
Eight Associates
178 Ebury Street
London SW1W 8UP

+ (44) 020 7881 3090 Telephone
+ (44) 0845 458 1522 Facsimile

www.eightassociates.co.uk
info@eightassociates.co.uk

eight
associates

14 Roger Street

BREEAM Domestic Refurbishment Preliminary Assessment

Prepared by:

Cyril Knabe-Nicol
Eight Associates
The Old School House
London SW1W 8UP

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Prepared for:

Marek Wojciechowski Architects

14 Roger Street

BREEAM Domestic

Refurbishment

Preliminary

Assessment

Assessor	Cyril Knabe-Nicol	
Company Name:	Eight Associates	
Assessment QA by:	Edward Lowes	
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Introduction

14 Roger Street

BREEAM Domestic

Refurbishment

Introduction

Eight Associates have been appointed, as registered BREEAM Domestic Refurbishment assessors, to undertake outline stage review of the likely BREEAM rating for the proposed development at 14 Roger Street in the London Borough of Camden. The results of this report are based on the discussion that took place in April 2013 and subsequent correspondence with the design team.

Score Summary

The site reviewed currently scores an **EXCELLENT** rating, at **71.47%** (minimum score required 70%).

Building Summary

The proposed development is residential development located on Roger Street in London. The development is a refurbishment with a change of use from office to six residential units.

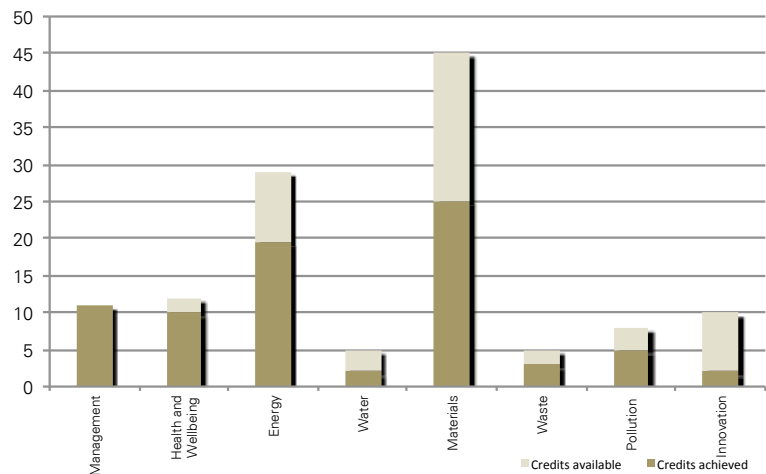
Rating Summary

14 Roger Street BREEAM Domestic Refurbishment

Summarised Score

	Credits available	No. Achieved	% Achieved	Weighting Factor	Credits Score
Management	11	11	100	0.12	12.00
Health and Wellbeing	12	10	83	0.17	14.17
Energy	29	20	67	0.43	28.91
Water	5	2	40	0.11	4.40
Materials	45	25	56	0.08	4.44
Waste	5	3	60	0.08	1.80
Pollution	8	5	63	0.06	3.75
Innovation	10	2	20	0.10	2.00
Total					71.47%
Rating					EXCELLENT

Graphic Breakdown



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MANAGEMENT

Man 01 – Home Users Guide

The design team has confirmed that a Home Users Guide will be provided, informing occupiers on the correct operation of the building's various systems.

3 of 3

Three of the available three credits are targeted for this issue.

Man 02 – Responsible Construction

The design team has confirmed that the refurbishment will be managed in an environmentally and socially considerate and accountable manner. The site will be registered under the CCS scheme and achieve a score of at least 35, including at least 7 within each section.

2 of 2

Man 03 – Construction Site Impacts

The design team has confirmed that the refurbishment will be managed in an environmentally sound manner, and that site emissions and waste will be managed in line with BREEAM criteria. These sections concern such issues as the monitoring and reporting of on-site CO₂ production, and the operation of an Environmental Management System.

1 of 1

The available credit for this issue is targeted.

Man 04 - Security

The design team has confirmed that one external door is to be retained, and will be refurbished to comply with BREEAM requirements. New External Doors and Windows will be certified under the following:

2 of 2

- External Door Sets: PAS 24:2007 or LPS1175 Issue 7 Security Rating 1
- Windows: BS 7950:1997 (36) or LPS1175 Issue 7 Security Rating 1

The design team has also confirmed that an Architectural Liaison Officer will be consulted, and that Secured by Design recommendations will be followed.

Two of the two available credits are currently targeted.

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Man 05 – Ecological Features

The design team has confirmed that, as the site is of low ecological value, a site survey to establish the presence of ecological features will be carried out by a member of the project team.

1 of 1

The available credit for this issue is targeted.

Man 06 – Project Management

The design team has confirmed all members of the project team will be involved in project decision-making, and the individual/shared roles and responsibilities of each member will be assigned across the key design and refurbishment stages.

2 of 2

It has also been confirmed that a handover meeting will be arranged, and that measures will be taken to ensure project success.

Two of the two available credits are targeted for this issue.

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HEALTH AND WELLBEING

Hea 01 - Daylighting

The design team has confirmed that the minimum BREEAM Domestic Refurbishment daylighting standards are likely to be achieved for the habitable rooms of the development

1 of 2

Of the available two credits, one is targeted at this stage.

Hea 02 – Sound Insulation

The design team has confirmed that the dwelling will be fully sound tested by an accredited acoustician and is likely to achieve 5dB better than Building Regulations performance standards.

4 of 4

Of the available four credits, four credits are targeted at this stage.

Hea 03 – Volatile Organic Compounds

The design team has confirmed that internal finishes and fittings that emit high levels of volatile organic compounds will be avoided in the specification.

1 of 1

The available credit for this issue is targeted.

Hea 04 – Inclusive Design

A design and access statement will be provided for the scheme, which will be in line with BREEAM requirements. The design team will ensure that accessibility to the dwelling is incorporated within the design and specification of the dwelling.

2 of 2

Of the available two credits, two are currently targeted at this stage.

Hea 05 – Ventilation

The design team has confirmed that ventilation standards will be met as outlined in the BREEAM Domestic Refurbishment Manual including compliance with Building Regulations Approved Document F (2010) Section 5, regarding background ventilation and wet room ventilation requirements.

2 of 2

Two of the two available credits are targeted for this issue.

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Hea 06 – Safety

The design team has confirmed that compliant fire and carbon monoxide detection systems will be installed, and will meet the following requirements:

1 of 1

- Fire detection should be a Grade A, Category A, LD2 system, positioned in accordance with Approved Document B.
- Carbon Monoxide detection systems should meet BS EN 50291-1:2001 (40), positioned in accordance with BS EN 50292:2002.

The available credit for this issue is targeted, and must be obtained in order to achieve a BREEAM 'Very Good' rating.

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ENERGY

Ene 01 – Improvement in EER

The design team has confirmed that efforts will be made to improve the energy efficiency of the dwelling, thus reducing the associated CO₂ emissions. 2 of 6

The BREEAM Domestic Refurbishment Energy Calculator has been used to calculate the Energy Efficiency Rating for before and after refurbishment, with information obtained from full SAP 2009 output.

Based on the SAP output, an improvement of at least 18 in the EER is expected to be achieved for the scheme.

Two credits of the available six credits are currently targeted for this issue.

Ene 02 – EER Post Refurbishment

A post-refurbishment Energy Efficiency Rating of at least 75, using data obtained from full SAP 2009 is predicted at present for the scheme. Two and half credits are currently targeted. 2.5 of 4

Please note that a BREEAM 'Excellent' rating requires a minimum post-refurbishment EER of ≥ 70 .

Ene 03 – Primary Energy Demand

The design team has confirmed that efforts will be made to reduce the absolute total regulated energy demand of the dwelling, as a result of refurbishment. 6 of 7

It has been estimated that the post-refurbishment Primary Energy Demand will be no more than 160 KWh/m²/year, for which six credits can be awarded.

Six of the available seven credits are currently targeted for this issue.

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Ene 04 – Renewable Technologies

The design team has confirmed that renewable technologies will not form part of the development's energy strategy at this stage. 0 of 2

Credits for this issue are not currently targeted.

Ene 05 – Energy Labelled White Goods

The design team has confirmed that, where supplied, appliances with the following energy labels will be specified for each dwelling: 2 of 2

- Fridges, freezers, fridge-freezers, washing machines and dishwashers carrying the Energy Saving Trust 'Recommended' Label.
- Washer dryers and tumble dryers rated 'B' under the EU Energy Efficiency Labelling Scheme.

Where any of the above appliances are not supplied, the EU Energy Efficiency Labelling Scheme Information Leaflet will be provided in lieu.

Two of the available two credits are currently targeted for this issue. Please see the manual for additional requirements regarding the water consumption of washing machines and dishwashers.

Ene 06 – Drying Space

The design team has confirmed that 4m+ of clothes-drying line will be provided, within a bathroom of each development with controlled ventilation. 1 of 1

The available credit for this issue is targeted.

Ene 07 - Lighting

The design team has confirmed that energy efficient lighting will be specified throughout the dwelling. The internal lighting system will have an energy demand of no more than 9 Watts/m² of the total floor area, and external lighting will meet the requirements of Energy Efficient Space Lighting. 2 of 2

Two of the available two credits are targeted for this issue.

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Ene 08 – Energy Display Devices

The design team has confirmed that a fixed Energy Display Device will be specified, which will be capable of displaying both electricity and primary heating fuel consumption data in line with the requirements set out under issue Ene 08, for which two credits will be achievable.

2 of 2

Two of the available two credits are targeted at this stage.

Ene 09 – Cycle Storage

Cycle storage will be provided within the development to ensure that each dwelling will have one cycle space.

1 of 2

One of the available two credits is currently targeted for this issue.

Ene 10 – Home Office

The design team has confirmed that the space and services necessary for occupants to be able to work from home will be provided.

1 of 1

A room other than the kitchen, living room, master bedroom or bathroom will incorporate the following services:

- Two double power sockets
- One telephone point
- A window with an openable casement of no less than 0.5m² and whose width or height is no less than 450mm.

The available credit for this issue is targeted.

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WATER

Wat 01 – Internal Potable Water Use

The design team has confirmed that internal water use attenuation measures will be implemented. Although a number of options are available to achieve one credit for this issue, Eight Associates recommend the following specification for bathrooms only:

- Taps with a flow rate of 4 litres per minute or less
- Showers with a flow rate of 9 litres per minute or less
- Baths with a capacity of no more than 140 litres to overflow
- WCs with an effective flushing volume of 3 litres or less

Two of the available three credits are targeted for this issue, which meets the minimum requirements for a BREEAM 'Excellent' rating.

2 of 3

Wat 02 – External Water Use

The available credit for this issue is currently not targeted.

0 of 1

Wat 03 – Water Meter

The available credit for this issue is currently not targeted.

0 of 1

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MATERIALS

Mat 01 – Environmental Impact of Materials

The design team has confirmed that where new materials are provided, those with the optimal balance of low environmental impact and high thermal performance will be specified. 15 of 25

Fifteen of the twenty-five available credits are currently targeted, based on the Green Guide rating of works to the roof, as well as external, internal and separating walls, upper floors and windows.

Mat 02 – Responsible Sourcing of Materials

The design team has confirmed that efforts will be made to reuse materials where feasible and that where required, new materials will be responsibly sourced. Minimum standards apply to new timber, which must be sourced in accordance with the UK Government's Timber Procurement Policy. 6 of 12

Six credits are obtainable where $\geq 27\%$ of the points are achieved for the tier levels set out in the BREEAM Domestic Refurbishment Manual, issue Mat 02.

Six of the available twelve credits are currently targeted for this issue.

Mat 03 - Insulation

The design team has confirmed that where thermal insulation is required, responsibly sourced materials with a low embodied environmental impact relative to its thermal properties will be specified in line with BREEAM requirements. 4 of 8

Four of the available eight credits are currently targeted for this issue.

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WASTE

Was 01 – Household Waste

The design team has confirmed that household recycling facilities will be provided, thus diverting a substantial proportion of household waste from landfill or incineration.

1 of 2

The London borough of Camden operate a recycling service where waste is collected in orange-coloured refuse sacks and sorted post-collection, thus a single recycling container with a capacity of no less than 30 litres, installed in a fixed location will be sufficient to gain one credit for this issue.

Composting facilities have not been included within the current scheme.

One of the available two credits is currently targeted for this issue.

Was 02 – Refurbishment Site Waste

The design team has confirmed that a Level 2 Site Waste Management Plan (SWMP) will be implemented by the contractor. Through the implementation of the SWMP, the BREEAM best practice waste benchmarks for projects over £300k will be met for the minimisation of waste on site and the diversion of waste from landfill (recycle / recovery).

2 of 3

Two of the available three credits are currently targeted for this issue.

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POLLUTION

Pol 01 – NO_x Emissions

The design team has confirmed that efforts will be made to reduce the emission of nitrogen oxides into the atmosphere, arising from the operation of space heating and hot water systems. Where these emissions are equal to or lower than 40mg/kWh, three credits are achievable.

3 of 3

Three of the three available credits are targeted for this issue.

Pol 02 – Surface Water Runoff

The available credit for this issue is currently not targeted.

0 of 3

Pol 03 - Flooding

The design team has confirmed that a Flood Risk Assessment will be carried out to confirm that the development is located in a low flood risk area (zone 1).

2 of 2

Two of the available two credits are targeted for this issue, which meets the minimum requirements for a BREEAM 'Excellent' rating.

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INNOVATION

Inn 01

Man 6: The design team has confirmed that a BREEAM Domestic Refurbishment Assessor has been appointed prior to the production of the refurbishment specification.

2 of 10

Ene 8: The design team has confirmed that the energy display devices to be installed will be capable of recording consumption data.

Of the available ten credits, two are currently targeted.

Appendix 1

Score Sheet

BREEAM Domestic Refurbishment					Score assessment				
14 Roger Street Score Summary					Sub-total	Credits available	% achieved	Weighting factor	Credits Score
Management	Man 01	Home Users Guide	3	3	11	11	100	0.1	12.00
	Man 02	Responsible Construction Practices	2	2					
	Man 03	Construction Site Impacts	1	1					
	Man 04	Security	2	2					
	Man 05	Ecological Features	1	1					
	Man 06	Project Management	2	2					
Health and Wellbeing	Hea 01	Daylighting	1	2	10	12	83	0.2	14.17
	Hea 02	Sound Insulation	4	4					
	Hea 03	Volatile Organic Compounds	1	1					
	Hea 04	Inclusive Design	1	2					
	Hea 05	Ventilation	2	2					
	Hea 06	Safety	1	1					
Energy	Ene 01	Improvement in EER	2	6	20	29	67	0.4	28.91
	Ene 02	EER Post Refurbishment	2.5	4					
	Ene 03	Primary Energy Demand	6	7					
	Ene 04	Renewable Technologies	0	2					
	Ene 05	Energy Labelled White Goods	2	2					
	Ene 06	Drying Space	1	1					
	Ene 07	Lighting	2	2					
	Ene 08	Energy Display Devices	2	2					
	Ene 09	Cycle Storage	1	2					
	Ene 10	Home Office	1	1					
Water	Wat 01	Internal Water Use	2	3	2	5	40	0.1	4.40
	Wat 02	External Water Use	0	1					
	Wat 03	Water Meter	0	1					
Materials	Mat 01	Environmental Impact of Materials	15	25	25	45	56	0.1	4.44
		Roof	5	5					
		External Walls	5	5					
		Internal / Separating Walls	0	5					
		Upper and Ground Floor	5	5					
		Windows	0	5					
	Mat 02	Responsible Sourcing of Materials	6	12					
	Mat 03	Insulation	4	8					
Waste	Was 01	Household Waste	1	2	3	5	60	0	1.80
	Was 02	Refurbishment Site Waste	2	3					
Pollution	Pol 01	NO _x Emissions	3	3	5	8	63	0.1	3.75
	Pol 02	Surface Water Runoff	0	3					
	Pol 03	Flooding	2	2					
Innovation	Inn 01	Exemplary Performance	2	10	0	10	20	0.1	2.00
					Score:		71.47		
					Rating:		Excellent		