



Breeam: Pre assessment statement for Non Residential development.

Introduction

This Breeam Pre assessment statement has been prepared by **rpa:group**, on behalf of St Anthony's Preparatory School in support of the proposals relating to the site located at Arkwright Road, Hampstead, London within the Borough of Camden.

St Anthony's is the only all boys Roman Catholic Preparatory school in North London. It was established in Fitzjohns Ave, Hampstead more than half a century ago with its gates opening up to pupils in 1952.

The school has its roots firmly in Hampstead with 80% of its pupils living within a 3 mile radius of the school, and half with in a two mile radius.

The existing school comprises of a suit of buildings at No1 Arkwright Road and to meet the growing demand they have purchased the existing vacant dwelling at No3 Arkwright Road, with the aim of encompassing it along with minor expansion between the existing premises and the new building to provide the much needed space for the extra demand of pupil numbers.

According to Camden Borough Councils local guidance document,

"Area requirements for planning application February 2014,"

There is now a requirement to provide a Breeam Pre-assessment for all Non- residential developments of 500 sqm or more.

This applies to the whole building complex at St Anthonys and not just the extension which has resulted in the following document being produced.

The Local Authority policies that relate to this are:

- Camden core strategy CS13;
- Camden Development Policy DP22 and DP23;
- Camden Planning guidance 3 Sustainability;

Contents

The Criteria under review are as follows;

- Cover
- Issues;
- Management;
- Health and Wellbeing;
- Energy;
- Transport;
- Water;
- Materials;
- Waste;
- Land use and ecology;
- Innovation;
- Score;
- Breeam rating.



BREEAM UK Refurbishment & Fit-out 2014 - Pre-assessment


[Pre-assessment details](#)
[Issues](#)
[Reports](#)

Pre-assessment : 3 Arkwright Road Camden London NW3 (2001309)

Pre-assessment details	Pre-assessment references:
Initial Details	Name: 3 Arkwright Road Camden London NW3 Reference number: 2001309 Date created: 15/12/2014 Created By: David Osborne Architect name: the rpa group Edit Developer name: Edit Property owner: Edit
Issues	
Management	
Health & Wellbeing	
Energy	
Transport	
Water	
Materials	
Waste	
Land use and ecology	
Pollution	
Innovation	
Reports	Site details:
Issue scores	Site name: St Anthony's Address: 3 Arkwright Road Town: Camden County: London Post code: Local planning authority: Camden Edit
BREEAM rating	Next <hr/>

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Initial Details

Stage 1 filtering: Scope of the assessment

Part 1 : Fabric and structure

Yes ▾

Part 2 : Core services

Yes ▾

Part 3 : Local services

No ▾

Part 4 : Interior design

Yes ▾

Stage 2 filtering: Project specific filtering

Is the project a change of use? (e.g. change from office to a hotel)

Yes ▾

Are transportation systems specified or present within the refurbishment or fit-out zone? (lifts, escalators, moving walks)

Yes, newly specified and existing transportation systems ▾

Are there laboratories present and if so what % of total building area do they represent

No laboratories present ▾

Laboratory containment area

No laboratories present ▾

Is cold storage specified or present within the refurbishment or fit-out zone?

No ▾

Are soft landscaped areas within the scope of refurbishment or fit-out zone?

Yes ▾

If the asset undergoing refurbishment or fit-out is part of a larger building, is the cooling generation plant centralised or localised?

N/A ▾

If the asset undergoing refurbishment or fit-out is part of a larger building, is the heating generation plant centralised or localised?

Central ▾

If the asset undergoing refurbishment or fit-out is part of a larger building, are sanitary fittings present within the refurbishment or fit-out zone?

Yes ▾

What is the building type?

Schools ▾

If Industrial, does the building have office areas?

No ▾
Does the building have any unregulated water demands? e.g. irrigation, car washing, or other process related water use
No ▾
Does the building have unregulated energy demands from significantly contributing systems?
No ▾
Is the project a simple building?
Yes ▾
Does the building have external lighting within the scope of works?
Yes ▾
Does the building have any existing or newly specified externally mounted plant?
No ▾
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Man 01 Project brief and design

Stakeholder consultation (project delivery)
1 ▼

Stakeholder consultation (third party)
1 ▼

Sustainability champion (design)
1 ▼

Sustainability champion (monitoring progress)
0 ▼

Man 02 Lifecycle cost and service life planning

Capital cost reporting
1 ▼

Man 03 Responsible construction practices

Environmental management
1 ▼

Has criterion 2 been met?
Yes ▼

Considerate construction
2 ▼

Exemplary level criteria
Yes ▼

Monitoring of refurbishment or fit-out site impacts
1 ▼

Man 04 Commissioning and handover

Commissioning and testing schedule and responsibilities
1 ▼

Handover
1 ▼

Has criterion 9 been met?
Yes ▼

Man 05 Aftercare

Aftercare support

1 ▾

Exemplary level criteria

Yes ▾

Seasonal commissioning

1 ▾

Post occupancy evaluation

1 ▾

Credits awarded

Credits available : 15

Credits awarded : 13

Exemplary credits

Exemplary credits available : 2

Exemplary credits awarded : 2

Minimum Standards

Minimum Standard Achieved : Outstanding

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Health & Wellbeing

More information

Hea 01 Visual comfort

Glare control

1 ▾

Daylighting

1 ▾

Exemplary level criteria

▾

View out

1 ▾

Hea 02 Indoor air quality - NA

Hea 03 Safe containment in laboratories - NA

Hea 04 Thermal comfort - NA

Hea 05 Acoustic performance

Acoustic performance

1 ▾

Hea 06 Safety and security

Security of site and building

1 ▾

Credits awarded

Credits available : 10

Credits awarded : 5

Exemplary credits

Exemplary credits available : 1

Exemplary credits awarded : 0

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Energy

More information

Ene 01 - Assessment option

Which option is being followed

Option 2: Elemental level energy model ▼

Ene 01 calculator - option 2

Elemental energy score

% of available credits achieved

 %

General

In what year was the asset constructed?

1920 - 1944 ▼

What is the main asset building type?

Education - primary school ▼

In what country is the asset located?

United Kingdom ▼

Servicing Strategy

What building services will be present in the refurbished building?

Heating and Hot Water ▼

What ventilation strategy will be used in the refurbished building?

Natural ▼

Is the asset being assessed part of a larger asset with central building services plant?

Yes ▼

For assets with heating, is the main heat generation plant 'local' or 'central'?

Central ▼

For assets with cooling, is the main cooling generation plant 'local' or 'central'?

N/A ▼

For assets with domestic hot water, is the main hot water plant 'local' or 'central'?

Central ▼

For assets with mechanical ventilation, is ventilation provided by local supply/extract fans or a central air handling unit (AHU)?

N/A 

Existing Building Performance - The questions below should be answered to describe the existing building performance

Fabric - Existing

What is the total area (m2) of any external walls (not including glazing)?

What is the total area (m2) of all glazing?

What is the total area (m2) of the roof?

What is the total area (m2) of the ground floor?

What is the U-value of the external walls?

What is the U-value of the glazing?

What is the U-value of the roof?

What is the U-value of the ground floor?

What is the result of the building pressure/air leakage test?

What percentage of the external elevation on the east, south and west facades is glazed?

 %

Heating - Existing

What is the main generation type for space heating?

For 'boiler', 'other on site', 'offsite', or other generation type, please enter efficiency, if known (enter as a decimal i.e. 70% = 0.7)

For heat pump generation type, please enter Coefficient of Performance (COP), if known

What is the main fuel used for heat generation?

What is the predominant medium by which heat is distributed around the asset?

Is all heating pipework insulated in accordance with the recommendations outlined in the Non-Domestic Building Services Compliance Guide?

What is the main heat emitter type?

Are the heating controls in accordance with the recommendations outlined in the Non-Domestic Building Services Compliance Guide?

In what year was the main heat generator/heating system last replaced (if known)?

Cooling - Existing

What is the main system type for generating cooling?

Please enter the Energy Efficiency Ratio (EER) of the cooling generator, if known.

What is the predominant medium by which cooling is distributed around the asset?

What is the system subtype for air distributed cooling systems?

What is the system subtype for refrigerant cooling systems?

Is all cooling pipework insulated in accordance with the recommendations outlined in the Non-Domestic Building Services Compliance Guide?

What is the main cooling emitter type?

Are the cooling controls in accordance with the recommendations outlined in the Non-Domestic Building Services Compliance Guide?

In what year was the main chiller/cooling system replaced (if known)?

Ventilation - Existing

What is the specific fan power for air handling systems?

What are the results of duct and air handling leakage tests?

Are the ventilation controls in accordance with the recommendations outlined in the Non-Domestic Building Services Compliance Guide?

In what year was the main ventilation system replaced (if known)?

Hot Water - Existing

What type of water heating is provided?

What energy source is used to heat water? If there is a mixture of centralised and point of use systems please select the energy source type of the centralised system

Are the hot water controls in accordance with the recommendations outlined in the Non-Domestic Building Services Compliance Guide?

Lighting - Existing

What proportion of fluorescent lamps have high frequency ballasts?

Of all Internal lamps, what is the percentage of Compact Fluorescent type?

 %

Of all Internal lamps, what is the percentage of Tungsten Halogen?

 %

Of all Internal lamps, what is the percentage of Incandescent lamps?

 %

Of all internal lamps, what is the percentage of T12 type?

 %

Of all internal lamps, what is the percentage of T8 type?

 %

Of all internal lamps, what is the percentage of T5 type?

 %

Of all internal lamps, what is the percentage of LED lighting (with special design lighting control system)?

 %

Of all internal lamps, what is the percentage of LED lighting (with typical lighting control system)?

 %

Of all internal lamps, what is the percentage of metal halide type?

 %

What percentage of the building floor area (not accessible to clients/customers) with access to daylight has fully functioning daylight sensors for lighting?

What percentage of the building floor area (not accessible to client/customers) has fully functioning occupancy sensors for lighting?

Refurbished Building Performance - The questions below should be answered to describe the refurbished building performance

Fabric - Refurbished

What is the total area (m2) of any external walls (not including glazing)?

What is the total area (m2) of all glazing?

What is the total area (m2) of the roof?

What is the total area (m2) of the ground floor?

What is the U-value of the external walls?

What is the U-value of the glazing?

What is the U-value of the roof?

What is the U-value of the ground floor?

What is the result of the building pressure/air leakage test?

What percentage of the external elevation on the east, south and west facades is glazed?

 %

Heating - Refurbished

What is the main generation type for space heating?

For 'boiler', 'other on site', 'offsite', or other generation type, please enter efficiency, if known (enter as a decimal i.e. 70% = 0.7)

For heat pump generation type, please enter Coefficient of Performance (COP), if known

What is the main fuel used for heat generation?

What is the predominant medium by which heat is distributed around the asset?

Is all heating pipework insulated in accordance with the recommendations outlined in the Non-Domestic Building Services Compliance Guide?

What is the main heat emitter type?

Are the heating controls in accordance with the recommendations outlined in the Non-Domestic Building Services Compliance Guide?

In what year was the main heat generator/heating system replaced (if known)?

Cooling - Refurbished

What is the main system type for generating cooling?

Please enter the Energy Efficiency Ratio (EER) of the cooling generator, if known.

What is the predominant medium by which cooling is distributed around the asset?

What is the system subtype for air distributed cooling systems?

What is the system subtype for refrigerant cooling systems?

Is all cooling pipework insulated in accordance with the recommendations outlined in the Non-Domestic Building Services Compliance Guide?

What is the main cooling emitter type?

Are the cooling controls in accordance with the recommendations outlined in the Non-Domestic Building Services Compliance Guide?

In what year was the main chiller/cooling system replaced (if known)?

Ventilation - Refurbished

What is the specific fan power for air handling systems?

What are the results of duct and air handling leakage tests?

Are the ventilation controls in accordance with the recommendations outlined in the Non-Domestic Building Services Compliance Guide?

In what year was the main ventilation system replaced (if known)?

Hot Water - Refurbished

What type of water heating is provided?

What energy source is used to heat water? If there is a mixture of centralised and point of use systems please select the energy source type of the centralised system

Are the hot water controls in accordance with the recommendations outlined in the Non-Domestic Building Services Compliance Guide?

Lighting - Refurbished

What proportion of fluorescent lamps have high frequency ballasts?

Of all Internal lamps, what is the percentage of Compact Fluorescent type?

Of all Internal lamps, what is the percentage of Tungsten Halogen?

Of all Internal lamps, what is the percentage of Incandescent lamps?

Of all internal lamps, what is the percentage of T12 type?

Of all internal lamps, what is the percentage of T8 type?	<input type="text"/> %
Of all internal lamps, what is the percentage of T5 type?	<input type="text"/> %
Of all internal lamps, what is the percentage of LED lighting (with special design lighting control system)?	<input type="text"/> %
Of all internal lamps, what is the percentage of LED lighting (with typical lighting control system)?	<input type="text"/> %
Of all internal lamps, what is the percentage of metal halide type?	<input type="text"/> %
What percentage of the building floor area (not accessible to clients/customers) with access to daylight has fully functioning daylight sensors for lighting?	<input type="text"/>
What percentage of the building floor area (not accessible to client/customers) has fully functioning occupancy sensors for lighting?	<input type="text"/>

Ene 01 - Building Score	
Score	<input type="text"/>
Credits available	0.0
Credits awarded	<input type="text"/>
Calculate Score	<input type="button" value="Calculate"/>

Ene 02 Energy monitoring	
Sub-metering of major energy consuming systems	<input type="text"/> 0
Sub-metering of high energy load and tenancy areas	<input type="text"/> 0

Ene 03 External lighting	
External lighting	<input type="text"/> 1

Ene 04 Low carbon design	
Passive design analysis	<input type="text"/> 0
Free cooling	<input type="text"/> 0

Low and zero carbon technologies

0 ▾

Ene 05 Energy efficient cold storage - NA

Ene 06 Energy efficient transportation systems

Energy efficient measures

1 ▾

Ene 07 Energy efficient laboratory systems - NA

Ene 08 Energy efficient equipment - NA

Ene 09 Drying space - NA

Credits awarded

Credits available : 8

Credits awarded : 2

Minimum Standards

Minimum Standard Achieved : Good

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Transport

More information

Tra 01 Sustainable transport solutions

Sustainable transport options

2 ▼

Tra 02 Proximity to amenities

Proximity to amenities

1 ▼

Tra 03 Cyclist facilities

Cyclist facilities

1 ▼

Tra 04 Maximum car parking capacity

Tra 05 Travel plan - NA

Credits awarded

Credits available : 5

Credits awarded : 4

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Pre-assessment : 3 Arkwright Road Camden London NW3 (2001309)

Pre-assessment details	Water More information
Initial Details	Wat 01 Water consumption <hr/> Water consumption 2 ▼ Exemplary level criteria ▼
Issues	Wat 02 Water monitoring <hr/> Water monitoring 1 ▼ Has criterion 1 been met? Yes ▼
Management	Wat 03 Leak detection <hr/> Leak detection system 1 ▼ Flow control devices 1 ▼
Health & Wellbeing	Wat 04 Water efficient equipment - NA <hr/>
Energy	Credits awarded Credits available : 8 Credits awarded : 5 Exemplary credits Exemplary credits available : 1 Exemplary credits awarded : 0 Minimum Standards Minimum Standard Achieved : Outstanding To prevent the loss of assessment data entered above please ensure you click the save button below before navigating away from this issue.
Transport	
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Materials

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Mat 01 Environmental impact of materials

Environmental impact of materials

5 ▼

Exemplary level criteria

Yes ▼

Mat 03 Responsible sourcing of materials

Sustainable procurement plan

1 ▼

Has criterion 1 been met?

Yes ▼

Responsible sourcing of materials

1 ▼

Exemplary level criteria

Yes ▼

Mat 04 Insulation

Insulation

1 ▼

Mat 05 Designing for durability and resilience

Designing for durability and resilience

1 ▼

Mat 06 Material efficiency

Material efficiency

1 ▼

Credits awarded

Credits available : 13

Credits awarded : 10

Exemplary credits

Exemplary credits available : 2

Exemplary credits awarded : 2

Minimum Standards

Minimum Standard Achieved : Outstanding

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Waste

More information

Was 01 Construction waste management

Pre-refurbishment audit

1 ▼

Re-use and direct recycling of materials

1 ▼

Diversion of waste from landfill

1 ▼

Exemplary level criteria

Yes ▼

Was 02 Recycled aggregates

Recycled aggregates

1 ▼

Exemplary level criteria

Yes ▼

Was 03 Operational waste

Operational waste

1 ▼

Was 04 Speculative finishes - NA

Was 05 Adaptation to climate change

Adaptation to climate change - structural and fabric resilience

0 ▼

Was 06 Functional adaptability

Functional adaptability

0 ▼

Credits awarded

Credits available : 8

Credits awarded : 5

Exemplary credits

Exemplary credits available : 2

Exemplary credits awarded : 2

Minimum Standards

Minimum Standard Achieved : Excellent

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Pre-assessment details **Issues** Reports

Pre-assessment : 3 Arkwright Road Camden London NW3 (2001309)

Pre-assessment details	Land use and ecology
Initial Details	More information
Issues	Le 02 Protection of ecological features
Management	Protecting ecological value 1 ▼
Health & Wellbeing	Le 04 Ecological enhancement
Energy	Ecological enhancement 1 ▼
Transport	Le 05 Long term impact on biodiversity - NA
Water	Credits awarded
Materials	Credits available : 2
Waste	Credits awarded : 2
Land use and ecology	To prevent the loss of assessment data entered above please ensure you click the save button below before navigating away from this issue.
Pollution	Comments
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Viewing assessment details for the BREEAM UK Refurbishment & Fit-out 2014 - Pre-assessment tool. The tool is designed to help you assess the environmental performance of your project against the BREEAM UK Refurbishment & Fit-out 2014 standard.

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Pollution

More information

Pol 01 Impact of refrigerants - NA

Pol 02 NOx Emissions

NOx emissions

0 ▼

Pol 03 Flood risk and reducing surface water run-off

Flood risk management

2 ▼

Exemplary level criteria

Yes ▼

Surface water run-off

1 ▼

Minimising watercourse pollution

1 ▼

Pol 04 Reduction of night time light pollution

Reduction of night time light pollution

1 ▼

Pol 05 Noise attenuation - NA

Credits awarded

Credits available : 8

Credits awarded : 5

Exemplary credits

Exemplary credits available : 1

Exemplary credits awarded : 1

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Innovation

More information

Inn 01 Approved innovations

Approved innovations

1 ▾

Credits awarded

Credits available : 0

Credits awarded : 0

Exemplary credits

Exemplary credits available : 10

Exemplary credits awarded : 1

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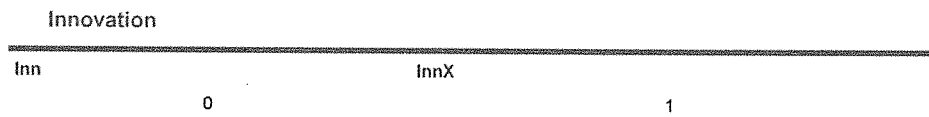


1. This pre-assessment tool is designed to help you understand the BREEAM UK Refurbishment & Fit-out 2014 standard and how it applies to your project. It is not a formal assessment tool and should not be used to determine the final BREEAM rating of your project. The results of this tool should be used to inform your project team and to guide the design and construction of your project.

Pre-assessment details Issues **Reports**

Issue Scores for pre-assessment : 3 Arkwright Road Camden London NW3 (2001309)

Pre-assessment details	Please Note: X means the exemplary credit for the relevant issue		
Initial Details	Management		
Issues	Man	ManX	
Management	13		2
Health & Wellbeing	Health & Wellbeing		
Health & Wellbeing	Hea	HeaX	
Energy	5		0
Transport	Energy		
Water	Ene		2
Materials	Transport		
Waste	Tra		4
Land use and ecology	Water		
Pollution	Wat	WatX	
Innovation	5		0
Reports	Materials		
Issue scores	Mat	MatX	
BREEAM rating	10		2
	Waste		
	Was	WasX	
	5		2
	Land use and ecology		
	Le		2
	Pollution		
	Pol	PolX	
	5		1

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BREEAM UK Refurbishment & Fit-out 2014 - Pre-assessment


[Pre-assessment details](#) [Issues](#) **[Reports](#)**

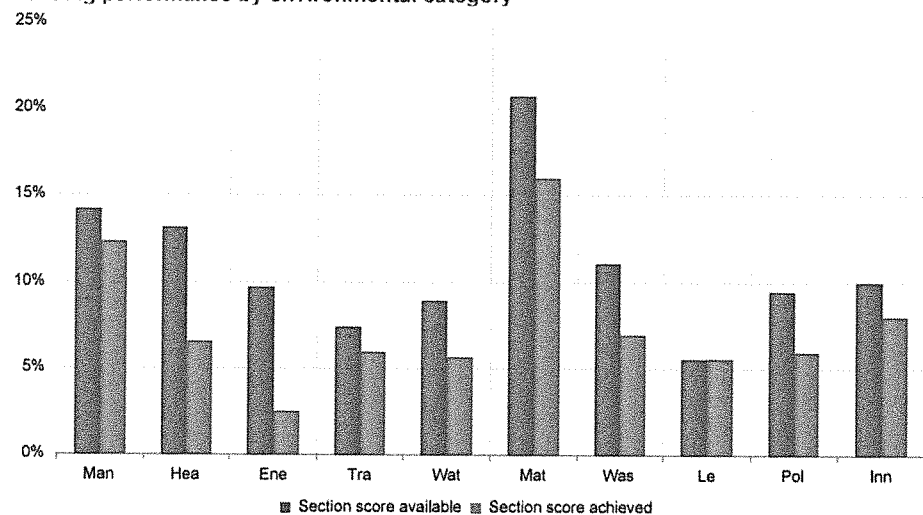
Pre-assessment : 3 Arkwright Road Camden London NW3 (2001309)

Pre-assessment details
Initial Details
Issues
Management
Health & Wellbeing
Energy
Transport
Water
Materials
Waste
Land use and ecology
Pollution
Innovation
Reports
Issue scores
BREEAM rating

BREEAM Rating

Man	Hea	Ene	Tra	Wat	Mat	Was	Le	Pol	Inn	Total	Rating
12.30%	6.55%	2.42%	5.90%	5.56%	15.93%	6.88%	5.54%	5.89%	8.00%	75.01%	Good

Building performance by environmental category



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