

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

Basement Hotel - Great Russell Street

Pre-assessment

Great Russell Street

02 September 2014 - Assessment Report



PwC's BREEAM Outstanding rated One Embankment Place in London. Image: Hofton + Crow.

## Assessment details

### Assessment references

<b>Registration number:</b>	1441010	<b>Date created:</b>	29/1/2015
<b>Assessor name: First:</b>		<b>Surname:</b>	
<b>Assessor licence number:</b>			
<b>Assessor organisation:</b>			
<b>Architect name:</b>	Proun		
<b>Developer name:</b>	Criterion		
<b>Property owner</b>			

### Site details

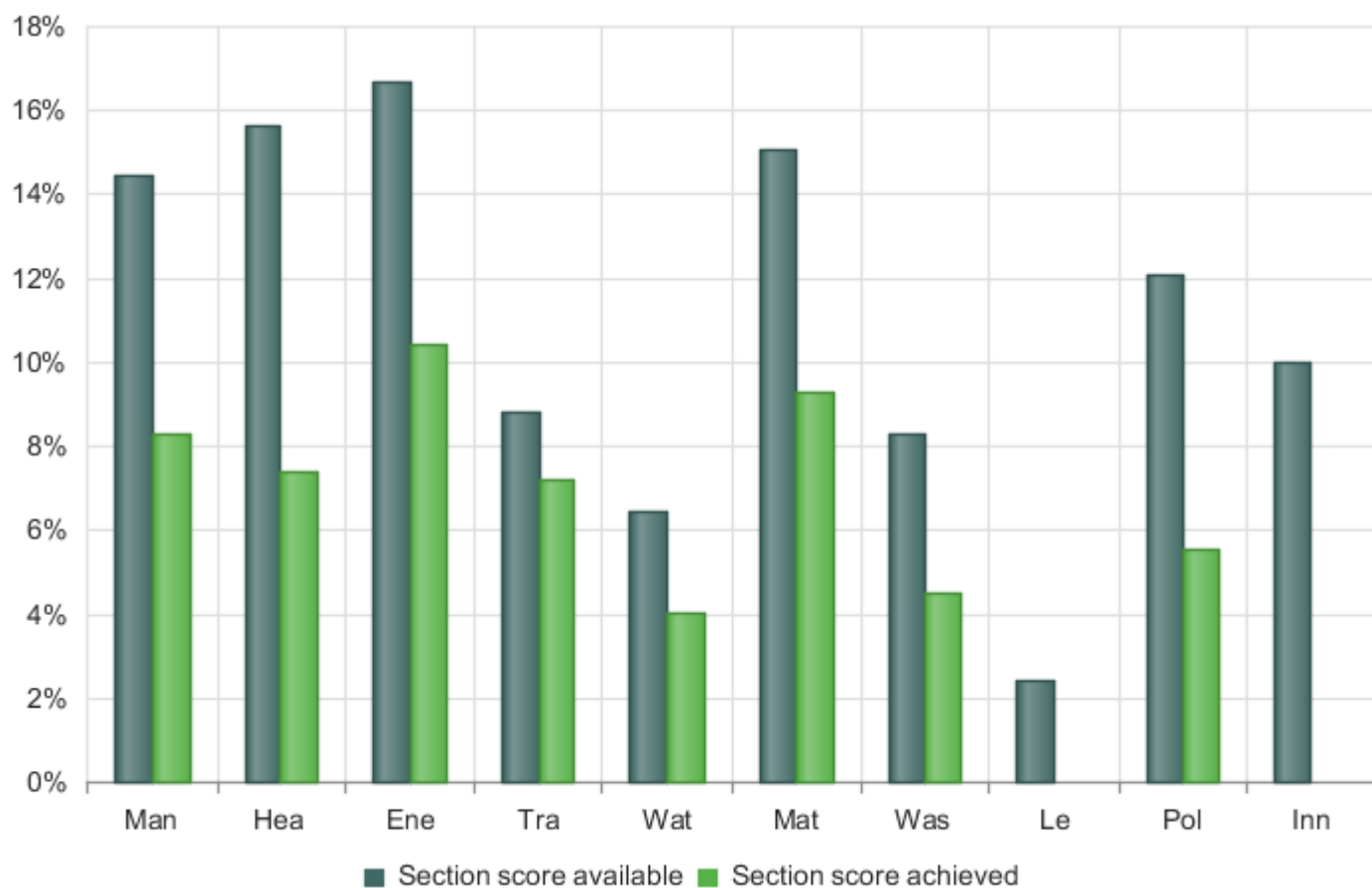
<b>Site name:</b>	Great Russell Street
<b>Address:</b>	112a Great Russell Street
<b>Town:</b>	London
<b>County:</b>	
<b>Post code:</b>	WC1B3NP
<b>Country:</b>	

## BREEAM rating

### BREEAM Rating

	Credits available	Credits achieved	% Credits achieved	Weighting	Category score
Man	21.0	12.0	57.14%	14.49%	8.28%
Hea	19.0	9.0	47.36%	15.64%	7.40%
Ene	24.0	15.0	62.50%	16.68%	10.42%
Tra	11.0	9.0	81.81%	8.85%	7.24%
Wat	8.0	5.0	62.50%	6.44%	4.02%
Mat	13.0	8.0	61.53%	15.09%	9.28%
Was	11.0	6.0	54.54%	8.30%	4.52%
Le	1.0	0.0	0.00%	2.41%	0.00%
Pol	13.0	6.0	46.15%	12.07%	5.57%
Inn	10.0	0.0	0.00%	10.00%	0.00%
<b>Total</b>	<b>131.0</b>	<b>70.0</b>	<b>53.43%</b>	-	<b>56.77%</b>
<b>Rating</b>	-	-	-	-	<b>Very Good</b>

### Performance by environmental category



## Issue scores

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

### Management

#### Man Management

12 / 21

#### ManX

0 / 2

### Health & Wellbeing

#### Hea Health & Wellbeing

9 / 19

#### HeaX

0 / 3

### Energy

#### Ene Energy

15 / 24

### Transport

#### Tra Transport

9 / 11

### Water

#### Wat Water

5 / 8

#### WatX

0 / 1

### Materials

#### Mat Materials

8 / 13

#### MatX

0 / 2

### Waste

#### Was Waste

6 / 11

#### WasX

0 / 4

### Land use and ecology

#### Le Land use and ecology

0 / 1

### Pollution

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**Pol Pollution**

6 / 13

**PolX**

0 / 1

**Innovation**

**Inn Innovation**

N/A

**InnX**

0 / 10

## Initial details

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### 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 : Yes

### Stage 2 filtering: Project specific filtering

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

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

Are there laboratories present and if so what % of total building area do they represent : No laboratories present

Laboratory containment area : No laboratories present

Is cold storage specified or present within the refurbishment or fit-out zone? : No

Are soft landscaped areas within the scope of refurbishment or fit-out zone? : No

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? : Other building transport type 2

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 : No

Does the building have unregulated energy demands from significantly contributing systems? : No

Is the project a simple building? : No

Does the building have external lighting within the scope of works? : Yes

Does the building have any existing or newly specified externally mounted plant? : Yes

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

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

## Category assessment

### Management | Man

## Man Management

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### MAN 01 PROJECT BRIEF AND DESIGN

Stakeholder consultation (project delivery) :	0
Stakeholder consultation (third party) :	0
Sustainability champion (design) :	0
Sustainability champion (monitoring progress) :	0

### MAN 02 LIFECYCLE COST AND SERVICE LIFE PLANNING

Elemental lifecycle cost :	0
Component level LCC plan :	0
Capital cost reporting :	1

### MAN 03 RESPONSIBLE CONSTRUCTION PRACTICES

Environmental management :	1
Has criterion 2 been met? :	Yes
Sustainability champion (construction) :	0
Considerate construction :	2
Exemplary level criteria :	No
Monitoring of refurbishment or fit-out site impacts :	2

### MAN 04 COMMISSIONING AND HANDOVER

Commissioning and testing schedule and responsibilities :	1
Commissioning building services :	1
Testing and inspecting building fabric :	0
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**

## Health & Wellbeing | Hea

### Hea Health & Wellbeing

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#### HEA 01 VISUAL COMFORT

Glare control :	0
Daylighting :	0
Exemplary level criteria :	No
View out :	0
Internal and external lighting :	1

#### HEA 02 INDOOR AIR QUALITY

Indoor air quality plan :	1
Ventilation :	1
Volatile organic compounds :	1
Exemplary level criteria :	0
Potential for natural ventilation :	0

#### 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 :	1

#### HEA 05 ACOUSTIC PERFORMANCE

Acoustic performance :	2
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#### HEA 06 SAFETY AND SECURITY

Security of site and building :	1
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**Credits awarded : 9.0**



## Energy | Ene

## Ene Energy

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## ENE 01 ASSESSMENT OPTION

Which option is being followed :	Option 1a simple estimate (whole building)
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## ENE 01 - OPTION 1A

Credits :	8
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## ENE 02 ENERGY MONITORING

Sub-metering of major energy consuming systems :	1
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Sub-metering of high energy load and tenancy areas :	1
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## ENE 03 EXTERNAL LIGHTING

External lighting :	1
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## ENE 04 LOW CARBON DESIGN

Passive design analysis :	1
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Free cooling :	0
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Low and zero carbon technologies :	1
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## ENE 05 ENERGY EFFICIENT COLD STORAGE - NA

## ENE 06 ENERGY EFFICIENT TRANSPORTATION SYSTEMS

Energy consumption :	1
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Energy efficient measures :	1
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## ENE 07 ENERGY EFFICIENT LABORATORY SYSTEMS - NOTAPPLICABLE

## ENE 08 ENERGY EFFICIENT EQUIPMENT

## ENE 09 DRYING SPACE

**Credits awarded : 15.0**

**Transport | Tra****Tra Transport****112a****TRA 01 SUSTAINABLE TRANSPORT SOLUTIONS**

Sustainable transport options : 3

**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**

Car parking capacity : 2

**TRA 05 TRAVEL PLAN**

Travel plan : 1

**Credits awarded : 9.0**

**Water | Wat****Wat Water****112a****WAT 01 WATER CONSUMPTION**

Water consumption : 2

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 : 1

**WAT 04 WATER EFFICIENT EQUIPMENT - NA****Credits awarded : 5.0**

## Materials | Mat

## Mat Materials

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## MAT 01 ENVIRONMENTAL IMPACT OF MATERIALS

Environmental impact of materials :	3
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Exemplary level criteria :	
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## MAT 03 RESPONSIBLE SOURCING OF MATERIALS

Sustainable procurement plan :	1
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Has criterion 1 been met? :	Yes
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Responsible sourcing of materials :	1
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Exemplary level criteria :	No
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## MAT 04 INSULATION

Insulation :	1
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## MAT 05 DESIGNING FOR DURABILITY AND RESILIENCE

Designing for durability and resilience :	1
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## MAT 06 MATERIAL EFFICIENCY

Material efficiency :	1
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Credits awarded : 8.0

## Waste | Was

## Was Waste

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## WAS 01 CONSTRUCTION WASTE MANAGEMENT

Pre-refurbishment audit :	1
Re-use and direct recycling of materials :	1
Resource efficiency :	2
Exemplary level criteria :	
Diversion of waste from landfill :	0
Exemplary level criteria :	

## WAS 02 RECYCLED AGGREGATES

Recycled aggregates :	0
Exemplary level criteria :	

## WAS 03 OPERATIONAL WASTE

Operational waste :	1
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## WAS 04 SPECULATIVE FINISHES

## WAS 05 ADAPTATION TO CLIMATE CHANGE

Adaptation to climate change - structural and fabric resilience :	0
Exemplary criteria: Responding to adaptation to climate change :	

## WAS 06 FUNCTIONAL ADAPTABILITY

Functional adaptability :	1
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Credits awarded : 6.0

## Land use and ecology | Le

**Le Land use and ecology**

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## LE 02 PROTECTION OF ECOLOGICAL FEATURES

Protecting ecological value :

0

## LE 04 ECOLOGICAL ENHANCEMENT - NA

## LE 05 LONG TERM IMPACT ON BIODIVERSITY

**Credits awarded : 0.0**

## Pollution | Pol

### Pol Pollution

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#### POL 01 IMPACT OF REFRIGERANTS

Impact of refrigerants :	2
Leak detection :	0

#### POL 02 NOX EMISSIONS

NOx emissions :	0
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#### POL 03 FLOOD RISK AND REDUCING SURFACE WATER RUN-OFF

Flood risk management :	0
Exemplary level criteria :	
Surface water run-off :	1
Minimising watercourse pollution :	1

#### POL 04 REDUCTION OF NIGHT TIME LIGHT POLLUTION

Reduction of night time light pollution :	1
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#### POL 05 NOISE ATTENUATION

Noise attenuation :	1
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**Credits awarded : 6.0**

## Innovation | Inn

### Inn Innovation

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#### INN 01 APPROVED INNOVATIONS

Approved innovations :

0

**Credits awarded : 0.0**