

5. Holistic

5.3 Water

As a result of climate change, the UK is expected to experience warmer/wetter winters and hotter/drier summers, as well as increasing likelihood of heavy rainfall and heatwaves. The proposals aim to minimise water usage and reduce the burden on local drainage system through the following measures:

- Water efficient sanitaryware including taps, showers
- Blue roof to terraces
- Rainwater collection
- Drought tolerant planting & carefully specified irrigation system

BREEAM encourages sustainable water use in the operation of the building and its site. Issues in this section focus on identifying means of reducing potable water consumption (internal and external) over the life time of the building and minimising losses through leakage. This is addressed by the following targeted credits:

- WAT 01 Water consumption
- WAT 02 Water monitoring
- WAT 03 Leak detection
- WAT 04 Water efficient equipment



Example visual of typical WC (Superloo)



5. Holistic

5.4 Transport

The development has good access to public transport and is car-free, except 1 accessible parking space (with electric charging). The varied cycle storage supported by high quality end of journey facilities, including showers, lockers, to support cycling and active travel. See below and refer to Design & Access Statement (Section 5.13) for further detail.

The current proposal aims to provide a BREEAM compliant scheme which is a significant improvement and overprovision of the London Plan + 20% requirements, based on the uplift area of 609 m2.

Proposal

158 Long Stay Cycle Spaces

- Double stacked racks (132 spaces)
- 9 Sheffield stands (18 spaces)
- 8 Brompton lockers (8 spaces)

12 Short Stay Cycle Spaces:

- 5 Sheffield stands (10 spaces)
- 1 oversized cycle Sheffield stand (2 spaces)

22 Showers:

- 8 in the Changing Rooms
- 14 On Floor, Levels 02-08

146 Lockers Total (Double Stacked):

- 40 in the changing rooms
- 52 in the drying room
- 54 in the cycle store

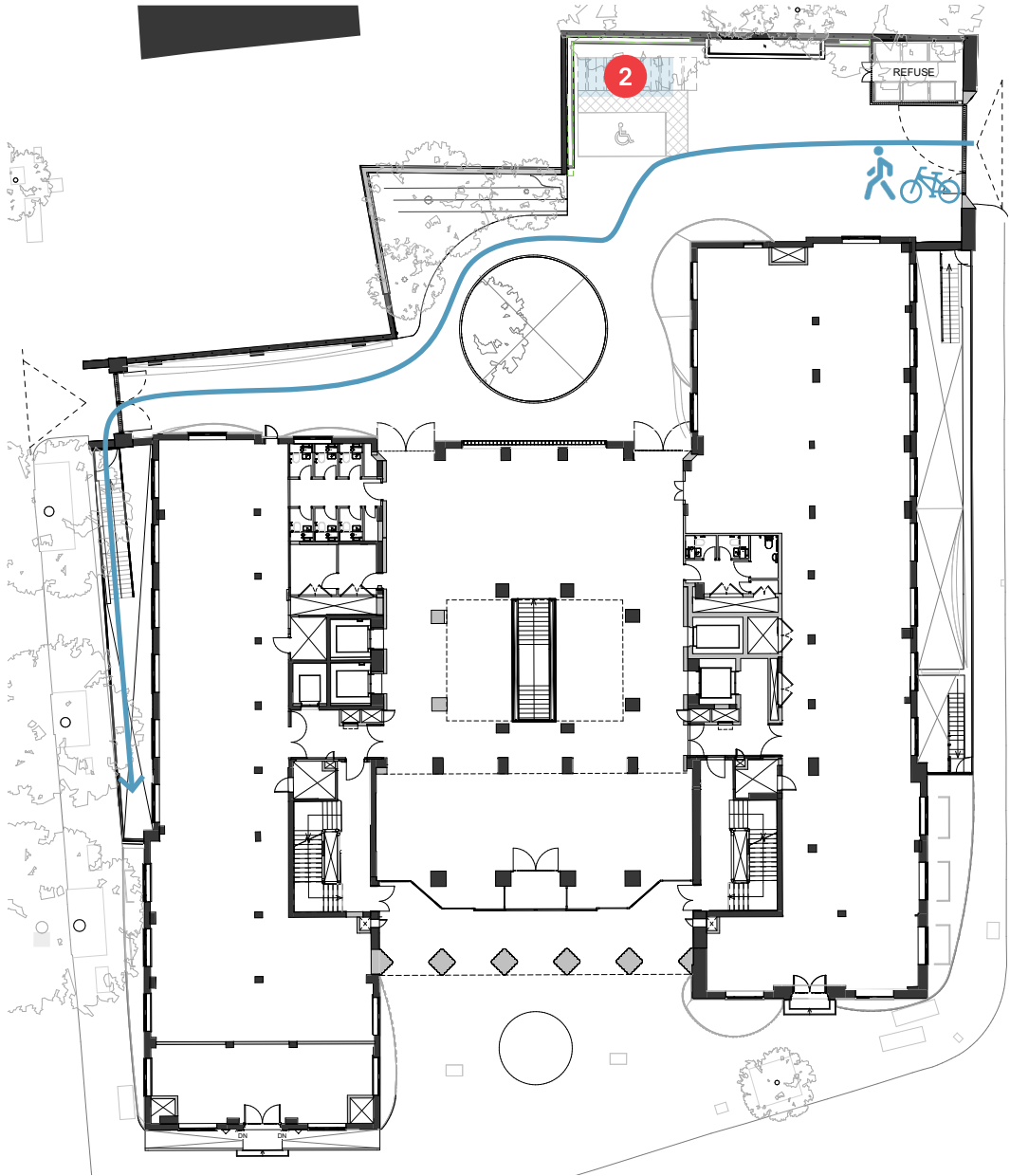
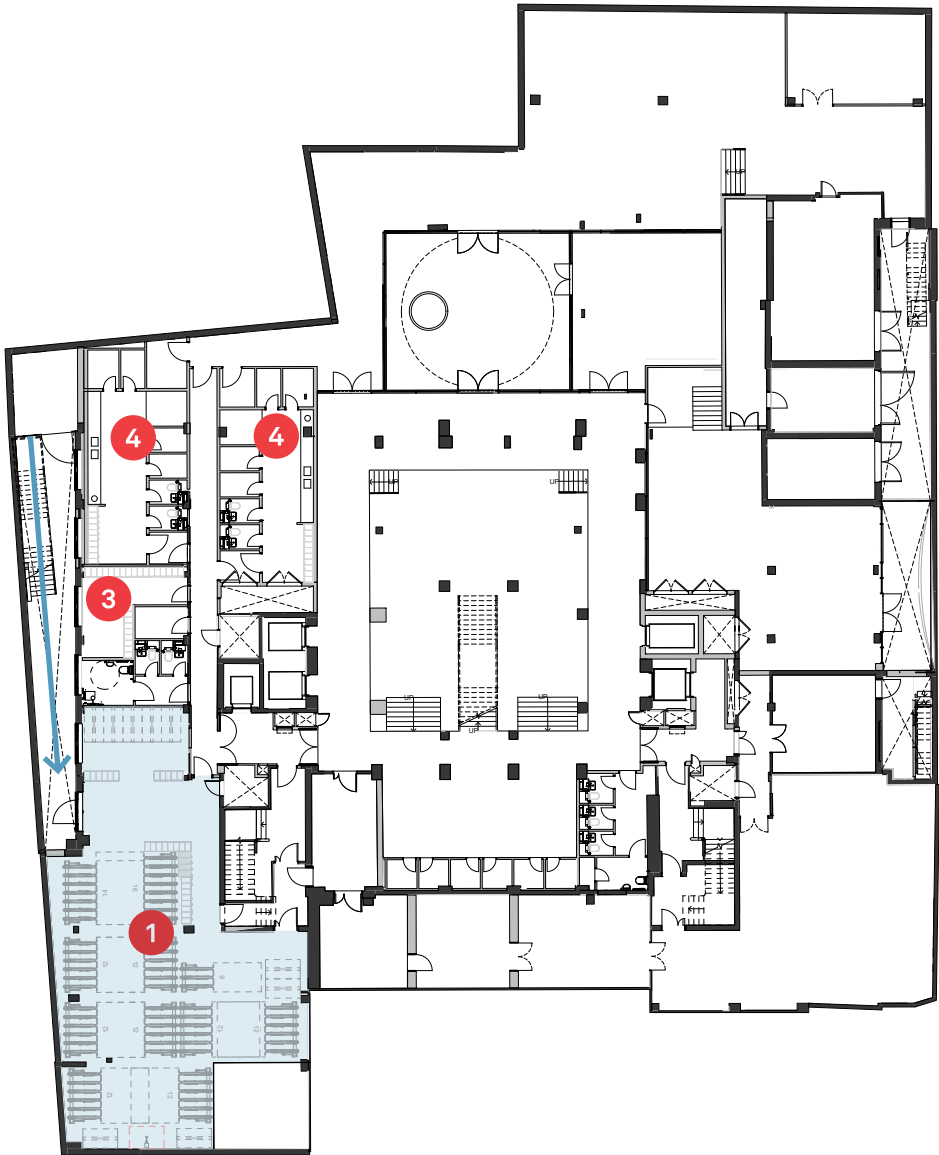


Basement and Ground Floor Plans



Cycle Storage

- 1 158 Long Stay Cycle racks
- 2 12 Short Stay Cycle racks
- 3 Accessible WC/Shower
- 4 Changing Room



Appendices

6

6. Appendices

6.1 BREEAM

6. Appendices

6.1 BREEAM

BREEAM Pre Assessment

A credit review was undertaken during stage 2 to understand the route to Excellent, and identify a pathway to achieving Outstanding, using the 2014 Refurbishment and Fit out Scheme.

Following a workshop with the design team, the credit tracker was prepared to demonstrate the achievable credits within the current scopes of appointment. This gives the project an Excellent rating.

However during design development, the scheme exceeded 500sqm GIA gain, which means that the project must now pursue Bespoke Certification. The Bespoke checklist has been produced by BRE and has been reviewed to ensure compliance.

Issue	Date	Reason for Issue	Author
R.1	23.10.23	BREEAM Workshop	ZS
R.2	13.11.23	Update	ZS
R.3	18.12.23	Update - Man 02	ZS
R.4	07.03.24	Update	ZS
R.5	18.03.24	Update - Pol 03	ZS
R.6	24.03.24	Update - Man 01	ZS

Project Name: 124 Theobalds Road
Prepared for: Gravita Property (ORMS)
Building Type: Office

Project Stage: Design Stage Assessment
Scheme: BREEAM Refurbishment & Fit Out 2014
Manual Version: 2
Project type: Fully Fitted

Key Statistics

Will the building be heated and/or cooled?	Yes
Commercial/industrial refrigeration and storage systems	No
Building user transportation systems (Lifts)	Yes
Building user transportation systems (Escalators / moving walks)	No
Is demolition occurring under the developer's ownership?	Yes
Laboratory function/area and size category	No Laboratory
Laboratory containment level	No
Fume cupboards and/or containment devices	No
Are WC facilities only provided within the residential areas of long term stay?	No
Unregulated water uses present? (e.g. vehicle wash system, irrigation)	Yes
Does the building have external areas within the boundary of the assessed development?	No
Are there new or existing landscaping areas within the refurbishment or fit-out zone and within developer control?	Yes - new only
Are there any external areas within the refurbishment or fit-out zone and within developer control that can feasibly be enhanced in line with LE 04	No
Are there statutory requirements, or other issues outside of the control of the project, that impact the ability to provide outdoor space?	No

