEEQUAL approval.	No ongoing monitoring or maintenance of ecological habitats has been planned for this scheme.	A long term management plan of any features would be required, although at present no such features are planned.	6
4.5.2	6	Is there a scheme in place (for a minimum of 3 years after the project is completed) for monitoring the success or otherwise of any management, habitat creation or translocation and species conservation measures undertaken on site?	C&D	There will be no ecological features following the completion of the project. It is therefore suggested that this credit be scoped out, subject to CEEQUAL approval.	No ongoing monitoring or maintenance of ecological habitats has been planned for this scheme.	A long term management plan of any features would be required, although at present no such features are planned.	6
5. Archaeological and Cultural Heritage Features							
5.1 Basic Principles							
5.1.1	8	Have appropriate surveys or desk studies been carried out at planning stage?	C&D	Land Securities have carried out an Archaeological Assessment. Furthermore an archaeological analysis of the Ground Investigation is being carried at present, and a more detailed Archaeological Assessment will be carried out as part	The ES documents the archaeological investigations and studies that have been undertaken.	Provide copy of the ES.	8

Credit Ref	Credits Available/ % weighted worth	Credit Requirement	Applies to*	References and Commentary at Outline Design (RIBA C)	Updated References and Commentary at Detailed Design (RIBA D)	Further Actions	Likely Score
				of the EIA.			
5.2 Legal Requirements							
5.2.1	4	Have the requirements of Planning Policy Guidelines 15 & 16 (PPS 6 in Northern Ireland) and Structure and Local Plans been complied with at the design stage?	C&D	An archaeological survey, carried out as part of the EIA will explicitly cover PPGs 15 & 16.	The ES addresses and covers these requirements.	Provide copy of the ES.	4
5.2.2	9	Have archaeologists or conservation officers been consulted on the impact of the proposals where appropriate?	C&D	Consultations with archaeological specialist will be carried out as part of the EIA procedure.	Consultation has been carried out and is documented within the ES.	Provide copy of the ES.	9
5.3 Design and Implementation							
5.3.1	6	If features of archaeological interest were present or likely, has a Cultural Heritage Works Plan (or an equivalent section of an integrated Project or Site Environmental Management Plan) been produced and implemented?	C&D	At this early stage of the design process, it is not known whether archaeological features are present, nevertheless a Cultural Heritage Works Plan will be prepared as part of the project EMP.	This has been addressed through the provision of an Environmental Management Strategy. An archaeological watching brief is likely to be implemented during excavations.	Provide Environmental Management Strategy	6
5.3.2	6	If features of archaeological interest have been found, have appropriate measures been taken to mitigate any impacts on them, including any publication or legal requirements?	C&D	At this early stage of the design process, it is not known whether archaeological features are present. Should archaeological features be found, professional excavation will be carried out. The total available credits have been reduced from 7 to 6 as the public access to potential archaeological finds is not appropriate.	The ES documents all required mitigation measures, which will be implemented through the Environmental Management Strategy.	Provide ES and Environmental Management Strategy.	6
5.3.3	6	If desk studies have indicated potential for archaeological finds, a) have site staff been instructed (e.g. via toolbox talks)? b) has a site archaeologist been appointed on a Watching Brief basis?	C&D	For the purposes of this assessment of the outline design both parts of this question have been scoped out as there is no significant site presence at this stage.	The Environmental Management Strategy will ensure the implementation of site training and also the provision of a site archaeologist.	Provide ES and Environmental Management Strategy.	6
5.3.4	8	If existing structures of cultural heritage importance have been refurbished in situ, has current best practice been applied and historically appropriate materials been used?	C&D	No refurbishment will take place as part of the scheme. It is therefore suggested that this credit be scoped out, subject to CEEQUAL approval.	The flanking wall of the VPT will be addressed. This will be done in accordance with the requirements of CoW. A LBC application with method statements has also be submitted.	Provide copy of method statements and any appropriate conditions mad by CoW.	8

Credit Ref	Credits Available/ % weighted worth	Credit Requirement	Applies to*	References and Commentary at Outline Design (RIBA C)	Updated References and Commentary at Detailed Design (RIBA D)	Further Actions	Likely Score
5.3.5	4	Have the environmental impacts of using historically appropriate materials been assessed?	C&D	Not Applicable.	To date this has not been considered.	Evidence would be required to show the consideration of historically appropriate materials.	4
5.4 Information and Public Access							
5.4.1	6	Has information on any archaeological work carried out been made available to the public?	C&D	Information on archaeological work (if carried out) will be made available to the public through the ES. To achieve six credits information should be disseminated through the photographs, leaflets, videos or similar.	The ES will be published and a NTS will be included.	Provide copy of the ES.	6
5.4.2	4	If archaeological excavation was carried out for longer than one week, has the possibility of access by relevant local bodies or the public to view the site been assessed?	C&D	Uncertain whether any archaeological excavations will take place and whether providing access will be a viable option.	MoLAS will provide a watching brief, although the possibility of viewing the site has not been considered as yet. Potentially this would not be possible due to the nature of the construction process.	Further investigation and discussion required by LU.	4
6. Water Issues							
6.1 Basic Principles							
6.1.1a	10	a) Has a plan to control the impacts of the completed project on the water environment been produced and implemented?	C&D	Water ingress is likely to be the main problem during both the operation and the construction of the project. Storage of oils in the underground permanent works provides scope for pollution of the water environment.	The ES documents the effects that the scheme will have on the water environment and the Environmental Management Strategy will implement the mitigation measures prescribed. The CoCP also contains measures to protect the water environment.	Provide copy of the ES, CoCP and the Environmental Management Strategy	10
6.2 Legal Requirements							
6.2.1	4	Has consultation with regulatory authorities about water issues related to the project been undertaken and the outcome communicated to project team members at each stage of the project (planning, design and construction)?	C&D	Consultations with regulatory authorities will be carried out and included in the ES. The consultations will be carried out by Stephen Riley. AH confirmed that consultations have been held with Thames Water.	A meeting was held with the EA, MM water specialists and LU during April 2007. This is documented within the ES and minutes of the meeting have been prepared.	Provide copy of ES and minutes from the meeting.	4

Credit Ref	Credits Available/ % weighted worth	Credit Requirement	Applies to*	References and Commentary at Outline Design (RIBA C)	Updated References and Commentary at Detailed Design (RIBA D)	Further Actions	Likely Score
6.3 Minimising Water Usage							
6.3.1	9	Have measures to conserve water and reduce water consumption during operation of the completed project been incorporated in the design?	C&D	Water consumption of the completed works is expected to be minimal. For the purposes of this early assessment it is assumed that water conservation measures will be considered and incorporated in to the design at a low additional cost.	It was confirmed during the workshop that aerated taps and dual flush toilets would be used in the new station toilets. The Project Sustainability Appraisal and supporting Sustainability Register refer to other water issues.	Provide copy of the Project Sustainability Appraisal and Sustainability Register.	9
6.4 Protection of the Water Environment (Ground and Surface Water)							
6.4.1	4	Have specific measures been taken to prevent pollution of groundwater or existing water bodies?	C&D	The measures to prevent pollution of groundwater and existing water bodies will be outlined in the following documents: Construction Planning Report (CPR), EIA, CoCP by LU.	The ES documents the effects that the scheme will have on the water environment and the Environmental Management Strategy will implement the mitigation measures prescribed. The CoCP also contains measures to protect the water environment.	Provide copy of the ES, CoCP and the Environmental Management Strategy	4
6.4.2	6	Have measures (or equipment) been incorporated in the project that will allow long-term monitoring of the project's impact on the water environment?	C&D	No monitoring measures have been specified at present. It is uncertain whether any measures will be incorporated.	Remote metering has been installed and will be connected to the BMS for long term monitoring.	Provide copy of design drawings to demonstrate installation and monitoring.	6
6.4.3	2	Is there evidence that the incorporation of Sustainable Drainage Systems (SUDS) has been considered?	C&D	Most of the project is below ground with only station entrance above ground. SUDS have not been specified or considered for these areas at present. SUDS are considered to be unsuitable. The attenuation of the surface water run-off is however required by the Environment Agency.	Traditional SUDS would not be applicable to this project. The tunnels will be tanked to ensure that they are water tight and oil separators will be installed. This may be acceptable but should be discussed with CEEQUAL if the scheme was to be subject to a formal assessment.	Provide copies of design drawings.	2
6.4.4	6	Have Sustainable Drainage Systems been incorporated in the scheme where appropriate?	C&D	Most of the project is below ground with only station entrance above ground. SUDS have not been specified or considered for these areas at present. However, the incorporation of SUDS is considered to be a low cost item by the design team.	As above.	As above.	6
6.5 Enhancement of the Water Environment							

Credit Ref	Credits Available/ % weighted worth	Credit Requirement	Applies to*	References and Commentary at Outline Design (RIBA C)	Updated References and Commentary at Detailed Design (RIBA D)	Further Actions	Likely Score
6.5.1	8	Have opportunities to improve the local water environment been included in the design and implemented?	C&D	Design team confirmed that an underground river, The Tyburn runs beneath the District and Circle Line tunnels. Options to improve the quality of the groundwater have not been considered. Further consultations with CEEQUAL Verifier are recommended to establish whether this credit is applicable to underground rivers and groundwater, if so the achievement of this credit would incur additional costs. For the purpose of this early pre-assessment the 'uncertain' credit category is chosen.	To date no specified measures have been implemented to improve the quality of the water environment.	Unless measures are to be implemented no further action is required.	8
6.5.2	6	Have existing water features been incorporated (for example as an amenity and/or for site drainage) in the design of the site?	C&D	Design team confirmed that the underground, culverted River Tyburn is the only existing water feature on site. Design Team confirmed that the Tyburn will be used for surface water drainage.	Credit Statement made at RIBA Stage C is still valid.	Provide design drawings to demonstrate that the Tyburn will be used in this way.	6
7. Energy							
7.1 Basic Principles							
7.1.1	9	Has a life-cycle energy analysis been undertaken for the key materials and components to be used in the project?	C&D	The selection of materials is driven by specific site conditions.	This has not specifically been undertaken on this scheme.	No further action required.	9
7.1.2	12	What percentage of the recommendations of the lifecycle analysis (in 7.1.1) has subsequently been incorporated in the design and the completed works?	C&D	It is assumed that an LCA study will be undertaken and a conservative estimate is assumed that between 10 - 20% (2 credits) of recommendations from life-cycle analysis can be incorporated in the design and completed works at low cost.	As above.	As above.	12
7.2 Energy in Use							
7.2.1	5	Is there evidence that the design has considered energy consumption of the project during operation, including energy requirements in maintenance?	C&D	Compact escalators are to be used at northern access i.e. reduction of energy in-use. The Client's brief sets the requirement for the use of high energy efficient pumps, lighting fittings and other equipment.	An Energy Demand Assessment has been prepared by MM.	Provide copy of the EDA.	5

Credit Ref	Credits Available/ % weighted worth	Credit Requirement	Applies to*	References and Commentary at Outline Design (RIBA C)	Updated References and Commentary at Detailed Design (RIBA D)	Further Actions	Likely Score
7.2.2	16	Is there evidence of appropriate measures having been incorporated to reduce energy consumption in use?	C&D	The Client's brief sets the requirement for the use of high energy efficient pumps, lighting fittings and other equipment and that these have been incorporated into the design.	Credit Statement made at RIBA Stage C remains valid. The LU specification states energy conservation measures. The Sustainability Register also sets out energy conservation measures.	Provide copy of the LU specification and the Sustainability Register.	16
7.2.3	4	Is there evidence that the design has explored opportunities for the incorporation of energy from renewable sources?	C&D	A potential for the use of renewable energy has been considered and conclusions were made that the ground source cooling and PV panels are the only viable options. The use turbines in the tunnels to utilise the air movement created by approaching trains is also being considered. The provision of 10% of energy from renewable sources is the requirement of the London Plan by GLA.	The EDA has also considered the feasibility of using renewable energy sources. Ground source cooling and PV's are being considered.	Provide copy of the RDA.	4
7.2.4	9	Has energy from renewable sources been incorporated in scheme where appropriate?	C&D	There is no firm evidence at present that the renewable energy will be incorporated in the detailed design.	PV's are being considered by the architects and it is likely that ground source cooling will be used. It is also possible that heat generated as part of the TCP scheme may be used in district heating.	Evidence in the form of design drawings and/or reports would be required. Measures are still being considered.	9
7.3 Energy Performance on Site							
7.3.1	3	Is there evidence that the design has considered the energy consumption during construction?	C&D	There is no evidence at present to suggest that the design has considered energy use during construction. A recommendation within the project EMP states the following: "minimise the use of road transport for haulage of construction materials and off-site disposal of construction wastes".	The scheme CoCP, Sustainability Register and the Environmental Management Strategy contain measures that would reduce and manage energy consumption during construction.	Provide copies of the CoCP, Sustainability Register and the Environmental Management Strategy.	3
7.3.2	4	Is there evidence that the design has incorporated appropriate measures to reduce energy consumption during construction where feasible?	C&D	The measures for minimising the energy use during construction have not been considered at present.	As above.	As above.	4

Credit Ref	Credits Available/ % weighted worth	Credit Requirement	Applies to*	References and Commentary at Outline Design (RIBA C)	Updated References and Commentary at Detailed Design (RIBA D)	Further Actions	Likely Score
8. Material Use							
8.1 Basic Principles							
8.1.1	3	Was a plan that makes recommendations for material use to minimise environmental impact drawn up?	C&D	The plan to minimise the environmental impact of materials has not been drawn up yet. Project EMP outlines the aims for the use of materials.	The CoCP contains a section on materials management and the ES has also included a chapter with regard to materials. A Demolition & Excavated Materials, and Wastes Management Plan has also been prepared by MM.	Provide copies of the ES, CoCP and the Demolition & Excavated Materials, and Wastes Management Plan.	3
8.1.2	6	Has this plan (in 8.1.1) been implemented?	D	It remains to be confirmed if the plan will be implemented.	All information contained within the documents detailed above will be implemented through the Environmental Management Strategy.	In addition to the above, provide a copy of the Environmental Management Strategy.	6
8.2 Minimising Material Use and Waste							
8.2.1	4	Is there evidence that the use of component parts has been considered on the merit of their environmental benefits?	C&D	In-situ concrete will be used for tunnel construction due to site constraints but that there is scope to use prefabricated components for finishes and linings.	The cladding and new escalators to be installed will be pre-fabricated. The tunnels will be constructed through sprayed concrete lining on site.	Provide details on component parts.	4
8.2.2	3	Has an assessment been made at design stage to ensure optimisation of cut and fill to reduce the quantity of excavated material to be taken off site?	D	The majority of the works are underground and there is no opportunity to apply cut and fill approach. Further consultation with CEEQUAL is recommended as to whether this credit can be scoped out. For the purposes of this early-stage assessment, it is assumed that this credit will be scoped out.	This method would be unlikely to be applicable to this type of underground construction and would be likely to be scoped out of a formal assessment.	None required.	3

Credit Ref	Credits Available/ % weighted worth	Credit Requirement	Applies to*	References and Commentary at Outline Design (RIBA C)	Updated References and Commentary at Detailed Design (RIBA D)	Further Actions	Likely Score
8.2.3	7	<p>What percentage of non contaminated excavated material has been beneficially reused?</p> <p>0 credits for up to 15% re-used on or near the site 1 credit for 15-30% re-used on or near the site 2 credits for 30-50% re-used on or near the site 3 credits for more than 50% reused near the site 4 credits for more than 50% reused on the site 5 credits for more than 90% reused near the site 6 credits for more than 90% reused on the site or 100% reused near the site 7 credits for 100% re-used on the site</p>	D	<p>The SI has not been carried out at present and it is therefore not possible to establish the quantity of non-contaminated material.</p> <p>The lack of storage facilities on site would limit the quantity of materials that could be reused.</p>	The Project Sustainability Appraisal has set a target of 40-80% of non-contaminated excavated material to be used.	Provide Project Sustainability Appraisal.	Up to 4
8.3 Material Selection (Timber)							
8.3.1	7	Is there evidence that the highest possible proportion of timber and timber products used in permanent works has been specified to be either from sustainably managed sources with recognised timber labelling (such as FSC or equivalent), or from re-use?	C&D	There will be no timber used in the permanent works and this credit is therefore scoped out subject to CEEQUAL approval.	Credit Statement made at RIBA Stage C remains valid.	None required.	N/A
8.3.2	7	Is there evidence that the highest possible proportion of timber and timber products used in temporary works has been from re-use or certified sources?	C&D	All timber used in temporary works will be fire-treated and from a sustainable source.	LU Contract requirements state that all timber used in temporary works must be from certified (FSC) sources.	Provide LU Contract specification.	7
8.4 Using Re-Used and/or Recycled Materials							

Credit Ref	Credits Available/ % weighted worth	Credit Requirement	Applies to*	References and Commentary at Outline Design (RIBA C)	Updated References and Commentary at Detailed Design (RIBA D)	Further Actions	Likely Score
8.4.1	6	What percentage by volume of existing structures, such as roads, etc, have been retained and used within the project?	C&D	<p>The scheme incorporates construction of new tunnels, escalators, ticket halls and access points to relieve current congestion at Victoria Underground Station.</p> <p>Although the works will be integrated with the existing infrastructure, there are no existing structures to be retained within the scheme. Further clarification is required from CEEQUAL regarding the appropriateness of this credit. For the purposes of this early-stage assessment the credits are categorised as uncertain.</p>	It was stated during the workshop that current plans for the scheme would retain at least 50% of existing structures.	Confirm percentage volume to be retained and provide appropriate design reports to demonstrate value.	Up to 4
8.4.2	8	What percentage by volume of materials (excluding bulk fill and sub-base) used in the permanent works are made from reclaimed or recycled material, whether reclaimed from site or elsewhere?	C&D	It is not clear at present whether the scheme will utilise reclaimed or recycled materials. PFA could be used in concrete. For the purposes of this outline design stage assessment, a conservative estimate of at least 5% at relatively low cost is assumed.	The Project Sustainability Appraisal has set a target of 40-80% of non-contaminated excavated material to be used.	Provide Project Sustainability Appraisal.	Up to 5
8.4.3	6	<p>What percentage by volume of bulk fill and sub-base material used in the project are made from previously used material, whether reclaimed from the site or elsewhere?</p> <p><20% scores 0 credits. 20%-30% scores 2 credits. 30%-60% scores 3 credits. 60% and above scores 4 credits</p> <p>If the material is generated on site (for example, demolition material crushed on site), score 2 additional points.</p>	C&D	<p>Tony Johnston stated that the use of recycled aggregates is considered too risky for the 120-year design life. Andrew Hayward stated that the use of Pulverised Fuel Ash could be explored.</p> <p>Andrew Hayward stated that a concrete crusher will not be provided due to the lack of space on site.</p>	Credit statement made at RIBA Stage C remains valid. The Project Sustainability Appraisal has also set a target of 40-80% of non-contaminated excavated material to be used.	Provide Project Sustainability Appraisal.	Up to 4 with potential for additional 2
8.5 Minimising Use and Impacts of Hazardous Materials							
8.5.1	4	Have all coatings and treatments been factory applied (except for cut ends)?	C&D	HC confirmed that all the coatings and treatments will be factory applied.	Credit statement made at RIBA Stage C remains valid.	Provide specification.	4
8.5.2	3	What percentage of all coatings and other treatments used (for temporary and permanent works) have been specified (or actually used even if not explicitly specified)	C&D	Coatings and treatments have not been specified yet. For the purposes of the preliminary CEEQUAL assessment it is assumed that 40- 80% will be achieved	It was confirmed during the workshop that between 40-80% of all coatings will be specified as low VOC and biodegradable.	Provide confirmed specification.	2

Credit Ref	Credits Available/ % weighted worth	Credit Requirement	Applies to*	References and Commentary at Outline Design (RIBA C)	Updated References and Commentary at Detailed Design (RIBA D)	Further Actions	Likely Score
		as low-VOC and/or biodegradable?		at no additional cost.			
8.6 Durability and Maintenance							
8.6.1	3	Is there evidence that durability and low maintenance structures and components have been actively considered in design and specifications?	C&D	The design life of the scheme is 120 years so durable materials will have to be specified for the main components. Other, minor components should also be durable. However, no specific assessment has been carried out at present.	Credit Statement made at RIBA Stage C remains valid.	Provide design specification that demonstrates life span and durability of other components.	3
8.6.2	3	Is there evidence that long-term planned maintenance has been considered properly in the design process?	D	Tony Johnston confirmed that the basic structure should be maintenance-free and that this will be confirmed in specifications.	Credit Statement made at RIBA Stage C remains valid.	Provide specifications to confirm maintenance free structures.	3
8.7 Future Demolition							
8.7.1	3	Is there evidence that the client has actively included design for disassembly in brief?	C	The emphasis of the client's brief is on the 120-year design life and disassembly is not considered to be an important issue.	As stated previously, the design has been developed to avoid disassembly. However CDM Regulations require that the brief consider this as part of procurement.	Provide brief with disassembly considerations.	3
8.7.2	6	What percentage by volume of components used can be easily separated on demolition into material types suitable for recycling?	C&D	The emphasis of the client's brief is on the 120-year design life and disassembly has not been considered at present.	This is unknown at present.	Specification to demonstrate the volume of components that can be separated would be required.	6
9. Waste Management							
9.1 Basic Principles							
9.1.1	4	Is there evidence that the client has actively included design for waste minimisation in the brief?	C	Tony Johnston suggested that the sustainability requirements, including those for waste minimisation are included in the Client's brief.	The ES has included waste within the assessment and a Demolition & Excavated Materials, and Wastes Management Plan has been prepared by MM.	Provide ES and the Demolition & Excavated Materials, and wastes Management Plan.	4
9.1.2	5	Is there evidence that the designer has incorporated the principles of design for waste minimisation both for the design and for during construction?	D	Project EMP, Appendix B - Section 9.1, sets the aims for waste management. The scheme design will also follow the requirements of the London Plan for waste minimisation.	As above and in addition the Environmental Management Strategy will ensure measures are implemented.	Provide ES and the Demolition & Excavated Materials, and wastes Management Plan and	5

Credit Ref	Credits Available/ % weighted worth	Credit Requirement	Applies to*	References and Commentary at Outline Design (RIBA C)	Updated References and Commentary at Detailed Design (RIBA D)	Further Actions	Likely Score
						the Environmental Management Strategy.	
9.3 Site Preparation							
9.3.1	4	Have the most environmentally beneficial ways of dealing with clearance and disposal of existing vegetation been explored and recommendations been made?	D	There is no vegetation on site of the proposed works.	Trees will be surveyed for birds' nests prior to any felling (as stated in the ES). To date the disposal method for the vegetation is under consideration.	Provide copy of the ES and any contract specifications made with regard to the disposal of the trees.	4
9.3.4	10	What percentage by volume of waste from demolition has been taken to landfill?	C&D	The percentage of demolition waste that will be taken to landfill is not known at present.	A percentage volume has not been specified as yet, although the ES does state that only materials excavated that are unusable will go to land fill. Previous credits have stated that 40-80% materials would be reused, therefore it is estimated that 20-60% would need to go to landfill.	Confirmation of the amount of planned landfill material.	Up to 9 if least amount of material is land filled.
10. Transport							
10.1 Basic Principles							
10.1.1	4	Has the scheme been designed to take account of PPG 13 (or PPS3 in Northern Ireland)?	C&D	The transportation strategy will be developed as part of the EIA procedure.	This has been considered within the ES and the Transport Assessment.	Provide copy of the ES and TA.	4
10.1.2	11	Has the location of the project been chosen to utilise or improve existing transport infrastructure?	C&D	The main objective of the scheme is the improvement of access and the reduction of congestion at the Victoria Underground Station. As there will be no additional traffic generated from the completed scheme, this credit should be either scoped out or achieved by default, subject to further consultation with CEEQUAL Ltd. For the purposes of this pre-assessment it is assumed that the credits will be achieved subject to approval by CEEQUAL Ltd.	Credit statement made at RIBA Stage C remains valid, as this is embedded within the scheme. ES provides an account of this.	Provide copy of ES.	11

Credit Ref	Credits Available/ % weighted worth	Credit Requirement	Applies to*	References and Commentary at Outline Design (RIBA C)	Updated References and Commentary at Detailed Design (RIBA D)	Further Actions	Likely Score
10.1.3	9	If the project is not located near existing public transport links, has provision been made to create new links to existing public transport, rather than relying on private motor vehicles?	C&D	The project is unlikely to result in an increase of traffic, nevertheless the improvement of accesses to existing station should result in the reduction of private motor vehicle use. The credits are therefore achieved by default.	Credit statement made at RIBA Stage C remains valid.	No further action required.	9
10.1.4	9	Has the design team considered measures to minimise overall traffic impacts of the completed project and have these been incorporated in the design?	C&D	Tony Johnston confirmed that traffic studies are being undertaken by Mark Gould.	The ES and the TA provide measures to minimise any adverse effects.	Provide ES and TA.	9
10.2 Construction Transport, including Nuisance and Disruption							
10.2.1	3	Have baseline studies of local traffic movements been reviewed or considered by the project team prior to the construction stage commencing?	C&D	It is understood that traffic studies are currently being undertaken by Mark Gould of Scott Wilson.	The ES and the TA document the results of the traffic studies.	Provide ES and TA.	3
10.2.2	6	Is there evidence that transport impacts during the construction phase have been considered at the design stage, and that steps have been taken to minimise these?	C&D	It is understood that traffic studies are currently being undertaken by Mark Gould of Scott Wilson.	The ES, TA, CoCP provide measures to minimise effects. The Environmental Management Strategy will ensure that these measures are implemented.	Provide copies of the ES, TA, CoCP and the Environmental Management Strategy.	6
10.2.5	3	Has the project team assessed possible use of other existing transport routes (other than road), such as rail, water, etc for the movement of construction materials and/or waste?	C&D	There is a potential for the use of underground and mainline train lines as well as river barges for delivery of materials.	Credit statements made at RIBA Stage C remains valid.	Confirmation of routes to used is required. Provide copies of TA.	3
11. Nuisance to Neighbours							
11.1 Basic Principles							
11.1.2	5	Are there any measures included in the design of the scheme that go beyond those agreed at the planning permission stage that are intended to mitigate any nuisance caused by the operation of the scheme once constructed?	C&D	For the purposes of this early pre-assessment exercise, an assumption is made that low cost design changes will be carried out following the planning application.	Liaison has been ongoing with the VPT to ensure that any effects on the theatre are minimised. These are still being agreed but may go beyond that required by the DfT. This cannot be confirmed until permission and any consents are made. Any additional measures may incur further cost.	Provide ES and copies of any documentation stating measures to minimise nuisance.	5

Credit Ref	Credits Available/ % weighted worth	Credit Requirement	Applies to*	References and Commentary at Outline Design (RIBA C)	Updated References and Commentary at Detailed Design (RIBA D)	Further Actions	Likely Score
11.3 Nuisance from Noise and Vibration							
11.3.1(a)	2	Have baseline noise studies been carried out for the project?	C&D	The baseline noise studies will be carried out as part of the EIA.	This is documented within the ES.	Provide copy of the ES.	2
11.3.1(b)	2	Have baseline vibration studies been carried out for the project?	C&D	The baseline noise studies will be carried out as part of the EIA.	This is documented within the ES.	Provide copy of the ES.	2
11.3.2(a)	2	Have proposals been put forward at design stage for mitigating noise during operation?	C&D	Should be included within ES.	This is documented within the ES.	Provide copy of the ES.	2
11.3.2(b)	2	Have proposals been put forward at design stage for mitigating vibration during operation?	C&D	Should be included within ES.	This is documented within the ES.	Provide copy of the ES.	2
11.3.3(a)	2	Have proposals been put forward at design stage for mitigating noise during the construction phase?	C&D	Should be included within ES.	This is documented within the ES.	Provide copy of the ES.	2
11.3.3(b)	2	Have proposals been put forward at design stage for mitigating vibration during the construction phase?	C&D	Should be included within ES.	This is documented within the ES.	Provide copy of the ES.	2
11.4 Nuisance from Air Pollution, including Dust and Odours							
11.4.1	4	Is there evidence that appropriate measures have been taken in design to minimise emissions during operation?	D	It is not clear whether there will be any emissions as a result of the scheme operation.	This is documented within the ES.	Provide copy of the ES.	2
11.5 Nuisance from Light Pollution							
11.5.1	5	Is there evidence that appropriate measures have been taken in the design of the project to prevent light spillage to neighbouring areas during operation?	D	The majority of the development is underground with only new station access point being above ground. At this early stage of the assessment, the specification of lighting that minimises pollution is considered to be of no additional cost.	Credit Statement made at RIBA Stage C remains valid. In addition it was stated by MM and LU during the workshop that all lighting would be CIBSE compliant.	Provide lighting specifications.	5
11.5.2	1	Is there evidence that appropriate measures have been taken at each stage of the project to prevent light spillage to neighbouring areas during construction?	D	The construction process will be a 24-hour activity and the light pollution will be an issue.	Although construction will at times be 24 hours, measures to avoid obtrusive light will be implemented. It was stated by MM and LU during the workshop that all lighting would be CIBSE compliant.	Provide lighting specifications.	1
12. Community Relations and Joy in Use							

Credit Ref	Credits Available/ % weighted worth	Credit Requirement	Applies to*	References and Commentary at Outline Design (RIBA C)	Updated References and Commentary at Detailed Design (RIBA D)	Further Actions	Likely Score
12.1 Basic Principles							
12.1.1	12	Has a community consultation exercise been carried out, and the results passed to appropriate members of the project team and, as and where appropriate the results fed back to consultees?	C&D	Tony Johnston confirmed that the main stakeholders have been consulted and that the public consultations will be carried out.	LU have undertaken various consultation exercises. The process is documented within the ES.	Provide copy of the ES.	12
12.1.2	2	Has a member of the project team been made responsible for ongoing community consultation?	C&D	Hugh Kerr confirmed that LU's Kunal Mundal (Stakeholder Manager) is the appointed person.	Kirsteen Dickson, LU, is responsible for consultation.	No further action required.	2
12.1.3	7	Has there been a community relations programme covering all relevant project stages?	C&D	Tony Johnston confirmed that only early stage consultations have been carried out at present but are expected to carry on.	This has been prepared by LU and is also discussed within the ES.	Provide copy of the strategy and the ES.	7
12.2 Engagement with Relevant Local Groups							
12.2.1	2	Did the community relations programme include a mechanism for local interest groups to communicate with project and/or construction team?	C&D	It is assumed that the appropriate mechanisms will be set up as a low effort/cost exercise.	The Environmental Management Strategy will ensure that a helpline is open to all during construction and will also ensure communication with LU.	Provide copy of the Environmental Management Strategy.	2
12.2.2	2	Have any partnership links been established with local groups (for example, donation of skills or surplus materials)?	C&D	It is considered uncertain at this early stage of the design whether appropriate links with local groups will be set up.	No partnerships have been established as yet.	None required.	2
12.3 Effectiveness of the Community Relations Programme							
12.3.1	4	Has there been a mechanism to ensure that comments from the local community were recorded and followed up?	C&D	It is assumed that appropriate mechanisms will be established.	Kirsteen Dickson at LU has been responsible for communications.	Evidence required showing comments have been addressed.	4
12.3.2	8	Has the client incorporated responses from the community relations programme into project decision making?	C	It is understood that the scheme will be going to public enquiry in October 2006. It is uncertain whether the Client will be able to incorporate community comments in the brief or strategy documents.	There have been various rounds of consultation where comments have been included.	Evidence required showing comments have been addressed and included.	8
12.3.3	8	Is there evidence of changes having been made to the design or construction process as a result of feedback from the community consultation?	D	It is understood that the scheme will be going to public enquiry in October 2006. It is whether the community comments will be incorporated in the design and	The Paid Area Link was routed as a result of external concerns being raised. This documented in the ES.	Provide copy of the EA.	8

Credit Ref	Credits Available/ % weighted worth	Credit Requirement	Applies to*	References and Commentary at Outline Design (RIBA C)	Updated References and Commentary at Detailed Design (RIBA D)	Further Actions	Likely Score
				<p>construction process.</p> <p>Hugh Kerr confirmed that the design changes will be recorded in the Register of Assurances and Undertakings.</p>			
12.4 Joy in Use							
12.4.1	9	Is there evidence that consideration has been given to a high degree of occupier comfort and/or user enjoyment?	C&D	<p>The scheme will result in reduction of congestion and improved accesses to and from the Victoria Underground Station.</p> <p>Design Team confirmed that the conditions for the London underground staff will be significantly improved by the incorporation of new and larger facilities, such as changing rooms, offices, toilets etc. Design Team could not confirm at this stage whether thermal comfort of the tube users and staff, especially during hot summer months, will be considered.</p>	<p>This has been embedded into the scheme. There has also been links made to the cooling the tube project to ensure passenger comfort. This is documented within the ES.</p>	Provide copy of the ES.	9
12.4.2	7	Is there evidence that the needs of all different user groups have been considered and respected to an equal degree in the design solution (for example, car drivers, cyclists, pedestrians, etc.)?	D	<p>Tony Johnston confirmed that DDA compliant features are being considered as part of the design process.</p>	<p>The ES contains a chapter on community and a HIA has also been undertaken. Both demonstrate positive outcomes of implementing the scheme.</p>	Provide copy of the ES and the HIA.	7
12.4.3	4	Is there evidence that the project has been designed to be sympathetic to its human users and in scale with its surrounding environment?	D	<p>The scheme will considerably improve the conditions for the users of the station. The aboveground architecture is to be consistent with existing architecture in style and scale.</p>	<p>The ES contains a chapter on community and a HIA has also been undertaken. Both demonstrate positive outcomes of implementing the scheme.</p>	Provide copy of the ES and the HIA.	4

* C = Client, D = Designer, C&D = Client and Designer

3 Pre-Assessment Results

3.1 Results Summary

3.1.1 The results of the preliminary CEEQUAL Assessment is provided in Appendix A of this report. A summary breakdown of the scoring has been provided below in Tables 4.1.

Section	Initial Assessment Score	Section %	% Weighted
Project Environmental Management	68/82	82.9	9.9
Land Use	75/78	96.2	7.8
Landscape	54/62	87.1	6.1
Ecology	21/66	31.8	2.7
Archaeological and Cultural Heritage	57/61	93.4	5.8
Water Issues	47/55	85.5	7.6
Energy	44/62	70.1	6.0
Use of Materials	52/79	65.8	6.3
Waste	18/23	78.3	6.8
Transport	45/45	100	7.6
Nuisance to Neighbours	20/27	74.1	5.4
Community Relations	63/65	96.9	7.5
Total			79.5%

3.1.2 By undertaking the preliminary CEEQUAL assessment it has been demonstrated that at Client and Designer input of the development of the VSU scheme has the potential to achieve an Excellent rating with an overall score of 79.5%.

3.2 Conclusions

3.2.1 By following the CEEQUAL scheme, throughout the design process, this has facilitated the specification and design of the enhancement proposals to achieve environmental excellence, and thereby to deliver improved environmental performance. Undertaking a CEEQUAL assessment has also

complemented the environmental and sustainability targets set by the project and those embedded in wider Government policy.

3.2.2 CEEQUAL is has been complementary to the environmental assessments that have been ongoing since the outset of the project such as geotechnical investigations and ecological studies.

3.2.3 To summarise, CEEQUAL has:

- promoted improved environmental performance in specification and design of the of the VSU scheme;
- demonstrated the commitment of LU and Mott MacDonald to environmental quality; and
- celebrated the achievement of high environmental standards in the scheme.

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Annex A Detailed Credit Scores

	Credit value	Score	% Score Section	Overall % Score
Section 1				
1.1.1	3	3		
1.1.2	6	6		
1.1.3	6	6		
1.1.4	7	7		
1.1.5	4	4		
1.1.6	2	2		
1.1.7	3	3		
1.1.8	3	0		
1.2.1	4	4		
1.2.2	4	4		
1.2.3	3	0		
1.3.1	2	2		
1.3.2	3	3		
1.3.3	5	5		
1.3.4	5	0		
1.3.5	3	0		
1.3.7	3	3		
1.4.1	3	3		
1.5.1	8	8		
1.5.2	5	5		
SectionTotal	82	68	82.92682927	9.951219512
Section 2				
2.1.1	9	9		
2.1.2	3	3		
2.1.3	6	6		
2.1.4	10	10		
2.1.5	5	5		
2.1.6	4	4		
2.1.7	4	4		
2.2.1	2	2		
2.2.2	5	5		
2.3.1	7	6		
2.3.2	8	6		
2.3.3	5	5		
2.3.5	6	6		
2.3.6	4	4		
SectionTotal	78	75	96.15384615	7.884615385

Section 3				
3.1.1	7	7		
3.1.2	2	2		
3.1.3	7	7		
3.1.4	8	8		
3.2.1	6	6		
3.2.2	2	2		
3.2.3	6	6		
3.2.5	7	7		
3.3.1	5	5		
3.3.2	4	4		
3.3.3	3	0		
3.4.1	5	0		
SectionTotal	62	54	87.09677419	6.009677419
Section 4				
4.1.1	6	6		
4.1.2	2	2		
4.1.3	3	3		
4.2.1	2	2		
4.2.2	2	2		
4.3.1	6	6		
4.3.2	6	0		
4.3.3	4	0		
4.4.1	6	0		
4.4.2	6	0		
4.4.3	5	0		
4.4.4	6	0		
4.5.1	6	0		
4.5.2	6	0		
SectionTotal	66	21	31.81818182	2.704545455
Section 5				
5.1.1	8	8		
5.2.1	4	4		
5.2.2	9	9		
5.3.1	6	6		
5.3.2	6	6		
5.3.3	6	6		
5.3.4	8	8		
5.3.5	4	4		
5.4.1	6	6		
5.4.2	4	0		
SectionTotal	61	57	93.44262295	5.793442623
Section 6				
6.1.1	10	10		
6.2.1	4	4		
6.3.1	9	9		
6.4.1	4	4		
6.4.2	6	6		
6.4.3	2	2		
6.4.4	6	6		
6.5.1	8	0		
6.5.2	6	6		
SectionTotal	55	47	85.45454545	7.605454545

Section 7				
7.1.1	9	0		
7.1.2	12	12		
7.2.1	5	5		
7.2.2	16	16		
7.2.3	4	4		
7.2.4	9	0		
7.3.1	3	3		
7.3.2	4	4		
SectionTotal	62	44	70.96774194	6.032258065
Section 8				
8.1.1	3	3		
8.1.2	6	6		
8.2.1	4	4		
8.2.2	3	0		
8.2.3	7	4		
8.3.1	7	0		
8.3.2	7	7		
8.4.1	6	4		
8.4.2	8	5		
8.4.3	6	4		
8.5.1	4	4		
8.5.2	3	2		
8.6.1	3	3		
8.6.2	3	3		
8.7.1	3	3		
8.7.2	6	0		
SectionTotal	79	52	65.82278481	6.253164557
Section 9				
9.1.1	4	4		
9.1.2	5	5		
9.3.1	4	0		
9.3.4	10	9		
SectionTotal	23	18	78.26086957	6.808695652
Section 10				
10.1.1	4	4		
10.1.2	11	11		
10.1.3	9	9		
10.1.4	9	9		
10.2.1	3	3		
10.2.2	6	6		
10.2.5	3	3		
SectionTotal	45	45	100	7.6

Section 11				
11.1.2	5	0		
11.3.1a	2	2		
11.3.1b	2	2		
11.3.2a	2	2		
11.3.2b	2	2		
11.3.3a	2	2		
11.3.3b	2	2		
11.4.1	4	2		
11.5.1	5	5		
11.5.2	1	1		
SectionTotal	27	20	74.07407407	5.407407407
Section 12				
12.1.1	12	12		
12.1.2	2	2		
12.1.3	7	7		
12.2.1	2	2		
12.2.2	2	0		
12.3.1	4	4		
12.3.2	8	8		
12.3.3	8	8		
12.4.1	9	9		
12.4.2	7	7		
12.4.3	4	4		
SectionTotal	65	63	96.92307692	7.463076923
Total	705			79.51355754