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BREEAM PRE-ASSESSMENT REPORT
KING'S CROSS METHODIST CHURCH

RAMBOLL ENVIRON

BREEAM PRE-ASSESSMENT REPORT
KING'S CROSS METHODIST CHURCH LONDON
BOROUGH OF CAMDEN

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EXECUTIVE SUMMARY

ENVIRON UK Ltd (ENVIRON) now Ramboll Environ has been commissioned by West London Mission (the 'client') to complete a Building Research Establishment Environmental Assessment Method (BREEAM) Multi-Residential Pre-assessment for the redevelopment proposals of a site at King's Cross Methodist Church (the 'Site') in the London Borough of Camden (LB Camden). This Pre-assessment report provides assessments of the likely score and rating for the Proposed Development when submitted to the Building Research Establishment (BRE) for certification under BREEAM. In line with Camden's Development Policy DP22 and Planning Guidance CPG 3 it is expected that the development will achieve a BREEAM "Very Good" for the ancillary subsidised accommodation to the church.

The development proposal comprises of demolition of an existing collection of buildings to redevelop the Site, providing new church facilities, community facilities, reprovision of the ancillary/associated accommodation associated for the congregation and residential apartments for leasehold sale (the 'Proposed Development').

BREEAM is the world's leading environmental assessment tool, widely used in the UK to assess the environmental performance of non-residential buildings (new and existing). The 2014 New Construction scheme has been used to assess the ancillary subsidised accommodation space of the Proposed Development.

The new church and facilities are a unique construction within the larger development. Following consultation with the Sustainability Officer (planning), it was agreed that due to the nature of these uses, its site context within a Conservation Area and the scale of the development proposed, the achievement of a specific score was not considered necessary or appropriate. Nonetheless, although the church itself will not be formally assessed under BREEAM, these areas will benefit from the application of BREEAM principles. A stand-alone Sustainability Statement has been prepared in support of the planning application, which details the broader sustainability benefits associated with the design, construction and operation of the proposed development that are not specifically addressed as part of the BREEAM certification.

This BREEAM Pre-Assessment of the proposed development predicts that credits be awarded in all BREEAM categories, and is expected to perform particularly well in the Energy, Health & Wellbeing, Management and Ecology categories. This is in addition to complying with a BREEAM 'Very Good' rating.

The pathway to a BREEAM 'Very Good' rating is based on the current design of the Proposed Development and a realistic set of assumptions regarding the likelihood of evidence being available at the later detailed design and construction stages, as detailed in Annex A (which set out the BREEAM frameworks). In addition, a number of the credits, where appropriate, have been progressed at the pre-planning stage to ensure that the maximum number of credits have been made available to the design team.

The team is committed to achieving the highest BREEAM ratings as is feasible within the constraints of the development, and has used best endeavours to achieve the maximum number of credits, while taking a conservative approach to avoid situations where credits are lost during formal Certification.

Furthermore, the BREEAM pre-assessments must be considered in context of the wider sustainability benefits that the Proposed Development will bring forward, as outlined within the stand-alone Sustainability Statement that has been submitted as part of the planning application.

On this basis, this report identifies the approach taken as well as the commitment made by the applicant and design team to achieve a BREEAM 'Very Good' rating.

1. INTRODUCTION

1.1 Scope of Appointment

ENVIRON has been commissioned by West London Mission (WLM) to complete a BREEAM New Construction Pre-assessment for redevelopment proposals of a Site located between Crestfield Street and Birkenhead Street (the 'Site') in the London Borough of Camden (LB Camden). The proposals comprise the demolition of an existing collection of buildings for redevelopment into a mixed development which would include: new church facilities and community facilities in the basement, ground floor and part of the 1st floor; a new onsite Manse; ancillary, subsidised accommodation for selected community members and residential apartments, as shown in Figure 5.1 (the 'proposed development').

The Building Research Establishment Environmental Assessment Method (BREEAM) is an environmental assessment tool, widely used in the UK and increasingly throughout Europe, to assess the environmental performance of buildings (new and existing). The Building Research Establishment (BRE) has developed standard assessment methodologies for certain building types, including offices, retail, industrial, education, healthcare and residential. For less common building types, tailored criteria can be developed using a bespoke assessment criteria.

In line with the requirements set out in Policy DP22 (Parts c and d)[1] of LB Camden's Development Policies document, this report has been prepared to accompany the application to demonstrate the green credentials of the scheme and the application of BREEAM assessment tools. The requirements of DP22 are that the council expects new non-domestic developments of 500m^2 or greater to achieve BREEAM 'Very Good'.

Due to the unique, atypical nature of the development, at an early stage of the design process, it was agreed with the Sustainability Officer (planning), that the church and associated community elements of the Proposed Development will not be included in the assessments, which will focus solely on BREEAM Multi-residential for the ancillary subsidised accommodation.

ENVIRON has prepared this BREEAM Pre-assessment report, to accompany the Planning Application and in order to provide an indication of the commitments that are required in order to achieve a BREEAM 'Very Good' rating, for the previously stated areas of the development; outlined within the frameworks appended in Annexe A.

1.2 Report Outline

The report covers the following:

- Section 2 provides background information on the BREEAM 2014 New Construction Scheme and Multi-residential building guidance;
- Section 3 provides a discussion on the approach adopted for the Pre-assessment;
- Section 4 provides a description of the Proposed Development and existing Site conditions;
- Section 5 provides the results of the BREEAM pre-assessments; and
- Section 6 highlights the next steps to be taken.

The detailed results are presented in Annexes- 1.

2. INFORMATION ABOUT BREEAM 2014 NEW CONSTRUCTION

2.1 Background

BREEAM was launched in 1990 in the UK as the first system to offer an environmental label for buildings. In 2011, the scheme was updated and a new scheme published for new buildings, with specific criteria for different building types. In early 2014, the BRE issued BREEAM 2014 New Construction scheme which provides an update on the environmental issues covered and provides greater flexibility for the type of construction and level of fit-out.

Some of the key strengths of the BREEAM scheme are that it:

- assesses a wide range of key environmental and sustainability issues;
- provides developers and designers with a recognisable environmental label for their building;
- has a positive influence on the design, construction and management of buildings;
- sets and maintains a robust technical standard with rigorous quality assurance and certification; and
- benefits the occupants through encouraging specification of a high quality learning environment.

The BREEAM 2014 New Construction assessment methodology has a mandatory requirement for Post Construction Assessment, therefore an 'interim' certificate is awarded at the design stage, based on design stage drawings and commitments made by the client/developer. It is only possible to award a final certificate following a Post Construction review and site visit, which is based on a site inspection by the assessor and a range of 'as built' plans, drawings and specifications, thus providing an assessment of the 'as built' performance.

2.2 Scoring

The BREEAM 2014 New Construction credits are divided into nine issue categories addressing the different environmental impacts arising from a building's construction and fit out.

The nine categories are listed below:

- Management: the management of the site during construction and operations;
- Health and Well-Being: internal and external issues relating to health and comfort;
- Energy: operational energy and CO_2 emissions and Low/Zero Carbon Technologies;
- Transport: location issues primarily related to employee transport;
- Water: internal and external consumption;
- Materials: environmental implications of materials selection, responsible sourcing;
- Waste: construction waste management, storage and segregation of operational waste, recycled aggregate;
- Land Use and Ecology: ecological value of the site, planting and landscaping; and
- Pollution: air and water pollution (excluding CO_2).

In addition, 'innovation credits' can be awarded for exemplary level performance across a number of issue categories.

Credits achieved for each category are weighted according to their relative environmental importance. The environmental weightings are shown in Table 2.1.

Table 2.1: BREEAM New Construction 2014 Environmental Weightings

BREEAM Issue	Weighting (%)
Management	12
Health & Wellbeing	15

Energy	15
Transport	9
Water	7
Materials	13.5
Waste	8.5
Land Use and Ecology	10
Pollution	10
Innovation	10[2]

To calculate an assessment score, the percentage of the credits achieved is calculated for each BREEAM categories. The percentage of credits achieved is then multiplied by the corresponding environmental weighting (see Table 2.1) to give the section score. The section scores are then added together to give the overall BREEAM score. An additional 1% can be added to the final BREEAM score for each Innovation credit achieved (up to a maximum of 10%). Innovation credits are available for exemplary level performance across a number of credit issues, for example, for achieving a true 'zero carbon' building.

The BREEAM rating is awarded according to the rating bands set out in Table 2.2, subject to certain minimum standards.

Table 2.2: Draft BREEAM 2014 New Construction Rating Benchmarks	
BREEAM 2014 rating	**% Score**
Unclassified	< 30
Pass	≥ 30
Good	≥ 45
Very Good	≥ 55
Excellent	≥ 70
Outstanding	≥ 85

The BREEAM rating benchmark levels enable a client or other stakeholder to compare an individual building's performance with other BREEAM rated buildings and the typical sustainability performance of new non-domestic buildings in the UK.

In this respect, each BREEAM rating level broadly represents performance equivalent to:

- Outstanding: Less than top 1% of UK new non-domestic buildings (innovator);
- Excellent: Top 10% of UK new non-domestic buildings (best practice);
- Very Good: Top 25% of UK new non-domestic buildings (advanced good practice);
- Good: Top 50% of UK new non-domestic buildings (intermediate good practice); and
- Pass: Top 75% of UK new non-domestic buildings (standard good practice).

In order for developments to achieve a BREEAM rating, developments must achieve a minimum percentage score (as outlined in Table 2.2) and in addition, the minimum credits applicable to that rating level (as set out in Table 2.3 below) must be complied with.

[2] There are ten innovation credits available, which each represent an additional 1% that can be achieved over and above the total score of 100% represented by the issue categories.

Table 2.3: Minimum BREEAM Standards

BREEAM Issue	BREEAM Rating / Minimum number of credits				
	PASS	GOOD	VERY GOOD	EXCELLENT	OUTSTANDING
Man 1 – Project brief and design	-		1 credit Stakeholder Participation (project delivery)		
Man 3 – Responsible construction practices	Criterion 2			Criterion 2 and one credit (Considerate construction)	
Man 4 – Commissioning and handover	-			Criterion 9	
Man 5 – Aftercare	-			1 credit (seasonal commissioning)	
Ene 1 – Reduction of energy use and carbon emissions	-			5 credits	8 credits
Ene 2 – Energy monitoring	-		1credit (first sub-metering credit)		
Ene 4 - Low or zero carbon technologies	-	-	-	1	1
Wat 1 - Water consumption	-	1 credit			2 credits
Mat 3 – Responsible sourcing	To be confirmed (assumed to be Criterion 1)				
Wst 1 – Construction waste management	-				1 credit
Wst 3 - Operational waste	-			1 credit	
LE 3 – Mitigating ecological impact	-		1 credit		

2.3 Innovation Credits

Innovation credits are available and can be awarded in one of two ways. The first is where BRE Global accepts an application for a particular building technology or feature, design or construction method or process as being 'innovative' for a registered BREEAM project. The second route for securing innovation credits is where a building demonstrates exemplary performance by meeting defined exemplary level performance criteria in one or more of following issues (specific to the draft BREEAM 2014 New Construction – Shell and Core):

- Man 1 Project brief and design;
- Man 2 Responsible construction practices;
- Hea 1 Visual comfort;
- Ene 1 Reduction of energy use and carbon emissions;
- Wat 1 Water consumption;
- Mat 1 Life cycle impacts;
- Mat 3 Responsible sourcing of materials;
- Wst 1 Construction waste management;
- Wst 2 Recycled aggregates;
- Wst 5 Adaptation to climate change; and
- Pol 03 Surface water run-off.

One innovation credit can be awarded for each individual BREEAM issue exemplary performance level complied with (up to a maximum of 10).

3. APPROACH

The BREEAM 2014 New Construction Assessment was used for a 'Multi-residential' development, which was considered to the most appropriate 'off the shelf' assessment tool for the ancillary, subsidised accommodation as it most closely matches the function of this element of the proposed development.

Information on the Site, the Proposed Development and its key features, where available, was provided by the design team, namely:

- West London Mission - Applicant;
- Dexter Moren Associates - Architects;
- TPHS - Transport consultants;
- Conisbee – Structural Engineers;
- Delva Patman Redler – Rights of Light Surveyors;
- ENVIRON – Sustainability & BREEAM Assessors.

Following receipt of the requested information, the assessors worked through the BREEAM 2014 New Construction assessment methodology for a Multi-residential building to establish the credits that could be awarded as part of the pre-assessment and determine the likely performance of the assessed area within the proposed development.

Where appropriate, commitments were sought from the applicant and other members of the design team to confirm that key actions would be undertaken and thus credits could be awarded.

4. PROPOSED DEVELOPMENT

4.1 Overview

The Site is located south of King's Cross and St Pancras Stations, located at 58a Birkenhead Street facing onto both Birkenhead Street and Crestfield Street, and covers an area of approximately 744 m^2 as shown in Figure 5.1.

Figure 4-1: Location of the Site within the wider surroundings

4.2 Site Description

The Site lies within an urbanised and developed context comprising a mix of predominantly residential, hotel and commercial uses. The site has frontages onto both Birkenhead Street and Crestfield Street and is bound by 4 to 5 storey Victorian era residential buildings to the south. To the north there is a combination of hotels and commercial buildings. Due to the site's location within a heavily urbanised area, the nearest sensitive receptors (including residential, hotel and commercial units) are located directly adjacent to the site.

The site currently comprises a Methodist church originally dating back to the 1820s; since which a number of additions and alterations have occurred to form the collections of buildings as is presently found, with little original features remaining. The current collection of buildings offers a combination of uses: a church, associated community spaces and accommodation for 24 students, a warden and a manager. However, little work has been undertaken since the 1970's and the current facilities are deemed inadequate and would require considerable financial cost to maintain over the next 20 years. As such the Church and West London Mission (WLM) Circuit wish to update the facilities to enable the continuation and growth of their work within the community.

4.3 Proposal Description

The proposed strategy of demolition and reconstruction was decided following two feasibility reports into: repairs, replacement & maintenance and refurbishment & fit-out; which concluded neither strategy would be viable over a 10 year period.

The Proposed Development involves the demolition of the existing building on the Site and the construction of a mixed use development comprising:

Church and community facilities, including: multi-purpose meeting hall, a Chapel, meeting rooms and offices, areas for charity groups, kitchens, children and family rooms, toilets and washing facilities, administration areas and storage areas;

Methodist Chaplaincy House: a 26 person subsidised accommodation with individual en-suite rooms, visitors area, kitchen, dining areas, works spaces, laundry, cycle storage, communal areas and a wardens flat or 'Manse';

11 lease hold apartments: of one and two bedroom apartments.

The proposed Development aims to ensure that the site's potential is maximised as it has a central London location with excellent public transport access and wider regeneration within the area. through provision of a number of privet residences the proposed Development will positively contribute to housing in the area, in line with the Borough's aims as set out in the Core Strategy, without compromising the public activities of the Church.

The proposed ground floor layout is shown in Figure 4.2.

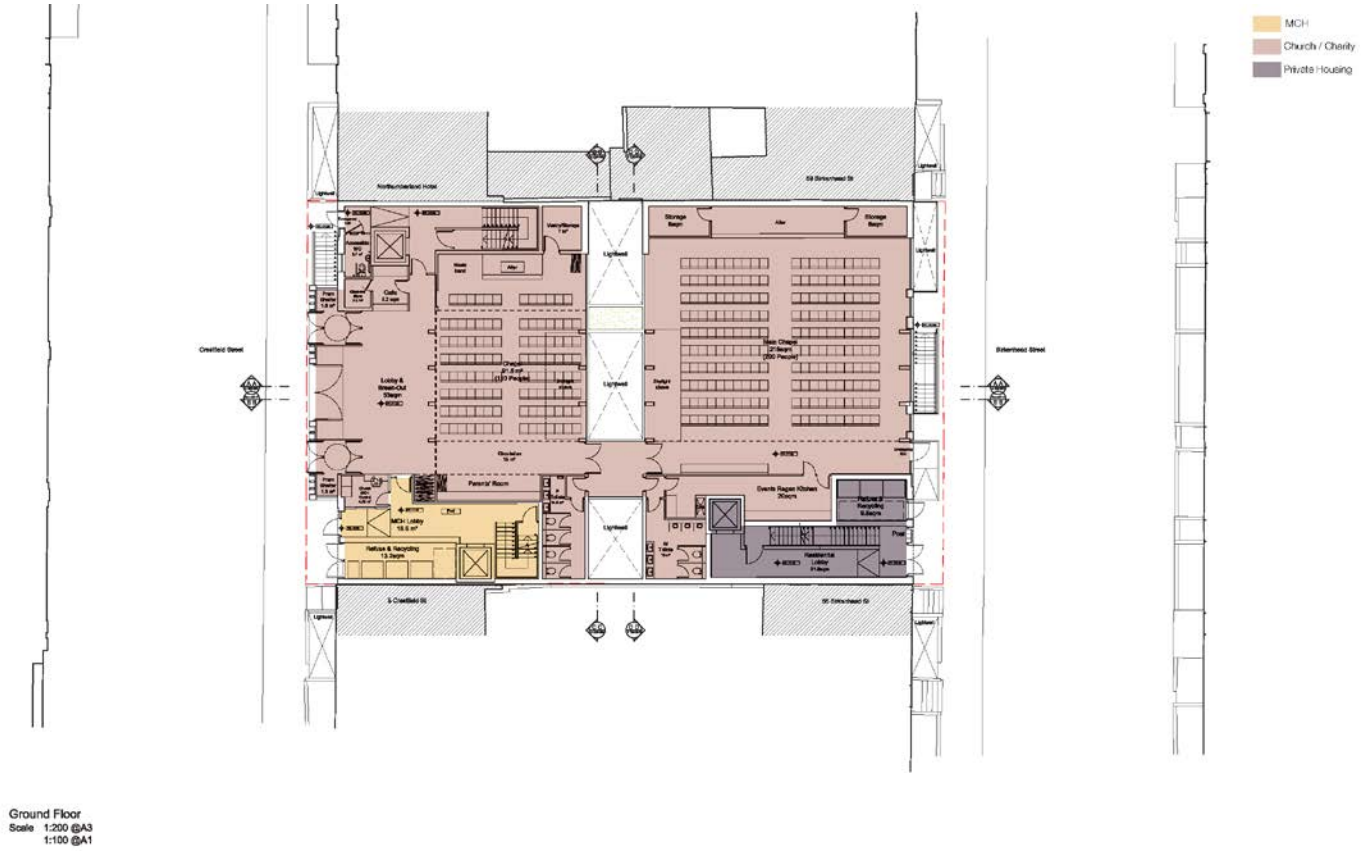

Figure 4-2: Proposed Ground Floor Layout

The sustainability features that would be included within the Proposed Development include:

- safe and secure cycle storage spaces;
- 33% reduction in site-wide CO_2 emissions against a notional building in line with the Energy Hierarchy;
- storage for recyclable waste during operation;
- inclusion of living roofs to reduce waste water and runoff;
- construction practices informed by best practice; and
- water efficient sanitary fittings.

5. SUMMARY OF PERFORMANCE AND LIKELY RATING

Based on the information gathered from the project team and from the assessment of the current design of the Proposed Development, a score of 57.4 % has been targeted to achieve the BREEAM 'Very Good' rating, under the BREEAM 2014 New Construction Multi-residential scheme. Further details and a breakdown of the credits targeted under each BREEAM issue are provided at Annex B.

Table 6.2: Summary of Provisional Building Performance by Section

BREEAM Issue	Credits Available	Credits for Target 'Very Good' Rating	'Very Good' Rating Score
Management	21	13	7.4%
Health & Wellbeing	18	8	6.7%
Energy	23	13	8.5%
Transport	9	9	9.0%
Water	8	6	4.7%
Materials	14	7	6.8%
Waste	8	5	5.3%
Land Use & Ecology	10	5	5.0%
Pollution	13	7	5.4%
Innovation	10	0	0%
Total BREEAM Score			**58.7%**

This score is based on a realistic set of assumptions regarding the likelihood of evidence being available at the later detailed design and construction stages, as detailed in Annex B. A number of the credits require early action and as such should be or have been progressed during the early design stages. There is currently a buffer of 2.4% from the minimum percentage requirements for a BREEAM 'Very Good' rating. This is considered to be a 'healthy' buffer, although the team will seek to identify additional buffer credits; should credits be dropped during construction, or in the rare occasions disputed with the BRE, the overall target rating of BREEAM 'Very Good' would remain unaffected.

The Proposed Development is performing well on Transport achieving 100% of the credits available in this section / category, this is due to the proposed development being car free, in combination with the location and proposed cycling facilities.

The proposed development is considered to bring forward wider community and sustainability benefits that are not specifically captured by BREEAM; further details of the wider socio-economic and land use benefits of the scheme are contained within the stand-alone Sustainability Statement.

6. NEXT STEPS

Figure 7.1 shows the BREEAM assessment and certification stages and how these relate to the RIBA stages of design and construction.

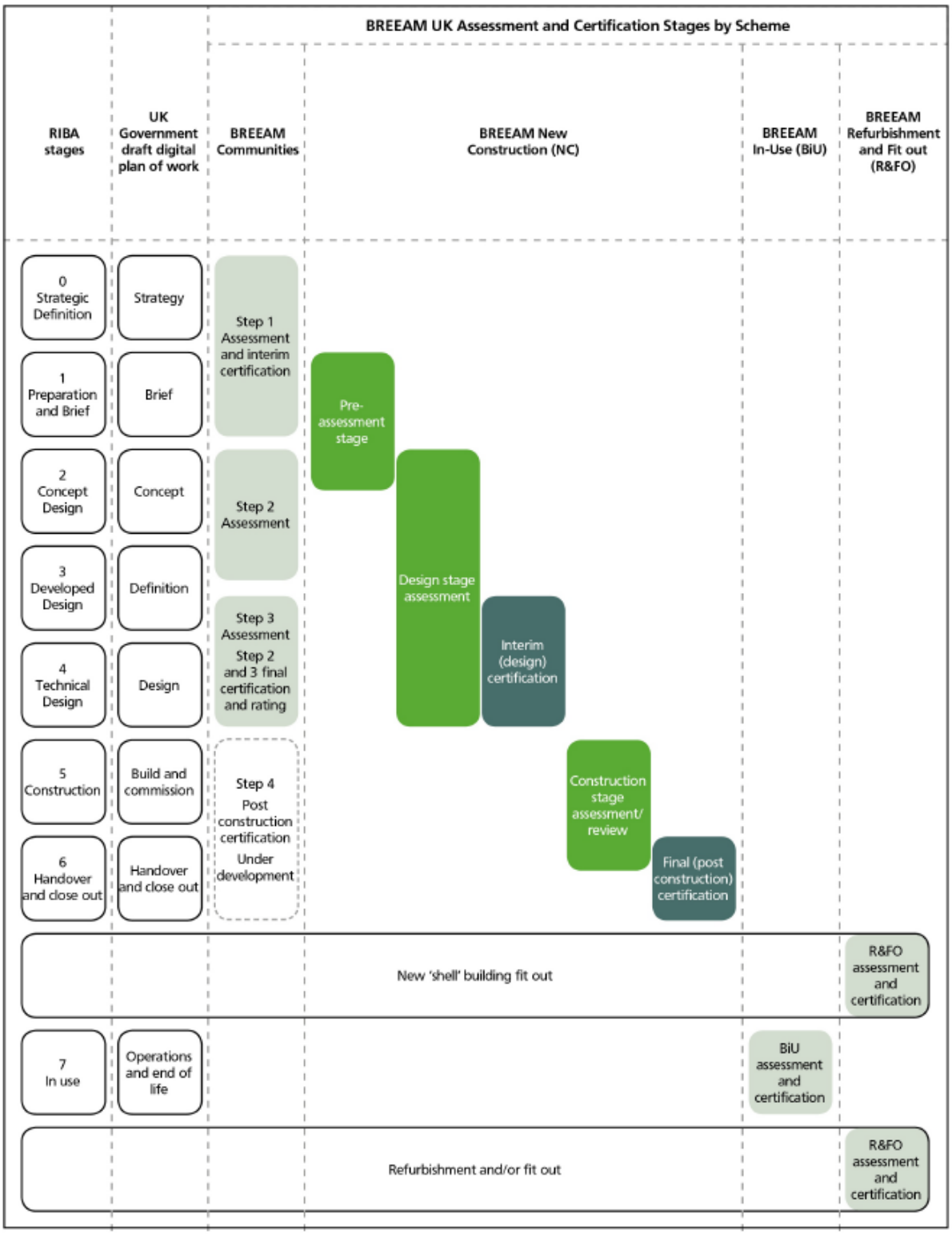

Figure 6-1: BREEAM New Construction Assessment and Certification Stages

6.1 Design Stage Assessment

The first stage of the BREEAM New Construction assessment is carried out on the detailed building design. It is possible to undertake the design stage assessment during the period up to construction mobilisation (RIBA Stages 2-4). However, to gain the greatest number of credits it is advisable to undertake the design stage assessment as soon as the required information to demonstrate the achievement of each credit becomes available. For example, specification documents and design drawings demonstrating compliance with requirements.

When the Assessor is satisfied with performance against BREEAM requirements for the design stage assessment, a report would be submitted to BRE to receive an 'Interim' BREEAM New Construction certification. This report would contain details of the documentary evidence for each credit, together with an 'audit trail' for all specification, clauses, drawings, letters and reports.

6.2 Post Construction Review

This should be carried out on the assessed development after practical completion. The Assessor would collate evidence (either documentary, photographic, or site survey evidence) to demonstrate that the proposed development has been built in accordance with the details given at the Design Stage. This assessment is called a 'Post Construction Stage' (PCS) assessment.

If changes are made to the proposed development following the design stage assessment, which affect the BREEAM score, the Assessor would re-calculate the 'Final' score. This may be different to the Interim score. When the Assessor is satisfied with the performance against BREEAM New Construction requirements, they would submit a report to BRE to receive a 'Final' BREEAM New Construction certification for the development.

To demonstrate that a BREAM score of 'Excellent' rating is achieved, the BREEAM Certification of the proposed development can be undertaken post-planning. Where any planning condition relating to BREEAM is included, the following wording has been recommended:

"Evidence that each element of the development is registered with a BREEAM certification body and that a pre-assessment report (or design stage certificate with interim rating if available) has been submitted indicating that the development can achieve the stipulated BREEAM level [specify] shall be presented to the local planning authority within 6 weeks of the date of this decision and a final certificate shall be presented to the local planning authority within 6 months of the occupation of the development."

APPENDIX 1: SUMMARY OF BREEAM 2014 NEW CONSTRUCTION ASSESSMENT AND SCORING

Annex A Summary of BREEAM 2014 New Construction Assessment and Score				
		Available	**Current**	**Responsibility**
Man 01	Project Brief and Design	4	2	Applicant, M&E Engineer, BREEAM AP
Man 02	Life cycle cost and service life planning	4	0	Applicant, Contractor
Man 03	Responsible Construction Practices	6	5	Applicant, Contractor
Man 04	Commissioning and Handover	4	4	Applicant, Architect, Contractor
Man 05	Aftercare	3	2	Applicant
Management Totals:		**21**	**13**	
Management score totals:		**12**	**7.43**	
Hea 01	Visual Comfort	4	2	Applicant, Architect
Hea 02	Indoor Air Quality	5	1	Applicant, M&E Engineer
Hea 04	Thermal comfort	3	3	Applicant, M&E Engineer
Hea 05	Acoustic Performance	4	2	Acoustician
Hea 06	Safety and Security	2	0	Architect
Health & Wellbeing Totals:		**13**	**8**	
Health & Wellbeing score totals:		**15**	**6.67**	
Ene 01	Reduction of energy use and carbon emissions	15	4	Energy Consultant, Architect, M&E Engineer
Ene 02	Energy Monitoring	2	1	M&E Engineer
Ene 03	External Lighting	1	1	M&E Engineer

Annex A Summary of BREEAM 2014 New Construction Assessment and Score				
		Available	**Current**	**Responsibility**
Ene 04	Low Carbon Design	5	2	Energy Consultant, Applicant
Ene 06	Energy Efficient Transportation Systems	2	3	Applicant, Contractor
Ene 08	Energy Efficient Equipment	2	2	Applicant
Ene 09	Drying Space	1	0	
Energy Totals:		**23**	**13**	
Energy score totals:		**15**	**8.50**	
Tra 01	Public Transport Accessibility	3	3	Transport Consultant
Tra 02	Proximity to amenities	2	2	Transport Consultant, Architect
Tra 03	Cyclist facilities	1	1	Architect, M&E Engineer
Tra 04	Maximum Car Parking Capacity	2	2	Architect
Tra 05	Travel Plan	1	1	Transport Consultant
Transport Totals:		**9**	**9**	
Transport score totals:		**9**	**9.00**	
Wat 01	Water Consumption	5	2	
Wat 02	Water Monitoring	1	1	M&E Engineer
Wat 03	Leak Detection and Prevention	2	2	M&E Engineer
Wat 04	Water Efficient Equipment	1	1	Ecologist, Contractor
Water Totals:		**8**	**5**	
Water score totals:		**7**	**4.38**	
Mat 01	Life Cycle Impacts	6	3	Architect

Annex A Summary of BREEAM 2014 New Construction Assessment and Score				
		Available	**Current**	**Responsibility**
Mat 02	Hard Landscaping and Boundary Protection	1	0	Architect
Mat 03	Responsible Sourcing of Materials	4	2	Applicant, Contractor
Mat 04	Insulation	1	0	Architect, Applicant, M&E Engineer, Contractor
Mat 05	Designing for Robustness	1	1	Architect
Mat 06	Material Efficency	1	1	
Materials Totals:		**14**	**7**	
Materials score totals:		**13.5**	**6.75**	
Wst 01	Construction Waste Management	4	3	Applicant, Contractor
Wst 02	Recycled Aggregates	1	0	Applicant, Contractor
Wst 03	Operational Waste	1	1	Architect
Wst 05	Adaptation to Climate Change	1	0	Applicant
Wst 06	Functional Adaptability	1	1	
Waste Totals:		**8**	**5**	
Waste score totals:		**8.5**	**5.31**	
LE 01	Site Selection	2	1	Architect
LE 02	Ecological Value of Site and Protection of Ecological Features	2	2	Ecologist
LE 03	Minimising Impact on Existing Site Ecology	2	2	Ecologist
LE 04	Enhancing Site Ecology	2	0	Ecologist
LE05	Long Term impact on Biodiversity	2	0	Ecologist, Contractor
Land Use & Ecology Totals:		**10**	**5**	
Land Use & Ecology score totals:		**10**	**5**	

Annex A Summary of BREEAM 2014 New Construction Assessment and Score				
		Available	**Current**	**Responsibility**
Pol 01	Impact of Refrigerants	3	0	M&E Engineer
Pol 02	NOx emissions	3	1	M&E Engineer
Pol 03	Surface Water Run Off	5	4	Drainage Consultant
Pol 04	Reduction of Night Time Light Pollution	1	1	M&E Engineer
Pol 05	Noise Attenuation	1	1	Acoustician
Pollution Totals:		**13**	**7**	
Pollution score totals:		**10**	**5.39**	
Man 01	Project Brief and Design	1	0	-
Man 03	Responsible Construction Practices	1	0	-
Man 05	Aftercare	1	0	-
Hea 01	Visual Comfort	1	0	-
Hea 02	Indoor Air Quality	2	0	-
Ene 01	Reduction of Energy Use and Carbon Emissions	5	0	-
Wat 01	Water Consumption	1	1	-
Mat 01	Life Cycle Impacts	3	0	-
Mat 03	Responsible Sourcing of Materials	1	0	-
Wst 01	Construction Waste Management	1	0	Applicant, Contractor
Wst 02	Recycled Aggregates	2	0	-
Wst 05	Adaptation to Climate Change	1	0	-

Annex A Summary of BREEAM 2014 New Construction Assessment and Score			
	Available	**Current**	**Responsibility**
OVERALL SCORE TOTALS:	**121**	**58.7%**	