

Environmental Sustainability Plan

Building R7

King's Cross Central
General Partner Ltd

January 2015

King's Cross

KING'S CROSS CENTRAL BUILDING R7

Environmental Sustainability Plan

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CONTENTS

1.	INTRODUCTION	5
2.	EXECUTIVE SUMMARY	6
3.	RESPONSE TO PLANNING CONDITIONS	8
3.1	CONDITION 17(A) – ENERGY EFFICIENT MEASURES	8
3.1.1	Overview	8
3.1.2	Passive Design	8
3.1.3	Active Design.....	15
3.2	CONDITION 17(B) REDUCTION IN CARBON EMISSIONS.....	18
3.2.1	Overview	18
3.3	CONDITION 17(C): PROVISION FOR GREEN AND/OR BROWN ROOFS	20
3.4	CONDITION 17(D): REDUCTION IN CARBON EMISSIONS	21
3.4.1	Overview	21
3.4.2	CO ₂ Savings Arising From the KXC Energy Centre	23
3.4.3	Renewables	24
3.5	CONDITION 17(E) BREEAM RATING	25
3.5.1	Overview	25
3.5.2	Building R7: BREEAM Assessment	26
3.6	CONDITION 17(F)	27
3.7	CONDITION 45.....	28
3.7.1	Site wide drainage infrastructure	28
3.7.2	Drainage Infrastructure	30
4.	SECTION AA: ENVIRONMENTAL SUSTAINABILITY – WATER	31
4.1	WATER EFFICIENCY	31
4.1.1	Alternative Water Supplies	31
4.1.2	Sustainable Urban Drainage	31
4.2	SECTION Y: CONSTRUCTION MATERIALS & WASTE	32
4.2.1	Construction Materials and Purchasing Strategy.....	32
4.2.2	Packaging Waste	32
4.2.3	Soil	32
4.2.4	Construction Targets.....	32
4.3	SECTION Z: WASTE.....	33
4.3.1	Waste Information Packs.....	33
4.3.2	Design Solutions	33
5.	APPENDIX A - PART L2 ANALYSIS.....	34
5.1	OVERVIEW.....	34
5.2	BUILDING CONDITIONS	35
5.2.1	Design Data Used for Calculations	35
5.3	CRITERION 1 – TARGET EMISSIONS RATE (TER)	36
5.3.1	Building R7 Compliance with Criterion 1	36
5.4	CRITERION 2	37
5.5	CRITERION 3	37
6.	BUILDING R7 - BREEAM SCORING MATRIX	38
6.1	SUMMARY	38
6.2	RESULTS	42

REVISION STATUS

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01	Draft For Comment	November 2014	VG	AJD
02	Planning Issue	December 2014	VG	AJD

GLOSSARY

AD	Approved Documents (Building Regulations)
AHU	Air Handling Unit
BER	Building Emission Rate
BREEAM	Building Research Establishment Environmental Assessment Method
CHP	Combined Heat & Power Generation
CCHP	Combined Cooling, Heat & Power Generation (Tri-Generation)
CO ₂	Carbon Dioxide
DE	District Energy
DHW	Domestic Hot Water
ESCO	Energy Service Company
GREEN GUIDE	The 'Building Research Establishments Green Guide to Specification (3 rd Edition)
GLA	Greater London Authority
LTHW	Low Temperature, Hot Water
MSCB	Multi Service Chilled Beams
PV	Photovoltaic Cells/Panels
S106	Deed of Planning Obligations Pursuant to Section 106 of the Town and Country Planning Act 1990
TER	Target Emission Rate
TIMSA	Thermal Insulation Manufacturers and Suppliers Association
HVAC	Heating, Ventilation & Air-Conditioning
Part L2	This refers to 'Approved Document L2A' of the building regulations which sets down the minimum performance and energy efficient measures which will have to be achieved by the King's Cross Central Zone B buildings.
Lean	The efficient use of energy by the Building Services equipment within the building domain.
Clean	The efficient supply of energy (Heat, Power, Cooling, etc.) for the building domain.
Green	The use of renewable technologies to supply energy (Heat, Power, Cooling, etc.)

1. INTRODUCTION

This Environmental Sustainability Plan is submitted in respect of a revised Reserved Matters submission for Building R7 including the Building R7 basement. It describes the strategies that have been included within the design of Building R7 in order to satisfy the planning conditions of the King's Cross Central ('KXC') outline planning permission (ref. 2004/2307/P) dated 22 December 2006 (the 'Outline Planning Permission') and obligations in the associated Section 106 Agreement related to sustainability. In particular, it seeks to address Planning Condition 17 and each of the six sub-sections listed in the same condition, giving details of the strategies adopted and demonstrating that the building achieves a very high standard of sustainability for a building of this scale in an urban environment. Additionally, reference is made to the actions taken to comply with Planning Condition 45 and the relevant obligations from the Section 106 agreement, namely those contained in Section AA, Section Y and Section Z.

This Plan should be read in the context of the other plans and documents forming the Building R7 submission, including the Urban Design Report, the Planning Compliance Report and BREEAM pre-assessment, the latter being included within this document in Appendix A.

2. EXECUTIVE SUMMARY

Building R7 lies in the heart of the King's Cross Central development. The site itself lies immediately to the north of the University of the Arts London ('UAL'), and faces Handyside Street to the south. The building is predominantly office use, with ground floor retail/office/cinema uses. A Full description of the building and the basement are provided in the Urban Design Report, included with this submission.

Building R7 will achieve a very high standard of sustainability. The majority of the building will be office, and as such, the building has been registered since concept design stage under the BREEAM Offices 2011 scheme, and will achieve a minimum rating of 'EXCELLENT', with an aspiration to achieve 'OUTSTANDING'.

The combination of energy efficient measures and the sourcing of heat and power from the low-carbon district energy system will result in an overall annual carbon reduction in excess of 35% relative to the 2013 Part L target emission rate (TER).

In summary, the main environmental and sustainability measures that are proposed include but are not limited to, the following:

Condition 17(A) Energy efficiency measures

- A holistic approach towards sustainability, reviewing all aspects relating to the management and operation of the building, both during the construction process, and also giving due consideration to the specified systems and flexibility available to an incoming tenant.
- Emphasis on passive design measures, building services system efficiencies and a comprehensive metering strategy enabling interrogation of electrical, gas and water usage to reduce energy consumption.
- Detailed thermal modelling has been carried out to optimise facade design in conjunction with internal thermal mass benefits via the specified exposed concrete soffit and the specification of the proposed building services systems.
- An enhanced building envelope thermal performance through the specification of 'better-than' Part-L minimum limiting parameters for fabric U-values and air permeability.
- The adoption of effective passive design techniques such as optimising facade solar performance to respond to any benefits from natural sources of shading (for example, by the neighbouring UAL building) to minimise direct solar gain whilst ensuring good levels of natural daylight within the occupied areas.
- The installation of an intelligent 'building management system' to monitor and control the building's energy performance and comfort conditions.
- The installation of ultra high efficiency chillers with a seasonal efficiency ratio greater than 4.5 to satisfy the building's cooling load.
- The installation of energy efficient lighting with a high efficacy and intelligent controls, including presence detection and daylight dimming to greatly reduce the electrical consumption of the artificial lighting installation.

Condition 17(B) Reduction in carbon emissions

- Excluding the contribution of the low-carbon district energy system, the achievement of carbon emissions 20.3% lower than Part L of the Building Regulations 2013 through the use of good passive building design, energy efficient system selection and intelligent control methodologies.

Condition 17(C): Provision of Green / Brown roofs

- The building will include 243m² of green/brown roof, of which 190m² will be green roof meadow mix, around the roof terrace at 9th floor, and 46m² will be brown roof, on the roof of the eastern core. The green/brown roof will incorporate a mix of species sympathetic to the local environment. A suitable qualified Ecologist will detail the species mix to ensure the enhancement of ecological value to the area.

- The inclusion of a combination of terraces either on east, west and south facades at levels 1-10 shall enable incoming tenants to further enhance these spaces with planters.

Condition 17(D): Energy supply

- The connection of Building R7 to the KXC district energy supply system to allow it to take advantage of the low-carbon benefits associated with combined heat and power. The district energy system will meet all of the heating and hot water demand for the building. It will also generate electrical power which will be fed into the National Grid, thereby offsetting a significant percentage of the buildings' demand.
- The use of a low-carbon energy supply and the aforementioned passive design measures, energy efficient systems selection and intelligent controls result in Building R7 achieving an overall reduction in CO₂ of 35.1% against the Part L 2013 TER.

Condition 17(E): BREEAM Rating

- As stated above, an initial BREEAM pre-assessment has been carried out and has identified that the building design has an indicative score of 71.89%, representing an 'Excellent' BREEAM rating. The project team has also identified those credits which will be targeted with an aspiration to achieve an 'Outstanding' BREEAM rating.

Condition 45: Drainage

- The site-wide drainage networks and overall strategy has been designed using SUDS principles to provide an overall peak flow reduction of 10% (based on a 1 in 30 year storm). The site-wide drainage strategy has set maximum peak flow limits to each plot to ensure that the site-wide maximum discharge to the existing combined sewer will not exceed 2292 l/s. Building R7 will be designed so that the foul and surface water discharges will not exceed these set limits.

S106 - Section AA: Water

- The specification of rainwater harvesting and greywater recycling for the flushing of WC's and sanitary supply shut-off valves to reduce demand for mains water.
- The installation of low water use sanitaryware fittings (in conjunction with the rainwater harvesting and greywater recycling systems) to reduce the internal water use, resulting in a total consumption figure of less than 6.5 litres/person/day.

S106 - Section Y: Construction materials and waste

- The minimisation of packaging used to protect construction materials and assemblies in transportation. Any packaging will be returned wherever possible to be re-used. In addition, to minimise site wastage at the construction phase, prefabrication off-site will be utilised whenever possible.
- In addition to Section 106 requirements, the project contractor (Kier Construction) has its own corporate construction targets, which will be applied to the proposed development.
- The targeting of maximum credits under the BREEAM for Offices 2011 assessment for 'Man 3 - Construction site impacts, which includes monitoring and reducing resource use and its waste production.
- An early appraisal of the likely construction materials and their embodied energies has been undertaken. Materials with low levels of environmental impact will be specified wherever practicable. In addition, to minimise site wastage at the construction phase, prefabrication will be utilised whenever possible.

S106 - Section Z: Waste

- The circulation of a simple 'user' guide to occupants, including information on waste and recycling.
- The allocation of a sizeable waste store for Building R7 at basement level will enable the future separation of waste and recyclable materials.

3. RESPONSE TO PLANNING CONDITIONS

3.1 CONDITION 17(A) – ENERGY EFFICIENT MEASURES

"The Environmental Sustainability Plan shall explain how the proposed building design realises opportunities to include design and technology energy efficiency measures."

3.1.1 Overview

Building R7 has been designed with energy efficiency being one of the key drivers from the outset.

Whilst the offsetting of electrical energy and the heating supplies to each building will be provided via the low-carbon KXC Energy Centre, the project team recognise the need to reduce energy consumption demand of both the building and its users through the application of the following design methodologies:

Passive Design - The use of the building structure (thermal mass) and the development of the façade systems to respond to their orientation and relation to sun angles to minimise cooling loads and artificial lighting energy demand.

Active Design - The specification of energy efficient equipment (for example, intelligent and high efficacy lighting systems, variable speed pumping etc.) all linked and monitored via the Building Energy Management System, to reduce energy consumption when the building is in use.

By embracing passive and active design, Building R7 will also be 'future-proofed' to ensure it is adaptable to climate change and the future operational needs of the tenant, and is capable of accommodating future low/zero carbon technologies.

3.1.2 Passive Design

Physical Form of the Buildings

Building R7 lies in the heart of the KXC site in Development Zone R. It is predominantly office use above ground level, with a 3 screen cinema, the provision for a retail facility and further B1 office area at ground level.

The building has a two tower form which creates two extruded volumes of differing heights on the site. The western tower has eight floors of B1 space above the ground and mezzanine levels and the eastern tower has two further floors of B1 space.

The basement area of Building R7 will accommodate:

- Building services plant
- Back of house toilet facilities
- Storage areas associated with the ground level retail and cinema facilities
- Cycle storage, associated showers and lockers
- General waste and recycling store

Site Context

Figure 3.1 below highlights the location and orientation of Building R7 (outlined with blue dashed line) in the context of the north east corner of the KXC development site, which includes Development Zones R and Q.

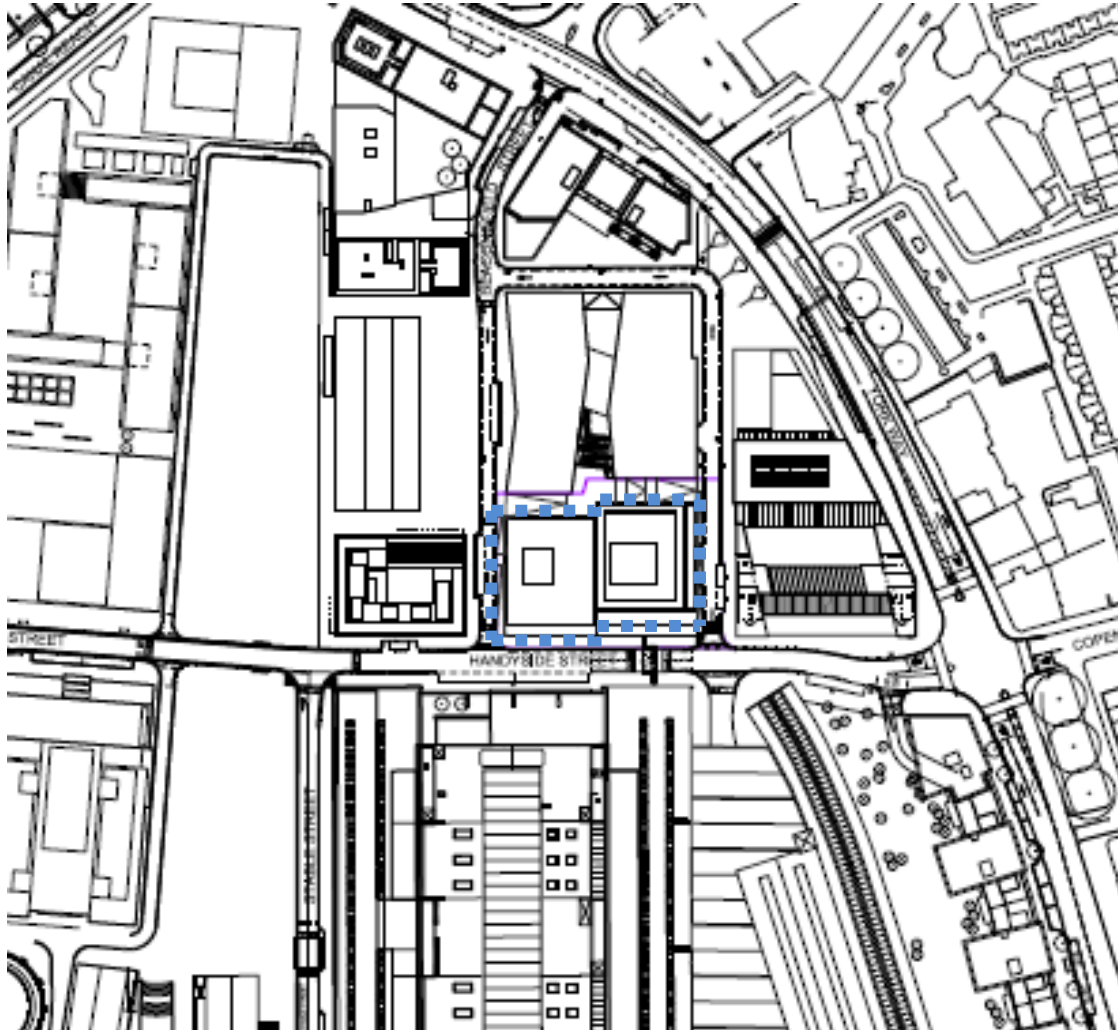


Figure 3.1 – Site Plan

Façade Design

The building's façades have been developed through detailed thermal modelling analysis using industry-recognised dynamic simulation software to optimise the percentage of glazing in conjunction with solar and light transmittance performance to ensure good levels of natural daylight penetration whilst limiting solar gain and heat loss. High performance building fabrics with low U-values and the specification of low air-leakage rates will be used to minimise uncontrolled heat losses and gains. Extensive computational analysis has been carried out to optimise the benefits from the structural thermal mass and high levels of insulation, selection of thermal and solar-control glass, the depth of reveals, as well as the proportions of glazing and opaque façade elements.

The Building R7 façade performance figures will comply with or exceed the Part-L Limiting Fabric Parameters as stated within the Building Regulations Part-L2 2013.

It should be noted that the basement does not include any external facades.

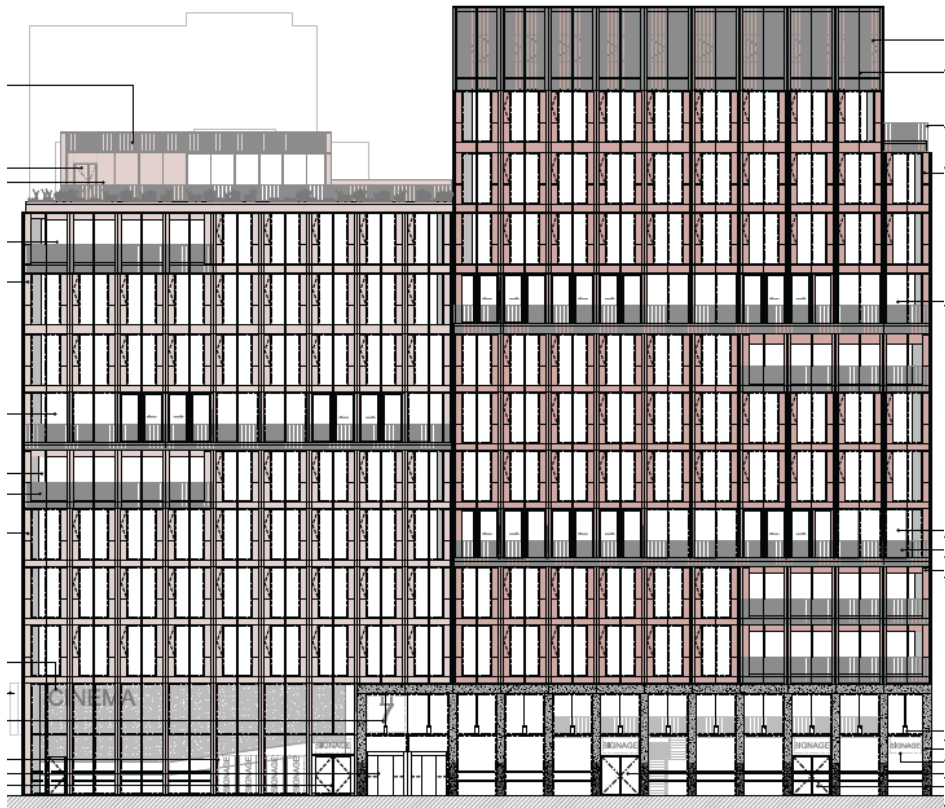


Figure 3.2 – Southern Elevation

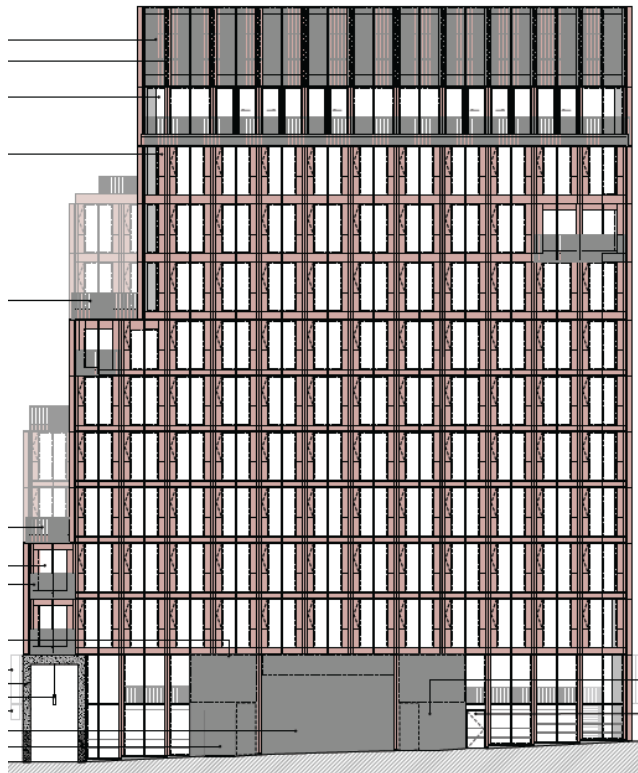


Figure 3.3 – Eastern Elevation

The percentage of glazing to solid ratio has been optimised for the building, taking into account the benefits of the surrounding buildings and subsequent direct solar gain in peak conditions.

The thermal mass benefits resulting from the exposed concrete soffit within the office floors creates sufficient thermal store capacity to offset and limit the peak internal gains, resulting in a more consistent load profile across the floor plate irrespective of their

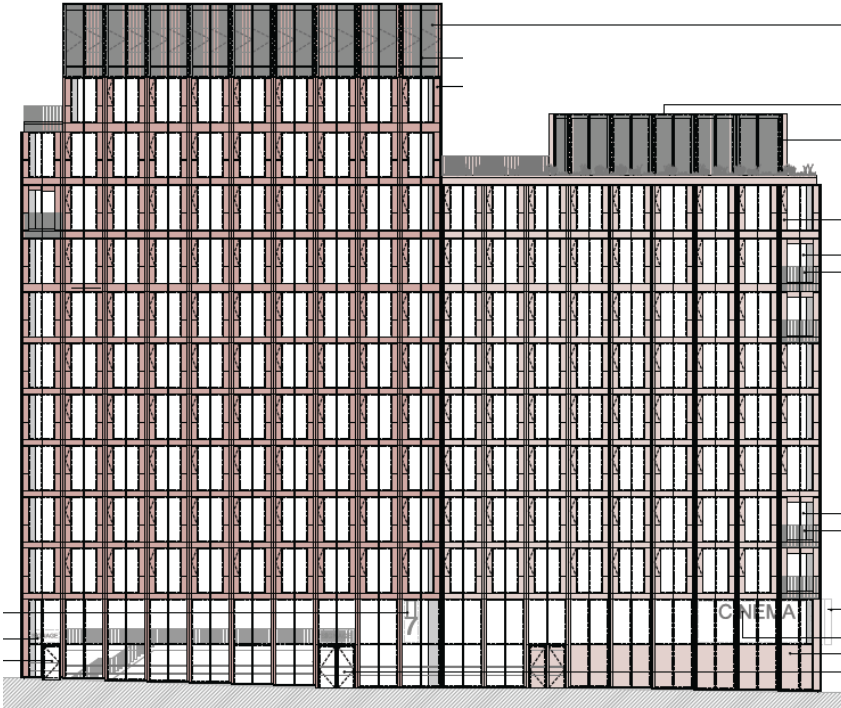


Figure 3.4 – Northern Elevation

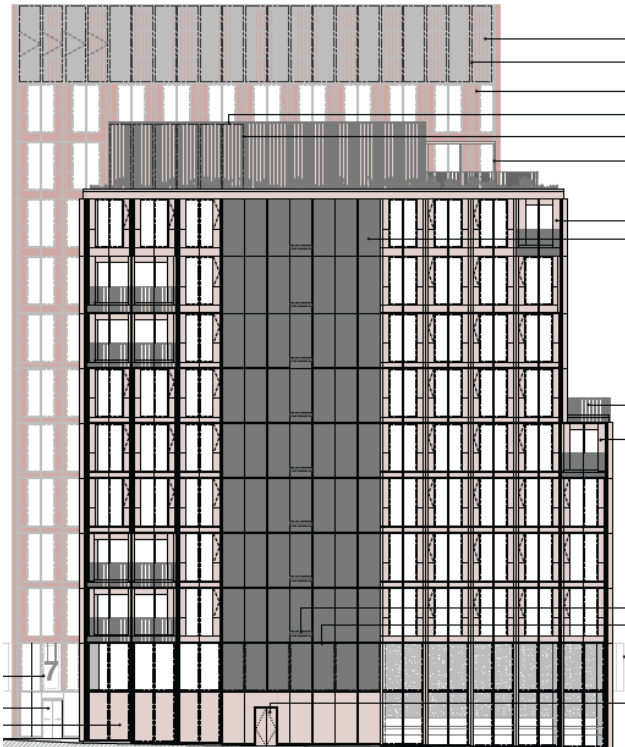
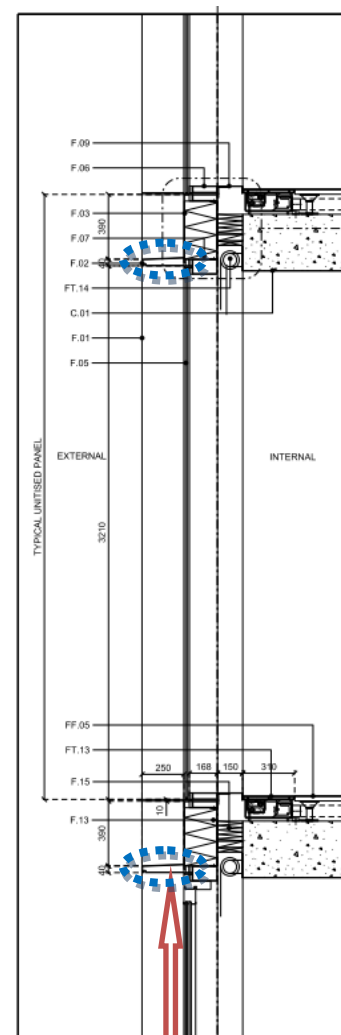


Figure 3.5 – Western Elevation



Horizontal Brise Soleil has been added (highlighted in dashed blue above) to provide additional shading to counteract direct solar gain

The project team has acknowledged from the outset that the glazing performance specification for this building in terms of solar, thermal and light transmittance is a key driver to minimise energy usage. All four respective facades will benefit from natural shading from neighbouring buildings, especially at the lower levels. The design acknowledges that the upper levels of the south facade will have to counteract direct solar gains in the peak mid-day hours. Hence the correct balance of glazing performance, horizontal brise soleil and glazing to solid ratios are proposed. The design allows tenants to install internal blinds as part of their fit-out for glare control which will be more important during the winter months due to the inherent low sun angles. These blinds will also assist in reducing further solar gains, but as they are under the control of occupants, they have not been included in thermal simulations.

The percentage of and the solar performance of the glazing on the upper levels has been specified to maximise the opportunity for very good levels of natural light. A balance was sought in the percentage of glazed area on the upper levels acknowledging direct solar gain and responding to the benefits in reduced floor plate depths, enabling significant reductions in the need for artificial lighting throughout the day.

The depth of the building floor plate exceeds the effective maximum for natural ventilation. Hence, energy efficient mechanical ventilation systems have been specified to maintain desired internal comfort conditions. Details on these systems are provided later in Section 3.1.3 of this document. A mixed mode condition is proposed around the perimeter zones of the occupied floor. The efficient mechanical ventilation system will be zoned and controlled to reflect internal and perimeter variations. An openable facade will provide the internal occupants the opportunity to naturally ventilate the perimeter zones during mid season and compatible external weather conditions. The efficient mechanical ventilation system will operate during peak conditions.

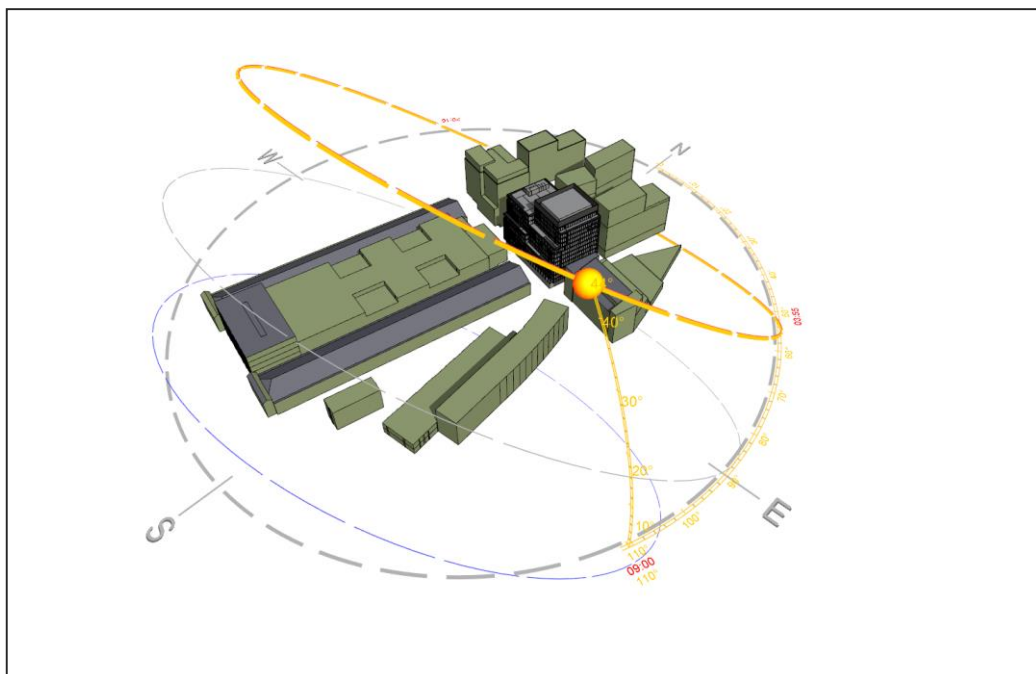


Figure 3.6 - Building R7 – Sun Angle at 09:00hrs (July 1st)

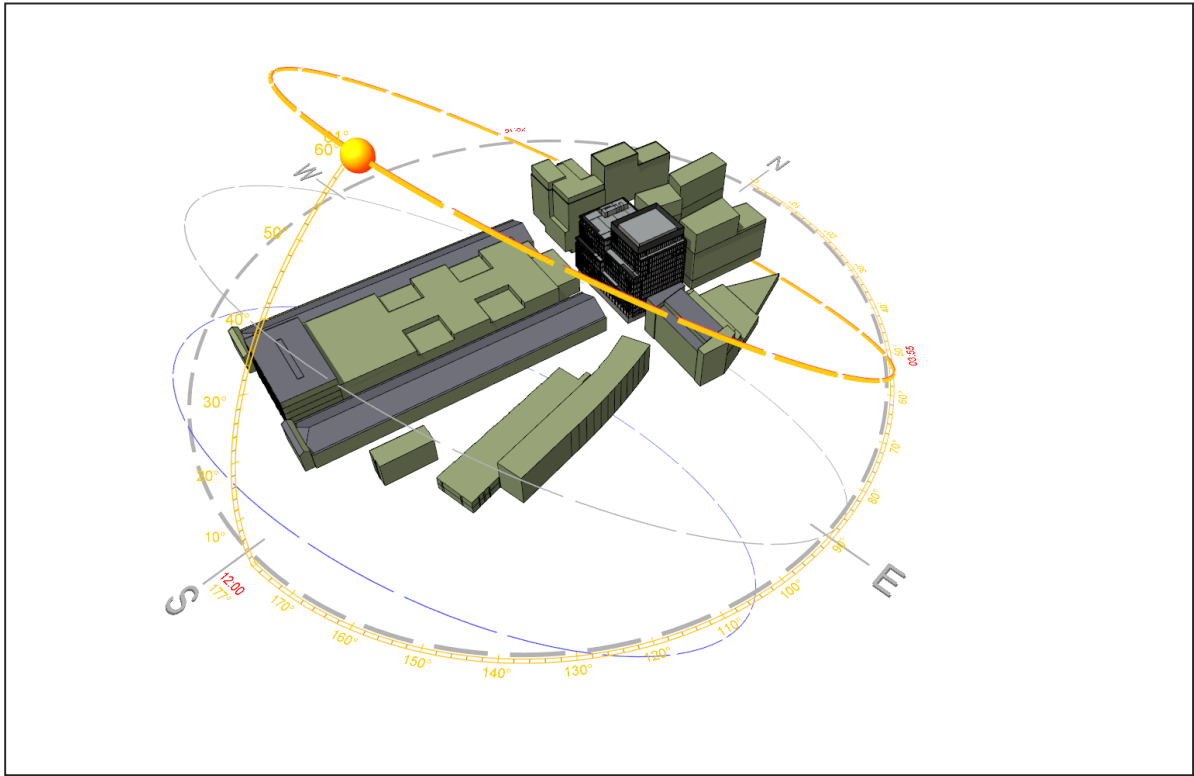


Figure 3.7 – Building B5 – Sun Angle at 12:00hrs (July 1st)

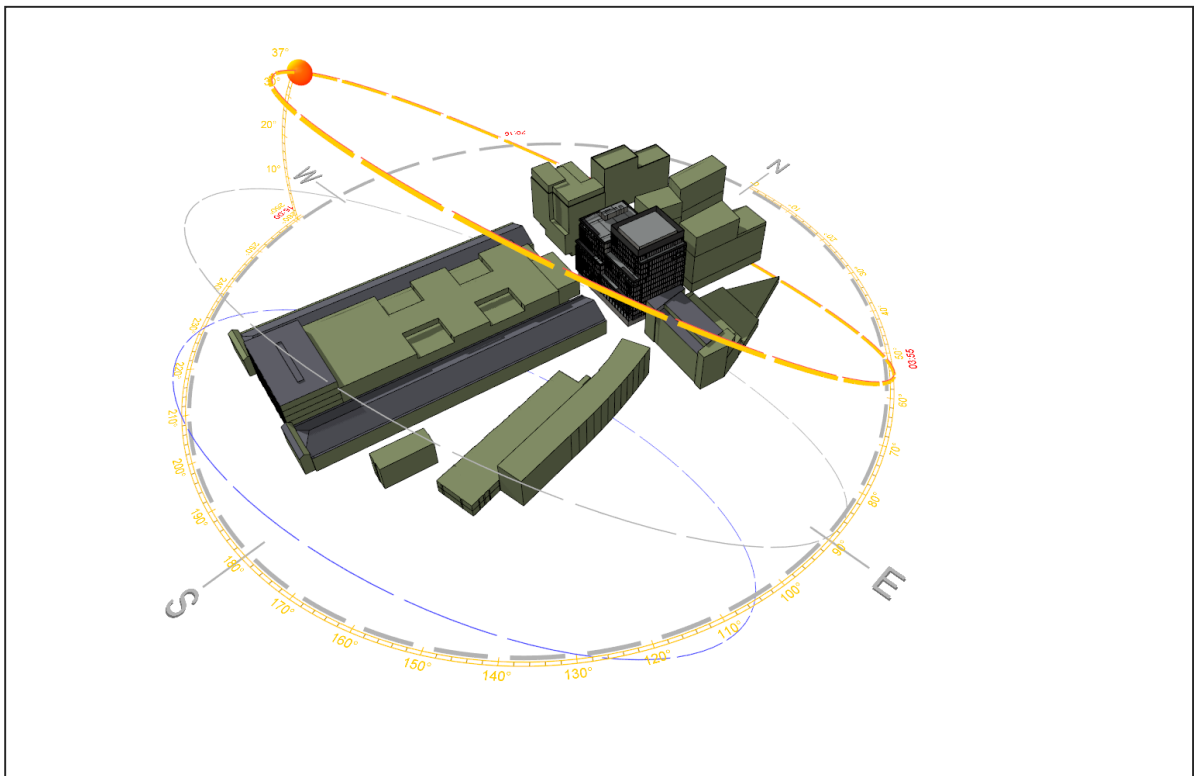


Figure 3.8. – Building R7 – Sun Angle at 16:00hrs (July 1st)

Natural Daylight

As stated previously the external facades have been optimised to minimise direct solar gains whilst maximising daylight provision into the occupied areas.

Cut outs to form a combination of balconies on the east, west and south facades between levels 1-10 have enhanced the levels of daylight penetration into their respective office floors. As well as improving occupant comfort by increasing natural daylight provision, this will reduce the dependency on artificial lighting, thus resulting in significant energy savings.

Whilst the lower floors will predominantly be shaded by the existing or proposed surrounding buildings, the project team has sought to limit the quantum of solid/structure present on the façade at the double height ground level to enable the internal environment at ground floor the experience a greater benefit from natural light.

Part of the ground floor and mezzanine level will contain cinemas, which by their nature, do not require natural daylight. The proposed cinemas are set-back from the façade edge, which has assisted in ensuring natural daylight provision to surrounding ground floor and mezzanine uses can occur.

Scope for Using Thermal Mass

Building R7 has been designed with inherent high thermal mass through the specification of exposed concrete ceilings in the office areas.

The thermal mass allows the potential to store 'coolth'. Hence overnight, during the warmer months of the year, the buildings will be ventilated with cool, early morning and/or night-time air in a controlled fashion by utilising free cooling via either the openable facade or via the mechanical ventilation systems. This cool air will purge the day's heat build-up from the concrete floor and soffit slabs. The cooled slabs will then be able to absorb heat from the office space the following day, and offset the peak cooling load. This technique offers the following benefits:

- Reduced Peak Cooling Load
- Reduced Annual Cooling Consumption
- Improved Thermal Comfort for Occupants.

3.1.3 Active Design

Building Energy Management System and Metering

A comprehensive Building Energy Management System ('BEMS') will be installed to monitor and report overall energy consumption. The system will highlight any out of range consumption figures and readings, allowing a preventative approach through interrogation and resolution of potential problems.

Metering of energy usage on all floors allows building owners / occupiers to view and interrogate where potential energy savings can be made throughout the building.

Ventilation

Chilled beams offer an energy-efficient method of ventilating and cooling an area, and are being proposed on Building R7. Passive chilled beams rely on the natural convection of air to cool serviced areas. Active chilled beams utilise natural convection as well as inducing additional convection by mechanically driving air over the beams.

The use of chilled beams results in lower energy consumption and therefore greater carbon savings than a traditional office fan coil unit installation, with the added benefit of them being quieter in operation.

The services ventilation and cooling strategy for Building R7 has been developed based on the installation of exposed multi-service active chilled beams in all nett lettable areas. It should be noted that, if desired, these chilled beams can operate in mixed-mode with natural ventilation via occupant-controlled openable windows and doors onto the balconies. Active chilled beams were selected for this building due to the increased levels of fresh air inherent with these systems leading to a higher level of occupant comfort, and the subsequently further utilisation of the benefits available from the structural thermal mass.

Fresh Air Allowance and Ventilation

The fresh air rate for Building R7 will be higher than the Chartered Institute of Building Services Engineers ('CIBSE') recommended figure for an office building, which will result in increased occupant comfort conditions.

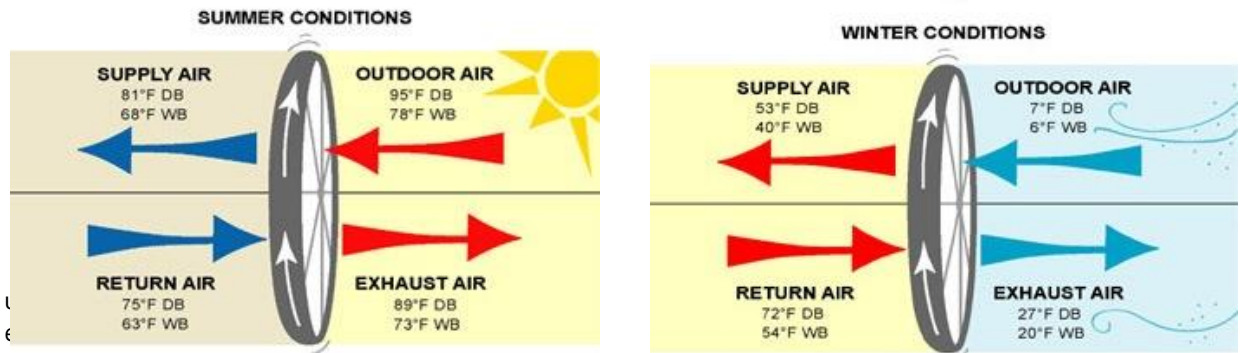
As stated previously, Building R7 can also benefit from single sided natural ventilation using the openable panels adjacent to the windows and the doors onto the various balconies to enable the building to operate in a mixed-mode capacity.

The quantities of fresh air will be distributed mechanically throughout the building via central air-handling plant incorporating high efficiency inverter controlled fans. Ductwork will be insulated accordingly to minimise heat loss or unwanted heat gains which would otherwise result in increased energy usage to maintain desired temperatures through additional heating or cooling to offset these losses or gains.

Heat Recovery Systems

The energy required to heat or cool the incoming fresh air supply to the office space will be significantly reduced by using a heat recovery system. The heat recovery systems will utilise the thermal properties of the return air to transfer 'free' heat/coolth to the incoming fresh air supply. These will be controlled so as to minimise the demand for any heating and cooling of the fresh air supply.

Thermal wheels will be specified as the heat recovery medium. Thermal wheels continuously rotate allowing the storage of heat from the return air path (> 24°C) to transfer to the incoming air stream (see Figure 3.9 below). In winter the warmer return air will combine with the cooler outdoor air to raise the supply air temperature, thus reducing the amount of energy required to heat the incoming air to the required design conditions. In summer, the opposite occurs, with the incoming air stream likely to be of a higher temperature than the return air. In this case a transfer of coolth results in a reduction of energy required to cool the air to design conditions. These systems provide the highest heat recovery efficiency available and will significantly reduce the building's overall heating and cooling demand.



3
Figure 3.9: Thermal Wheel Explanation: Source – <http://greenlineblog.com/what-is-an-enthalpy-wheel/>

Scope for Intelligent and High Efficacy Lighting Systems

The specification of the lighting types and spacing of the fittings will generally be limited to provide an intensity of 300-400 lux on the working plane using high efficacy lamps, thereby limiting the energy used to power the lighting, and the cooling required to off-set the lighting heat gain. High frequency ballasts will be used to improve occupant well-being and energy efficiency, by preventing flickering. The nett lettable office lighting installation will generally comply with CIBSE LG7. A tenant fit-out guide will be produced which will highlight the potential benefits and payback potential should the tenant wish to install LED lighting in their meeting rooms or even throughout the entire office area itself.

All lighting in office and toilet areas will be controlled by presence/movement detectors (PIRs) which will monitor occupancy and switch off the lights when the area is vacant for a sustained length of time. Further to this, lighting in perimeter office areas will include intelligent dimming that monitors daylight and adjusts the lighting intensity accordingly. Lighting in communal/lobby areas will include timed control to ensure switching off to reduce energy consumption.

Power Factor Correction

Power factor correction, to 0.95 or greater, will be provided, thus improving the efficiency of the electrical supply.

Many items of equipment within a building cause a lagging power factor, a good example being a motor. This lagging power factor is inefficient because it means more energy is required to produce the power consumed. For example a motor consumes 1kW of electrical power whilst running, at unity power factor (PF=1) this requires 1kVA of apparent power to be supplied to it. If the power factor is reduced to 0.8 then 1.25kVA needs to be supplied to get the required output

Heating

All the building heating demand will be provided from the low carbon KXC Energy Centre, therefore negating the need for boilers. The building will make use of the low carbon heat to serve the central air handling units to heat the incoming air and the trench heaters which will heat the perimeter zones of the office accommodation and the building reception to offset any heat loss. The low carbon heating supply will also serve the domestic hot water load for the showers within the basement areas as well as the hot water supply to the office wash hand basins. Similarly the retail tenant and cinema operators will also be provided with a connection to enable them to link into the KXC Energy Centre / district heating network.

Chilled Water

High efficiency air-cooled vapour compression chillers will be installed at roof level on the eastern block. An intelligent multiple chiller sequencing operation will be specified to ensure that each vapour compression chiller will operate at peak efficiency, given the cooling load required (i.e. 2No. chillers may operate at part-load instead of 1No. at peak load to maximise the Seasonal Energy Efficiency Ratio (SEER). A SEER of at least 4.5 is targeted, compared to the Part L2 SEER requirement of 2.25 (i.e., a 100% improvement).

Variable speed pumping and/or temperature control will be used throughout the building to respond to variations in the annual building cooling load demand and thereby maximise the energy efficiency potential of the specified system.

High Efficiency Variable Speed Drives

The fans and pumps will be specified with inverter drives and variable speed controllers. By varying the fan and pump speeds for the chilled water, low temperature hot water and ventilation systems in order to match the building heating and cooling load profiles as monitored and controlled via the intelligent Building Management System; fan and pump energy consumption is considerably reduced.

Climate Change Adaptability & Future Flexibility

As described earlier, active chilled beams inherently have larger volumes of fresh air to assist and enable the required convection by mechanically driving air over the beams. This also has the result of an increased level of occupant comfort and indoor air quality. These fresh air volumes are distributed throughout the building and therefore offers future flexibility for the installation of supplementary systems should there be the need to increase additional heating or cooling.

Furthermore, the specification of an openable facade allows the occupants the flexibility to ventilate the perimeter zones of the floor plates via natural ventilation or via the mechanical systems during peak conditions.

3.2 CONDITION 17(B) REDUCTION IN CARBON EMISSIONS

"The Environmental Sustainability Plan shall explain the reduction in carbon emissions achieved through building design and technology measures, compared with the emissions permitted under the national Building Regulations prevailing at the time the application for the approval of reserved matters is submitted."

3.2.1 Overview

Building R7 is primarily a new-build office building and therefore falls within the remit of Building Regulations Document L2A (ADL2A). A dynamic simulation model (DSM) software package, fully accredited for Level 5 Part L/EPC by the DCLG, has been used under the supervision of a licensed energy assessor (LCEA) to assess regulated carbon dioxide emissions. Section 5 of this Plan sets out the assumptions, methodology and results of the Target Emission Rate (TER)/Building Emission Rate (BER) calculations in more detail.

A full three-dimensional thermal model was created in 'IES' from the architect's drawings.

The Building Regulations Part-L2 compliance is demonstrated by utilising these models and inputting the Part-L minimum set values for building fabric U-values, plant efficiencies and operational parameters to determine a notional (or benchmark) building emission. To comply, each building will have to show carbon emissions which are lower than the notional building figure. This notional building figure is known as the 'Target Emission Rate' (TER).

Once calculated, the actual emission rate of the building and its systems is referred to as the 'Building Emission Rate' (BER)

The KXC S106 Agreement targets each new building to achieve carbon emissions at least 5% lower than Part-L of the prevailing Building Regulations (i.e Building Regulations 2010) using good passive design and energy efficiency measures only such as those set out in Section 3.1.2 & Section 3.1.3. On the basis of these measures alone (i.e. disregarding the carbon savings that will be achieved by utilising the low carbon district energy system and any renewables), the carbon emissions for Building R7 are expected to be 17.7 kg CO₂ /m². This represents a 20.3% reduction over the Part-L2 2013 TER. Consequently the building exceeds the target 5% reduction set by the S106 Agreement, before taking into account the carbon savings resulting from the KXC Energy Centre.

Similarly, taking into account building design and technology measures only, a comparison with the Econ 19 Good Practice 'Business as Usual' benchmark identified in the KXC Energy Assessment and referred to in the S106 Agreement, shows that the CO₂ emissions are reduced by 67.4%.¹

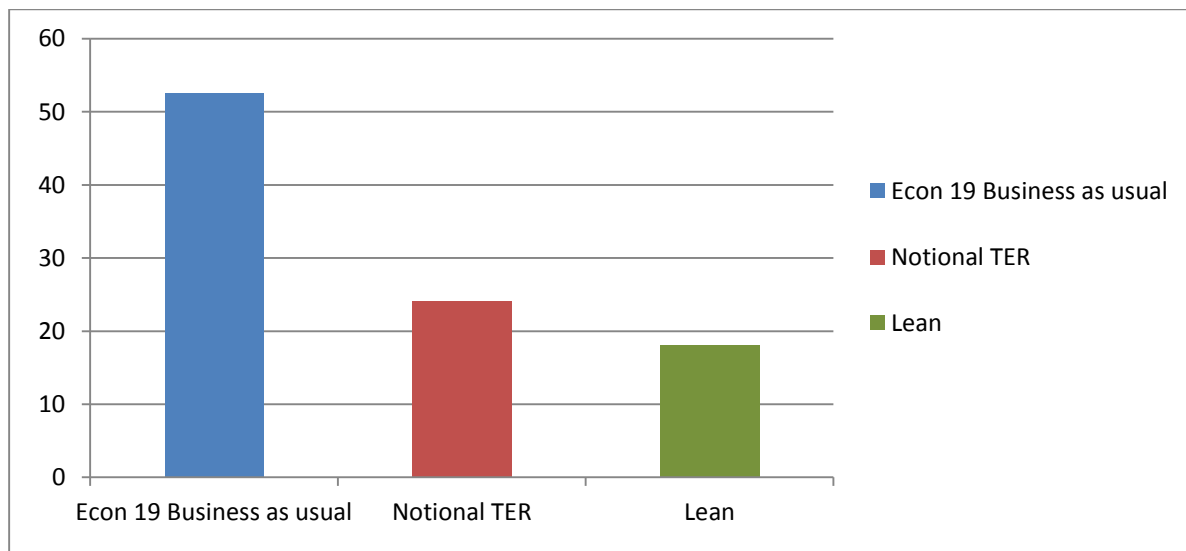


Figure 3.10 Part-L Assessment of proposed 'lean' design measures for Building R7

¹ *ECON 19 COMPARISON NOTE: Econ 19 is not directly comparable to Part-L2. Econ 19 includes for process loads such as catering facilities, data rooms etc. consumed within the building whereas Part-L2 does not. Therefore, the Econ 19 targets stated within this report have been adjusted by removing this portion of emissions. In this way, Econ 19 has been made as comparable as possible for the purposes of this Plan to Part-L2.*

3.3 **CONDITION 17(C): PROVISION FOR GREEN AND/OR BROWN ROOFS**

"The Environmental Sustainability Plan shall explain the specification for any green and / or brown roof."

The KXC Outline Planning Permission defines Zone R as a priority zone for green and/or brown roofs. Hence, it is proposed that a green roof of 243m², of which 197m² will be a green roof meadow mix, around the roof terrace at 9th floor, and 46m² will be brown roof, on the roof of the eastern core, will be provided on Building R7.

A suitably qualified ecologist has provided ecology advice on the types of species which will be planted within the allocated planting zone. The ecologist will also write a five year bio-diversity action plan which will detail how the various species are to be maintained.

Consideration will be given to the arrangement and selection of ecology to ensure that there is spatial heterogeneity and thus supports diverse microhabitats, for example through the provision of varied depths, mounding features and a variety of particle sizes.

In addition to the green roof, a series of terraces at various levels, are provided as amenity space for occupants. These areas provide the opportunity for additional container planting by the tenants.

The ecological enhancement and biodiversity arising from the provision of these roof and terrace are recognised within the building's BREEAM assessment, as detailed in Section 6 of this report.

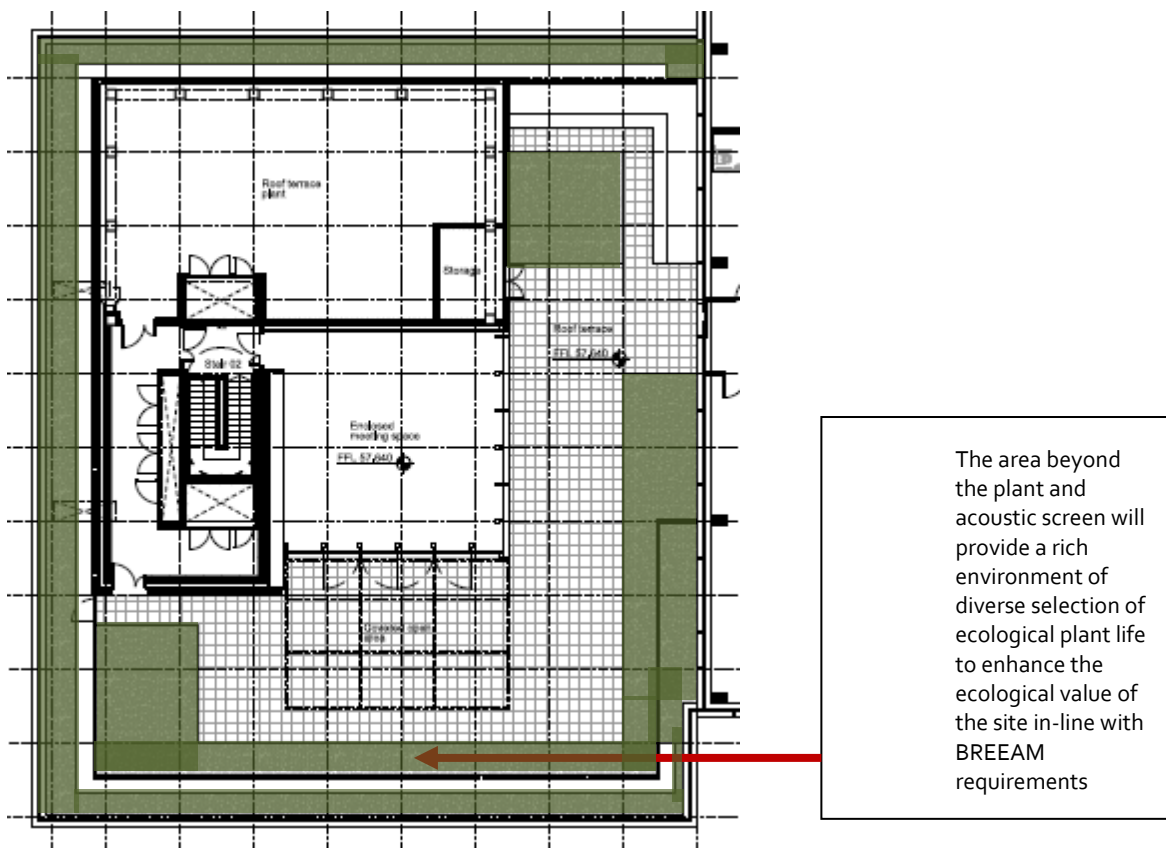


Figure 3.11: Building R7 West Block Ninth Floor Plan

3.4 CONDITION 17(D): REDUCTION IN CARBON EMISSIONS

"The Environmental Sustainability Plan shall explain how energy shall be supplied to the building, highlighting:

- a. *How the building relates to the site-wide strategy for district heating incorporating tri-generation from distributed combined heat and power;*
- b. *How the building relates to the strategy for using bio-fuel boilers to supplement the energy supplied through the district heating system;*
- c. *The assessment of the cost-effectiveness and reliability of the supply chain and bio-fuels;*
- d. *Any other measures to incorporate renewables.*

3.4.1 Overview

The T1 Energy Centre has already been approved and constructed. The necessary heat and power distribution infrastructure is being installed across the King's Cross Central site to enable the connection of each new building to the district heating system. The thermal energy thus supplied to Building R7 will be used to provide all of its space heating and hot water demands. The combined heat and power (CHP) engines to be installed within the T1 Energy Centre will also generate electrical power (to be fed into the National Grid), which will offset a significant percentage of the buildings' demand. Building R7 will be able to benefit from the domestic hot water load generated by the cyclist showers and office wash hand basin hot water demand.

The showers and wash hand basin heating demand, which is supplied via the low carbon district energy system, significantly contributes to the overall savings in carbon emissions for the building against the Part-L2 target emission rate. The notional building used within the Part-L2 to compare the Building R7 design efficiencies, would typically utilise localised electric heating to serve these showers and wash hand basins.

Due to the good thermal performance of the façade of Building R7, which is achieved through the specification of insulated solid external walls; double glazing with an U-value inclusive of mullions and framing of 2.0W/m²K or lower; and the specification of a low infiltration rate; there will be limited heat losses through the façade.

When fully fitted, it is anticipated that the T1 Energy Centre will include the following principal items.

- 3 No. 1.8MWth gas fired CHP
- A thermal store, integral to the CHP operating hours strategy
- 3 No. 9MWth gas boilers

These items will be installed on a phased basis as more buildings are constructed within the King's Cross Central development, and the heating and electrical loads reach critical mass, in order to meet peak demands and optimise efficiency.

KCCLP and its partners have now established the Energy Services Company (ESCo) to run the district heating, and remain committed to completing the works on site to install utilities and district heating infrastructure.

As outlined in previously submitted (and approved) Environmental Sustainability Plans, future provision has been made within the KXC development for the inclusion of biomass boilers. At this time, a robust commercial case to support the inclusion of biomass cannot yet be made, however, this position continues to be actively monitored. The scope for a secondary energy centre within Plot T2 could provide for their inclusion later, subject to procurement of an appropriate fuel source in line with clause 20(a) of Section X of the Section 106 Agreement.

The carbon emission calculations used within this report have assumed that, in total, 66.2% of the thermal energy used across the KXC site will be produced by CHP with the remainder provided by gas-fired boilers.

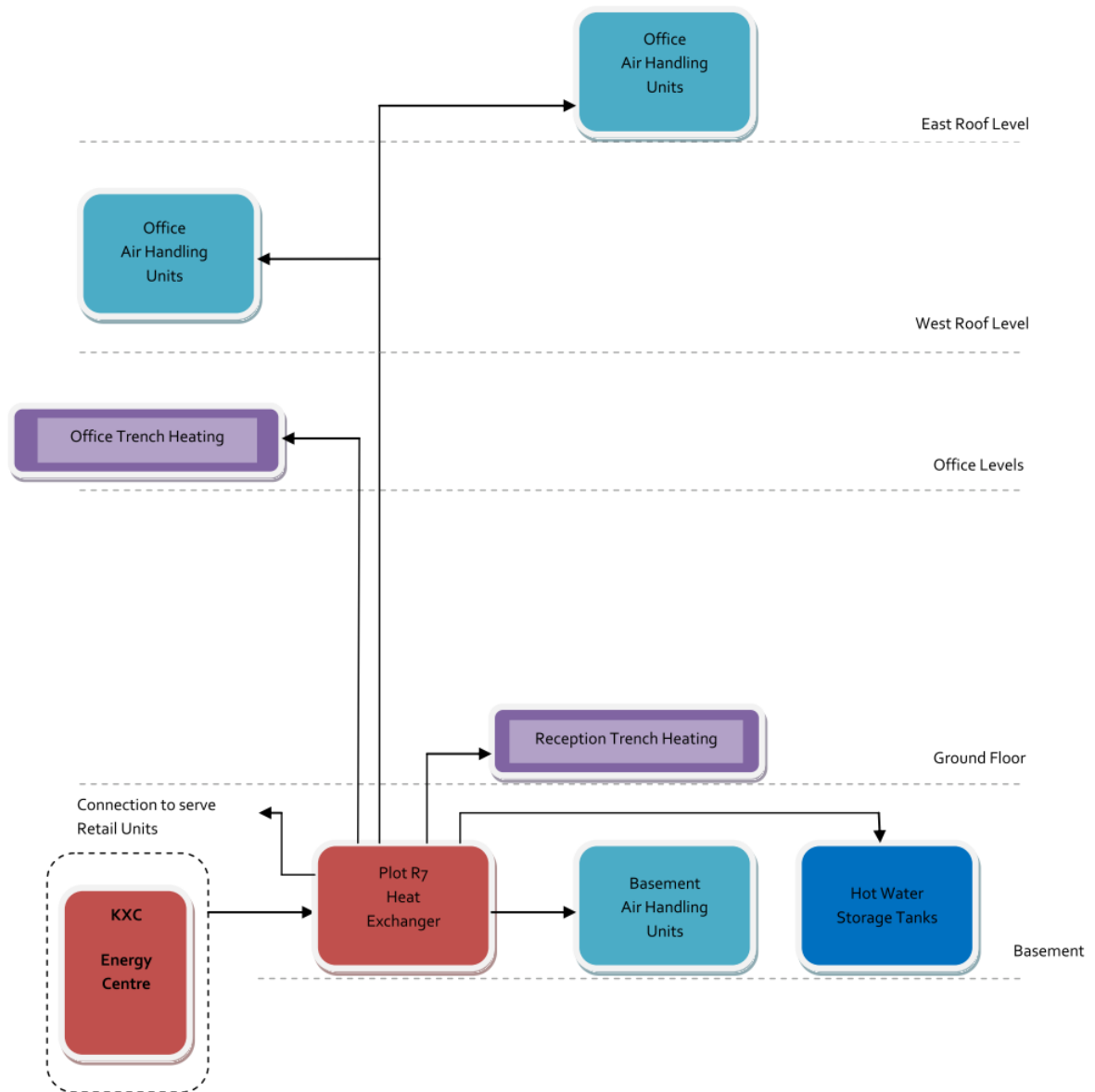


Figure 3.12 - The strategy for heating for Building R7 is shown above

3.4.2 CO₂ Savings Arising From the KXC Energy Centre

Figure 3.13 shows the CO₂ savings that could be expected from connecting Building R7 to the KXC Energy Centre.

The utilisation of low carbon heating to serve the building heating and hot water demand, and the offset electrical power from the KXC Energy Centre will add about 19 percentage points to the 20.3% savings against Part L achieved by the passive design measures described previously. This equates to an additional reduction in CO₂ emissions from 17.7kgCO₂/m² to 14.4kgCO₂/m² and a combined improvement of 35.1% lower than the Part L 2013 target of 22.2kgCO₂/m² or 73.5% compared to ECON 19 – Good Practice. (adapted as per Section 3.2 to enable comparison with Part L).

Incorporating biomass boilers would see a further, but relatively small reduction in CO₂ emissions.

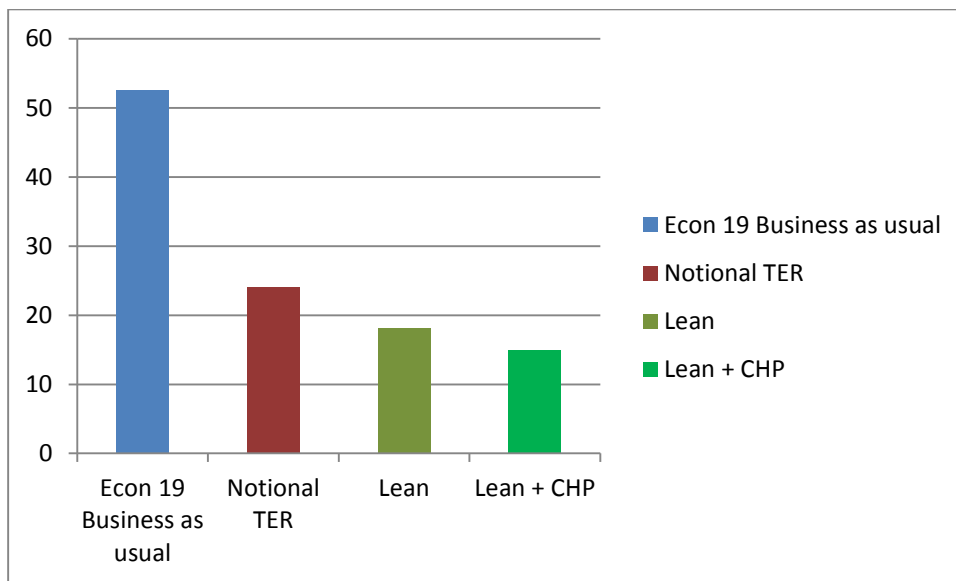


Figure 3.13: Building R7 CO₂ Savings Due to Energy Centre

3.4.3 Renewables

The opportunities for exploiting renewable technology on Building R7 were thoroughly considered during the design process. A range of technologies were examined. The technologies considered included the preferred on-site renewable technologies (wind turbines, solar water heating, ground source (bore hole) cooling and photovoltaic generation).

In summary, the review, had the following outcomes:

- Wind turbines – Though outside the priority zone for wind turbines set by parameter Plan KXCo21, the feasibility of the application of wind turbines to the buildings was assessed. Given the buildings' location within the St. Paul's viewing corridor and the King's Cross St. Pancras Conservation Area and their proximity to the listed St. Pancras and King's Cross Stations, it was considered that wind turbines would be incongruous in long and short range views and therefore would not be appropriate. In addition, the roof spaces on Building R7 has been allocated for ecological enhancement (green roof) and plant, meaning that insufficient space would be available to allow for the installation and maintenance of turbines.
- Solar hot water – Domestic hot water demand for an office building is relatively small and a solar-powered system would provide only a modest renewables contribution. Furthermore the designs for Building R7 and the basement have been progressed to make full use of the KXC Energy Centre, as this is the lowest carbon solution. The only major hot water load is in the basement to serve the showers and the standing losses of the pipework running from the roof to the basement would make the system inefficient.
- Ground source heat pumps – Ground source heat pumps ('GSHP') are best suited to buildings with roughly equal summer cooling and winter heating requirements, so that across a year the heat extracted and returned to the ground has a neutral thermal polluting effect in the ground. Typically they can serve air-conditioned buildings up to around 4 storeys from the ground floor. Given the height of Building is 11 storeys including ground, it is considered that the size of the building is not conducive to GSHP. Further, the use of heat from the KXC Energy Centre means that the buildings and the basement will not be able to offer a balanced heating and cooling application, as preferred by the Environment Agency, and therefore a GSHP would not be able to achieve the carbon savings that will be achieved by using the Energy Centre. The use of the district heating system offers the lowest carbon solution for the site and hence the ground source scheme will not be pursued further.
- Photovoltaics – Photovoltaics are still relatively inefficient. To maximise their efficiency they need to be angled towards the sun, which can restrict their locations at roof level. Furthermore, adequate access for cleaning and maintenance is also needed. Given the desire to accommodate a roof garden on Building R7, which enhances the ecology and aids in occupant well-being and satisfaction within their work environment, the location of photovoltaics will be very restricted. Hence, their inclusion has been discounted.

In conclusion, Building R7 will make the most out of the low carbon heating supply delivered from the KXC Energy centre and in conjunction with good passive and efficient active measures will enable the scheme achieve $\geq 35\%$ carbon savings against the Part-L2 2013 TER.

3.5 **CONDITION 17(E) BREEAM RATING**

"The Environmental Sustainability Plan shall explain how the proposed building has been designed to achieve a BREEAM rating of 'Very Good' or better."

3.5.1 **Overview**

BREEAM is a recognised methodology to drive improvement in the sustainability performance of buildings. The standards set by BREEAM are being used to maximise the effectiveness of the issue-specific strategies, including energy, water and waste, addressed in this Plan. The project team is fully committed to go beyond the planning objective for a 'Very Good' rating by securing an 'Excellent' rating with an aspiration to achieve 'Outstanding' for Building R7.

The team has taken a holistic approach to every aspect of the buildings' design utilising passive and active design methodologies to ensure that a truly sustainable building is produced. The key design features covering energy, water and resource efficiencies, together with supplier and construction management and commissioning practice, all discussed in other sections of this Plan, fully embrace sustainability best practice and will contribute to delivering a high BREEAM rating.

A BREEAM Pre-Assessment has been carried out using the BREEAM New Construction 2011 scheme.

The Pre-Assessments predict that an 'Excellent' rating (minimum BREEAM score of 70%) will be achieved under BREEAM Offices 2011. The project team have also assigned target credits to strive for the 'Outstanding' rating, but this will also rely on how the building is used by incoming tenants. The full list of credits which are being targeted can be seen within the Pre-Assessment Report in Section 6, but are also summarised in Figure 3.14.

It should be noted that the assessments are provisional on the basis that all of the documentary evidence required for a formal assessment (in the form of tender documents and drawings etc) is not yet available at this planning stage. Full evidence will be gathered in due course at the detailed design stages as the projects progress.

3.5.2 Building R7: BREEAM Assessment

The provisional assessment tool for BREEAM Offices 2011 predicts an overall score of 71.89% for Building R7, which equates to an 'Excellent' rating. The assessment highlights the credits sought. Full details are provided in Section 6.

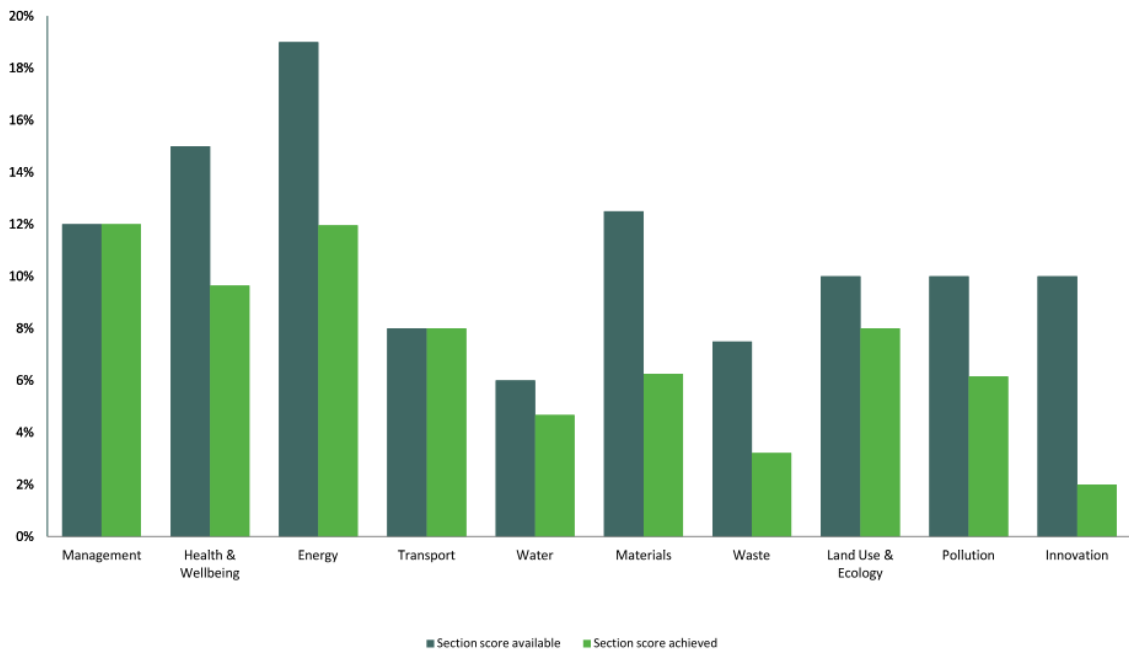


BREEAM 2011 New Construction Assessment Report: Rating & Key Performance Indicators

Overall Building Performance

Building name	King's Cross Central Building Plot R7
BREEAM rating	Excellent
Total Score	71.89%
Min. standards level achieved	Excellent level

Building Performance by Environment Section



Environmental Section	No. credits available	No. credits Achieved	% credits achieved	Section Weighting	Section Score
Management	22	22	100.00%	12.0%	12.00%
Health & Wellbeing	14	9	64.29%	15.0%	9.64%
Energy	27	17	62.96%	19.0%	11.96%
Transport	9	9	100.00%	8.0%	8.00%
Water	9	7	77.78%	6.0%	4.67%
Materials	12	6	50.00%	12.5%	6.25%
Waste	7	3	42.86%	7.5%	3.21%
Land Use & Ecology	10	8	80.00%	10.0%	8.00%
Pollution	13	8	61.54%	10.0%	6.15%
Innovation	10	2	20.00%	10.0%	2.00%

Figure 3.14 – Table 1 - Credit summary allocation & score for Building R7 under BREEAM Offices 2011

3.6 **CONDITION 17(F)**

"The Environmental Sustainability Plan shall explain the incorporation of bird boxes, bat roosts and other wildlife features on the building."

Building R7 will make a positive contribution towards fulfilling objectives set out in the London Biodiversity Action Plan.

Building R7 includes a roof terrace, as described in Section 3.3. It is proposed that this area will provide habitat for insects and birds, including species such as the Black Redstart and Swallows.

The area beyond the plant and acoustic screen at roof level on the western tower will provide a rich environment of diverse selection of ecological plant life to enhance the ecological value of the site in-line with BREEAM requirements. The external lighting for this area will be designed to be sympathetic to the wildlife populations.

Although predominantly hard landscaped, the breakout terraces provided at the various office levels of the building on the east, west and south facades shall enable future tenants to locate features such as raised containers for shrub planting. The inclusion of such features will be encouraged within the 'Building User Guide' documentation issued to each incoming tenant.

Bird and bat boxes will be incorporated during construction of the building to provide nesting habitats and shelter.

A five year bio-diversity action plan will be prepared by a suitably qualified ecologist. The report will make recommendations to further enhance diversity of wildlife as well as plant species. KCCLP will adhere to these recommendations and appoint Broadgate Estates to manage and maintain the ecology on-site.

3.7 CONDITION 45

"The new drainage infrastructure within the site shall be designed to achieve a combined (storm and foul) peak discharge to the existing combined sewer of 2,292 l/s or less."

3.7.1 Site wide drainage infrastructure

The figure of 2292 l/s in the wording to Condition 45 describes the maximum peak (storm and foul) discharge which is permissible for the site as a whole to discharge to the existing combined sewers. The peak discharge will be split between the Camden Sewer and York Way Sewer (for areas north of the Regent's Canal) and the Camley Sewer / Fleet Sewer (for the areas south of the Regent's Canal).

The cumulative peak discharge from the many building plots and areas of infrastructure will exceed 2292 l/s under certain weather conditions. In these instances, the site wide drainage infrastructure, including online and offline attenuation (see below), will attenuate peak flows discharging from individual plots, adopted highway and public realm, enabling cumulative peak flows to be reduced to 2292 l/s or less.

The site wide surface and foul water disposal strategy can be summarised as follows:

- To provide separate surface and foul water networks, combining only at the final manhole prior to connection into the existing Thames Water sewerage network;
- To provide online attenuation (for example oversized pipe work) and offline attenuation (for example proprietary modular underground storage systems / tanks) to buffer peak flows generated within the site down to the agreed discharge rates into the existing Thames Water sewerage network;
- To ensure that no above ground flooding occurs during the worst case 1 in 30 year storm event;
- To ensure that no internal building flooding occurs during the worst case 1 in 100 year (+20%) storm event;
- To accord with PPS 25 and Sewers For Adoption 6th Edition;
- To discharge at various locations into the sewerage network; and
- To design the above infrastructure such that combined surface and foul water flows do not exceed 2292 l/s during a 1 in 30 storm event.

The site wide drainage infrastructure at King's Cross Central can be described in terms of three drainage infrastructure areas, incorporating both building plots and infrastructure/public realm. These are described below.

Drainage Infrastructure Area		
	Plot developments	Infrastructure / Public Realm
Eastern Goods Yard a b	The Granary Complex, Q1, Q2, R1, R2, R3, R4, R5, S1, S2, T1, T2, J1, H1, K1, K2, K3, K4 and 50% of I1)	Transit Street, Wharf Road, Goods Street, Granary Square, Cubitt Park and Handyside Park
Southern Area Infrastructure	A1, A2, A3, A4, A5, B1, B2, B3, B4, B5, Building B6, D1, D2, F1 and V1	The Boulevard, Goods Way, Station Square and Pancras Square
Remainder of the Northern Area including the Triangle Site	M1, M2, N1, N2, P1, P2, S3, S4, S5, T3, T4, T5, T6 and W1	Canal Street and Cubitt Square

Table 2 Drainage Infrastructure Areas

Table 3 identifies the assumed peak foul and surface water flows from each of the building plots in the Eastern Goods Yard (of which Building R7 forms part) which underpins the design of the site-wide infrastructure. The foul water figures are based on CIRIA 177 Variable Peaking Factor and the assumed foul water discharges from various land uses identified in Table 4. The surface water peak flows are based on a 1 in 30 year storm. It should be noted that it is most unlikely that the foul and surface water peak discharges from each individual plot will coincide with each other.

Generally, foul water discharges represent small but consistent flows subject to diurnal patterns. For example, residential properties will exhibit two peaks within their diurnal flow pattern, one in the morning and one in the early evening. Surface water discharges, on the other hand exhibit extreme variations in flow, directly related to rainfall intensity.

The surface water discharge from each plot development will have its own unique hydrograph (identifying the variation between flow and time – the peak of which only lasting for a few minutes in most cases). Each one of these peaks (within the hydrographs) combines within the main drainage infrastructure at different points in time during the storm event creating an averaged flow within the pipe network. These flows will discharge into the Thames Water network via flow hydraulic controls at the downstream end of each network. These hydraulic controls limit the discharges to a combined maximum of 2292l/s. Where the plot development discharges combine to produce flows in excess of the maximum allowable discharge, water will be held within the drainage infrastructure which has been specifically sized to accommodate these flows.

Plot reference	Assumed Peak Flows (l/s) for plots in the Eastern Goods Yard	
	Surface Water (1 in 30 year event)	Foul Water
G1	25	1.1
H1	15	0.9
J1	147	4.2
K1	24	1.2
K2	101	0
K3	150	6
K4	117	1.8
L1-L7	1105	25.2
Q1 & Q2	191	7.3
R1	57	11.8
R2 (Building R7 & Building R8)	257	12.8
R3	128	4.6
R4	127	3.5
R5	173	5.3
S1	158	11.9
S2	162	12.7
T1	192	2.1
T2	162	10.2
I1	25	1.2
N2	84	0
Totals	3400	123.8

Table 3 – Peak Surface and Foul Water Flows

Land Use	Demand Options	Discharge to Sewer (l/day/hd)	l/s/head	Operational Hours	Population Density (m2 per person)
Residential	-	152	0.0023457	18	36.2
Student Accommodation	-	152	0.0023457	18	19.5
Retail	Large Retail	26.6	0.0009236	8	40
Food/Drink	Customer/day 2hr sittings	28.5	0.0009896	8	1.4
Education	General	19	0.0006597	8	10
Business	Without Canteen	41	0.0014236	8	12
Hotel		133	0.0046181	8	20
Leisure	Sports club	142.5	0.0049479	8	40

Table 4: Foul water discharges from various land uses

3.7.2 Drainage Infrastructure

The drainage networks around the King's Cross Central development are being designed on SUDS principles providing an overall peak flow reduction of 10% (based on a 1 in 30 year storm).

Thames Water has approved in principle surface water discharges for four direct connections. The approved combined surface water discharge for Building R7 & Building R8 is 257l/s. Further, the combined foul water flow is 12.8l/s for Building R7 & Building R8. The figures in Tables 3&4 do not include for any public realm areas.

4. SECTION AA: ENVIRONMENTAL SUSTAINABILITY – WATER

Section AA of the Section 106 agreement places an obligation to use reasonable endeavours:

- to incorporate within the detailed design water efficiency measures such that the design secures at least 40% of the potable water consumption credits available under the BREEAM methodology which represents a reduction of approximately 20-30% against typical water consumption;
- to incorporate one or more of groundwater abstraction, grey-water and black-water recycling and rainwater harvesting as alternative water supplies to meet 5% or more of the non-potable water needs; and
- to ensure that the design for the treatment of storm water run-off incorporates, where practicable, filtration, attenuation and other techniques that is consistent with current best practice on SUDS, to control the timing and volume of flows.

4.1 WATER EFFICIENCY

Building R7 will achieve very high standards of water efficiency through an approach that combines alternative supply via reclaimed water and internal water efficiency through design. The design teams have used the BREEAM criteria as their benchmark in driving down potable water consumption for the building.

Water efficiency measures will include 'auto shut-off' on all toilet areas and dual flush WCs. Together with reclaimed water, the incorporation of this sanitaryware will reduce the water consumption from the BREEAM baseline figure of 7.0m³ per person per year, down to below 4.2m³ per person per year. This indicates a ≥40% improvement on the BREEAM baseline figure.

It is the intention of the project team to capture and re-use the grey-water from the basement showers to reduce the overall water usage.

4.1.1 Alternative Water Supplies

Grey-water from the basement showers will be collected in tanks within the basement. The water will be filtered prior to entering the tanks. A booster pump will be used to deliver the water for the flushing of water closets. It is estimated that potable water consumption for flushing will be reduced by about 15% as a result of these water recycling measures.

4.1.2 Sustainable Urban Drainage

Surface water drainage methods that take account of quantity, quality and amenity issues are collectively referred to as Sustainable Urban Drainage Systems ('SUDS').

SUDS will be integrated wherever possible into the design of Building R7 to affect source control and storm water retention/infiltration, provide permeable surfaces and encourage evapo-transpiration. These SUDS controls have been located as close as possible to the rainwater source, providing attenuation of the runoff.

The incorporation of an area of 'Green Roof' will provide further reduction in the total surface water discharge volumes.

4.2 SECTIONY: CONSTRUCTION MATERIALS & WASTE

As Section Y of the S.106 Agreement imposes obligations to:

- *implement the Construction Materials and Purchasing Strategy;*
- *apply the Construction Materials and Purchasing Strategy to agreeing specifications and targets in contracts with contractors, designers and suppliers of services in relation to construction; and*
- *use reasonable endeavors:*
 - I. to minimise packaging waste associated with the delivery of construction materials;*
 - II. to produce topsoil and subsoil that uses subsoil and crushed rubble from the site combined with organic material for use in areas of landscaping; and*
 - III. to achieve the Construction Targets.*

4.2.1 Construction Materials and Purchasing Strategy

The project teams intend that best practice will be followed, and surpassed wherever practicable, in order to maximise resource efficiency. The Construction Materials and Purchasing Strategy will be adopted, while careful planning and effective control will ensure that waste during the construction phase is minimised

4.2.2 Packaging Waste

Packaging used to protect construction materials and assemblies in transportation will be kept to a minimum and wherever possible returned to be re-used.

4.2.3 Soil

An Earthworks and Remediation Plan for Buildings R7, R8 and Infrastructure 255, has been prepared by Ove Arup & Partners Ltd, to address Condition 18 of the KXC Outline Planning Permission dated 22nd December 2006 (ref. 2004/2307/P) and deliver appropriate site levels and ground conditions for the development and demonstrate compliance with Conditions 64 and 65. The plan addresses the nature and quantity of arisings and the arrangements for their re-use or disposal as appropriate.

Due to the brownfield nature of the site, there are no natural topsoil or subsoil resources on site. Given the findings of a previous study undertaken to assess the suitability of site-won clay fill from the KXC site as a constituent of manufactured topsoil, it is not proposed to utilise the cut material. This is primarily due to the density, plasticity and poor drainage qualities associated with clay fill and therefore, manufactured topsoil derived from this material would not be suitable for use in permanent landscaping schemes such as brown or green roofs (which require a light weight substrate) or planted beds or tree pits. As such, it is recommended that imported organic material is used in these areas.

4.2.4 Construction Targets

A BREEAM rating of 'Excellent', with aspirations for 'Outstanding', will be the principal driver for the team's endeavors to achieve the best possible performance against the Construction Targets. BREEAM credits cover the Green Guide rating of the major building elements, the provision of floor coverings in offices, the environmental impacts of paints and varnishes, the use of recycled aggregate, the responsible sourcing of materials and the global warming potential of insulants, all matters addressed by the Construction Targets.

At this early stage the exact degree to which all the Construction Targets will be achieved cannot yet be determined, because the precise specifications and quantities of many of the materials have not yet been finalised. It has already been confirmed that all timber products within Zone R, and also the temporary timbers used for site works at the construction phase, will be sustainably-sourced through an auditable supply chain and that ozone-depleting substances will not be used.

4.3 SECTION Z: WASTE

Section Z of the S.106 Agreement imposes obligations to:

- I. provide occupiers with Waste Information Packs and use reasonable endeavors to obtain feedback on the success or popularity of the initiatives contained within the Packs;*
- II. use reasonable endeavors to incorporate within the detailed design best practice design solutions that provide for waste segregation and storage areas and to maintain the solutions that are implemented;*
- III. provide and maintain segregated waste containers within the Public Realm areas at suitable locations and in appropriate numbers.*

4.3.1 Waste Information Packs

To encourage the minimisation of waste generated during the operational life of the building, Waste Information Packs will be provided to occupiers, and arrangements will be made to monitor their effectiveness in encouraging waste minimisation.

4.3.2 Design Solutions

Dedicated and sufficient facilities will be provided within the basement service area for the separation, storage and easy handling of waste. The facilities will be available for use by both the commercial and retail occupiers of the buildings, with direct lift connections being provided to basement service areas to allow convenient access to the storage areas and the service yard from which collections will be made. The commitment to aspire to achieve an 'Outstanding' BREEAM rating will ensure that current best practice is followed.

As this submission does not include any areas of Public Realm, part iii above does not apply.

5. APPENDIX A - PART L2 ANALYSIS

5.1 OVERVIEW

The content of this Appendix is governed by the Building Regulations Part-L2, 2013. The Appendix focuses on three of the five criteria (Criteria 1, 2 and 3) required for compliance at the design stage. Criteria 4 and 5 have not been addressed because the project team have committed to adhering to the best practice guidelines with respect to BREEAM. A 'Building Log Book' and 'User Guide' will be provided, thereby satisfying Criterion 5 in any event. In addition, Criterion 4 covering quality of construction and commissioning will be satisfied as the Contractor will commit to achieving best practice certification under the 'Considerate Constructors Scheme'.

Criterion 1: Target CO₂ emissions rate (TER), requires that the Building CO₂ Emissions Rate (BER) is equal or less than the TER when using pre-determined scenarios and weather data.

Criterion 2: Limits to design flexibility ensure that a minimum level of performance is achieved for the fabric, heating, ventilation and air conditioning (HVAC) systems, and lighting for all buildings and designs.

Criterion 3: Limits to solar gains, assessment to highlight compliance with a reference mean solar gain figure determined through April to September onto an 'East' facing façade with fixed glazing dimensions and solar performance. All facades on Building R7 will need to adhere to the equivalent or less mean solar gain figure predetermined.

The building's Part L2 calculations have been carried out by Grontmij. A registered IES assessor used approved IES Software to carry out the Part L calculation. IES complies with the requirements of the Chartered Institution of Building Services Engineers (CIBSE) AM11 as required by BREEAM.

A full three-dimensional thermal model for the building was created in IES from the architects drawings. Numerous simulations were run to optimise the energy demand and heating and cooling power, by studying various options for the design of the façade, glazing type, the level of thermal insulation in the fabric, the level of thermal mass, etc. Then the type of local and central system was modelled to identify the system with lowest energy consumption. CFD was used to ensure that the proposed ventilation, heating and distribution systems are viable and comfort and indoor air quality is achieved.

5.2 BUILDING CONDITIONS

5.2.1 Design Data Used for Calculations



Figures 5.1

3D Model used within the
Dynamic IES Modelling
simulations

The 3D geometry and building construction materials have been modelled based on the architectural plans and elevations.

The 3D model describes the building, in terms of:

- orientation
- geometry of building form and all associated exposure of surfaces
- material constructions
- windows and glazing

The 3D geometry has been subdivided into generic zone types as per the National Calculation Method (NCM) requirements.

Operational Parameters

Building loads determine the heating and cooling requirements of a building. Generic zone types have been assigned a default NCM Operational Template, taken from the Activity Database, which defines these loads.

Each of the NCM Operational Templates applies a fixed set of characteristics including:

- operational hours and profile
- occupancy densities and loads
- minimum ventilation rates
- small power loads
- room conditions
- domestic hot water loads

Solar loads vary daily and depend on seasonal and weather conditions, and will affect loads which are accounted for in the thermal modelling process, such as solar transmission, conduction and building heat transfer. These are represented in the model by virtue of the weather data file.

5.3 CRITERION 1 – TARGET EMISSIONS RATE (TER)

Carbon savings were calculated using the industry-approved software, IES.

5.3.1 Building R7 Compliance with Criterion 1

Using the specified efficiency data and fabric performance standards the BER for Building R7 was calculated to be 14.4kgCO₂/m² per annum. The carbon emissions of the notional building were calculated to be 22.2kgCO₂/m² per annum. The building therefore performs better than the TER by approximately 35.1% and complies with the Criterion 1 of the Building Regulations Part L2A. Figure 5.2 below, shows the data produced by the IES software.

The Final CO₂ Level shown in Figure 5.2 accounts for passive design measures, improved plant efficiency, as well as the additional energy-efficiency due to the KXC Energy Centre.

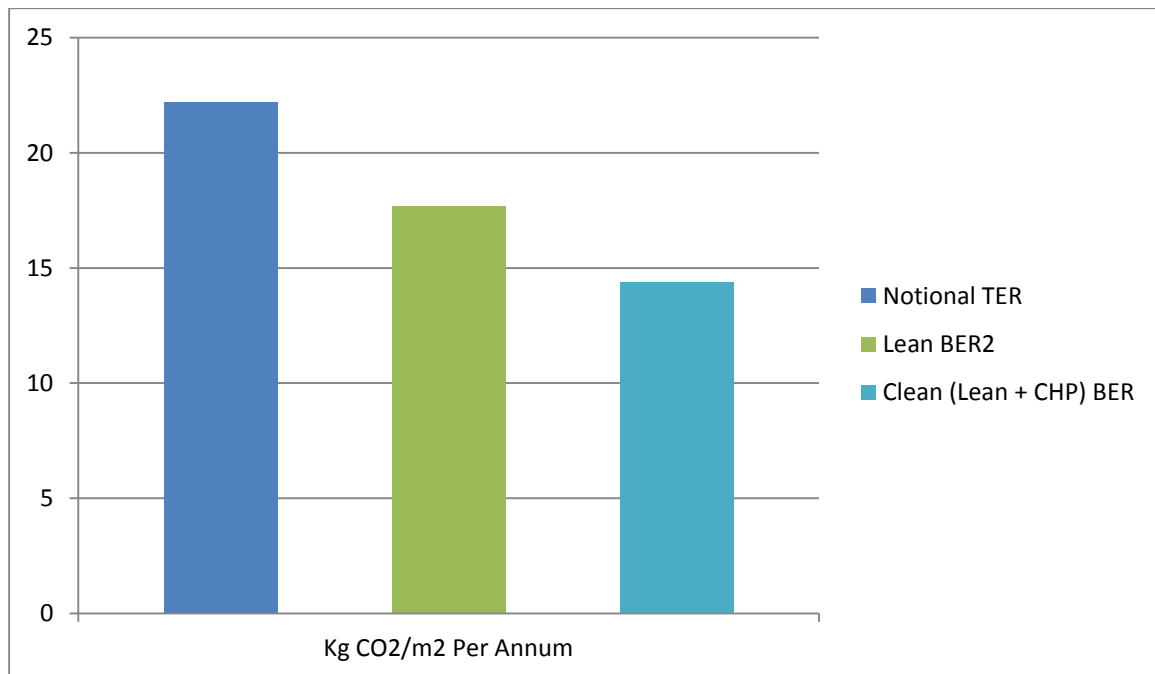


Figure 5.2: Building R7 Reduction in CO₂ below TER

5.4 CRITERION 2

Limits to design flexibility ensure that a minimum level of performance is achieved for fabric, heating, ventilation and air conditioning (HVAC) systems, and lighting for all buildings and designs.

All fabric, fittings, HVAC systems and lighting have been specified with performance better than or equal to the Part-L2 requirements. Building R7 therefore complies with Criterion 2 of the Building Regulations.

5.5 CRITERION 3

Limits to solar gains, assessment to highlight compliance with a reference mean solar gain figure determined through April to September onto an 'East' facing façade with fixed glazing dimensions and solar performance. All façades on Building R7 will need to adhere to the equivalent or less mean solar gain figure predetermined.

The reference façade is that of a 1m high piece of glazing across the full width of the occupied space. A frame taking up 10% of this window area should also be assumed. The glazing solar performance (g-value) is 0.68.

The façade is East facing. Hence, the solar performance of any façade make-up on any orientation of Building B5 will have to better the mean solar gain figure passing into the occupied area set by this reference façade system.

All of the Building R7 façades show the resulting mean solar gain to be less than the reference glazing system figure.

Building R7 therefore satisfies Criterion 3 of the Building Regulations Part-L2.

6. BUILDING R7 - BREEAM SCORING MATRIX

6.1 SUMMARY

Grontmij have prepared this document to highlight those credits which have been sought in order for the Building R7 development to achieve an 'Excellent' rating under the BREEAM for Offices 2011 criteria.

The final BREEAM certification report will be produced in line with the credits highlighted within this schedule and sent to the Building Research Establishment for quality assurance checking and accreditation.

Management

BREEAM Ref	Title	Number Of Credits Available	Number Of Credits Sought
Man 01	Sustainable Procurement	8	8
Man 02	Responsible Construction Practices	2	2
Man 03	Construction Site Impacts	5	5
Man 04	Stakeholder Participation	4	4
Man 05	Life cycle cost and service life planning	3	3

Health & Well-Being

BREEAM Ref	Title	Number Of Credits Available	Number Of Credits Sought
Hea 01	Visual Comfort	3	1
Hea 02	Indoor air quality	4	2
Hea 03	Thermal comfort	2	2
Hea 04	Water Quality	1	1
Hea 05	Acoustic Performance	2	2
Hea 06	Safety & Security	2	1

Energy

BREEAM Ref	Title	Number Of Credits Available	Number Of Credits Sought
Ene 01	Reduction of CO ₂ Emissions	15	10
Ene 02	Energy Monitoring	2	2
Ene 03	External Lighting	1	0
Ene 04	Low & Zero Carbon Technologies	5	3
Ene 06	Energy Efficient Transportation Systems	2	2
Ene 08	Energy Efficient Equipment	2	0

Transport

BREEAM Ref	Title	Number Of Credits Available	Number Of Credits Sought
Tra 01	Public Transport	3	3
Tra 02	Proximity of Amenities	1	1
Tra 03	Cyclist Facilities	2	2
Tra 04	Maximum Car Parking Capacity	2	2
Tra 05	Travel Plan	1	1

Water

BREEAM Ref	Title	Number Of Credits Available	Number Of Credits Sought
Wat 01	Water Consumption	5	4
Wat 02	Water Monitoring	1	1
Wat 03	Water Leak Detection & Prevention	2	2
Wat 04	Water Efficient Equipment	1	0

Materials

BREEAM Ref	Title	Number Of Credits Available	Number Of Credits Sought
Mat 01	Life Cycle Impacts	5	2
Mat 02	Hard Landscaping & Boundary Protection	1	0
Mat 03	Responsible Sourcing of Materials	3	1
Mat 04	Insulation	2	2
Mat 05	Designing For Robustness	1	1

Waste

BREEAM Ref	Title	Number Of Credits Available	Number Of Credits Sought
Wst 01	Construction Waste Management	4	2
Wst 02	Recycled Aggregates	1	0
Wst 03	Operational Waste	1	1
Wst 04	Speculative Floor & Ceiling Finishes	1	0

Land Use & Ecology

BREEAM Ref	Title	Number Of Credits Available	Number Of Credits Sought
LE 01	Site Selection	2	1
LE 02	Ecological Value of Site & Protection of Ecological Features	1	1
LE 03	Mitigating Ecological Impact	2	2
LE 04	Enhancing Site Ecology	3	2
LE 05	Long Term Impact On Biodiversity	2	2

Pollution

BREEAM Ref	Title	Number Of Credits Available	Number Of Credits Sought
Pol 01	Impact of Refrigerants	3	0
Pol 02	NO _x Emissions	3	3
Pol 03	Surface Water Run Off	5	4
Pol 04	Reduction of Night Time Light Pollution	1	0
Pol 05	Noise Attenuation	1	1

Innovation

BREEAM Ref	Title	Number Of Credits Available	Number Of Credits Sought
Man 01	Sustainable Procurement	1	1
Man 02	Responsible Construction	1	1

6.2 RESULTS

The building design and evidence provided by the project team will result in King's Cross Central Building R7 achieving an 'Excellent' rating, scoring an anticipated 71.89%.

RATING / SCORE

PASS	-	≥25 - <40%
GOOD	-	≥40 - <55%
VERY GOOD	-	≥55 - <70%
EXCELLENT	-	≥70 - <85%
OUTSTANDING	-	≥85%

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