



28 January 2014

**Delivered by post and email**

Miheer Mehta  
Planning Department  
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Our reference:  
SDML2002

Your reference:  
2013/6477/P

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Dear Sirs,

## **BREEAM NON\_DOMESTIC PRE\_ASSESSMENT 49 FITZJOHNS AVENUE, NW3**

Following feedback to the planning application (application reference: 2013/6477/P) submitted for the change of use of the existing building (Sui Generis) at 49 Fitzjohns Avenue to a single residential family dwelling (Use Class C3) a preliminary BREEAM Refurbishment Domestic Buildings pre-assessment has been undertaken to support the planning applications Draft Sustainability Plan.

As set out in the applications Draft Sustainability Plan the applicant proposes to adopt a positive sustainability strategy for the scheme and will work with architects, engineers and consultants to ensure that the refurbished dwelling will meet the requirements of BREEAM Domestic Refurbishment and is targeting an Excellent rating in accordance with the 2012 Technical Manual (Ref SD5072-2012-02).

## **BREEAM PRE-ASSESSMENT RESULTS**

The preliminary BREEAM pre-assessment has been undertaken, and accompanies this letter. As no detailed design has been completed a number of assumptions and design decisions have been made to determine the likely credit scoring of the scheme and inform the future design development in order that the highest viable and feasible BREEAM refurbishment rating can be attained.

The pre-assessment has identified a target building score of **71.57%** and Indicative Building Rating of **Excellent** at the planning application stage.

Whilst the building is not listed it is located within the Fitzjohns/Netherall Gardens Conservation Area and this is anticipated to present a number of constraints and challenges to adopting some typical sustainability measures such as the installation of low carbon or renewable energy technologies. It also limits the ability for significant external building modifications, however, the applicant and design team proposes to work with the existing structure, minimising use of new materials and adopting best practice in refurbishment in order to meet the target BREEAM rating.

**Table 1: Summary of BREEAM Pre-Assessment Scoring**

Category	Issue	Credits Available	Indicative Credits Achieved	Weighting	Section Score
Management	Man 01	3	3	12%	9.82%
	Man 02	2	1		
	Man 03	1	1		
	Man 04	2	2		
	Man 05	1	1		
	Man 06	2	1		
Health and Wellbeing	Hea 01	2	1	17%	12.75%
	Hea 02	4	4		
	Hea 03	1	1		
	Hea 04	2	1		
	Hea 05	2	1		
	Hea 06	1	1		
Energy	Ene 01	6	4	43%	26.69%
	Ene 02	4	2.5		
	Ene 03	7	2.5		
	Ene 04	2	0		
	Ene 05	2	2		
	Ene 06	1	1		
	Ene 07	2	1		
	Ene 08	2	2		
	Ene 09	2	2		
	Ene 10	1	1		
Water	Wat 01	3	2.5	11%	9.90%
	Wat 02	1	1		
	Wat 03	1	1		
Materials	Mat 01	25	12	8%	4.27%
	Mat 02	12	8		
	Mat 03	8	4		
Waste	Was 01	2	2	3%	2.40%
	Was 02	3	2		
Pollution	Pol 01	3	2	6%	3.75%
	Pol 02	3	1		
	Pol 02	2	2		
Innovation		10	2	N/A	2.00%
Indicative Score					71.57%
Indicative Rating					Excellent

As with all pre-assessments, it is indicative only at this stage and particularly in regards to this application which does not have any design information at present, however as BREEAM Accredited Professionals, Turley Associates can continue to advise the client and design team to ensure that the target rating is secured.

I hope that this letter and the accompanying pre-assessment information deal with all matters outstanding regarding the planning applications Draft Sustainability Plan but please do not hesitate to contact me if there are any aspects that you wish to discuss further.

Yours sincerely

**Richard Halsey**

Senior Consultant, Sustainability