

25 Old Gloucester Street, London WC1N 3AF

Preliminary BREEAM Report

June 2017

CUTTING THE COST OF CARBON

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1 Issue Register

Revision	Reason for Issue	Date of Issue	Issued By
1.0	For information	06/06/17	J Simpson CEng MCIBSE

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3 Introduction

3.1 Proposed Development

The Proposed Development comprises the refurbishment and extension of the existing commercial space at basement ground and first floor, with the conversion and extension of the existing building at first, second and third floors to create 3 new residential apartments, and the construction of 3 new build apartments at first, second and third floor.

In accordance with the BREEAM guidance, two separate BREEAM assessments are required due to the comparative sizes of the existing building and new extension. These are:

- 1. BREEAM New Construction assessment for the new build extension.
- 2. BREEAM Refurbishment & Fit-out assessment for the existing building.

This report provides details of the measures proposed for the BREEAM 2014 assessments. A preassessment has identified that the Proposed Development, with the current design intentions, has the potential to achieve the following scores:

- New build extension 65.63%, 'Very Good' rating.
- Existing building 67.70%, 'Very Good' rating.

However, this would not provide any tolerance for loss of credits outside of the Design Team and Contractor's control, and therefore this maximum score should not be used as a contractual or planning target for the scheme – a target score of 60% would be more appropriate if a formal assessment under BREEAM is required.

Details of why a higher BREEAM rating is not feasible for the scheme are provided within this report.

3.2 BREEAM

BREEAM (Building Research Establishment's Environmental Assessment Method) is the world's leading and most widely used environmental assessment method for buildings. At the time of writing, BREEAM has certified over 200,000 buildings since it was first launched in 1990.

Buildings are assessed against the BREEAM criteria at both the design and post-construction stages using a system of environmental issues grouped within the following categories:

- Management
- Health and Wellbeing
- Energy
- Transport
- Water

- Materials
- Waste
- Land Use & Ecology
- Pollution
- Innovation

The building's performance is expressed as one of the following BREEAM ratings, depending on the final score achieved:

BREEAM Rating	% Score
Outstanding	85
Excellent	70
Very Good	55
Good	45
Pass	30
Unclassified	<30

Table 1: Percentage Score required for each BREEAM Rating

The assessment consists of the submission to BRE of two reports:

- Interim Design Stage
- Post Construction Stage

At the design stage evidence and commitments from the design team are required to ensure that the targeted credits are incorporated into the developments design. A design stage certificate will be issued following an audit process by BRE.

The post construction stage assessment consists of "as built" information, to ensure the information provided at design stage has been implemented into the development. In addition the BREEAM Assessor's will carry out a site inspection, providing photographic evidence to BRE. A post construction certificate will be issued following an audit process by BRE.

In addition to achieving the required percentage of credits to get the rating required, minimum standards are set by BRE for each rating level. These are outlined in Table 2 on the following page, but a number of these are only applicable for full construction projects, and not shell schemes.

Minimum Standards by BREEAM Rating					
BREEAM Issue	PASS	GOOD	VERY GOOD	EXCELLENT	OUTSTANDING
Man 03: Responsible Construction Practices	-	-	-	One Credit (Considerate Construction)	One Credit (Considerate Construction)
Man 04: Commissioning and handover	-	-	-	Criterion 9 (Building User Guide)	Criterion 9 (Building User Guide)
Man 05: Aftercare	-	-	-	One Credit (Seasonal Commissioning)	One Credit (Seasonal Commissioning)
Ene 01: Reduction of CO ₂ Emissions	-	-	-	Five Credits	Eight Credits
Ene 02: Energy Monitoring	-	-	One Credit (First Sub- Metering Credit)	One Credit (First Sub- Metering Credit)	One Credit (First Sub- Metering Credit)
Wat 01: Water Consumption	-	One Credit	One Credit	One Credit	Two Credits
Wat 02: Water Monitoring	-	Criterion 1 Only	Criterion 1 Only	Criterion 1 Only	Criterion 1 Only
Mat 03: Responsible Sourcing	Criterion 1 Only	Criterion 1 Only	Criterion 1 Only	Criterion 1 Only	Criterion 1 Only
Wst 01: Construction Waste Management	-	-	-	-	One credit
Wst 03: Operational Waste	-	-	-	One credit	One credit
LE 03: Mitigating Ecological impact	-	-	One credit	One credit	One credit

Table 2: Mandatory Credits for each BREEAM rating

4 Review of Current Pre-Assessments

Pre-assessment: New Build Extension (New build)

BREEAM Rating					
	Credits available	Credits achieved	% Credits achieved	Weighting	Category score
Man	21.0	14.0	66.67%	12.00%	8.00%
Hea	22.0	6.0	27.27%	15.00%	4.09%
Ene	31.0	20.0	64.52%	15.00%	9.67%
Tra	12.0	10.0	83.33%	9.00%	7.50%
Wat	9.0	7.0	77.78%	7.00%	5.44%
Mat	14.0	9.0	64.29%	13.50%	8.67%
Wst	9.0	4.0	44.44%	8.50%	3.77%
Le	10.0	9.0	90.00%	10.00%	9.00%
Pol	13.0	11.0	84.62%	10.00%	8.46%
Inn	10.0	1.0	10.00%	10.00%	1.00%
Total	151.0	91.0	60.26%	-	65.63%
Rating	-	-	-	-	Very Good

Performance by environmental category



Pre-assessment: Refurbishment of Meeting Hall (Refurbishment)

BREEAM Rating					
	Credits available	Credits achieved	% Credits achieved	Weighting	Category score
Man	20.0	15.0	75.00%	15.81%	11.85%
Неа	19.0	9.0	47.37%	17.92%	8.48%
Ene	20.0	14.0	70.00%	15.93%	11.15%
Tra	9.0	7.0	77.78%	8.30%	6.45%
Wat	8.0	6.0	75.00%	7.38%	5.53%
Mat	13.0	7.0	53.85%	17.29%	9.31%
Wst	9.0	5.0	55.56%	7.78%	4.32%
Le	0.0	0.0	0.00%	0.00%	0.00%
Pol	9.0	9.0	100.00%	9.58%	9.57%
Inn	10.0	1.0	10.00%	10.00%	1.00%
Total	117.0	73.0	62.39%	-	67.70%
Rating	-	-	-	-	Very Good

Performance by environmental category



5 Conclusion

Preliminary BREEAM assessments have been undertaken for the non residential element of the Proposed Development, in order to review the feasible measures that could be incorporated into the scheme.

It has been identified that a maximum 'Very Good' rating of could be achieved for the scheme within the current design intent. The detailed BREEAM assessments have identified that an 'Excellent' rating is not feasible for this development for the following key reasons:

- 1. Each of the two BREEAM assessments relate to floors areas of less than 500m², and therefore this size project would not be expected to appoint the number of consultants required to achieve the 'Excellent' rating.
- 2. In order to achieve the new credits under BREEAM 2014 such as Life Cycle Costing, Climate Change Adaptability, Functional Adaptability, Sustainability Champion, Security Consultant, Passive Design and Material Efficiency, appropriate consultants have to be appointed during the feasibility stage (RIBA Stage 1) and undertake extensive assessments. This is not economically feasible on a scheme of this limited size as pre-planning costs would be excessive and prohibitive.
- 3. Other credits can only be awarded upon completion of the RIBA Stage 1 feasibility reports noted in item 3 above, and therefore are not achievable for the reasons stated above.
- 4. In our professional opinion, and in our role as BREEAM Commercial assessors, it is not feasible to achieve additional credits under the Construction Waste Management or Materials Life Cycle Impacts.
- 5. The site is in close proximity to the road, and therefore a number of Health & Wellbeing credits are not achievable. This is due to the BREEAM scheme being designed for large office developments with significant areas of external landscaping that allows for planning of building location, access roads and parking areas this is not feasible with a city centre site.
- 6. Given the site's location, there is no opportunity for significantly enhancing the ecological value of the site, and therefore some credits within the Land Use & Ecology section are not achievable.
- 7. It is considered that on a restricted site like this, and with such a small commercial space, that the extensive list of consultants' reports required under item 3 above to achieve a higher BREEAM rating would not add any value to the project, and would not provide any enhancement to the sustainable nature of the development.
- 8. There is no additional space available at roof level to increase the number of photovoltaic panels installed.

6 Appendix A – New Build Extension Assessment

The following Pre-Assessment Estimator provides details of the measures included within the BREEAM Pre-Assessment to achieve a score of 65.63%, which equates to a 'Very Good' rating. However, this would not provide any tolerance for loss of credits outside of the Design Team and Contractor's control, and therefore this maximum score should not be used as a contractual or planning target for the scheme – a target score of 60% would be more appropriate if a formal assessment under BREEAM is required.

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BREEAM New Construction - Pre-assessment 2014

Assessment Report

New Build Extension

Pre-assessment

25 Old Gloucester Street

06 June 2017

rks & Spencer's BREEAM Excellent Cheshire Oaks store (Image: Marks & Spencer)

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Assessment details

Assessment references			
Registration number:	New build	Date created:	5/6/2017
Created by:	John Simpson		
Architect name:	Buchanan Hartley Architects Lto	d	
Developer name:	Nilkanth Estates Limited		
Property owner	Nilkanth Estates Limited		
Site details			
Site name:	25 Old Gloucester Street		
Site name: Address:	25 Old Gloucester Street 25 Old Gloucester Street		
Site name: Address:	25 Old Gloucester Street 25 Old Gloucester Street		
Site name: Address: Town:	25 Old Gloucester Street 25 Old Gloucester Street London		
Site name: Address: Town: County:	25 Old Gloucester Street 25 Old Gloucester Street London		
Site name: Address: Town: County: Post code:	25 Old Gloucester Street 25 Old Gloucester Street London WC1N 3AF		

Certificate details:

The certificate will have the name of the architect (if entered above) and the name of the developer (from above).

Any other names to appear on the certificate are listed below:

Name

Label

BREEAM rating

BREEAM Rating					
	Credits available	Credits achieved	% Credits achieved	Weighting	Category score
Man	21.0	14.0	66.67%	12.00%	8.00%
Неа	22.0	6.0	27.27%	15.00%	4.09%
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Tra	12.0	10.0	83.33%	9.00%	7.50%
Wat	9.0	7.0	77.78%	7.00%	5.44%
Mat	14.0	9.0	64.29%	13.50%	8.67%
Wst	9.0	4.0	44.44%	8.50%	3.77%
Le	10.0	9.0	90.00%	10.00%	9.00%
Pol	13.0	11.0	84.62%	10.00%	8.46%
Inn	10.0	1.0	10.00%	10.00%	1.00%
Total	151.0	91.0	60.26%	-	65.63%
Rating	-	-	-	-	Very Good

Performance by environmental category



Issue scores

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

Management		
Man Manage	ement	ManX
14/21		1/2
Health and Wellbeing		
Hea Health a	and wellbeing	HeaX
6 /	/ 22	0/3
Energy		
Ene Energy		EneX
20 / 31		0/5
Transport		
	Tra Transport	
	10 / 10	
	10712	
Water		
Wat Water		WatX
7/9		0 / 1
Materials		
Mat Material	s	MatX
0/14		0/4
9714		074
Waste		
Wst Waste		WstX
4 / 9		0/3
Land Use and Ecology		
	Le Land use and ecology	
	9 / 10	
	0710	
Pollution		

Pol Pollution

11 / 13

Innovation	
Inn Innovation	InnX
N/A	0 / 10

Category assessment

Management | Man

Man Management

25 Old Gloucester Street

MANAGEMENT	
Man 01 - Project brief and design :	2
Man 02 - Lifecycle cost and service life planning :	0
Man 03 - Responsible construction practices :	6
Exemplary credit? :	No
Man 04 - Commissioning and handover :	3
Man 05 - Aftercare :	3
Exemplary credit? :	Yes
Credits awarded : 14.0 Exemplary credits awarded : 1.0	

Health and Wellbeing | Hea

Hea Health and wellbeing

25 Old Gloucester Street

HEALTH AND WELLBEING	
Hea 01 - Visual comfort :	0
Exemplary credit? :	No
Hea 02 - Indoor air quality :	3
Exemplary credits? :	0
Hea 03 - Safe containment in laboratories :	0
Hea 04 - Thermal comfort :	2
Hea 05 - Acoustic performance :	1
Hea 06 - Safety and security :	0
Credits awarded : 6.0	

Energy | Ene

Ene Energy

25 Old Gloucester Street

ENERGY

Ene 01 - Data entry method :	Simple credit entry
Ene 01 - Reduction of energy use and carbon emissions :	10
Exemplary credits? :	0
Ene 02 - Energy monitoring :	2
Ene 03 - External lighting :	1
Ene 04 - Low carbon design :	1
Ene 05 - Energy efficient cold storage :	1
Ene 06 - Energy efficient transportation systems :	3
Ene 07 - Energy efficient laboratory systems :	0
Ene 08 - Energy efficient equipment :	2
Ene 09 - Drying space :	0

Credits awarded : 20.0

Transport | Tra

Tra Transport

25 Old Gloucester Street

TRANSPORT	
Tra 01 - Public transport accessibility :	5
Tra 02 - Proximity to amenities :	2
Tra 03 - Cyclist facilities :	0
Tra 04 - Maximum car parking capacity :	2
Tra 05 - Travel plan :	1
Credits awarded : 10.0	

Water | Wat

Wat Water

25 Old Gloucester Street

WATER	
Wat 01 - Water consumption :	3
Exemplary credit? :	No
Wat 02 - Water monitoring :	1
Wat 03 - Water leak detection :	2
Wat 04 - Water efficient equipment :	1

Credits awarded : 7.0

Materials | Mat

Mat Materials

25 Old Gloucester Street

MATERIALS

Mat 01 - Life cycle impacts :	4
Exemplary credits? :	0
Mat 02 - Hard landscaping and boundary protection :	1
Mat 03 - Responsible sourcing of materials :	2
Exemplary credit? :	No
Mat 04 - Insulation :	1
Mat 05 - Designing for durability and resilience :	1
Mat 06 - Material efficiency :	0
Credits awarded : 9.0	

Waste | Wst

Wst Waste

25 Old Gloucester Street

WASTE

Wst 01 - Construction waste management :	2
Exemplary credit? :	No
Wst 02 - Recycled aggregates :	0
Exemplary credit? :	No
Wst 03 - Operational waste :	1
Wst 04 - Speculative floor and ceiling finishes :	1
Wst 05 - Adaptation to climate change :	0
Exemplary credit? :	No
Wst 06 - Functional adaptability :	0

Credits awarded : 4.0

Land Use and Ecology | Le

Le Land use and ecology

25 Old Gloucester Street

LAND USE AND ECOLOGY

LE 01 - Site selection :	2
LE 02 - Ecological value of site and protection of ecological features :	2
LE 03 - Minimising impact on existing site ecology :	2
LE 04 - Enhancing site ecology :	1
LE 05 - Long term impact on biodiversity :	2

Credits awarded : 9.0

Pollution | Pol

Pol Pollution

25 Old Gloucester Street

POLLUTION	
Pol 01 - Impact of refrigerants :	3
Pol 02 - NOx emissions :	3
Pol 03 - Surface water run-off :	3
Pol 04 - Reduction of night time light pollution :	1
Pol 05 - Reduction of noise pollution :	1

Credits awarded : 11.0

Innovation | Inn

Inn Innovation

25 Old Gloucester Street

INNOVATION

Inn 01 - Innovation :

Credits awarded : 0.0

7 Appendix B – Existing Building Assessment

The following Pre-Assessment Estimator provides details of the measures included within the BREEAM Pre-Assessment to achieve a score of 67.70%, which equates to a 'Very Good' rating. However, this would not provide any tolerance for loss of credits outside of the Design Team and Contractor's control, and therefore this maximum score should not be used as a contractual or planning target for the scheme – a target score of 60% would be more appropriate if a formal assessment under BREEAM is required.

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Assessment details

Assessment references			
Registration number:	Refurbishment	Date created:	5/6/2017
Created by:	John Simpson		
Architect name:	Buchanan Hartley Architects Lto	b	
Developer name:	Nilkanth Estates Limited		
Property owner	Nilkanth Estates Limited		
Site details			
Site name:	25 Old Gloucester Street		
Address:	25 Old Gloucester Street		
Town:	London		
County:			
Post code:	WC1N 3AF		
Country:	United Kingdom		

Certificate details:

The certificate will have the name of the architect (if entered above) and the name of the developer (from above).

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BREEAM rating

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Mat	13.0	7.0	53.85%	17.29%	9.31%
Wst	9.0	5.0	55.56%	7.78%	4.32%
Le	0.0	0.0	0.00%	0.00%	0.00%
Pol	9.0	9.0	100.00%	9.58%	9.57%
Inn	10.0	1.0	10.00%	10.00%	1.00%
Total	117.0	73.0	62.39%	-	67.70%
Rating	-	-	-	-	Very Good

Performance by environmental category



Issue scores

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

Management	
Man Management	ManX
15 / 20	1/2
	.,_
Health and Wellbeing	
Hea Health & Wellbeing	HeaX
9 / 19	0/3
Energy	
Ene Energy	EneX
14 / 20	0 / 5
Transport	
Tra Transport	
7/9	
Water	
Wat Water	WatX
6 / 8	0 / 1
Materials	
Mat Materials	MatX
7 / 13	0 / 2
Waste	
Wst Waste	WstX
5/9	0 / 1
Land use and ecology	
Le Land use and ecology	
N/A	
Pollution	

Pol Pollution

9/9

Innovation	
Inn Innovation	InnX
N/A	0 / 10

Initial details 25 Old Gloucester Street

Stage 1 filtering: Scope of the assessment

Part 1 : Fabric and structure : No

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) : No

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

Project Type : Major, whole building refurbishment

Laboratory containment area : No laboratories present

Is cold storage specified or present within the refurbishment or fit-out zone? : Yes

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? : N/A

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

Is this an assessment of a speculative office building? : No

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? : 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) : Yes, grade 2* listed (England or Wales)

Is any new insulation specified? : Yes

Category assessment

Management | Man

Man Management

25 Old Gloucester Street

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
Componnent level LCC plan :	0
Capital cost reporting :	1
MAN 03 RESPONSIBLE CONSTRUCTION PRACTICES	
Is all timber used in the project 'legally harvested and traded timber'? :	Yes
Environmental management :	1
Construction stage sustainability champion :	1
Considerate construction :	2
Exemplary level criteria :	No
Has the project achieve the minimum standard for an Excellent or Outstanding rating? :	Minimum standard for 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
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 : 15.0 Exemplary credits awarded : 1.0	

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

Health and Wellbeing | Hea

Hea Health & Wellbeing

25 Old Gloucester Street

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 :	0
Volatile organic compounds :	2
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 :	1
Thermal zoning and controls :	1
HEA 05 ACOUSTIC PERFORMANCE	
Acoustic performance :	2
HEA 06 SAFETY AND SECURITY	
Security of site and building :	0
Credits awarded : 9.0	

Energy | Ene

Ene Energy 25 Old Gloucester Street

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? :	Community - community centre
In what country is the asset located? :	United Kingdom
SERVICING STRATEGY	
What building services will be present in the refurbished building? :	Heating 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? :	No
For assets with heating, is the main heat generation plant 'local' or 'central'? :	Local
For assets with cooling, is the main cooling generation plant 'local' or 'central'? :	N/A
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)? :	Local
EVICTING DUIL DING DEDEODMANCE. THE QUESTIONS DELOW SHOULD BE ANSWEDED TO D	

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

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. $70\% = 0.7$):	0.75
For heat pump generation type, please enter Coefficient of Peformance (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?	No
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)? :	Unknown
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?	No
In what year was the main ventilation system replaced (if known)? :	Unknown

HOT WATER - EXISTING	
What type of water heating is provided? :	Centralised
What energy source is used to heat water? If there is a mixture of centralised and point of use systems	Gas
Are the hot water controls in accordance with the recommendations outlined in the Non-Domestic Building Services Compliance Guide? :	No
LIGHTING - EXISTING	
What proportion of fluorescent lamps have high frequency ballasts? :	Unknown
Of all Internal lamps, what is the percentage of Compact Fluorescent type? :	50 %
Of all Internal lamps, what is the percentage of Tungsten Halogen? :	25 %
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? :	25 %
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	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 REFURBISHED BUILDING PERFORMANCE	TO DESCRIBE THE
HEATING - REFURBISHED	
NAME of the president section to the feature beactine of the	
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) : For heat pump generation type, please enter Coefficient of Peformance (COP), if known :	Boiler 0.96
For 'boiler', 'other on site', 'offsite', or other generation type, please enter efficiency, if known (enter as a decimal i.e. 70% = 0.7) : For heat pump generation type, please enter Coefficient of Peformance (COP), if known : What is the main fuel used for heat generation? :	Boiler 0.96 Gas
 What is the main generation type for space heating?: For 'boiler', 'other on site', 'offsite', or other generation type, please enter efficiency, if known (enter as a decimal i.e. 70% = 0.7): For heat pump generation type, please enter Coefficient of Peformance (COP), if known : What is the main fuel used for heat generation? : What is the predominant medium by which heat is distributed around the asset? : 	Boiler 0.96 Gas Water
 What is the main generation type for space heating?: For 'boiler', 'other on site', 'offsite', or other generation type, please enter efficiency, if known (enter as a decimal i.e. 70% = 0.7): For heat pump generation type, please enter Coefficient of Peformance (COP), if known : What is the main fuel used for heat generation? : What is the predominant medium by which heat is distributed around the asset? : Is all heating pipework insulated in accordance with the recommendations outlined in the Non-Domestic 	Boiler 0.96 Gas Water Yes
 What is the main generation type for space heating?: For 'boiler', 'other on site', 'offsite', or other generation type, please enter efficiency, if known (enter as a decimal i.e. 70% = 0.7): For heat pump generation type, please enter Coefficient of Peformance (COP), if known : What is the main fuel used for heat generation?: What is the predominant medium by which heat is distributed around the asset?: Is all heating pipework insulated in accordance with the recommendations outlined in the Non-Domestic Building Services Compliance Guide?: What is the main heat emitter type?: 	Boiler 0.96 Gas Water Yes Radiators
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What is the main generation type for space neating ? : For 'boiler', 'other on site', 'offsite', or other generation type, please enter efficiency, if known (enter as a decimal i.e. 70% = 0.7) : For heat pump generation type, please enter Coefficient of Peformance (COP), if known : What is the main fuel used for heat generation? : What is the predominant medium by which heat is distributed around the asset? : Is all heating pipework insulated in accordance with the recommendations outlined in the Non-Domestic Building Services Compliance Guide? : What is the main heat emitter type? : Are the heating controls in accordance with the recommendations outlined in the Non-Domestic Building Services Compliance Guide? : In what year was the main heat generator/heating system replaced (if known)? : VENTILATION - REFURBISHED What is the specific fan power for air handling systems? :	Boiler 0.96 Gas Water Yes Radiators Yes 2013+ <1 W/l/s Class B
<pre>vinat is the main generation type for space heating ? : For 'boiler', 'other on site', 'offsite', or other generation type, please enter efficiency, if known (enter as a decimal i.e. 70% = 0.7) : For heat pump generation type, please enter Coefficient of Peformance (COP), if known : What is the main fuel used for heat generation? : What is the predominant medium by which heat is distributed around the asset? : Is all heating pipework insulated in accordance with the recommendations outlined in the Non-Domestic Building Services Compliance Guide? : What is the main heat emitter type? : Are the heating controls in accordance with the recommendations outlined in the Non-Domestic Building Services Compliance Guide? : In what year was the main heat generator/heating system replaced (if known)? : VENTILATION - REFURBISHED What is the specific fan power for air handling leakage tests? : Are the ventilation controls in accordance with the recommendations outlined in the Non-Domestic Building Services Compliance Guide? : What is the specific fan power for air handling leakage tests? : Are the ventilation controls in accordance with the recommendations outlined in the Non-Domestic Building Services Compliance Guide? : What is the specific fan power for air handling leakage tests? : Are the ventilation controls in accordance with the recommendations outlined in the Non-Domestic Building Services Compliance Guide? :</pre>	Boiler 0.96 Gas Water Yes Radiators Yes 2013+ <1 W/l/s Class B Yes
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What type of water heating is provided? :

Centralised

What an argue as used to heat water? If there is a mixture of controliced and point of use systems	Can
please select the energy source type of the centralised system :	Gas
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? :	There are no fluorescent lamps
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)?	? 100 %
. 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 bas fully functioning daylight sensors for lighting?	>75%
What percentage of the building floor area (not accessible to client/customers) has fully functioning	>75%
ENE 01 BUILDING SCORE	
Elemental energy score :	60.2
Credits available :	9.0
Credits awarded :	6.0
Credits awarded : % of available credits achieved :	6.0 66.666666666666667
Credits awarded : % of available credits achieved : Additional assessment criteria :	6.0 66.66666666666666
Credits awarded : % of available credits achieved : Additional assessment criteria : Historic buildings study compliant :	6.0 66.66666666666667 No
Credits awarded : % of available credits achieved : Additional assessment criteria : Historic buildings study compliant : Zero regulated carbon :	6.0 66.6666666666667 No No
Credits awarded : % of available credits achieved : Additional assessment criteria : Historic buildings study compliant : Zero regulated carbon : Equivalent % of the building's 'regulated' energy consumption generated by carbon neutral sources and	6.0 66.66666666666667 No No
Credits awarded : % of available credits achieved : Additional assessment criteria : Historic buildings study compliant : Zero regulated carbon : 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? : Is the building designed to be carbon negative? :	6.0 66.6666666666667 No No
Credits awarded : % of available credits achieved : Additional assessment criteria : Historic buildings study compliant : Zero regulated carbon : 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? : Is the building designed to be carbon negative' what is the total (modelled) renewable/carbon neutral	6.0 66.66666666666667 No No
Credits awarded : % of available credits achieved : Additional assessment criteria : Historic buildings study compliant : Zero regulated carbon : 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? : Is the building designed to be carbon negative? : If the building is defined as 'carbon negative' what is the total (modelled) renewable/carbon neutral energy generated and exported? : Historic credits scored :	6.0 66.6666666666667 No No
Credits awarded : % of available credits achieved : Additional assessment criteria : Historic buildings study compliant : Zero regulated carbon : 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? : If the building designed to be carbon negative? : If the building is defined as 'carbon negative? what is the total (modelled) renewable/carbon neutral energy generated and exported? : Historic credits scored : Exemplary credits scored :	6.0 66.6666666666667 No No 0
Credits awarded : % of available credits achieved : Additional assessment criteria : Historic buildings study compliant : Zero regulated carbon : 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? : Is the building designed to be carbon negative? : If the building is defined as 'carbon negative? what is the total (modelled) renewable/carbon neutral energy generated and exported? : Historic credits scored : Exemplary credits scored :	6.0 66.6666666666667 No No 0
Credits awarded : % of available credits achieved : Additional assessment criteria : Historic buildings study compliant : Zero regulated carbon : 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? : Is the building designed to be carbon negative? : If the building is defined as 'carbon negative' what is the total (modelled) renewable/carbon neutral energy generated and exported? : Historic credits scored : Exemplary credits scored : ENE 02 ENERGY MONITORING Sub-metering of major energy consuming systems :	6.0 66.666666666667 No No 0 0
Credits awarded : % of available credits achieved : Additional assessment criteria : Historic buildings study compliant : Zero regulated carbon : 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? : If the building is defined as 'carbon negative? : If the building is defined as 'carbon negative' what is the total (modelled) renewable/carbon neutral energy generated and exported? : Historic credits scored : Exemplary credits scored : ENE 02 ENERGY MONITORING Sub-metering of major energy consuming systems : Sub-metering of high energy load and tenancy areas :	6.0 66.666666666667 No No No 0 0
Credits awarded : % of available credits achieved : Additional assessment criteria : Historic buildings study compliant : Zero regulated carbon : 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? : Is the building designed to be carbon negative? : If the building is defined as 'carbon negative' what is the total (modelled) renewable/carbon neutral energy generated and exported? : Historic credits scored : Exemplary credits scored : ENE 02 ENERGY MONITORING Sub-metering of major energy consuming systems : Sub-metering of high energy load and tenancy areas : ENE 03 EXTERNAL LIGHTING	6.0 66.6666666666667 No No 0 0 1 1
Credits awarded : % of available credits achieved : Additional assessment criteria : Historic buildings study compliant : Zero regulated carbon : 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? : Is the building designed to be carbon negative? : If the building is defined as 'carbon negative? what is the total (modelled) renewable/carbon neutral energy generated and exported? : Historic credits scored : Exemplary credits scored : Exemplary credits scored : Sub-metering of major energy consuming systems : Sub-metering of high energy load and tenancy areas : ENE 03 EXTERNAL LIGHTING External lighting :	6.0 66.666666666667 No No 0 0 1 1 1 1
Credits awarded : % of available credits achieved : Additional assessment criteria : Historic buildings study compliant : Zero regulated carbon : 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? : Is the building designed to be carbon negative? : If the building is defined as 'carbon negative' what is the total (modelled) renewable/carbon neutral energy generated and exported? : Historic credits scored : Exemplary credits scored : Sub-metering of major energy consuming systems : Sub-metering of high energy load and tenancy areas : ENE 03 EXTERNAL LIGHTING External lighting : ENE 04 LOW CARBON DESIGN	6.0 66.666666666667 No No No 1 1 1
Credits awarded : % of available credits achieved : Additional assessment criteria : Historic buildings study compliant : Zero regulated carbon : 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? : Is the building designed to be carbon negative? : If the building is defined as 'carbon negative? : Historic credits scored : Exemplary credits scored : Exemplary credits scored : Sub-metering of major energy consuming systems : Sub-metering of high energy load and tenancy areas : ENE 03 EXTERNAL LIGHTING External lighting : ENE 04 LOW CARBON DESIGN Passive design analysis :	6.0 66.666666666667 No No No 1 1 1 1

Low and zero carbon technologies :	1
ENE 05 ENERGY EFFICIENT COLD STORAGE	
Refrigeration energy consumption :	1
Indirect greenhouse gas emissions :	0
ENE 06 ENERGY EFFICIENT TRANSPORTATION SYSTEMS	
Energy consumption :	1
Energy efficient measures :	2
ENE 07 ENERGY EFFICIENT LABORATORY SYSTEMS - NOTAPPLICABLE	
ENE 08 ENERGY EFFICIENT EQUIPMENT	
ENE 09 DRYING SPACE	
Credits awarded : 14.0	

Transport | Tra

Tra Transport 25 Old Gloucester Street

TRA 01 SUSTAINABLE TRANSPORT SOLUTIONS	
Sustainable transport options :	5
TRA 02 PROXIMITY TO AMENITIES	
Proximity to amenities :	1
TRA 03 CYCLIST FACILITIES	
Cycle storage :	0
Cylist facilities :	0
TRA 04 MAXIMUM CAR PARKING CAPACITY - NA	
TRA 05 TRAVEL PLAN	
Travel plan :	1
Credits awarded : 7.0	

Water | Wat

Wat Water 25 Old Gloucester Street

WAT 01 WATER CONSUMPTION	
Water consumption :	3
Exemplary level criteria :	No
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 : 6.0	

Materials | Mat

Mat Materials

25 Old Gloucester Street

MAT 01 ENVIRONMENTAL IMPACT OF MATERIALS	
Options :	Option 2
Environmental impact of materials :	2
Exemplary level criteria :	No
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
MAT 05 DESIGNING FOR DURABILITY AND RESILIENCE	
Designing for durability and resilience :	1
MAT 06 MATERIAL EFFICIENCY	
Material efficiency :	0
Credits awarded : 7.0	

Waste | Wst

Wst Waste 25 Old Gloucester Street

WST 01 CONSTRUCTION WASTE MANAGEMENT	
Pre-refurbishment audit :	1
Re-use and direct recycling of materials :	1
Resource efficiency :	1
Diversion of waste from landfill :	1
Exemplary level criteria :	No
WST 02 RECYCLED AGGREGATES - NA	
WST 03 OPERATIONAL WASTE	
Operational waste :	1
WST 04 SPECULATIVE FINISHES	
WST 05 ADAPTATION TO CLIMATE CHANGE - NA	
WST 06 FUNCTIONAL ADAPTABILITY	
Functional adaptabiliy :	0
Credits awarded : 5.0	

Land use and ecology | Le

Le Land use and ecology

25 Old Gloucester Street

LE 02 PROTECTION OF ECOLOGICAL FEATURES - NA

LE 05 LONG TERM IMPACT ON BIODIVERSITY - NA

Credits awarded : 0.0

Pollution | Pol

Pol Pollution

25 Old Gloucester Street

POL 01 IMPACT OF REFRIGERANTS	
Impact of refrigerants :	2
Leak detection :	1
POL 02 NOX EMISSIONS	
NOx emissions :	3
POL 03 FLOOD RISK AND REDUCING SURFACE WATER RUN-OFF	
Flood risk management :	2
POL 04 REDUCTION OF NIGHT TIME LIGHT POLLUTION	
Reduction of night time light pollution :	1
POL 05 NOISE ATTENUATION	
Credits awarded : 9.0	

Innovation | Inn

Inn Innovation

25 Old Gloucester Street

INN 01 APPROVED INNOVATIONS

Approved innovations :

Credits awarded : 0.0

0