

Ene 4: External LightingAim

- 2.113 To recognise and encourage the specification of energy-efficient light fittings for external areas of the development.

Criteria

- 2.114 One credit is available as follows:

Credits	Headline Requirement
1	Where energy-efficient external lighting is specified and all light fittings are controlled for the presence of daylight.

- 2.115 The Design team are confident that this credit can be met. External lighting will be controllable for the presence of daylight and will have a timer clock.
- 2.116 One credit is awarded on a predictive basis for both the offices and multi-residential scheme elements.

Ene 5: Low & Zero Carbon TechnologiesAim

- 2.117 To reduce carbon emissions and atmospheric pollution by encouraging local energy generation from renewable sources to supply a significant proportion of the energy demand.

Criteria

- 2.118 Up to a maximum of three credits can be awarded as follows:

Credits	Headline Requirement
1	Where evidence provided demonstrates that a feasibility study considering local (<i>on-site</i> and/or <i>near site</i>) low or zero carbon (LZC) technologies has been carried out and the results implemented.
2	Where evidence provided demonstrates that the first credit has been achieved and there is a 10% reduction in the building's CO ₂ emissions as a result of the installation of a feasible local LZC technology.
3	Where evidence provided demonstrates that the first credit has been achieved and there is a 15% reduction in the building's CO ₂ emissions as a result of the installation of a feasible local LZC technology.

2.119 Alternatively a maximum of one credit is awarded as follows:

Credits	Headline Requirement
1	Where evidence provided demonstrates that a contract with an energy supplier is in place to provide sufficient electricity used within the assessed building/development to meet the above criteria from a 100% renewable energy source. (Note: a standard Green Tariff will not comply)

2.120 Through Camden Borough Council and the requirements of the London Plan the development is required to meet a target of 20% renewable energy provision. The M&E consultant has indicated this is likely to be achievable within the proposed development and current considerations include a mix of the following technologies:

- Photovoltaics
- Solar thermal
- Air source heat pump

2.121 The Design team are aware of the requirements for the Feasibility Study.

2.122 As the development is required to meet in excess of 15% it is likely that an approved innovation credit can be awarded for this, adding an extra credit to the score.

Ene 8: Lifts

Aim

2.123 To recognise and encourage the specification of energy-efficient transportation systems.

Criteria

2.124 Two credits are available as follows:

Credits	Headline Requirement
2	Up to two credits are available where evidence provided demonstrates the installation of energy-efficient lift(s).

2.125 Note that this credit is only applicable to the offices part of the building. There is likely to be a lift within the building. The design team will investigate current lift specifications and ascertain whether the costs attached to achieving this credit are reasonable.

2.126 The credit is withheld from the predictive score at the present time.

Ene 15: Provision of energy efficient equipmentAim

2.127 To recognise and encourage procurement and commissioning of energy-efficient equipment to ensure optimum performance and energy savings.

Criteria

2.128 One credit is available as follows:

Credits	Headline Requirement
1	One credit where evidence provided demonstrates procurement of office and domestic scale equipment on the basis of energy-efficient performance over the product life cycle.

2.129 This credit applies to the multi-residential element of the proposed development only. The requirements of the credit will be achievable within the specification of the development.

2.130 One credit is awarded on a predictive basis.

Ene 18: Drying spaceAim

2.131 To provide a reduced energy means of drying clothes.

Criteria

2.132 One credit is available as follows:

Credits	Headline Requirement
1	<p>Self contained dwellings:</p> <p>Space with posts and footings, or fixings capable of holding:</p> <ul style="list-style-type: none"> • 1-2 bedrooms: 4m+ of drying line. • 3+ bedrooms: 6m+ of drying line. <p>AND/OR</p> <p>Individual bedrooms:</p> <p>Space with posts and footings, or fixings capable of holding:</p> <p>2m+ of drying line per bedroom.</p>

2.133 This credit is applicable only to the multi-residential element of the proposed assessment. The architect is to examine the technical requirements of the credit though considers there are possibilities to include drying space either on the balcony or over the bath.

2.134 One credit is awarded on a predictive basis.

Transport

Transport Overview

- 2.135 Transportation to and from developments is an important consideration for both site personnel/employees and for the management of deliveries in an efficient and effective manner. The majority of personal travel (93%), and freight movement (65%) is now made up by road transportation (DTLR, 2000, cited in Environment Agency, 2008). Road traffic in the UK is 26% higher than the OECD European Average (OECD, cited in Environment Agency, 2008). Emissions from road transport are the main cause of chronic hot spots for particulates and nitrogen dioxide in major urban areas. In 2006, the latest year for which statistics are available, 22% of UK CO₂ emissions came from transport emissions (Environment Agency, 2008). Government policies support the use of public transport and walking/cycling over private car.

Tra 1: Provision of Public Transport

Aim

- 2.136 To recognise and encourage development in proximity to good public transport networks, thereby helping to reduce transport-related emissions and traffic congestion.

Criteria

- 2.137 Three credits are available as follows:

Credits	Headline Requirement
3	The credits are awarded on a sliding scale based on the assessed buildings' accessibility to the public transport network.

- 2.138 The development is highly accessible and is within 650 of at least 4 bus stops, and is also within a short distance of Euston mainline and underground stations. It is therefore likely that a full three credits can be achieved for both the offices and multi-residential assessment.

Tra 2: Proximity of AmenitiesAim

- 2.139 To encourage and reward a building that is located in proximity to local amenities, thereby reducing the need for extended travel or multiple trips.

Criteria

- 2.140 One credit is available for the offices assessment, and two for the multi-residential assessment.

Credits	Headline Requirement
1	Where evidence provided demonstrates that the building is located within 500m of <i>accessible local amenities</i> appropriate to the building type and its users.

- 2.141 The design team have confirmed that the following services are likely within the applicable distance;

BREEAM Amenity	Applicable to Multi-residential	Applicable to Offices	Amenity within area for development?
Grocery Shop and/or Food outlet within 500m	Yes – first credit	Yes – first credit	Yes, one local store and one Costcutter or similar
Post Box within 500m	Yes - first credit	Yes – first credit	Yes, opposite the Cock Tavern
Cash Machine within 500m	Yes – first credit	Yes - first credit	Yes
Postal facility within 1000m	Yes – second credit	No	Yes
Grocery shop (only qualifies for this credit where this has not met the distance requirements for the first credit)	Yes – second credit	No	Yes
Bank / cash point	Yes – second credit	No	Cash point yes
Pharmacy	Yes – second credit	No	Yes
Doctors surgery / medical centre	Yes – second credit	No	Yes
Community centre	Yes – second credit	No	The development itself is a community centre
Leisure centre	Yes – second credit	No	Thought likely
Outdoor open access public area	Yes – second credit	No	Swings and basketball court across the road
Place of worship	Yes – second credit	No	Yes
Public house	Yes – second credit	No	Cock Tavern opposite

2.142 Maximum credits are predicted for both the offices and multi-residential assessment.

Tra 3: Cyclist Facilities

Aim

2.143 To encourage building users to cycle by ensuring adequate provision of cyclist facilities.

Criteria

2.144 Up to two credits are available as follows.

Credits	Headline Requirement
1	Where evidence provided demonstrates that covered, secure and well-lit cycle storage facilities are provided for all <i>building users</i> .
2	Where, in addition to the above, adequate changing facilities are provided for staff use.

2.145 The design team have commented that the requirements of the local planning authority are likely to be in excess of that required by BREEAM. For the offices element of the assessment feet washing facilities are to be provided for religious reasons, which can be specified to be a multi-use shower. Changing facilities and lockers will also be provided. For the multi-residential element the requirement to provide secure storage for wheelchairs and electric buggies can be accommodated in the provision at ground floor level for the offices, but not within the floors for the multi-residential building element. The building is unsuitable for Part M compliance, but does not have to be due to its status as a conversion. As a student residence the multi-residential element is exempt from the requirements to store electric buggies, but not wheelchairs. A technical enquiry may be necessary at the formal stage regarding the storage requirement for wheelchairs in the multi-residential element.

2.146 Both credits are awarded at the current time for both the offices and the multi-residential scheme elements.

Tra 4: Pedestrian and Cycle Safety

Aim

2.147 To recognise and encourage the provision of safe and secure pedestrian and cycle access routes on the development.

Criteria

2.148 One credit is available as follows.

Credits	Headline Requirement
1	Where evidence provided demonstrates that the site layout has been designed in accordance with best practice to ensure safe and adequate pedestrian and cycle access.

2.149 Pedestrian access to the building entrances is provided directly via pavements. Cycle access is similar. The BREEAM manual states that if the building does not have any

external areas and internal access is directly from the public highway / footpath, then the credit(s) can be awarded on a default basis.

- 2.150 The credit is awarded on a predictive basis for both the offices and the multi-residential scheme elements.

Tra 5: Travel Plan

Aim

- 2.151 To recognise the consideration given to accommodating a range of travel options for building users, thereby encouraging the reduction of user reliance on forms of travel that have the highest environmental impact.

Criteria

- 2.152 One credit is available as follows:

Credits	Headline Requirement
1	Where evidence provided demonstrates that a travel plan has been developed and tailored to the specific needs of the <i>building users</i> .

- 2.153 The project manager is to undertake the travel plan for the development before the start on site and will follow the technical requirements.
- 2.154 One credit is awarded on a predictive basis for both the offices and multi-residential scheme elements.

Tra 6: Maximum Car Parking Capacity

Aim

- 2.155 To encourage the use of alternative means of transport to the building other than the private car, thereby helping to reduce transport related emissions and traffic congestion.

Criteria

- 2.156 One credit is available as follows.

Credits	Headline Requirement
1	Where evidence provided demonstrates that the number of parking spaces provided for the building has been limited.

- 2.157 No parking is to be provided on site at all. Therefore, maximum credits can be awarded for both the offices and multi-residential scheme elements.

Water

Water Overview

- 2.158 Demand for water in the UK has increased dramatically over the past thirty years in all sectors. Current Government projections show this trend is likely to continue over the next quarter of a century. In the South East, non household demand is expected to increase from just over 1000MI/d to 1200MI/d in 2030 (Environment Agency, 2006) Climate change also holds a number of challenges for water supply, with increased periods of drought and uncertainty in supply, plus an increase in extreme weather events. Reducing water wastage and promoting greater water efficiency will help safeguard supplies and has wider positive impacts; principally reducing the energy demand for water treatment and supply.

Wat 1: Water Consumption

Aim

- 2.159 To minimise the consumption of potable water in sanitary applications by encouraging the use of low water use fittings.

Criteria

- 2.160 Up to three credits are available as follows.

Credits	Headline Requirement
3	Where evidence provided demonstrates that the specification includes taps, urinals, WCs and showers that consume less potable water in use than standard specifications for the same type of fittings.

- 2.161 The design team are confident adequate measures can be taken within the development for the achievement of one out of three credits for the offices element and two out of four credits for the multi-residential element. Efficient water fixtures and fittings will be specified.

Wat 2: Water Meter

Aim

- 2.162 To ensure water consumption can be monitored and managed and therefore encourage reductions in water consumption.