

E5 External Luminaires**1 of 1 credits achieved****Credit criteria**

One credit awarded where energy efficient external luminaires are specified and all light fittings controlled for the presence of daylight.

Credit validation

Credit awarded: Clause B216 of The Employer's Requirements and Tender Summary for electrical services confirms that daylight sensors will be employed for energy efficiency therefore the criteria for this credit is met.

Credit references

See Credit validation for any Credit References

Further information/action

No further action required

E6 Provision of Ecolabelled Fridges/ Freezers**1 of 1 credits achieved****Credit criteria**

One credit awarded where evidence provided demonstrates that all fridges, freezers and fridge/freezers have an A+ rating under the EU Energy Efficiency Labelling Scheme.

Credit validation

Credit awarded: Where fridges/freezers are provided they are required to have an A+ rating under the EU Energy Efficiency Labelling Scheme therefore the criteria for this credit is met

Credit references

Project Note ref 102/003 from CDP dated 18/12/07

Email from Elizabeth Sturman dated 10/12/07

Further information/action

No further action required

E7	Provision of Energy Efficient Laundry Equipment	0 of 1 credit achieved
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Credit criteria

One credit awarded where evidence provided demonstrates that:

- domestic washing machines and dishwashers have an A rating **AND**,
- domestic washer dryers and tumble dryers have an B rating under the EU Energy Efficiency Labelling Scheme **AND**
- commercial scale laundry facilities within the development will maximise opportunities for energy efficient operation.

Credit validation

Credit withheld: no provision of energy saving laundry equipment.

Credit references

N/A

Further information/action

No further action required

E8	Drying Space	0 of 1 credits achieved
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Credit criteria

One credit awarded where evidence provided demonstrates that space and posts/footings/fixings for drying clothes will be provided in a secure environment for each dwelling in the building. This may be external or internal.

Credit validation

Credit withheld: sufficient drying space is not provided.

Credit references

N/A

Further information/action

No further action required

Transport

T1 Provision of Public Transport

2 credits of 2 achieved

Credit criteria

One credit awarded where 80% of the development is within 1000m (via a safe walking route) of a transport node providing a service to a local centre, town, city or a major transport node.

One credit awarded where 80% of the development is within 500m (via a safe walking route) of a transport node providing a service to a local centre, town, city or a major transport node.

Credit validation

2 credits awarded: Warren Street tube station is 220m from Ramsay Hall from which several services operate with a 15 min peak and a half hourly off peak service. Tottenham Court Road is less than 500m from the site on which many bus services operate including the no.1, 7, 8, 10, 14, 19, 24, 25, 29, 38, 55, 73, 98, 134, 176, 242, and 390 at intervals less than 15 mins apart.

Warren Street tube station is a London Underground station. It is on the Charing Cross branch of the Northern Line, between Goodge Street and Euston, and the Victoria Line between Oxford Circus and Euston. It is in Travelcard Zone 1 and is the nearest tube station to University College Hospital, being opposite the newly opened main building. It is also very close to Euston Square tube station on the Circle, Hammersmith and City and Metropolitan lines therefore the criteria for this credit is met.

Credit references

<http://www.multimap.com> accessed 31/08/2007

http://en.wikipedia.org/wiki/Warren_Street_tube_station

Further information/action

No further action required

T2 Proximity to Key Amenities

1 credit of 1 achieved

Credit criteria

One credit awarded where the site is within 500m of the following amenities:

- a. Post box
- b. Grocery shop

Credit validation

Credit awarded: 'Superbuy' grocery shop is within 500m at 35 Grafton Way, London W1T 5DB
'Newman Street Post Office' is within 500m at 19 Newman Street, London W1T 1PF

Therefore the criteria for this credit is met.

Credit references

www.yell.com accessed 31/08/07

Further information/action

No further action required

T3 Proximity to Other Amenities

1 credit of 1 achieved

Credit criteria

One credit awarded where the site is within 1000m of at least 5 of the following amenities:

- a. Postal facility
- b. Grocery shop (only qualifies where **more** than 500m from the site)
- c. Bank/cash point
- d. Pharmacy
- e. Doctors surgery/medical centre
- f. Community centre
- g. Leisure centre
- h. Outdoor open access public area
- i. Place of worship
- j. Public house

Credit validation

Credit awarded: the site is within 1000m of several key amenities including a postal facility (Newman Street Post Office), a grocery shop more than 500m from the site (Castle News Ltd, 34 Eastcastle street), a pharmacy (Grafton Pharmacy, 132 Tottenham Court Road), a bank (Halifax, 110-113 Tottenham Court Road), a medical centre (University College Hospital) and a public house (Northumberland Arms, 119 Tottenham Court Road) therefore the criteria for this credit is met.

Credit references

www.yell.com accessed 31/08/07

Further information/action

No further action required

T4 Maximum Car Parking Capacity

2 credits of 2 achieved

Credit criteria

One credit awarded where evidence is provided to demonstrate that the number of parking spaces provided for the building has been limited.

Credit validation

2 credits awarded: Pellings site plan 2528 L100 shows that no new car parking spaces are provided therefore the criteria for this credit is met.

Credit references

See Credit validation for any Credit References

Further information/action

No further action required

T5

Cycle/ Electric buggy/ Wheelchair Storage

0 of 1 credits achieved

Credit criteria

One credit awarded where evidence is provided to demonstrate that there is adequate provision of:

- covered, secure and well lit cycle racks for staff & residents.
- secure storage for wheelchairs and electric buggies.

Credit validation

Credit withheld: there is not adequate provision of secure, covered and well lit cycle storage.

Credit references

N/A

Further information/action

No further action required

T6 Pedestrian & Cyclist Safety

1 credit of 1 achieved

Credit criteria

One credit awarded where evidence provided demonstrates that;

- a. safe pedestrian routes to the local amenities are provided
- b. the site layout has been designed to minimise risks to pedestrians and cyclists.

Credit validation

Credit awarded: Safe pedestrian routes to local amenities are to be provided and Pellings site plan 2528 L100 shows that the site layout has been designed to minimise risks to pedestrians and cyclists therefore the criteria for this credit is met.

Credit references

See Credit validation for any Credit References

Further information/action

No further action required

T 7 Travel Plan

1 credit of 1 achieved

Credit criteria

One credit awarded where evidence is provided to demonstrate that a travel plan has been developed and tailored to the specific needs of the users of the assessed development.

Credit validation

Credit awarded: A travel plan has been developed and tailored to the specific needs of the users of Ramsay Hall therefore the criteria for this credit is met.

Credit references

The University College London Travel Plan, June 2001, revised January 2007

Further information/action

No further action required

Water

W1 Water Consumption

2 credits of 4 achieved

Credit criteria

One credit awarded where evidence provided demonstrates that WCs are designed to minimise the consumption of potable water.

One credit awarded where evidence provided demonstrates that taps and showers are designed to minimise the consumption of potable water.

One credit awarded where evidence provided demonstrates that other sanitary facilities are designed to minimise the consumption of potable water.

Credit validation

1st credit awarded as specification clause 300.15 requires 6/4 litre WC's, 2nd credit awarded as taps which are self-closing with adjustable flow rate and flow time have been specified (300.015) as have showers which have push button timed flow control. (300.040) therefore the criteria for this credit is met.

Credit references

See Credit validation for any Credit References

Further information/action

No further action required

W2 Water Recycling

1 credit of 1 achieved

Credit criteria

One credit awarded here evidence provided demonstrates the specification of systems that collect, store, and where necessary, treat rainwater or greywater for WC and urinal flushing purposes.

Credit validation

1 credit awarded: The proposal for Ramsay Hall incorporates a rainwater harvesting system, for reutilisation on site. This includes a storage volume of 6,000litres. The rainwater stored will be used for landscape irrigation and WC flushing. Clause S17 of the Mechanical Services Specification refers to a water reclamation system therefore the criteria for this credit is met.

Credit references

Environment Assessment of Ramsay Hall by XCO2 dated August 2006

Clause S17 of the Mechanical Services Specification

Further information/action

No further action required

W3 Water Meter

0 credit of 1 achieved

Credit criteria

One credit awarded where information provided demonstrates that a water meter with a pulsed output will be installed on the mains supply to each building.

Credit validation

Credit withheld: No evidence has been provided to demonstrate that a water meter with a pulsed output has been specified.

Credit references

N/A

Further information/action

Clause to be added.

W4 Major Leak Detection

0 of 1 credits achieved

Credit criteria

One credit awarded where evidence provided demonstrates that a leak detection system is specified or installed.

Credit validation

Credit withheld: a leak detection system has not been specified.

Credit references

N/A

Further information/action

No further action required

W5 External Water Use

1 credit of 1 achieved

Credit criteria

One credit awarded where evidence provided demonstrates that low-water irrigation systems are specified/ installed, or where planting and landscaping is irrigated via rainwater or reclaimed water.

Credit validation

Credit awarded: planting and landscaping will be irrigated via the water reclamation system referenced in clause S17 of the Employers Requirements and Tender Summary of Mechanical Services therefore the criteria for this credit is met.

Credit references

See Credit validation for any Credit References

Further information/action

No further action required

Materials

MW1	Materials Specification- Major Building Elements	3 credits of 7 achieved
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Credit criteria

One credit awarded where evidence provided demonstrates that the major building elements specified have an 'A rating', as defined in the *Green Guide to Housing Specification*.

Credit validation

3 credits awarded: the materials specified for the following elements achieve an A rating in the Green Guide to specification: External Walls, Internal Walls and Roof therefore the criteria for this credit is met to be awarded 3 credits.

Credit references

Structural Engineering Employers Requirements dated 16/08/06

NBS Specification dated 19/10/07

MW1 Spreadsheet tool, Apx. A

Further information/action

No further action required

MW2	Hard Landscaping & Boundary Protection	0 of 1 credit achieved
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Credit criteria

One credit awarded where at least 80% of the combined area of external hard landscaping and boundary protection specifications achieve an A rating, as defined by the Green Guide to Specification.

Credit validation

Credit withheld: the materials specified for hard landscaping and boundary protection are not A rated.

Credit references

See Credit validation for any Credit References

Further information/action

No further action required

MW3 Re-use of Building Facade

0 of 1 credit achieved

Credit criteria

One credit awarded where at least 50% of the total façade (by area) is reused and at least 80% of the reused façade (by mass) comprises in-situ reused material.

Credit validation

Credit withheld: there is no façade to re-use.

Credit references

N/A

Further information/action

No further action required

MW4 Reuse of Building Structure

0 of 1 credit achieved

Credit criteria

One credit awarded where evidence provided demonstrates that a design reuses at least 80% of an existing primary structure and for part refurbishment and part new build, the volume of the reused structure comprises at least 50% of the final structure's volume.

Credit validation

Credit withheld: there is no existing building structure which is to be re-used.

Credit references

N/A

Further information/action

No further action required

MW5 Recycled Aggregates

0 of 1 credits achieved

Credit criteria

One credit awarded where significant use of crushed aggregate, crushed masonry or alternative aggregates (manufactured from recycled materials) are specified for 'high grade' aggregate uses (such as the building structure, ground slabs, roads, etc.).

Credit validation

Credit withheld: there is no evidence that recycled aggregates will be used.

Credit references

N/A

Further information/action

No further action required

**MW6 Responsible Sourcing of Materials-
Basic Building Elements**

1 credit of 3 achieved

Credit criteria

Up to 3 credits awarded where materials used in basic building elements are responsibly sourced.

Credit validation

1 credit awarded: The frame, roof, and internal walls elements will be constructed in timber and will be responsibly sourced through PEFC and FSC certified timber, we have received confirmation from local suppliers that CoC and volumes can be provided therefore the criteria for this credit is met.

Credit references

NBS Specification Sections F10, H71, H74, J42, K10

TT-COC-1912, BMT-PEFC-0228

MW6 Spreadsheet tool, Apx. A

Further information/action

No further action required

MW7 Responsible Sourcing of Materials-Finishing Elements

1 credit of 2 achieved

Credit criteria

One credit awarded where materials used in basic building elements are responsibly sourced.

Credit validation

1 credit awarded: External and internal doors, skirting, panelling, and facias elements will be constructed in timber and will be responsibly sourced through PEFC and FSC certified timber, we have received confirmation from local suppliers that CoC and volumes can be provided therefore the criteria for this credit is met.

Credit references

NBS Specification sections L20, P20

TT-COC-1912, BMT-PEFC-0228

MW7 Spreadsheet tool, Apx. A

Further information/action

No further action required

MW8 Designing for Robustness

1 credit of 1 achieved

Credit criteria

One credit awarded where protection is given to vulnerable parts of the building such as areas exposed to high pedestrian traffic, vehicular and trolley movements.

Credit validation

1 credit awarded: suitable durability measures have been incorporated into the design such as kick plates and push plates on all doors, corridors specified as fair faced blockwork – Lignacite therefore the criteria for this credit is met.

Credit references

NBS Specification dated 19/10/07 Sections L20, M10, M20, M30, P10, Z22

Email confirmation from Elizabeth Sturman dated 23/10/07

Further information/action

No further action required

MW9 Storage of Recyclable Waste

1 credit of 2 achieved

Credit criteria

One credit awarded where storage space is provided for recyclable household waste in the flats/bedsits.

One credit awarded where a central, dedicated storage space is provided for materials that can be recycled. This can be either within the building itself, or on site using skips, (provided there is good access for collections and it is within easy reach of the building).

Credit validation

1 credit awarded: Pellings' lower ground floor plan 2528 L110 shows a central dedicated storage space which will be clearly labelled for recycling. It is within 20m of a stairwell serving all floors and is in a location with good access to facilitate collections therefore the criteria for this credit is met.

Credit references

Drawings 2528 L 100, L 110

Further information/action

No further action required

Land Use and Ecology

LE1 Re use of Land

1 credit of 1 achieved

Credit criteria

One credit awarded where evidence is provided to demonstrate that the footprint of the proposed development largely falls within the boundary of land previously developed.

Credit validation

Credit awarded: Pellings drawing 696.013 101 B shows that 2,925m² of the site was previously developed including hard landscaping. Pellings drawing 696.013 140 F shows that after the proposed development 3,405m² of the site will be developed. $2,925/3405 \times 100 = 85.90\%$ previously developed therefore meeting the 75% requirement for this credit.

Credit references

See Credit validation for any Credit References

Further information/action

No further action required

LE2 Contaminated Land

0 of 1 credits achieved

Credit criteria

One credit is awarded where evidence is provided to demonstrate that the land used for the new development has, prior to development, been defined as contaminated, and where adequate remedial steps have been taken to decontaminate the site prior to construction.

Credit validation

Credit withheld: there is no evidence that the land used for the new development has, prior to development, been defined as contaminated.

Credit references

N/A

Further information/action

No further action required

LE3 Ecological Value of Land & Protection of Ecological Features

1 credit of 1 achieved

Credit criteria

One credit awarded where evidence is provided to demonstrate that the construction zone is defined as land of low ecological value and all existing features of ecological value will be fully protected from damage during site preparation and construction works.

Credit validation

Credit awarded: The construction zone is defined as land of low ecological value. Pellings drawing 2528 L 100 shows that trees will be protected. Section A34 of the Employers Requirements clauses 550 and 560 require existing trees to be protected therefore the criteria for this credit is met.

Credit references

See Credit validation for any Credit References

Further information/action

No further action required

LE4 Mitigating Ecological Impact

2 of 2 credits achieved

Credit criteria

One credit awarded where evidence is provided to demonstrate the change in ecological value of the site, as a result of development, is between less than zero and equal to, or less than, minus nine species, i.e. a small negative change.

One credit awarded where evidence is provided to demonstrate there is no negative change in the ecological value of the site as a result of development, i.e. equal to, or greater than, zero species.

Credit validation

2 credits awarded: Pellings drawing 696.013 101 B shows that the site is currently made up of hard landscaping 2924m² and typical planting 726m² both of which have zero species. Pellings drawing 696.013 140 F shows that after development the proposed site will be made up of buildings 341m², hard landscaping 3064m² and typical planting 245m² all of which have zero species, there is therefore no change in the ecological value of the site. Please see LE4 Ecology calculator in Appendix A

Credit references

See Credit validation for any Credit References

Further information/action

No further action required

LE5 Enhancing Site Ecology

0 of 3 credits achieved

Credit criteria

One credit awarded where evidence is provided to demonstrate that the design team (or client) has i) appointed a professional to advise and report on enhancing and protecting the ecological value of the site; and ii) implemented the professional's recommendations for general enhancement and protection for site ecology.

One credit awarded where evidence is provided to demonstrate a positive increase in the ecological value of the site of up to (but not including) 6 species.

One credit awarded where evidence is provided to demonstrate a positive increase in the ecological value of the site of 6 species or greater.

Credit validation

Credit withheld: No Ecological Report prepared

Credit references

N/A

Further information/action

No further action required

LE7 Long Term Impact on Biodiversity

0 of 2 credits achieved

Credit criteria

One credit awarded where evidence is provided to demonstrate that the client has committed to achieving the mandatory requirements listed below and at least two of the additional requirements.

One credit is awarded where evidence is provided to demonstrate that the client has committed to achieving the mandatory requirements listed below and at least four of the additional requirements.

Credit validation

Credit withheld: No Ecological Report prepared

Credit references

N/A

Further information/action

No further action required

Pollution

P1 Refrigerant GWP- Building Services

1 of 1 credit achieved

Credit criteria

One credit is awarded where evidence provided demonstrates the use of refrigerants with a global warming potential (GWP) of less than 5 or where there are no refrigerants specified for use in building services.

Credit validation

1 credit awarded: there are no refrigerants specified for use in building services therefore the criteria for this credit is met.

Credit references

See Credit validation for any Credit References

Further information/action

No further action required

P2 Preventing Refrigerant Leaks

1 credit of 1 achieved

Credit criteria

One credit is awarded where evidence provided demonstrates that;
a. refrigerant leaks can be detected or where there are no refrigerants specified for use in the building or development

AND

b. the provision of automatic refrigerant pump down is made to a heat exchanger (or dedicated storage tanks) with isolation valves or where there are no refrigerants specified for the development.

Credit validation

1 credit awarded: there are no refrigerants specified for the development therefore the criteria for this credit is met.

Credit references

See Credit validation for any Credit References

Further information/action

No further action required

P3 Insulant GWP

1 credit of 1 achieved

Credit criteria

One credit is awarded where evidence provided demonstrates that the specification of insulating materials avoids the use of substances with a global warming potential (GWP) of 5 or more in either manufacture or composition.

Credit validation

1 credit awarded: Specified insulation: expanded polystyrene, Platinum Wallshield cavity wall board, Isover RD35, and Kingspan kooltherm insulation boards all have zero ODP and GWP less than 5 therefore the criteria for this credit is met.

Credit references

NBS Specification sections F30, J42, K16 M21 dated 19/10/07

Email from Sarah Jones of Pellings dated 12/11/07 with manufactures attachments on the above insulations.

Further information/action

No further action required

P4 Nox Emission of Heating Source(s)

3 credits of 3 achieved

Credit criteria

One credit is awarded where evidence provided demonstrates that the maximum dry NO_x missions from delivered space heating energy are: ≤100 mg/kWh (at 0% excess O₂).

One credit is awarded where evidence provided demonstrates that the maximum dry NO_x emissions from delivered space heating energy are: ≤70 mg/kWh (at 0% excess O₂).

One credit is awarded where evidence provided demonstrates that the maximum dry NO_x emissions from delivered space heating energy are: ≤40 mg/kWh (at 0% excess O₂).

Credit validation

Three credits awarded: The new Ramsay Hall building will be connected to the existing CHP communal plant which serves other residence hall buildings in the same complex. As the existing CHP system has been designed in a previous phase of work to take the load of the new building without increasing dry NO_x emissions the criteria has been met and all 3 credits have been awarded.

Credit references

Environmental Assessment by XCO2 dated August 2006

Further information/action

No further action required

P5 Minimising Flood Risk

3 credits of 3 achieved

Credit criteria

One credit is awarded where evidence provided demonstrates that the assessed development is located in a zone defined as having a low annual probability of flooding.

OR

One credit is awarded where evidence provided demonstrates that the assessed development is located in a zone defined as having a medium annual probability of flooding and the ground level of the building, car parking and access is above the design flood level for the site's location.

One credit is awarded where evidence provided demonstrates that Sustainable Urban Drainage techniques are specified to minimise the risk of localised flooding, resulting from a loss of flood storage on site through development.

Credit validation

3 credits awarded: Ramsay Hall is located in a zone defined by the Environment Agency as having a low annual probability of flooding. Sustainable Urban Drainage techniques are specified therefore the criteria for this credit is met.

Credit references

NBS Specification Q25 dated 19/10/07

www.environment-agency.gov.uk

Further information/action

No further action required

P6 Minimising Watercourse Pollution

1 credit of 1 achieved

Credit criteria

One credit is awarded where evidence provided demonstrates that on site treatment such as oil separators/interceptors or filtration have been specified for areas at risk from pollution, i.e. vehicle manoeuvring areas, car parks, waste disposal facilities, delivery facilities or plant areas.

Credit validation

1 credit awarded: No new hard paving or car parking has been incorporated into the design and no additional separators / interceptors are required therefore the criteria for this credit is met.

Credit references

Pellings External Works drawing 696.013 140 F

Further information/action

No further action required

P7 Renewable & Low Emission Energy

0 credits of 3 achieved

Credit criteria

One credit is awarded where evidence provided demonstrates that a feasibility study considering renewable and low emission energy has been carried out and the results implemented.

One credit is awarded where evidence provided demonstrates that the first credit has been achieved and 10% of total energy demand for the building/development is supplied from **local** renewable or low emission energy, sources.

One credit is awarded where evidence provided demonstrates that the first credit has been achieved and 15% of total energy demand for the building/development is supplied from **local** renewable, or low emission energy, sources.

Credit validation

Credits withheld: Insufficient evidence provided.

Credit references

See Credit validation for any Credit References

Further information/action

No further action required

P8	Reduction of Night Time Light Pollution	1 credit of 1 achieved
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Credit criteria

One credit is awarded where evidence provided demonstrates that the external lighting design is in compliance with the guidance in the Institution of Lighting Engineers (ILE) Guidance notes for the reduction of obtrusive light, 2005.

Credit validation

1 credit awarded: Clause V41 100.020 of the Employer's Requirements & Tender Summary for Electrical Services states that the external lighting design is in compliance with the guidance in the Institution of Lighting Engineers (ILE) Guidance notes for the reduction of obtrusive light, 2005 therefore the criteria for this credit is met.

Credit references

See Credit validation for any Credit References

Further information/action

No further action required

Appendix A – Spreadsheet tools and calculators