

Preliminary Assessment BREEAM 2014 Refurbishment & Fit Out KOKO + Hope & Anchor + Bayham Place

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Executive Summary

BREEAM 2014

Refurbishment & Fit Out

KOKO + Hope & Anchor + Bayham Place

Introduction

Eight Associates have been appointed, as registered BREEAM assessors, to carry out an assessment of the proposed refurbishment and extension of KOKO, the Hope and Anchor Public House and Bayham Place in Camden, London. This assessment is under BREEAM 2014 New Construction Methodology.

This summary is a pre-assessment of the development and details the anticipated score following the information provided by the design team at a meeting held in July 2017 and subsequent discussions.

Planning requirements

The proposed scope of works includes the refurbishment of the Hope and Anchor Public House, minor refurbishment of the KOKO venue space (including installation of new toilets and catering kitchen) and construction of a new members' club at first floor level and above.

In line with the current BREEAM guidance the members' club (a predominantly newly constructed space) will be assessed separately from the Hope and Anchor pub (a refurbishment). It is not possible to formally assess the KOKO venue space under a current version of BREEAM due to the limited scope of works proposed in this area.

This preliminary assessment covers the Hope and Anchor Pub, which will be assessed under BREEAM 2014 Refurbishment and Fit-Out.

A separate preliminary assessment has been produced by Eight Associates covering the members' club, which will be assessed under BREEAM 2014 New Construction.

Score summary

The site reviewed currently achieves a score of **66.8%**, which equates to a **VERY GOOD** rating (55% required as minimum).

Eight Associates recommend a safety margin of at least 3-5% to safeguard any rating at formal assessment.

BREEAM Introduction

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The BREEAM Standard

BREEAM (Building Research Establishment's Environmental Assessment Method) is the world's leading and most widely used environmental assessment method for buildings. It sets the standard for best practice in sustainable design and has become the de facto measure used to describe a building's environmental performance.

Building projects are assessed at 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 assessment of the building results in a final report and issuing of a BRE Global BREEAM certificate detailing the performance of the assessed building against the environmental issues covered by the standard. The building's performance is expressed as a BREEAM rating of PASS, GOOD, VERY GOOD, EXCELLENT or OUTSTANDING.

BREEAM is developed, operated and maintained by BRE Global Ltd and the operation and direction of the method is overseen by an independent Sustainability Board, representing a wide cross-section of construction industry stakeholders. Further information about BREEAM, including copies of the BREEAM standards, can be found at www.breem.org.

Aims of BREEAM

- To mitigate the impacts of buildings on the environment
 - To enable buildings to be recognised according to their environmental benefits
 - To provide a credible, environmental label for buildings
 - To stimulate demand for sustainable buildings
-

BREEAM Introduction

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Process of the assessment

BREEAM Refurbishment and Fit-out 2014 is a performance based assessment method and certification scheme for existing building refurbishment and fit-out projects. The primary aim of BREEAM Refurbishment and Fit-out 2014 is to promote the delivery of sustainable refurbishment and fit-out, in order to mitigate the life cycle impacts of existing buildings on the environment in a robust and cost effective manner.

The scheme intends to measure, evaluate, and reflect the performance of refurbishment or fit-out projects against best practice in an independent and robust manner.

All BREEAM assessments take place over two phases:

- a. **Design Stage Assessment:** This is based on the final design for the development and the intentions of the design team.
- b. **Post Construction Review:** This is based on the completed development and requires the BREEAM assessor to carry out a site inspection.

Following completion of the Design Stage Assessment the BRE will issue an interim certificate; final certification is awarded following the completion of the Post Construction Review.

For projects with a short or programme it is also possible to complete a Post Construction Assessment (PCA), whereby the design and post-construction stages are combined; interim certificates are unavailable for Post Construction Assessments.

BREEAM Refurbishment and Fit-Out provides a modular framework for projects. The scheme is split into the following parts, which are selected according to the scope of works. Each part defines a set of individual measures and associated criteria against which a project is assessed.

- Part 1: Fabric and Structure.
- Part 2: Core Services.
- Part 3: Local Services.
- Part 4: Interior Design.

This approach provides the scheme's users with a flexible means of measuring the environmental performance of their building and comparing it with other buildings across the property market, backed with the assurance that independent third party certification of the assessment process provides.

A project can choose which parts they wish to gain certification against and the certificate will clearly highlight the parts that the project have been assessed under.

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Ratings

The assessment process results in a rating on a scale of PASS, GOOD, VERY GOOD, EXCELLENT and OUTSTANDING. The rating bands for each are as follows:

Rating	%
Pass (P)	30%
Good (G)	45%
Very Good (VG)	55%
Excellent (E)	70%
Outstanding (O)	85%

Mandatory credits

Some credits within the above categories are mandatory to achieve certain ratings:

BREEAM Issue	P	G	VG	E	O
Man 03: Responsible Construction Practices	-	-	-	1 credit	2 credits
Man 04: Commissioning and Handover	-	-	-	Criterion 9 ¹	Criterion 9 ¹
Man 05: Aftercare	-	-	-	1 credit ²	1 credit ²
Ene 01: Reduction of CO ₂ emissions	-	-	-	6 credits	10 credits
Ene 02: Energy Monitoring	-	-	1 credit ³	1 credit ³	1 credit ³
Wat 01: Water Consumption	-	1 credit ⁴	1 credit ⁴	1 credit ⁴	2 credits ⁴
Wat 02: Water Monitoring	-	Criterion 1 ⁵	Criterion 1 ⁵	Criterion 1 ⁵	Criterion 1 ⁵
Mat 03: Responsible Sourcing	Criterion 1 ⁶	Criterion 1 ⁶	Criterion 1 ⁶	Criterion 1 ⁶	Criterion 1 ⁶
Wst 01: Construction Waste Management	-	-	-	-	1 credit
Wst 03: Operational Waste	-	-	-	1 credit	1 credit

¹ Building User Guide

² Seasonal commissioning (only applicable to assessment parts 2 and 3)

³ Only applicable to assessment parts 2, 3 and 4)

⁴ Where applicable (if water consuming equipment or plant is included)

⁵ Mains water meter specified (only applicable to assessment part 2)

⁶ All timber and timber-based products to comply the UK Government's definition of 'legally harvested and traded'

Please note that full details for each credit follow later in this document.

Score Breakdown

BREEAM 2014

Refurbishment & Fit Out

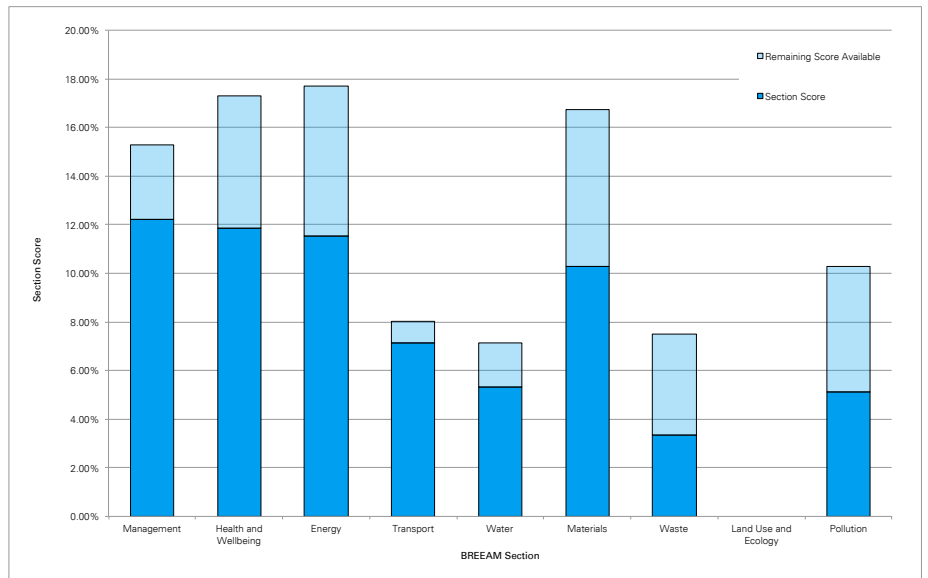
KOKO + Hope & Anchor + Bayham Place

Rating summary

The following summary represents the scheme's preliminary score based on the assumptions in the following pages. Please contact the assessor if a score sheet is required.

Credit Issue	Targeted Credits	Available Credits	% Achieved	% with Actions	% Current	Weighting	Score
Management	16	20	80.00%	80.00%	0.00%	15.28%	12.22%
Health and Wellbeing	13	19	68.42%	73.68%	0.00%	17.32%	11.85%
Energy	15	23	65.22%	82.61%	4.35%	17.71%	11.55%
Transport	8	9	88.89%	88.89%	0.00%	8.02%	7.12%
Water	6	8	75.00%	75.00%	0.00%	7.13%	5.34%
Materials	8	13	61.54%	61.54%	0.00%	16.72%	10.28%
Waste	4	9	44.44%	44.44%	0.00%	7.52%	3.34%
Land Use and Ecology	0	0	0.00%	0.00%	0.00%	0.00%	0.00%
Pollution	5	10	50.00%	50.00%	0.00%	10.29%	5.14%
Innovation	0	10	0.00%	0.00%	0.00%	10.00%	0.00%
Total							66.84%
							VERY GOOD

Graphical breakdown of credits awarded



Assessment Details

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Parts assessed

- Part 1: ✗
- Part 2: ✓
- Part 3: ✓
- Part 4: ✓

Part 1: Fabric and Structure (not included in assessment)

Part 1 has not been included as the proposed scope of works does not include alterations to at least 50% of the building fabric, roof or windows.

Part 2: Core Services (included in assessment)

A Part 2 assessment may be appropriate where **at least two** of the following are being installed or upgraded to a level that requires compliance with the Building Regulations Compliance Guide:

- Central air handling unit
- Heating boiler
- More than 50% of heat distribution chiller plant
- More than 50% of chiller distribution
- Water services (sanitary fittings in core)
- Building management system
- Community heating system (e.g. CCHP)
- Low and zero carbon technologies.

Part 3: Local Services (included in assessment)

A Part 3 assessment may be appropriate where **at least two** of the following fixed local building services are being installed or upgraded (e.g. a replacement or new installation of local heating/cooling units):

- Replacement of more than 50% of light fittings, system and controls
- Upgrade of zone controls
- Local ventilation
- Local heating units (including sources not connected to core services)
- Local cooling units (including sources not connected to core services)
- Point of use water heaters.

Part 4: Interior Design (included in assessment)

A Part 4 assessment may be appropriate where the refurbishment or fit-out works involve changes to the layout and/or redecoration of the refurbishment or fit-out area. Including **two or more** of the following:

- Wall coverings
- Floor coverings
- Ceiling covering or systems
- Partitions
- Raised floor system
- Furniture and fittings

And **at least one** of the following:

- Sanitary fittings
- Equipment (e.g. office equipment, display lighting, freezers)
- Local electrical installations (e.g. sub-metering)

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Man 01 – Project brief and design

Stakeholder consultation (project delivery)

4 of 4

One credit is targeted for this sub-issue.

Prior to completion of RIBA Stage 2 (Concept Design) the project team have met to identify and define their roles and responsibilities, as well as contributions for each key phase of the project. During this stage the team produced a clear sustainability brief outlining the sustainability objectives for the project, the timescales and budget, specific client requirements, potential constraints, and any professional appointments that may be required.

Stakeholder consultation (third party)

One credit is targeted for this sub-issue.

Prior to completion of RIBA Stage 2 (Concept Design), all relevant third party stakeholders (e.g. local residents, businesses, existing partnerships and networks that may have knowledge of similar buildings, potential users of any shared facilities, and/or intended building users) will be consulted by the design team and it will be demonstrated that the outcomes of the consultation exercise have influenced the initial project brief and concept design.

Sustainability champion (design)

One credit is targeted for this sub-issue.

The project team has confirmed that a BREEAM Accredited Professional (AP) has been appointed (at RIBA Stage 1) to facilitate the setting and achievement of BREEAM performance targets for the project. The defined performance targets have been formally agreed by the client and the project team.

Sustainability champion (monitoring progress)

One credit is targeted for this sub-issue.

The project team has confirmed that a BREEAM Accredited Professional (AP) has been appointed to monitor and report progress against the established BREEAM targets by attending key project team meetings during all stages of the design.

In total, four of four credits are targeted for this credit issue.

Man 02 – Life cycle cost and service life planning

Elemental life cycle cost (LCC)

1 of 4

Zero credits are targeted for this sub-issue.

An elemental life cycle cost analysis has not been carried out at RIBA Stage 2 in line with the BREEAM requirements.

Continues on following page.

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Man 02 – Life cycle cost and service life planning (continued)

Component level LCC plan

Zero credits are targeted for this sub-issue.

The design team have confirmed that a component level LCC will not be developed by the end of RIBA Stage 4 accordance with the BREEAM requirements.

Capital cost reporting

One credit is targeted for this sub-issue.

The design team has confirmed that the capital cost for the building's refurbishment and fit out works (in £k/m²) will be reported via the BREEAM Assessment Scoring and Reporting tool.

In total, one of four credits is targeted.

Man 03 – Construction site impacts

One credit (under Considerate Construction) mandatory for Excellent rating.

Timber (pre-requisite)

6 of 6

All timber is to be legally harvested and traded.

The pre-requisite requirements for this issue will be met.

Environmental management

One credit is targeted for this sub-issue.

The design team have confirmed they will appoint a principal contractor who operates an Environmental Management System, certified under ISO14001/ EMAS or an equivalent standard, covering their main operations.

Sustainability champion (construction)

One credit is targeted for this sub-issue.

A sustainability champion will be appointed to monitor the project on site to ensure on-going compliance with the relevant sustainability performance criteria and BREEAM targets during the construction and handover stages.

Considerate construction

Two credits are targeted for this sub-issue.

The contractor will be required to register the scheme under the Considerate Constructors Scheme (CCS) and will be committed to achieve at least 35 points, with a minimum of 7 points in each section.

Continues on following page.

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Man 03 – Construction site impacts (continued)

Monitoring of construction site impacts

Two credits are targeted for this sub-issue.

The design team has confirmed that the following will be implemented during the construction of the development:

1. Monitor and record data on energy consumption from the use of construction plant, equipment and site accommodation;
2. Monitor and record data on water consumption from the use of construction plant, equipment and site accommodation;
3. Monitor and record transport data resulting from delivery of the majority of construction materials to site and construction waste from site.

Six of six credits targeted.

Man 04 – Commissioning and Handover

Criterion 9 (production of building user guide) mandatory for Excellent rating

Commissioning

3 of 3

One credit is targeted for this sub-issue.

A member of the design team will be appointed to monitor commissioning in line with best practice (CIBSE, BSRIA and Building Regulations), with a specialist commissioning agent appointed for any complex systems.

Handover

One credit is targeted for this sub-issue.

The production of a non-technical building user guide in line with the BREEAM requirements is planned. In addition, a training schedule will be prepared for building occupiers / facilities managers to aid handover.

In total, three of three credits are targeted.

Man 05 – Aftercare

Where parts 2 and 3 are assessed one credit (seasonal commissioning) mandatory for Excellent rating.

Aftercare support

2 of 3

One credit is targeted for this sub-issue.

There will be resources in place to provide aftercare support to the building occupier including:

- A handover meeting
- On site facilities management training
- Initial aftercare support for at least the first month of occupation
- Longer aftercare support for the first year of occupation, should this be required.

In addition, the design team has confirmed that energy and water consumption data will be collected for at least 12 months after occupation, and aftercare support will be provided to all building occupiers.

Continues on following page.

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Man 05 – Aftercare (continued)

Seasonal commissioning

One credit is targeted for this sub-issue.

Seasonal commissioning will be undertaken over the first 12 months of occupation in line with BREEAM requirements.

Post occupancy evaluation (POE)

Zero credits are targeted for this sub-issue.

At present there are no plans to complete a post occupancy evaluation exercise one year after initial building occupation

In total, two of three credits are targeted.

Health & Wellbeing

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Hea 01 – Visual comfort

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Glare control

One credit is targeted for this sub-issue.

The design team has confirmed that occupant controllable blinds will be provided in all relevant occupied areas to reduce the potential for disabling glare. The glare control strategy will be designed to maximise daylight levels under all conditions, while avoiding glare, in order to avoid increasing lighting energy consumption.

Daylighting

Zero credits are targeted for this sub-issue.

The refurbishment of the Hope and Anchor pub does not include increasing the existing window area. It is therefore unlikely that the BREEAM criteria for daylighting will be met.

View out

One credit is targeted for this sub-issue.

The design team has confirmed that there are no areas within the Hope and Anchor where close work will be undertaken; the credit for view out can therefore be achieved by default.

Internal and external lighting levels, zoning and controls

One credit is targeted for this sub-issue.

The design team has confirmed the following will be met for the scheme:

- Where specified, all fluorescent and compact fluorescent lamps will be fitted with high frequency ballasts.
- Internal lighting will provide illuminance levels in accordance with the SLL Code of Lighting 2012 (and any other relevant industry standard).
- External lighting will meet CIBSE lighting levels.
- All external lighting will provide illuminance levels that enable users to perform outdoor visual tasks efficiently and accurately.
- External lighting will be specified in accordance with *BS 5489-1:2013 Lighting of roads and public amenity areas* and *BS EN 12464-2:2014 Light and lighting – Lighting of workplaces – Part 2: Outdoor workplaces*.
- Internal lighting will be zoned to allow for occupant control in accordance with the relevant BREEAM criteria.

In total, four of seven credits are targeted.

Health & Wellbeing

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Hea 02 – Indoor air quality

Indoor air quality plan

3 of 5

One credit is targeted for this sub-issue.

An Indoor Air Quality Plan will be developed in line with BREEAM requirements.

Ventilation

Zero credits are targeted for this sub-issue.

The scheme will meet fresh air rates in line with ventilation requirements, air quality sensors are provided; however it is not possible for air intakes to be at least 10m from exhausts and 20m from sources of pollution.

VOCs

One credit is targeted for this sub-issue.

The design team has confirmed that all key internal finishes will be specified with low VOC levels in line with BREEAM requirements. At present, no additional testing to measure formaldehyde concentration levels will be undertaken at post-construction.

Adaptability – potential for natural ventilation

One credit is targeted for this sub-issue.

The design team has confirmed that occupied spaces of the building are designed to be capable of providing fresh air entirely via a natural ventilation strategy.

In total, three of five credits targeted.

Hea 04 – Thermal comfort

Full dynamic thermal modelling has been carried out by Eight Associates in accordance with CIBSE AM11 guidelines (see overheating report). Summer and winter operative temperature ranges in occupied spaces will be in accordance with the criteria set out in CIBSE Guide A Environmental design. This modelling includes an allowance for a projected climate change environment and will inform the thermal comfort strategy.

3 of 3

Three of three credits are currently targeted for this issue.

Hea 05 – Acoustic performance

The design team has confirmed that the building will comply with the requirements set out in BS 8233:2014 for:

2 of 3

- Sound insulation (between acoustically sensitive rooms)
- Indoor ambient noise levels (in all rooms)

The building does not include any rooms that are used for speech or performance, therefore the criteria for reverberation times are not applicable.

The above will be confirmed via a programme of pre-completion testing, carried out by a compliant test body.

Two of three credits are currently targeted for this issue.

Health & Wellbeing

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Hea 06 – Safety and security

The design team has confirmed that a suitably qualified security consultant will be consulted during the planning process and their recommendations will be incorporated into the design. 1 of 1

One of one credit targeted.

Energy

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Ene 01 – Reduction of CO₂ Emissions

Six credits mandatory for Excellent rating
Ten credits mandatory for Outstanding rating

Energy modelling has been completed by Eight Associates, based on the proposed design/layout and specification of building services. This modelling has indicated that twelve credits are achievable for this issue. The project team has confirmed that as-built energy modelling will be carried out. 12 of 15

Twelve of fifteen credits targeted.

Ene 02 – Energy monitoring

One credit mandatory for a Very Good rating

Pulsed sub-meters will be provided to ensure the following are met: 2 of 2

1. Energy metering systems are installed that enable at least 90% of the estimated annual energy consumption of each fuel to be assigned to the various end-use categories of energy consuming systems.
2. The energy consuming systems in buildings with a total useful floor area greater than 1,000m² are metered using an appropriate energy monitoring and management system.
3. The systems in smaller buildings are metered either with an energy monitoring and management system or with separate accessible energy sub-meters with pulsed or other open protocol communication outputs, to enable future connection to an energy monitoring and management system
4. The end energy consuming uses are identifiable to the building users, for example through labelling or data outputs.

In addition, further sub-meters will be provided for the scheme per floor plate, to allow separate metering for each tenanted area.

Two of two credits targeted.

Ene 03 – External lighting

The design team has confirmed that any external lighting will have an average initial luminous efficacy of greater than 60 luminaire lumens per circuit Watt. All external light fittings will be automatically controlled to prevent operation during daylight hours. 1 of 1

One of one credit is currently targeted for this issue.

Energy

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Ene 04 – Low Carbon Design

Passive design analysis (one credit)

0 of 3

Zero credits are targeted for this sub-issue.

Passive design analysis has been carried out at Concept Design stage by Eight Associates (see Energy Strategy). However, there is limited scope to install passive design solutions and the existing building fabric and windows are not being upgraded. The building will therefore not be able to achieve a 5% reduction in energy consumption through the implementation of passive design solutions.

Free cooling (one credit)

Zero credits are targeted for this sub-issue.

The design team has confirmed that the credit for free cooling will not be targeted at design stage.

Low carbon technologies (one credit)

Zero credits are targeted for this sub-issue.

A feasibility study has been carried out by Eight Associates (see Energy Strategy) to establish the most appropriate local low or zero carbon energy source for the development. There is, however, limited scope to install low or zero carbon technologies.

Zero of three credits assumed.

Ene 08 – Energy efficient equipment

The design team was unable to confirm at present whether all small power, plug-in equipment would be Energy Star rated or procured in accordance with the Government Buying Standards.

0 of 2

Zero of two credits assumed.

Transport

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Tra 01 – Public Transport Accessibility	The development is located within central London, in close proximity to a number of 5 of 5 underground stations and bus stops. <i>Five of five credits targeted.</i>
Tra 02 – Proximity to Amenities	The development is located in central London within close proximity to local amenities. 1 of 1 <i>One of one credit targeted.</i>
Tra 03 – Cyclist Facilities	Due to a lack of space publically accessible BREEAM compliance cycle racks will not be provided. The development is, however, located in close proximity to an appropriate number of public cycle hoops. 1 of 2 The design team has confirmed that changing facilities and lockers will be available for staff use. <i>One of two credits targeted.</i>
Tra 05 – Travel Plan	The design team has confirmed that a site-specific travel plan will be developed as part of the feasibility and design stages. The travel plan will consider all types of travel relevant to the building type and users. 1 of 1 <i>One of one credit targeted.</i>

Water

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Wat 01 – Water consumption

Where water consuming plant or equipment is specified: one credit mandatory for Very good and Excellent ratings.

The design team has confirmed that they will aim for a 40% improvement in water consumption (litres/person/day) compared to BREEAM's notional baseline performance. 3 of 5

Three of five credits targeted.

Wat 02 – Water monitoring

Where part 2 is being assessed: criterion 1 (installation of water meter on mains supply) is mandatory for Very Good and Excellent ratings.

The design team has confirmed that a pulsed water meter will be installed on the mains water supply to the building. 1 of 1

One of one credit targeted.

Wat 03 – Water leak detection and prevention

The design team is fitting a major leak detection system on the mains water supply within the development and between the building and the utilities water meter is installed, in line with BREEAM requirements. Solenoid shut-off valves will be specified on the WC areas also. 2 of 2

Two of two credits targeted.

Materials

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Mat 01 – Life cycle impacts

The design team has confirmed that a number of materials will have robust environmental performance information or will be reused in-situ. These credits will be reviewed once the materials specification has been confirmed.

3 of 6

Three of six credits targeted.

Mat 03 – Responsible sourcing of materials

Criterion 1 (sourcing of timber) is mandatory for all ratings.

Pre-requisite

The pre-requisite requirements for this issue will be met.

2 of 4

The design team has confirmed that all timber used on the project will be sourced in accordance with the UK Government's Timber Procurement Policy.

Sustainable procurement plan

One credit is targeted for this sub-issue.

It is confirmed that the principle contractor will have a sustainable procurement plan that materials will be sourced in line with.

Responsible sourcing of materials

One credit is targeted for this sub-issue.

The design team has confirmed that, where possible, key building elements will be responsibly sourced (e.g. all timber FSC certified, and any bricks, pavers, concrete, glass, metals, plaster etc. covered by BRE Global, BES60001 certification, or EMS certified for both the key process and supply chain extraction process).

Two of four credits targeted.

Mat 04 – Insulation

The design team has confirmed that any insulation specified and installed for the external walls, ground floor, roof and building services will be A or A+ rated under the Green Guide.

1 of 1

One of one credit targeted.

Materials

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Mat 05 – Designing for robustness

The design team has confirmed that measures will be specified to protect vulnerable internal areas of the building.

1 of 1

One of one credit assumed.

Mat 06 – Material efficiency

A report will be carried out to identify opportunities and appropriate measures to optimise material efficiency through building design, procurement, refurbishment, maintenance and end of life, in consultation with the relevant parties.

1 of 1

One of one credit assumed.

Waste

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Wst 01 – Construction site waste management

Pre-refurbishment audit

3 of 7

One credit is targeted for this sub-issue.

The client will ensure a pre-refurbishment audit is undertaken of all existing buildings, structures and hard surfaces within the scope of the scheme to establish which materials can be reused or recycled where possible, in line with BREEAM requirements.

Reuse and direct recycling of materials

Zero credits are targeted for this sub-issue.

It is unlikely that materials specified for the scheme will be re-used (on or off site) or sent back to the manufacturer.

Resource efficiency

One credit is targeted for this sub-issue.

A resource management plan will be provided covering the waste arising from the refurbishment / fit-out project with the aim of minimising waste, recording and reporting accurate data on waste arising.

The non-hazardous waste relating to on-site activities and dedicated off-site manufacture or fabrication processes generated by the building's design and construction will be no more than 3.5 tonnes per 100m² of floor area.

Waste diverted from landfill

One credit is targeted for this sub-issue.

It is likely that at least 85% by volume (or 90% tonnage), for the refurbishment / fit out works, of non-hazardous construction waste generated will be diverted from landfill.

In total, three of seven credits targeted.

Wst 03 – Operational waste

One credit mandatory for Excellent rating.

The design team has confirmed that a dedicated recyclable waste storage area will be provided for the scheme. The space will be clearly labelled and accessible.

1 of 1

One of one credit targeted.

Wst 06 – Functional adaptability

Following a full review of the proposed scheme it has been determined that it will not be possible to adopt any functional adaptability measures. The building has been designed for a specific purpose and will not accommodate any measures to facilitate a future change of use.

0 of 1

The credit for this issue is not currently targeted.

Pollution

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Refurbishment & Fit Out

KOKO + Hope & Anchor + Bayham Place

Pol 01 – Impact of refrigerants	<p>Pre-requisite</p> <p>All systems with electronic compressors will comply with the requirements of BS EN 378:2008 (parts 2 and 3) and, where systems containing ammonia are installed, the Institute of Refrigeration Ammonia Refrigeration Systems Code of Practice.</p> <p>Impact of refrigerants</p> <p><i>One credit is targeted for this sub-issue.</i></p> <p>Systems using refrigerants will have Direct Effect Life Cycle CO₂ equivalent emissions (DELC CO₂e) of ≤ 1000 kgCO₂e/kW cooling/heating capacity.</p> <p>Leak detection</p> <p><i>Zero credits are targeted for this sub-issue.</i></p> <p>The design team has confirmed that the credit for leak detection will not be targeted at design stage.</p> <p><i>One of three credits assumed.</i></p>	1 of 3
Pol 02 – NO_x Emissions	<p>The design team has confirmed that the credits for this issue will not be targeted due to the presence of mains-powered heat pumps for heating and cooling.</p> <p><i>The credits for this issue are not currently targeted.</i></p>	0 of 3
Pol 03 – Surface water run-off	<p>A site-specific Flood Risk Assessment will be undertaken for the site and it is expected to confirm that the site is in a low flood risk area.</p> <p><i>Two of two credits targeted.</i></p>	2 of 2
Pol 04 – Reduction of night time light pollution	<p>The design team has confirmed that external lighting will be designed and installed in compliance with ILP Guidance. All external lighting will have the capacity to be switched off automatically between 11pm and 7am.</p> <p><i>One of one credit targeted.</i></p>	1 of 1
Pol 05 – Noise attenuation	<p>A Suitably Qualified Acoustic Consultant will conduct a noise impact assessment in compliance with BS7445:1991. Where noise sources from the development are greater than +5dB (during the day) and +3dB (during the night) compared to the background noise level, attenuation measures will be specified.</p> <p><i>One of one credit targeted.</i></p>	1 of 1