quantic associates architects

architects +planners

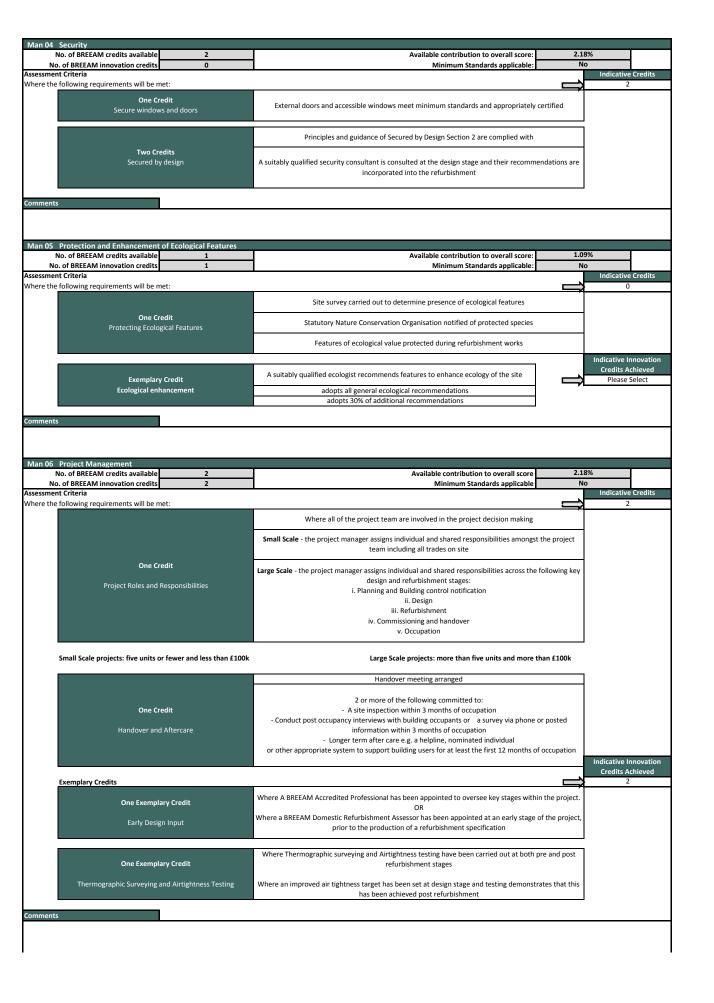
1 Club Workspace The Barley Mow Centre 10 Barley Mow Passage Chiswick W4 4PH Tel 020 8749 5771

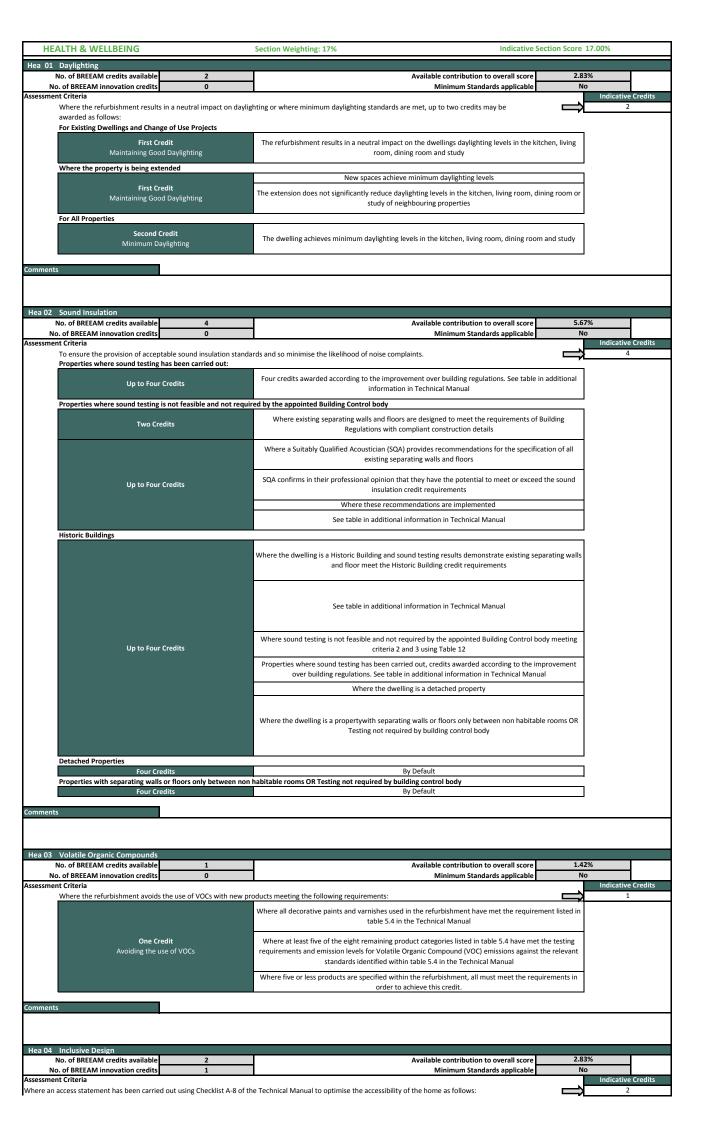
BREEAM Domestic Refurbishment 2012 Pre Assessment

for

297 - 299 Euston Road

BREEAM Domestic Refurbishme							B	REEAI
his assessment and indicative BREEAM rating is no he score presented is indicative of a dwelling's pot					Pass Goo	Minimum Sta d Very Good	andards Excellent	Outstandin
inverified commitments given at an early stage in the				Ene 02	4 4	4	4	×
	Euston Roa Indicative building score (9		AD NW1 3AQ	Wat 01 Hea 05	1 1	4	1	×
	Indicative BREEAM ratio		ssified	Hea 06	1 1	4	4	4
Management Health & Wellbeing	Energy	Water Materials W	aste Pollution	Pol 03 Mat 02	4 4	4	×	×
INNOVATION		Section Weighting: 10%		IVIAL UZ	Indicativ	re Section Score:	4.00%	^
Comments								
MANAGEMENT		Section Weighting: 12%			Indicativ	e Section Score:	10.91%	
Man 01 Home Users Guide								
No. of BREEAM credits available No. of BREEAM innovation credits 0		Available contribution Minimum Stan						
Assessment Criteria						Indicativ	e Credits	
Where a Home Users Guide be provided to all	dwellings, covering all iss	ues set out in the 'Users Guide Con	tents list', three credits	may be awarded	t	\Rightarrow	3	3
Comments								
Man 02 Responsible Construction Practi	icas							
No. of BREEAM credits available	z 2		Availa	ble contribution	to overall sco	re: 2.1	8%	
No. of BREEAM innovation credits	1			Min	nimum Standar	rds N	o Indicativ	o Crodito
Assessment Criteria Where a compliant considerate construction so	cheme will be used, credi	s are awarded depending the score	e achieved as outlined b	elow:			Indicative 2	
Large Scale - project with more tha					T C lite			
Considerate Constant	at a see California	One Cred		C	Two Credits			
Considerate Construc	ctors Scheme	Score of 25-34 with a score	of 5 in each section	Score of 35-39	with a score of	f 7 in each section		
Alternative Complia	ant Scheme	Compliano	ce	Beyond Compliance				
	•			-,				
Small Scale - project with 5 units or fewer		One Cred	it	Two Credits		l		
Considerate Constructors Scheme		Score of 25-34 with a score	of 5 in each section	Score of 35-39 with a score of 7 in each section				
Alternative Complia	ant Scheme	Compilano	Compliance		Beyond Compliance			
Checklist A-3		50% of the optional items		80% of the optional items				
Exemplary Credit				7			Indicative I	
Considerate Constructors Scheme		Score of 40 or more with a sco	Score of 40 or more with a score of 7 in each section				Credits A Please	
Alternative Complia	Alternative Compliant Scheme		ompliance	1		,		
	· · · · · · · · · · · · · · · · · · ·							
Checklist A	Checklist A-3*		All Items (Optional & Mandatory)		* Small Scale Project Only			
Comments								
Man 03 Construction Site Impacts								
No. of BREEAM credits available No. of BREEAM innovation credits	0	-	Availa	ble contribution Minimum Stan				-
Assessment Criteria				IVIIIIIIIIIIII Stail	аштиз иррпсик	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Indicative	e Credits
Where evidence demonstrate that site impacts	s will be monitored, as de	tailed below:	One Cred	lit		ightharpoonup	1	l
Large Sca	le							
Eurge star	Large Scale Where ther			there is evidence to demonstrate that 2 or more of the sections in Checklist A-4 are completed				
Small Scal	le	Where there is evidence to den	nonstrate that 2 or mor	e of the sections	in Checklist A	-5 are completed		
		Sections of Checklist					l	
	Large Scale - Checklist A-4			Small Scale - Che	ecklist A-5			
Monitor, report and set targets fo	Monitor, report and set targets for CO2 production of energy use arising from site activities			ducing CO2 prod		ergy use arising		
Monitor, report and set targets for water consumption arising from site activities				from site act	tivities			
			Set objectives for reducing water use arising from site activities					
A main contracto			ctor environmental materials statement					
A main contractor that operates an Environmental Management System			- Main conductor commental materials statement					
80% of site timber	80% of site timber is reclaimed, re-used or responsibly sourced				used or respor	nsibly sourced		
Same definition of small and large							l	
Comments								





			Checklist A-8 of the Tec				
			Section 1	Section 2			
	One Credit Minimum Accessibility		Completed with Evidence				
	Two Credits Advanced Accessibility		Completed with Evidence	Completed with Evidence			
Exemplary Performance					Indicative Innovation		
Ī	One Credit	Where an access expert suitably qualified member of the design team has completed sections 1, 2 and 3 of Checklist A- 8, access statement template with evidence provided of the measures implemented in the refurbishment					
Comments	s	1		_			

