

6 John Street

BREEAM Refurbishment Domestic 2014

Date 10/07/2015
Version 1.1
Prepared by KR

Ref	Title	BREEAM issue summary	Max Available	% Worth (in total for each BREEAM issue)	Targeted (Very Good BREEAM rating Strategy)	Additional Identified as potential	Comments	Indicative Responsibility
		To be confirmed						
		Credit / BREEAM issue not sought						
		Minimum standards required for Very Good						
Management								
Man 01	Home user guide	Three credits - provision of a home users guide – containing the information listed in the User Guide Contents List	3	3.27%	3	0	G&T have advised that the Home user guide will be developed for each dwelling. G&T to include requirement for main contractor to develop the Home user guide.	G&T
Man 02	Responsible construction practices	Large scale – assessed using the Considerate Constructors Scheme score.	2	2.18%	2	0	G&T have advised that the main contractor will be required to sign up for the Considerate Constructors Scheme and meet the score of 35-39 with score of 7 in each section.	G&T
Man 03	Construction site impacts	Construction site impacts are assessed against a checklist for large scale projects. The checklists consider issues such as CO2 production, water consumption and the sourcing of construction materials.	1	1.09%	1	0	G&T have advised that the main contractor will be required to meet 2 or more of the section in checklist A4 and the main contractor will be required to monitor, report and set targets for CO2 production of energy use and water use from construction activities. The main contractor will also be required to operate an Environmental Management System.	G&T
Man 04	Security	First credit – achieving best practise security requirements for external door sets and windows and minimum security requirements for retained doors and windows. Second credit—implementing the principles and guidance of Secured by Design.	2	2.18%	0	0	This issue is not sought. Therefore no credit is targeted.	None
Man 05	Protection and enhancement of ecological features	First credit – protection of ecological features that have been identified during a site survey Exemplary credit- implementation of recommendations made by a suitably qualified ecologist to enhance the site ecology	1	1.09%	1	0	G&T have advised that site survey has been carried out and there are no ecological features present on site.	G&T - ecology survey report
Man 06	Project management	First credit – assigning project roles and responsibilities Second credit – arranging a handover meeting and implementing a minimum of 2 methods of aftercare.	2	2.18%	2	0	G&T have advised that the roles and responsibilities have been developed across the key design and refurbishment stages. G&T have advised that a handover meeting will be arranged. In addition, a site inspection will be scheduled within 3 months of occupation and longer term after care such as a helpline will be set-up to support building users for at least the first 12 months of occupation.	G&T
Health & Wellbeing								
Hea 01	Daylighting	First Credit—maintaining good daylighting levels Second Credit—achieving minimum daylighting standards	2	3.09%	1	1	BREEAM assessor has reviewed the daylight study. The Daylighting study indicates that 19 of 21 rooms meet the best practice and BRE guidance. The Daylight consultant to advise regarding potential for second credit with confirmation that the refurbishment dwelling achieves the minimum daylighting levels in the kitchen, living room, dining room and study.	WSP daylighting consultant
Hea 02	Sound insulation	Credits are awarded for bringing the home up to and beyond national regulations. Criteria differ depending on the type of dwelling and whether sound testing is feasible.	4	6.18%	2	1	BREEAM assessor has reviewed the noise impact assessment. The noise impact assessment study indicates Camden policy requires the sound insulation to be 5dB lower than before refurbishment. On the assumption that the Camden policies will be met, 2 credits are targeted. WSP noise consultant to advise the sound insulation values in table 13 of BREEAM issue Hea 02 are achievable and potential for the third credit.	WSP noise consultant
Hea 03	Volatile organic compounds	One Credit—for avoiding the use of VOCs—assessed by ensuring applicable products have met European standards and testing requirements, or equivalent national standards.	1	1.55%	1	0	Architect has advised that all decorative paints and varnishes will comply with BREEAM requirements. In addition, the Architect has advised that wood panels, laminated wood flooring, flooring adhesives are the only products from BREEAM manual table 16 and the VOC requirements for these product types will be included in the specification to comply with the BREEAM requirements.	Coffey Architects
Hea 04	Inclusive Design	All credits assessed against the accessibility template checklist First Credit—achieving minimum accessibility Second Credit—achieving advanced accessibility Exemplary credit—achieving a level of accessibility equivalent to lifetime homes and Part M compliance.	2	3.09%	0	0	Architects has advised that the requirements for Lifetime Homes will be included in the design. However the credit is not targeted until the architect team can confirm the inclusive design champion within the existing design team meets the minimum core competencies and skills requirements listed by the National Register of Access Consultants (NRAC) for access auditors. Architect team to populate checklist A8 and advise on targeted credits.	Coffey Architects
Hea 05	Ventilation	First Credit—achieving minimum ventilation requirements for background, extract and purge ventilation. Second Credit—achieving advanced ventilation requirements in line with Building regulations Part F NB separate requirements for historic buildings	2	3.09%	1	0	Minimum standard for a 'Very Good' rating requires 1 credit to be met. G&T have informed that the main contractor will be required to carry out air tightness testing and other tests to meet the requirements before refurbishment and after refurbishment. MEP engineers have advised the minimum ventilation requirements for background, purge and extract will be met.	G&T, Kaizenge
Hea 06	Safety	One Credit—implementation of appropriate fire and carbon monoxide detection and alarm systems.	1	1.55%	1	0	Minimum standard for a 'Very Good' rating requires 1 credit to be met. Architects have advised that the proposed design will comply with the BREEAM requirements.	Coffey Architects
Energy								
Ene 01	Improvement in energy efficiency rating	Up to 6 credits for the improvement to the dwellings Energy Efficiency Rating. This issue is assessed using the Energy calculator and SAP or RdSAP - credit allocation is based on exceeding EER improvement benchmarks, from the baseline EER.	6	9.21%	1	0	On the basis of the preliminary SAP outputs, the improvement in the EER is calculated to be 10 (difference in the SAP rating for the refurbishment and the baseline model) and therefore 1 credit can be targeted. Separate SAP outputs for each dwelling will be required when the design is detailed. An accredited energy specialist to be appointed for SAP modelling of detailed design.	G&T - Accredited Energy Specialist
Ene 02	Energy efficiency rating post refurbishment	Up to 4 credits available for the Energy Efficiency Rating post refurbishment. One exemplary credit available for a post refurbishment EER greater than 90 with two credits available for a post refurbishment EER of equal to or greater than 100.	4	6.14%	3.5	0	Minimum standard for a 'Very Good' rating requires 2 credits to be met. On the basis of the preliminary SAP outputs, the EER post refurbishment is more than 80 and therefore 3.5 credits can be targeted. Separate SAP outputs for each dwelling will be required when the design is detailed. An accredited energy specialist to be appointed for SAP modelling of detailed design.	G&T - Accredited Energy Specialist
Ene 03	Primary energy demand	Up to 7 credits available for the primary energy demand. This issue is assessed using the Energy calculator - credit allocation is based on exceeding refurbishment benchmarks.	7	10.75%	5.5	0	On the basis of the preliminary SAP outputs, the primary energy demand post refurbishment is less than 180 and therefore 5.5 credits can be targeted. Separate SAP outputs for each dwelling will be required when the design is detailed. An accredited energy specialist to be appointed for SAP modelling of detailed design.	G&T - Accredited Energy Specialist
Ene 04	Renewable technologies	Up to 2 credits awarded depending on the percentage of the dwellings primary energy demand being met by low or zero carbon technologies. Maximum Primary Energy Demand targets apply to ensure system and fabric efficiency is considered first.	1	1.54%	1	0	The preliminary SAP outputs supporting the energy statement at the time of planning indicate that at least 10% of the dwelling's primary energy demand per annum will be supplied by low or zero carbon technologies and the dwelling has reduced energy demand prior to specification of renewable technologies with a max primary demand less than 220kwh/m2/year.	G&T - Accredited Energy Specialist
Ene 05	Energy labelled white goods	First credit - provision of fridges, freezers and fridges/freezers with the appropriate label or information Second credit – provision of washing machines, dishwashers and washer-dryers with the appropriate label or information	2	3.07%	2	0	G&T have advised that the fridge, freezers, washing machines, dishwashers, washer-dryers will be specified to meet the BREEAM requirements of EU Energy Efficiency Labelling scheme.	G&T
Ene 06	Drying space	One credit – provision of adequate drying space – based on the number of bedrooms within the dwelling	1	1.54%	1	0	Architects have advised that the BREEAM compliant drying lines and space will be specified.	Coffey Architects
Ene 07	Lighting	First credit – energy efficient external space and security lighting. Second credit – internal lighting that does not exceed the maximum average wattage across the total floor area - 9 Watts/m2	2	3.07%	1	0	MEP engineers have advised that energy efficient space lighting of more than 45 lumens per circuit watt will be energy efficient security lighting will be specified. Second credit is not targeted.	Kaizenge
Ene 08	Display energy devices	One credit – energy display device displays either electricity consumption data or heating fuel consumption data. Two credits – energy display device displays both electricity and primary heating fuel consumption data. Exemplary credit –energy display device that is able to record consumption data	2	3.07%	0	0	This issue is not sought. Therefore no credit is targeted.	None
Ene 09	Cycle storage	Two credits available for providing compliant cycle spaces, with the number of spaces required depending on the number of bedrooms in the dwelling.	2	3.07%	1	0	The calculated number of cycle storage spaces required are 1 cycle storage for every 2 dwellings with 1 bed and 1 storage for each dwelling with 2 and 3 beds = 6 cycle spaces required for 1 credit. Architects have advised that 8 cycle storage spaces are provided for 7 residential units. This meets the criteria requirements for 1 credit.	Coffey Architects
Ene 10	Home office	One credit - provision of a compliant home office space.	1	1.54%	1	0	Architects have advised that the home office requirements will be specified for each dwelling to comply with the BREEAM requirements.	Coffey Architects
Water								

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		Minimum standards required for Very Good						
Wat 01	Internal water use	2 possible methods for assessment: — terminal fittings meet the equivalent terminal fitting consumption standards — the Wat 01 calculator – used as an alternative where the sanitary fittings specified do not have an exact match with the fittings standards Credit allocation based on the water consumption of terminal fittings	3	6.60%	2	0	Minimum standard for a 'Very Good' rating requires 1 credit to be met. Wat 01 calculator tool to be populated by the Architects and PH engineers. For 2 credits the calculated water consumption (litres/person/day) should be less than 118 litres. This could be evidenced by ensuring that all bathroom fittings, kitchen and utility fittings are specified to 'Good' (see email from WSP from 30.06.2015) Architect and MEP engineers to incorporate the requirements in the selection of sanitaryware.	Coffey Architects, Kaizenge
Wat 02	External water use	One credit – provision of a rainwater collection system that is compliant and meets the size requirements OR where there is no external space	1	2.20%	0	0	This issue is not sought. Therefore no credit is targeted.	None
Wat 03	Water meter	One credit- For the existence or installation of an appropriate water meter	1	2.20%	1	0	MEP engineers have advised that water meters for each dwelling will be specified and installed which meets the criteria requirements for 1 credit.	Kaizenge
Materials								
Mat 01	Environmental impact of materials	Up to 25 credits available for the embodied impact and the thermal performance of; roofs, external walls, internal walls, windows and upper and ground floors. This issue is assessed using the Mat 01 calculator , depending on the Green Guide rating of new materials and the impact of those materials on improving the thermal performance of the materials that make-up these elements.	25	4.17%	13	1	Minimum standard for a 'Very Good' rating requires criterion 1 only to be met. Architects have advised that the Mat 01 calculator tool will be populated as and when the design is detailed. 13 credits are targeted as a minimum subject to a detailed materials review.	Coffey Architects
Mat 02	Responsible sourcing of materials	Minimum standards - that all new timber is legally sourced. 3 credits are available to develop a sustainable procurement plan. Using the Mat 02 calculator - up to 12 credits are available depending on the responsible sourcing tier levels of the applicable new materials.	15	2.50%	8	1	G&T have advised that a Sustainable Procurement Plan will be developed for the project. Architects have advised that all new timber used in the project will be sourced in accordance with the UK Government's Timber Procurement policy. Architects to populate the Mat 02 calculator tool.	G&T, Coffey Architects
Mat 03	Insulation	Any new insulation in external walls, ground floors, roofs and building services is assessed as a minimum requirement. First four credits – embodied impact of new insulation –assessed using the Mat 03 calculator based on the insulation index. Second four credits – responsible sourcing of a minimum of 80% of insulation OR where no new insulation is specified and the dwelling achieves a minimum of 2.5 credits in issue Ene 02.	8	1.33%	8	0	Architects and MEP engineers to populate the Mat 03 calculator tool with details for all new insulation. The team has advised that all the new insulation will be procured to comply with the BREEAM requirements.	Coffey Architects, Kaizenge
Waste								
Was 01	Household waste	First credit – provision of recycling storage facilities Second credit – provision of composting facilities Within this issue there are different criteria depending on the collection scheme the dwelling is served by and if the dwelling has external space.	2	1.20%	1	0	G&T have advised there will be recycling facilities and the internal recycling storage requirements for BREEAM will be met. Second credit relating to composting facilities is not sought.	Coffey Architects, G&T
Was 02	Refurbishment site waste management	Credits are awarded for the implementation of a SWMP. The requirements of the SWMP differ depending on the value of the project. Exemplary credits are available for implementing a more comprehensive SWMP than required by the standard criteria.	3	1.80%	3	0	G&T have advised that the project is over £300k and the main contractor will be required to complete and maintain a site waste management plan. For all 3 credits, best practice waste benchmarks as per BREEAM criteria for Was 02 will be met on this project.	G&T, Coffey Architects
Pollution								
Pol 01	Nitrogen oxide emissions	Credit allocation is tiered and awarded based on the amount of NOx emissions arising from the operation of space heating and hot water systems.	3	2.25%	1	0	MEP engineers to populate the Pol 01 calculator tool regarding potential credits. At the time of the pre-assessment, it has been assumed that 1 of the 3 credits will be targeted.	Kaizenge
Pol 02	Surface water runoff	First credit – where the refurbishment has had a neutral impact on surface water from the site. Second credit – basic level of reducing run-off from site. Third credit – advanced level of reducing run-off from site including an allowance for climate change. Exemplary credits – eliminating all runoff from site and including an allowance for climate change	3	2.25%	1	0	G& T have informed that a flood risk assessment was carried out. Fluid structures advised that the building is on previously developed land (i.e. the building footprint remains the same) and the proposed design will have neutral impact on surface water. Therefore 1 credit can be targeted.	Fluid Structures
Pol 03	Flooding	Minimum standards – requirement of two or more credits under this issue to achieve an excellent or outstanding rating Criteria are based on the results of a flood risk assessment. Where the site is defined as medium or high flood risk there are additional requirements for flood resilience and resistance strategies.	2	1.50%	2	0	G&T have informed that a flood risk assessment was carried out and the site is in a low flood risk area. On the basis of the initial flood risk assessment, 2 credits are targeted. G&T to have this report updated to align with BREEAM criteria.	G&T - flood risk assessor
				Sub-Total	62.87%	3.71%		
Innovation								
Man 06	Project Management	Second exemplary credit – carrying out thermographic and airtightness surveys pre and post refurbishment.	1	1.00%	1	0		-

Sub-total (from above)	Target	Target
Innovation	62.87%	3.71%
Total	1.00%	0.00%
	63.87%	3.71%
	63.87%	67.58%
	Very Good	Very Good