

Assessment details

Assessment references

Registration number: 16-2561 Date created: 26/7/2016

Assessor name: First: Surname:

Assessor licence number:

Assessor organisation:

Architect name:

Developer name: Farrup Associates Limited

Property owner

Site details

Site name: Drummond Street

Address: 93 Drummond Street
Kings Cross

Town: London

County: London

Post code: NW1 2HJ

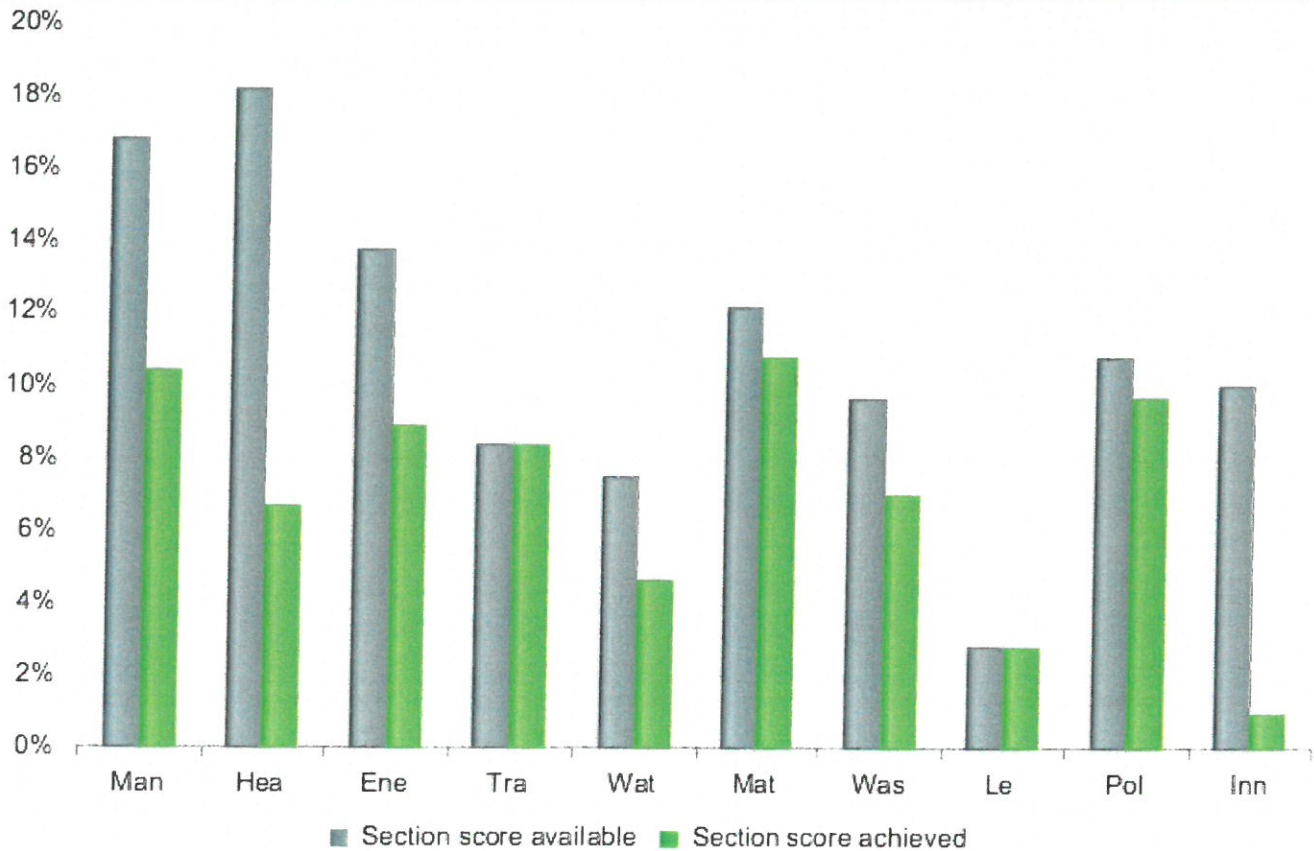
Country: United Kingdom

BREEAM rating

BREEAM Rating

	Credits available	Credits achieved	% Credits achieved	Weighting	Category score
Man	21.0	13.0	61.90%	16.83%	10.41%
Hea	19.0	7.0	36.84%	18.16%	6.69%
Ene	17.0	11.0	64.70%	13.72%	8.88%
Tra	9.0	9.0	100.00%	8.41%	8.41%
Wat	8.0	5.0	62.50%	7.48%	4.67%
Mat	9.0	8.0	88.88%	12.13%	10.78%
Was	11.0	8.0	72.72%	9.64%	7.01%
Le	1.0	1.0	100.00%	2.80%	2.80%
Pol	10.0	9.0	90.00%	10.78%	9.71%
Inn	10.0	1.0	10.00%	10.00%	1.00%
Total	115.0	72.0	62.60%	-	70.40%
Rating	-	-	-	-	Excellent

Performance by environmental category



Issue scores

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

Management

Man Management

13 / 21

ManX

1 / 2

Health and Wellbeing

Hea Health & Wellbeing

7 / 19

HeaX

0 / 3

Energy

Ene Energy

11 / 17

EneX

0 / 5

Transport

Tra Transport

9 / 9

Water

Wat Water

5 / 8

WatX

0 / 1

Materials

Mat Materials

8 / 9

MatX

0 / 2

Waste

Was Waste

8 / 11

WasX

0 / 3

Land use and ecology

Le Land use and ecology

1 / 1

Pollution

Pol Pollution

9 / 10

PolX

0 / 1

Innovation

Inn Innovation

N/A

InnX

0 / 10

Initial details

93 Drummond Street

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) : 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 there landscaping areas within the refurbishment or fit-out zone/within developer control? : No

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

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

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

What is the building type? : Industrial

If Industrial, does the building have office areas? : Yes

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? : No

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) : Yes

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) :	1
Stakeholder consultation (third party) :	1
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 :	0

MAN 03 RESPONSIBLE CONSTRUCTION PRACTICES

Is all timber used in the project 'legally harvested and traded timber'? :	Yes
Environmental management :	0
Construction stage sustainability champion :	1
Considerate construction :	2
Exemplary level criteria :	
Has the project achieve the minimum standard for an Excellent or Outstanding rating? :	
Monitoring of refurbishment or fit-out site impacts :	2
Utility consumption :	Yes
Transport of construction materials and waste :	Yes

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 :	Yes
Seasonal commissioning :	1
Post occupancy evaluation :	1

Credits awarded : 13.0

Exemplary credits awarded : 1.0

Health and Wellbeing | Hea

Hea Health & Wellbeing

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HEA 01 VISUAL COMFORT

Glare control :	1
Daylighting :	0
Exemplary level criteria :	
View out :	0
Internal and external lighting :	1

HEA 02 INDOOR AIR QUALITY

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

HEA 03 SAFE CONTAINMENT IN LABORATORIES - NA

HEA 04 THERMAL COMFORT

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

HEA 05 ACOUSTIC PERFORMANCE

Acoustic performance :	3
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HEA 06 SAFETY AND SECURITY

Security of site and building :	1
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Credits awarded : 7.0

Energy | Ene

Ene Energy

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ENE 01 ASSESSMENT OPTION

Which option is being followed :

Option 2: Elemental level energy model

GENERAL

In what year was the asset constructed? :

Pre 1920

What is the main asset building type? :

Retail - distribution warehouse

In what country is the asset located? :

United Kingdom

SERVICING STRATEGY

What building services will be present in the refurbished building? :

Heating and Cooling and Hot Water

What ventilation strategy will be used in the refurbished building? :

Mechanical or Mixed Mode

Is the asset being assessed part of a larger asset with central building services plant? :

Yes

For assets with heating, is the main heat generation plant 'local' or 'central'? :

Central

For assets with cooling, is the main cooling generation plant 'local' or 'central'? :

Central

For assets with domestic hot water, is the main hot water plant 'local' or 'central'? :

Local

For assets with mechanical ventilation, is ventilation provided by local supply/extract fans or a central air handling unit (AHU)? :

Central

EXISTING BUILDING PERFORMANCE - THE QUESTIONS BELOW SHOULD BE ANSWERED TO DESCRIBE THE EXISTING BUILDING PERFORMANCE

FABRIC - EXISTING

What is the total area (m2) of any external walls (not including glazing)? :

1000

What is the total area (m2) of all glazing? :

500

What is the total area (m2) of the roof? :

250

What is the total area (m2) of the ground floor? :

250

What is the U-value of the external walls? :

0.5

What is the U-value of the glazing? :

3.5

What is the U-value of the roof? :

0.5

What is the U-value of the ground floor? :

0.5

What is the result of the building pressure/air leakage test? :

15+ m3/m2@50Pa

What percentage of the external elevation on the east, south and west facades is glazed? :

25 %

HEATING - EXISTING

What is the main generation type for space heating? :

Boiler

For 'boiler', 'other on site', 'offsite', or other generation type, please enter efficiency, if known (enter as a decimal i.e. 70% = 0.7) :

0.7

For heat pump generation type, please enter Coefficient of Performance (COP), if known :

What is the main fuel used for heat generation? :	Gas
What is the predominant medium by which heat is distributed around the asset? :	Unknown
Is all heating pipework insulated in accordance with the recommendations outlined in the Non-Domestic Building Services Compliance Guide? :	Unknown
What is the main heat emitter type? :	Radiators
Are the heating controls in accordance with the recommendations outlined in the Non-Domestic Building Services Compliance Guide? :	No
In what year was the main heat generator/heating system last replaced (if known)? :	Pre 1920

COOLING - EXISTING

What is the main system type for generating cooling? :	Chiller
Please enter the Energy Efficiency Ratio (EER) of the cooling generator, if known. :	
What is the predominant medium by which cooling is distributed around the asset? :	Unknown
What is the system subtype for air distributed cooling systems? :	Unknown
What is the system subtype for refrigerant cooling systems? :	Unknown
Is all cooling pipework insulated in accordance with the recommendations outlined in the Non-Domestic Building Services Compliance Guide? :	Unknown
What is the main cooling emitter type? :	Unknown
Are the cooling controls in accordance with the recommendations outlined in the Non-Domestic Building Services Compliance Guide? :	Unknown
In what year was the main chiller/cooling system replaced (if known)? :	Pre 1920

VENTILATION - EXISTING

What is the specific fan power for air handling systems? :	Unknown
What are the results of duct and air handling leakage tests? :	Unknown
Are the ventilation controls in accordance with the recommendations outlined in the Non-Domestic Building Services Compliance Guide? :	Unknown
In what year was the main ventilation system replaced (if known)? :	Pre 1920

HOT WATER - EXISTING

What type of water heating is provided? :	Unknown
What energy source is used to heat water? If there is a mixture of centralised and point of use systems please select the energy source type of the centralised system :	Unknown
Are the hot water controls in accordance with the recommendations outlined in the Non-Domestic Building Services Compliance Guide? :	Unknown

LIGHTING - EXISTING

What proportion of fluorescent lamps have high frequency ballasts? :	None
Of all Internal lamps, what is the percentage of Compact Fluorescent type? :	0 %
Of all Internal lamps, what is the percentage of Tungsten Halogen? :	100 %
Of all Internal lamps, what is the percentage of Incandescent lamps? :	0 %
Of all internal lamps, what is the percentage of T12 type? :	0 %
Of all internal lamps, what is the percentage of T8 type? :	0 %
Of all internal lamps, what is the percentage of T5 type? :	0 %
Of all internal lamps, what is the percentage of LED lighting (with special design lighting control system)? :	0 %
Of all internal lamps, what is the percentage of LED lighting (with typical lighting control system)? :	0 %
Of all internal lamps, what is the percentage of metal halide type? :	0 %

What percentage of the building floor area (not accessible to clients/customers) with access to daylight has fully functioning daylight sensors for lighting? : Unknown

What percentage of the building floor area (not accessible to client/customers) has fully functioning occupancy sensors for lighting? : Unknown

REFURBISHED BUILDING PERFORMANCE - THE QUESTIONS BELOW SHOULD BE ANSWERED TO DESCRIBE THE REFURBISHED BUILDING PERFORMANCE

FABRIC - REFURBISHED

What is the total area (m2) of any external walls (not including glazing)? : 1000

What is the total area (m2) of all glazing? : 500

What is the total area (m2) of the roof? : 250

What is the total area (m2) of the ground floor? : 250

What is the U-value of the external walls? : 0.25

What is the U-value of the glazing? : 1.5

What is the U-value of the roof? : 0.25

What is the U-value of the ground floor? :

What is the result of the building pressure/air leakage test? : 5 m3/m2@50Pa

What percentage of the external elevation on the east, south and west facades is glazed? : 25 %

HEATING - REFURBISHED

What is the main generation type for space heating? : Boiler

For 'boiler', 'other on site', 'offsite', or other generation type, please enter efficiency, if known (enter as a decimal i.e. 70% = 0.7) : 0.98

For heat pump generation type, please enter Coefficient of Performance (COP), if known :

What is the main fuel used for heat generation? : Gas

What is the predominant medium by which heat is distributed around the asset? : Other

Is all heating pipework insulated in accordance with the recommendations outlined in the Non-Domestic Building Services Compliance Guide? : Yes

What is the main heat emitter type? : Radiators

Are the heating controls in accordance with the recommendations outlined in the Non-Domestic Building Services Compliance Guide? : Yes

In what year was the main heat generator/heating system replaced (if known)? : 2013+

COOLING - REFURBISHED

What is the main system type for generating cooling? : Ground cooling (air or water)

Please enter the Energy Efficiency Ratio (EER) of the cooling generator, if known. :

What is the predominant medium by which cooling is distributed around the asset? : Air

What is the system subtype for air distributed cooling systems? : Dual duct

What is the system subtype for refrigerant cooling systems? : Split system

Is all cooling pipework insulated in accordance with the recommendations outlined in the Non-Domestic Building Services Compliance Guide? : Yes

What is the main cooling emitter type? : Radiators

Are the cooling controls in accordance with the recommendations outlined in the Non-Domestic Building Services Compliance Guide? : Yes

In what year was the main chiller/cooling system replaced (if known)? : 2013+

VENTILATION - REFURBISHED

What is the specific fan power for air handling systems? :	1 W/l/s to <3 W/l/s
What are the results of duct and air handling leakage tests? :	Class B
Are the ventilation controls in accordance with the recommendations outlined in the Non-Domestic Building Services Compliance Guide? :	Yes
In what year was the main ventilation system replaced (if known)? :	2013+
HOT WATER - REFURBISHED	
What type of water heating is provided? :	Point of use
What energy source is used to heat water? If there is a mixture of centralised and point of use systems please select the energy source type of the centralised system :	Electric
Are the hot water controls in accordance with the recommendations outlined in the Non-Domestic Building Services Compliance Guide? :	Yes
LIGHTING - REFURBISHED	
What proportion of fluorescent lamps have high frequency ballasts? :	100%
Of all Internal lamps, what is the percentage of Compact Fluorescent type? :	0 %
Of all Internal lamps, what is the percentage of Tungsten Halogen? :	0 %
Of all Internal lamps, what is the percentage of Incandescent lamps? :	0 %
Of all internal lamps, what is the percentage of T12 type? :	0 %
Of all internal lamps, what is the percentage of T8 type? :	0 %
Of all internal lamps, what is the percentage of T5 type? :	0 %
Of all internal lamps, what is the percentage of LED lighting (with special design lighting control system)? :	0 %
Of all internal lamps, what is the percentage of LED lighting (with typical lighting control system)? :	100 %
Of all internal lamps, what is the percentage of metal halide type? :	0 %
What percentage of the building floor area (not accessible to clients/customers) with access to daylight has fully functioning daylight sensors for lighting? :	>75%
What percentage of the building floor area (not accessible to client/customers) has fully functioning occupancy sensors for lighting? :	>75%
ENE 01 BUILDING SCORE	
Elemental energy score :	59.9
Credits available :	12.0
Credits awarded :	8.0
% of available credits achieved :	66.66666666666667
Additional assessment criteria :	
Zero regulated carbon :	No
Equivalent % of the building's 'regulated' energy consumption generated by carbon neutral sources and used to meet energy demand from 'unregulated' building systems or processes? :	No
Is the building designed to be carbon negative? :	No
If the building is defined as 'carbon negative' what is the total (modelled) renewable/carbon neutral energy generated and exported? :	0
Exemplary credits scored :	0
ENE 02 ENERGY MONITORING	
Sub-metering of major energy consuming systems :	1
Sub-metering of high energy load and tenancy areas :	1
ENE 03 EXTERNAL LIGHTING	

ENE 04 LOW CARBON DESIGN

Passive design analysis :	0
Free cooling :	1
Low and zero carbon technologies :	0

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 : 11.0

Transport | Tra

Tra Transport

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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

Cylist 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

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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 - NA

Credits awarded : 5.0

Materials | Mat

Mat Materials

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MAT 01 ENVIRONMENTAL IMPACT OF MATERIALS

Options :	Option 1
Environmental impact of materials :	2
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 :	No

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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WST 01 CONSTRUCTION WASTE MANAGEMENT

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

WST 02 RECYCLED AGGREGATES

Recycled aggregates :	1
Exemplary level criteria :	

WST 03 OPERATIONAL WASTE

Operational waste :	1
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WST 04 SPECULATIVE FINISHES

WST 05 ADAPTATION TO CLIMATE CHANGE

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

WST 06 FUNCTIONAL ADAPTABILITY

Functional adaptability :	0
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Credits awarded : 8.0

Land use and ecology | Le

Le Land use and ecology

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LE 02 PROTECTION OF ECOLOGICAL FEATURES

Protecting ecological value :

1

LE 04 ECOLOGICAL ENHANCEMENT - NA

LE 05 LONG TERM IMPACT ON BIODIVERSITY

Credits awarded : 1.0

Pollution | Pol

Pol Pollution

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POL 01 IMPACT OF REFRIGERANTS

Impact of refrigerants :	1
Leak detection :	1

POL 02 NOX EMISSIONS

NOx emissions :	2
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POL 03 FLOOD RISK AND REDUCING SURFACE WATER RUN-OFF

Flood risk management :	2
Exemplary level criteria :	
Surface water run-off :	2
Minimising watercourse pollution :	1

POL 04 REDUCTION OF NIGHT TIME LIGHT POLLUTION

POL 05 NOISE ATTENUATION

Credits awarded : 9.0

Innovation | Inn

Inn Innovation

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INN 01 APPROVED INNOVATIONS

Approved innovations :

0

Credits awarded : 0.0

8. Appendix B – Existing & Proposed Floor Layouts