

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

Old Postmen's Office

Pre-assessment

Old Postmen's Office

16 September 2015 - Assessment Report



FwC's BREEAM Outstanding rated One Embankment Place in London. Image | Jeffery + Crow.

Assessment details

Assessment references

Registration number:	46412	Date created:	8/9/2015
Assessor name: First:	David	Surname:	Cadwallader
Assessor licence number:	Knapp-DC31		
Assessor organisation:	Malcolm Hollis LLP		
Architect name:	Studio Mackereth		
Developer name:			
Property owner			

Site details

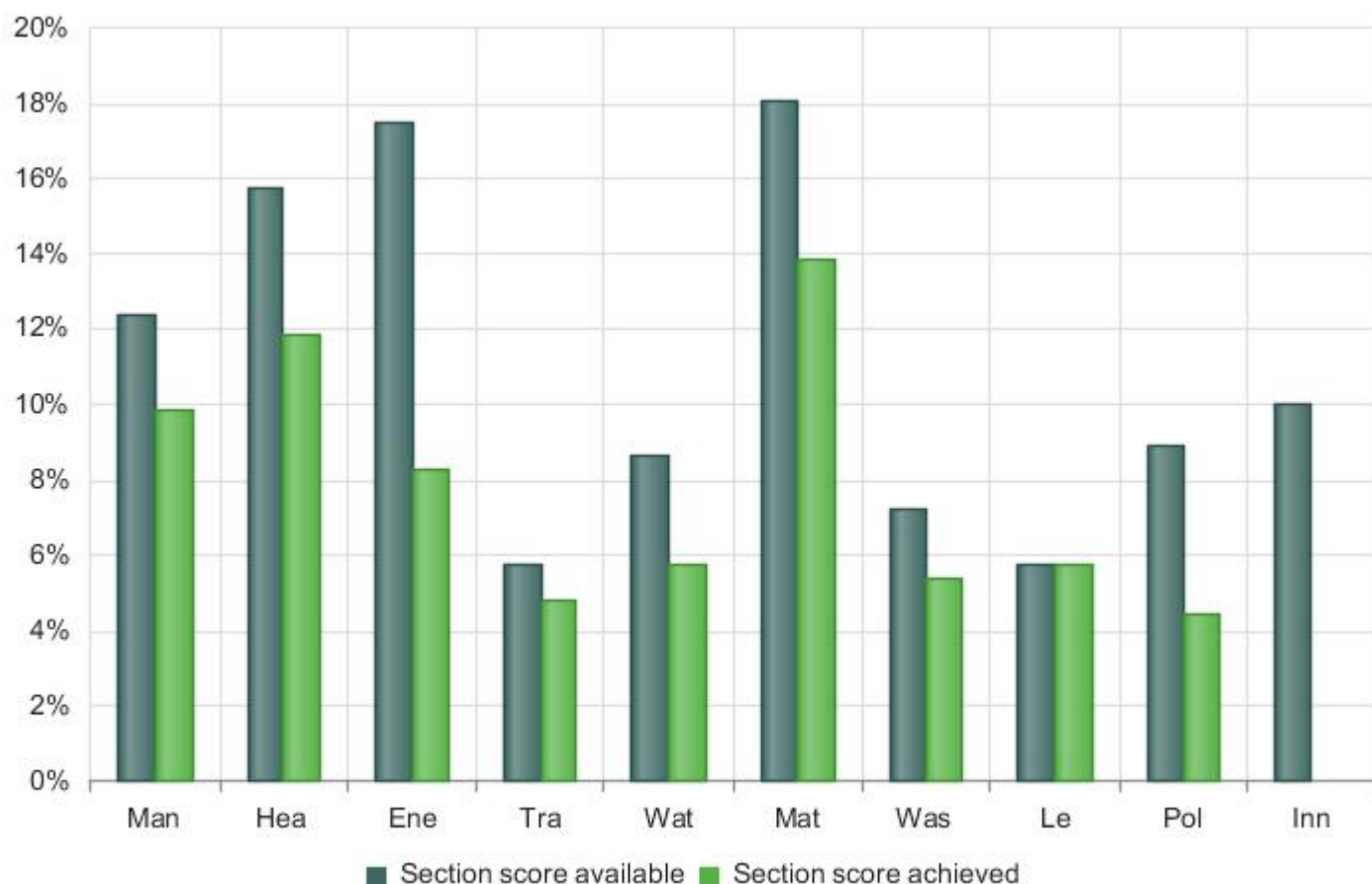
Site name:	Old Postmen's Office
Address:	30 Leighton Road
Town:	London
County:	
Post code:	NW5 2QE
Country:	United Kingdom

BREEAM rating

BREEAM Rating

	Credits available	Credits achieved	% Credits achieved	Weighting	Category score
Man	15.0	12.0	80.00%	12.38%	9.90%
Hea	16.0	12.0	75.00%	15.75%	11.81%
Ene	21.0	10.0	47.61%	17.46%	8.31%
Tra	6.0	5.0	83.33%	5.77%	4.81%
Wat	9.0	6.0	66.66%	8.66%	5.77%
Mat	13.0	10.0	76.92%	18.05%	13.88%
Was	8.0	6.0	75.00%	7.22%	5.41%
Le	2.0	2.0	100.00%	5.77%	5.77%
Pol	8.0	4.0	50.00%	8.88%	4.44%
Inn	10.0	0.0	0.00%	10.00%	0.00%
Total	108.0	67.0	62.03%	-	70.16%
Rating	-	-	-	-	Excellent

Performance by environmental category



Issue scores

Please Note: X means the exemplary credit for the relevant issue

Management

Man Management

12 / 15

ManX

0 / 2

Health & Wellbeing

Hea Health & Wellbeing

12 / 16

HeaX

0 / 1

Energy

Ene Energy

10 / 21

EneX

0 / 5

Transport

Tra Transport

5 / 6

Water

Wat Water

6 / 9

WatX

0 / 1

Materials

Mat Materials

10 / 13

MatX

0 / 2

Waste

Was Waste

6 / 8

WasX

0 / 2

Land use and ecology

Le Land use and ecology

2 / 2

Pollution

Pol Pollution

4 / 8

PolX

0 / 1

Innovation**Inn Innovation**

N/A

InnX

0 / 10

Initial details

30 Leighton Road

Stage 1 filtering: Scope of the assessment

Part 1 : Fabric and structure : Yes

Part 2 : Core services : Yes

Part 3 : Local services : Yes

Part 4 : Interior design : No

Stage 2 filtering: Project specific filtering

Is the project a change of use? (e.g. change from office to a hotel) : No

Are transportation systems specified or present within the refurbishment or fit-out zone? (lifts, escalators, moving walks) : No

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? : Local

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

Is Wat01 within the scope of the assessment in accordance with Table 42? : Yes

What is the building type? : Offices

If Industrial, does the building have office areas? : N/A

Does the building have any unregulated water demands? e.g. irrigation, car washing, or other process related water use : Soft landscaping is present but no irrigation has been specified

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

If undertaking a Part 4 assessment, is there any equipment specified that requires commissioning (see Man04 CN13) : N/A

Historic building (listed building or building in a conservation area) : No

Category assessment

Management | Man

Man Management

30 Leighton Road

MAN 01 PROJECT BRIEF AND DESIGN

Stakeholder consultation (project delivery) :	1
Stakeholder consultation (third party) :	1
Sustainability champion (design) :	1
Sustainability champion (monitoring progress) :	1

MAN 02 LIFECYCLE COST AND SERVICE LIFE PLANNING

Capital cost reporting :	0
--------------------------	---

MAN 03 RESPONSIBLE CONSTRUCTION PRACTICES

Environmental management :	0
Has criterion 2 been met? :	Yes
Considerate construction :	2
Exemplary level criteria :	No
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 :	No
Seasonal commissioning :	1
Post occupancy evaluation :	1

Credits awarded : 12.0

Comments : Having assessed the scheme and viewed all documents available in addition to conversations with the Sustainability champion on this project then the above credits are easily achieved going forward. The Seasonal commissioning credit is a mandatory credit in order to achieve the targeted EXCELLENT rating for this development.

Health & Wellbeing | Hea

Hea Health & Wellbeing

30 Leighton Road

HEA 01 VISUAL COMFORT

Glare control :	1
Daylighting :	1
Exemplary level criteria :	
View out :	2
Internal and external lighting :	1

HEA 02 INDOOR AIR QUALITY

Ventilation :	1
Potential for natural ventilation :	1

HEA 03 SAFE CONTAINMENT IN LABORATORIES - NA

HEA 04 THERMAL COMFORT

Thermal modelling :	1
Adaptation - for a projected climate change scenario :	0
Thermal zoning and controls :	0

HEA 05 ACOUSTIC PERFORMANCE

Acoustic performance :	3
------------------------	---

HEA 06 SAFETY AND SECURITY

Security of site and building :	1
---------------------------------	---

Credits awarded : 12.0

Comments : There are no reasons why the above credits should not be targeted and achieved. The building has sufficient windows including roof lights to give adequate day lighting. This will be supported by a day lighting report going forward. All lighting is able to meet the bounds of BREEAM and is specification based. Adequate and effective ventilation is easily achieved and the quality of air supply controllable within the office spaces. Thermal modelling will take place using ies Dynamic Simulation Modelling. The Accoustic credits are easily achieved on refurbishment project and enhance the desirability of the scheme to tenants and purchasers alike. The works to the fabric of the building should ensure that these credits can be achieved and that they will improve the building. The security credit has been awarded at this time. The interaction of an ALO is free and their interaction will improve the scheme for low or no cost.

Energy | Ene

Ene Energy

30 Leighton Road

ENE 01 ASSESSMENT OPTION

Which option is being followed :	Option 1a simple estimate (whole building)
----------------------------------	---

ENE 01 - OPTION 1A

Credits :	6
-----------	---

Exemplary credits :	0
---------------------	---

ENE 02 ENERGY MONITORING

Sub-metering of major energy consuming systems :	1
--	---

Sub-metering of high energy load and tenancy areas :	0
--	---

ENE 03 EXTERNAL LIGHTING

External lighting :	1
---------------------	---

ENE 04 LOW CARBON DESIGN

Passive design analysis :	1
---------------------------	---

Free cooling :	0
----------------	---

Low and zero carbon technologies :	1
------------------------------------	---

ENE 05 ENERGY EFFICIENT COLD STORAGE - NA

ENE 06 ENERGY EFFICIENT TRANSPORTATION SYSTEMS - NA

ENE 07 ENERGY EFFICIENT LABORATORY SYSTEMS - NOTAPPLICABLE

ENE 08 ENERGY EFFICIENT EQUIPMENT

ENE 09 DRYING SPACE

Credits awarded : 10.0

Comments : Six energy credits have been awarded at this time in line with those achieved on other refurbishment projects within the catchment of the London Plan. The Dynamic modelling software will calculate these credits going forward but the specification of internal insulation, improved glazing and Air Source Heat Pumps means that these credits and probably more will be achieved. One credit has been awarded under the energy monitoring criteria. Smart meters are often free from major energy suppliers and providing systems which will allow future BMS link up would not be difficult to achieve. One credit has been awarded under the external lighting criteria. Fitting external lights with daylight and presence detectors is a low cost option. The fittings would require the luminous efficacy to be less than 60 luminaire lumens per circuit watt. Two credits have been awarded under Ene 4. I have seen site of a report by Build Energy that covers the Feasibility study and states that passive measures are to be integrated into the scheme.

Transport | Tra

Tra Transport

30 Leighton Road

TRA 01 SUSTAINABLE TRANSPORT SOLUTIONS

Sustainable transport options : 2

TRA 02 PROXIMITY TO AMENITIES

Proximity to amenities : 1

TRA 03 CYCLIST FACILITIES

Cycle storage : 1

Cyclist facilities : 1

TRA 04 MAXIMUM CAR PARKING CAPACITY - NA

TRA 05 TRAVEL PLAN

Credits awarded : 5.0

Comments : A Transport for London Public Transport Accessibility calculation has been performed online which gave a score of 4 for the development and two credits can duly be awarded. The credit for Tra2 has been awarded based upon a search from the development using Google Earth. This would be assessed in greater details going forward using on site measurements. One cycle storage credit has been awarded as the design documents mention that cycle storage will be available at the front of the building. There is evidence that the cyclist facilities credit will be met through the provision of a shower cubicle and lockers in the basement area.

Water | Wat

Wat Water

30 Leighton Road

WAT 01 WATER CONSUMPTION

Water consumption :	3
---------------------	---

Exemplary level criteria :	
----------------------------	--

WAT 02 WATER MONITORING

Water monitoring :	1
--------------------	---

Has criterion 1 been met? :	Yes
-----------------------------	-----

WAT 03 LEAK DETECTION

Leak detection system :	1
-------------------------	---

Flow control devices :	0
------------------------	---

WAT 04 WATER EFFICIENT EQUIPMENT

Water efficient equipment :	1
-----------------------------	---

Credits awarded : 6.0

Comments : Three credits has been targeted under Wat 1 at this time. These credits are specification based and at present this detail is not fully known but the client has stated that this is an area in which they would like to provide improvements. As the project develops then a BREEAM Wat 1 calculator will be completed and this will determine the final credits to be awarded. Water consumption and the loss of water from systems is becoming increasingly important. This credit may be awarded through the installation of a water meter with a pulsed output allowing it to be connected to a BMS. One credit has been awarded as this is mandatory and a low cost credit. One credit for water leak detection has been awarded as this is a simple credit to achieve once the mandatory criteria of Wat 1 has been achieved. The credit under Wat 4 may be awarded by default as there are no systems in place for which this issue would arise.

Materials | Mat

Mat Materials

30 Leighton Road

MAT 01 ENVIRONMENTAL IMPACT OF MATERIALS

Environmental impact of materials :	4
-------------------------------------	---

Exemplary level criteria :

MAT 03 RESPONSIBLE SOURCING OF MATERIALS

Sustainable procurement plan :	1
--------------------------------	---

Has criterion 1 been met? :	Yes
-----------------------------	-----

Responsible sourcing of materials :	2
-------------------------------------	---

Exemplary level criteria :

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 : 10.0

Comments : Four credits under Mat 1 have been awarded. The re-use of all of the building and installation of high grade materials will ensure that these credits will be achieved as a minimum. They are also likely to create no uplift in development cost and are therefore simple credits to achieve. Mat 2 is not applicable to this development. Three credits have been awarded under Mat 3. These are often complicated credits to assess and so require the BREEAM requirements to be followed closely. In addition the client has stated that they will ensure that the contractor implements a sustainable procurement plan. One credit has been targeted under Mat 4. This will be assessed using the BREEAM Mat 4 calculator and covers all insulation within the project. Nearly all insulation manufacturers meet the requirements for BREEAM so this is an easy credit to achieve. One credit have been awarded under Mat 5. The building will incorporate suitable durability and protection measures. One credit is being targeted under Mat 6 and has been confirmed by the client.

Waste | Was

Waste Waste

30 Leighton Road

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 :	

WAS 02 RECYCLED AGGREGATES

Recycled aggregates :	1
Exemplary level criteria :	

WAS 03 OPERATIONAL WASTE

Operational waste :	1
---------------------	---

WAS 04 SPECULATIVE FINISHES

WAS 05 ADAPTATION TO CLIMATE CHANGE

Adaptation to climate change - structural and fabric resilience :	0
---	---

WAS 06 FUNCTIONAL ADAPTABILITY

Functional adaptability :	1
---------------------------	---

Credits awarded : 6.0

Comments : Three credits have been awarded under Was 1 in line with other London based refurbishment projects and what they have achieved. This requires a waste contractor who buys in to the BREEAM process and understands the demands of the criterion but through thorough control there is no reason as to why these credits should not be achieved. The client has indicated that there will be a high percentage of waste re-use and so this credit is to be targeted. The criterion under Was 3 may be achieved through the specification of waste storage that is in line with 2m2. Design documents cover this and so the credit will be achieved. One credit under Was 6 is to be targeted. The office has been designed specifically to be divided in the future if necessary as the end client has demanded that a fully flexible rentable space is provided.

Land use and ecology | Le

Le Land use and ecology

30 Leighton Road

LE 02 PROTECTION OF ECOLOGICAL FEATURES

Protecting ecological value :	1
-------------------------------	---

LE 04 ECOLOGICAL ENHANCEMENT

Ecological enhancement :	1
--------------------------	---

LE 05 LONG TERM IMPACT ON BIODIVERSITY

Credits awarded : 2.0

Comments : Only two of the criterion apply to this development and may both be targeted and awarded. Existing ecology must be protected and enhanced through such simple measures as the installation of bat boxes or simple planting.

Pollution | Pol

Pol Pollution

30 Leighton Road

POL 01 IMPACT OF REFRIGERANTS

POL 02 NOX EMISSIONS

NOx emissions :	0
-----------------	---

POL 03 FLOOD RISK AND REDUCING SURFACE WATER RUN-OFF

Flood risk management :	2
-------------------------	---

Exemplary level criteria :	
----------------------------	--

Surface water run-off :	1
-------------------------	---

Minimising watercourse pollution :	0
------------------------------------	---

POL 04 REDUCTION OF NIGHT TIME LIGHT POLLUTION

Reduction of night time light pollution :	1
---	---

POL 05 NOISE ATTENUATION

Credits awarded : 4.0

Comments : Three credits have been awarded under Pol 3 which will need to be confirmed by a suitably qualified specialist. The credit under Pol 4 works in tandem with the energy reduction external lighting and can therefore be awarded.

Innovation | Inn

Inn Innovation
30 Leighton Road

INN 01 APPROVED INNOVATIONS

Approved innovations : 0

Credits awarded : 0.0