Symes Mews – Change of Use: Office

BREEAM Pre-Assessment Summary Report

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1.0 Introduction

This report is intended as a summary of the BREEAM pre-assessment review for the following project:

Project Name	Symes Mews
BREEAM Version	BREEAM 2014 Non-Dom RFO
Assessment Stage	Pre-Assessment Stage
Lead Assessor	Lucy Rees
Likely Current Rating	Pass
Potential Rating	Good

2.0 Scoring scenarios

It should be noted that the pre-assessment scores have been based on the following scoring scenarios:

- Likely Current – the score likely to be achieved based on current change of use scope of works
- Potential – Likely current, plus credits which could be gained at additional scope expansion

On this basis, the following scores are considered achievable under each scenario;

Scenario	Score	BREEAM Rating
Likely Current	38.93%	Pass
Potential	47.96%	Good

Based on information received to date, the projected BREEAM scores for Symes Mews indicate that a 'Pass' rating with 38.94% is likely to be achievable based on the current scope of works for the change of use application. An expansion of current scope, with associated additional cost/ work, could permit a potential rating of 'Good' with a score of 47.96% to be achieved. Additional works required to *potentially* attain BREEAM 'Good':

- BREEAM Hea 02:
    - An Indoor Air Quality Plan would need to be produced. Currently scope of works does not make this practicable given the lack of alternations to building services (core and local) or the interior design
    - An analysis/ modelling would need to be undertaken to confirm CIBSE AM10 can be achieved to ensure the effectiveness of the natural ventilation strategy in line with BREEAM requirements
- BREEAM Hea 05:
    - An Acoustic Consultant would need to be appointed to undertake projections and pre-completion testing to ensure BREEAM criteria are complied with. This would need to be heavily based on assumptions due to the limited scope of works. Input from an acoustic consultant for such works is not currently required as part of this application scope of works
- BREEAM Hea 06:
    - A specialist Security Consultant would need to be appointed to undertake a Security Needs Assessment in compliance with BREEAM criteria. This is not currently included in the scope of works of this application and it is not deemed that the proposed scope of works will offer great opportunity to enhance security of the site at this time
- BREEAM Tra 05:
    - A Transport Consultant would need to be appointed to undertake a BREEAM compliant Travel Plan specific to the site. This is not currently required as part of this application due to limited scope of works
- BREEAM Mat 05:
    - A material robustness study would need to be undertaken by the project team, for both the current building and the proposed scope of works. Due to the limited scope of works associated with the application it is not deemed highly practical to undertake such a study, as the proposed changes (to roof and windows only) limit the ability to make significant impact at this time

Symes Mews is required to be assessed against the **BREEAM Refurbishment and Fit-Out (RFO) 2014** scheme. BREEAM RFO 2014 divides itself into four 'parts':

Part 1 – Fabric and Structure: applicable when renovations are occurring to the façade, roof or windows
Part 2 – Core Services: applicable when renovations are occurring to central services such as boilers, chillers and associated distribution network etc
Part 3 – Local Services: applicable when renovations are occurring to local services such as lighting systems, localised heating/ cooling systems etc
Part 4 – Interior Design: applicable when layout and/ or redecoration activities occur such as wall/ floor/ ceiling finishes, partitions, furniture, sanitary fittings etc

The scope of works for the change of use application at Symes Mews only includes works relevant to **BREEAM RFO 2014 'Part 1'** above, i.e. the only works undertaken are to upgrade the roof and windows. Therefore **Parts 2-4 are not applicable** to this application and its associated BREEAM scope and strategy. Due to this very limited scope of works, the available and achievable BREEAM score and rating is also limited. As demonstrated in the BREEAM 'Credits and Comments' table below, a limited list of credits is available, and many are not achievable, due to the restricted scope of works and due to constraints associated with the site form and build

In addition, to achieve a rating higher than BREEAM 'Good' (i.e. 'Very Good' and above), there are 'minimum standard' credits that must be achieved. Again, due to the limited scope of works for this application, it is demonstrated that several 'minimum standards' to achieve higher BREEAM ratings are unachievable and therefore **a rating above 'Good' cannot feasibly be pursued**. Examples of such credits are:

- BREEAM Ene 01 Reduction of Energy Use and Carbon Emissions – to achieve a BREEAM 'Excellent' and above, at least 6 credits are required. The scope of works associated with this application is not great enough (only affecting the roof and windows) to enable a significant enough improvement in energy performance to enable this
- BREEAM Wst 03 Operational Waste – to achieve a BREEAM 'Excellent' and above, this credit must be achieved. The scope of works associated with this application does not incorporate changes to the waste storage area and strategy therefore this cannot be attained

2.1 Minimum Standards

Performance against the minimum standards (required for 'Pass' or 'Good') under each scenario is summarised below;

Mandatory Credit for BREEAM 'Pass' and 'Good'	Likely Current Scenario	Potential Scenario
Man 03 - Responsible construction practices	✔	✔
Man 04 - Commissioning and handover	✔	✔
Ene 01 - Reduction of energy use and carbon emissions	✔	✔
Mat 03 - Responsible Sourcing of Materials	✔	✔
Wst 01 - Construction Waste Management	✔	✔
Wst 03 - Operational Waste	✔	✔

If the required minimum standards are not met then the target rating will not be achieved regardless of overall score.

3.0 - Credits and Comments Table

		Available	Likely Current – 'Pass'	Potential – 'Good'	Comments
Management					
Man 01	Project brief and design	4	2	2	Targeted, Credit 1, A sustainability brief is developed, and all project delivery stakeholders define their roles and responsibilities Targeted, Credit 2, All relevant third-party stakeholders are consulted by the design team and contribute to the project brief and detailed design Not Achievable, Credit 3, A BREEAM Accredited Professional has not been appointed at RIBA Stage 1 and therefore this credit is not available Not Achievable, Credit 4, A BREEAM Accredited Professional has not been appointed at RIBA Stage 1 and therefore this credit is not available
Man 02	Life cycle cost and service life planning	4	1	1	Not Targeted, Credit 1-2, An Elemental Life Cycle Cost analysis would need to be undertaken during RIBA Stage 2. The limited scope of works of this application does not make this study practicable to undertake Not Targeted, Credit 3, A Component Level Life Cycle Cost analysis would need to be undertaken during RIBA Stage 4. The limited scope of works of this application does not make this study practicable to undertake Targeted, Credit 4, Reporting of project Capital Cost
Man 03	Responsible construction practices	6	6	6	Targeted, minimum standard, timber/timber-based products to have appropriate certifications showing they have been legally sourced and traded. Targeted, Credit 1, Contractor to hold an environmental management system certification (ISO 14001/EMAS) and implement Pollution Prevention Guidelines in accordance with PPG6. Targeted, Credits 2-3, registration with CCS and demonstration of significantly exceeding compliance Targeted, Credit 4, site related energy consumption (kWh, litres of fuel, kgCO2/project value) and potable water consumption are to be monitored and reported. Targeted, Credit 5, site transport impacts are to be monitored and reported separately for materials and waste (kgCO2eq, litres of fuel, km). Targeted, Credit 6, BREEAM AP/ Site Sustainability Champion to monitor progress against BREEAM targets (RIBA stages 5-6)
Man 04	Commissioning and handover	1	0	0	Not Targeted, Credit 1, airtightness and thermographic testing, with remedial work if required, would need to be undertaken. The current scope of works restricts the ability to make improvements to ensure thermographic testing requirements could be complied with
Management Totals: (+exemplary)		**15 (+1)**	**9**	**9**	
Management score totals:		**15.356**	**9.213**	**9.213**	
Health & Wellbeing					
Hea 01	Visual Comfort	5	0	0	Not Targeted, Credits 1-3, daylight modelling and compliance with BREEAM criteria would need to be undertaken and confirmed. At this stage it is not thought feasible to achieve requirements due to site constraints and layout e.g. depth of floorplate and overshadowing. Not Targeted, Credits 4-5, due to site layout constraints, depth of floorplate etc it has been determined that criteria for 'View Out' are unachievable.

Hea 02	Indoor Air Quality	3	0	2	Potentially Targeted, Credit 1, An Indoor Air Quality Plan would need to be produced. Currently scope of works does not make this practicable given the lack of alternations to building services (core and local) or the interior design Not Achievable, Credit 2, site constraints and location mean that it is not possible to ensure all openable windows are over 10m from sources of external pollution Potentially Targeted, Credit 3, modelling would need to be undertaken to confirm CIBSE AM10 can be achieved to ensure the effectiveness of the natural ventilation strategy in line with BREEAM requirements
Hea 04	Thermal comfort	2	0	0	Not Achievable, Credits 1-2, it is not possible to confirm at this time whether thermal modelling would conclude that temperatures are able to comply with CIBSE Guide A. Particularly for compliance under a climate change scenario, this is due to no mechanical cooling forming part of the scope of works (natural ventilation only)
Hea 05	Acoustic Performance	2	0	2	Potentially Targeted, Credits 1-2, an acoustic consultant would need to be appointed to undertake projections and pre-completion testing to ensure BREEAM criteria are complied with. This would need to be heavily based on assumptions due to the limited scope of works. Input from an acoustic consultant for such works is not currently required as part of this application scope of works.
Hea 06	Safety and Security	1	0	1	Potentially Targeted, Credit 1, a Specialist Security Consultant would need to be appointed to undertake a Security Needs Assessment in compliance with BREEAM criteria. This is not currently included in the scope of works of this application and it is not deemed that the proposed scope of works will offer great opportunity to enhance security of the site at this time.
Health & Wellbeing Totals: (+exemplary)		**13 (+1)**	**0**	**5**	
Health & Wellbeing score totals:		**15.879**	**0**	**6.107**	
Energy					
Ene 01	Reduction of energy use and carbon emissions	15	1	1	Targeted, 1 credit, due to the limited scope of works (to roof and windows only) it is anticipated that opportunity to improve energy performance is limited. At this stage it must be assumed 1 credit only is viable.
Ene 04	Low carbon design	2	0	0	Not Achievable, Credit 1, to achieve 1 credit for 'Passive Design', 1 credit at least for 'Thermal Comfort' must first be achieved – see comments under Hea 04. Not Achievable, Credit 2, to achieve 1 credit for 'Free Cooling' the 'Passive Design' credit above must first be achieved.
Energy Totals: (+exemplary)		**17 (+5)**	**1**	**1**	
Energy score totals:		**17.535**	**1.031**	**1.031**	
Transport					
Tra 01	Public Transport Accessibility	3	3	3	Targeted, Credits 1-3, for having a high level of public accessibility
Tra 02	Proximity to amenities	1	1	1	Targeted, Credit 1, for having a high number of local amenities
Tra 03	Cyclist facilities	2	1	1	Targeted, Credit 1, enough compliant cycle spaces will be available Not Achievable, Credit 2, facilities such as showers, lockers, changing space etc for cyclists do not fall within the scope of works for this application and can therefore not be achieved

Tra 04	Maximum Car Parking Capacity	2	2	2	Targeted, Credits 1-2, No car parking is to be provided
Tra 05	Travel Plan	1	0	1	Potentially Targeted, Credit 1, a transport consultant would need to be appointed to undertake a BREEAM compliant Travel Plan specific to the site. This is not currently required as part of this application due to limited scope of works
	Transport Totals: (+exemplary)	**9**	**7**	**8**	
	Transport score totals:	**10.749**	**8.36**	**9.555**	
Materials					
Mat 01	Life Cycle Impacts	6	3	3	Targeted, Credits 1-3, the scope of works would permit up to 3 credits (out of 6) being achieved for evaluating the environmental impact of building materials within scope.
Mat 03	Responsible Sourcing of Materials	4	2	2	Targeted, Credit 1, production of a sustainable procurement plan for all materials within scope of works Targeted, Credit 2, up to 1 credit is deemed achievable (out of a remaining 3) for ensuring materials within scope of works are responsibly sourced (e.g. ISO 14001, BES 6001)
Mat 04	Insulation	1	1	1	Targeted, Credit 1, any new insulation specified must be A+ rated on the Green Guide to specification
Mat 05	Designing for durability and resilience	1	0	1	Potentially Targeted, Credit 1, a material robustness study would need to be undertaken by the project team, for both the current building and the proposed scope of works. Due to the limited scope of works associated with the application it is not deemed highly practical to undertake such a study, as the proposed changes (to roof and windows only) limit the ability to make significant impact at this time
Mat 06	Material efficiency	1	0	0	Not Achievable, Credit 1, actions and reporting must have been undertaken from RIBA Stage 1 therefore this is no longer achievable
	Materials Totals: (+exemplary)	**13 (+2)**	**6**	**7**	
	Materials score totals:	**22.394**	**10.336**	**12.058**	
Waste					
Wst 01	Construction Waste Management	7	4	4	Targeted, Credit 1, a pre-refurbishment audit to be undertaken Not Achievable, Credits 2-3, the scope of works associated with this application is too limited to allow sufficient reuse and direct recycling of materials on site Targeted, Credits 4-5, 2 credits (out of 3) are deemed achievable for construction resource efficiency – a maximum 4.5m3 of construction waste per 100m2 GIFA Targeted, Credit 6, 85% by volume of refurbishment/ fit out and 90% by volume of demolition waste diverted from landfill
Wst 03	Operational Waste	1	0	0	Not Achievable, Credit 1, the scope of works associated with this application does not include the opportunity to re-design the waste storage area and strategy, therefore this credit is unachievable
Wst 05	Adaptation to climate change	1	0	0	Not Achievable, Credit 1, a climate change adaptation study would need to be undertaken at RIBA Stage 2. The limited scope of works of this application does not make this study practicable to undertake
Wst 06	Functional adaptability	1	0	0	Not Achievable, Credit 1, a functional adaptability study would need to be undertaken at RIBA Stage 2. The limited scope of works of this application does not make this study practicable to undertake
	Waste Totals: (+exemplary)	**10 (+1)**	**4**	**4**	
	Waste score totals:	**11.197**	**4.479**	**4.479**	

Pollution					
Pol 03	Surface Water Run Off	5	4	4	Targeted, Credits 1-2, for being in a low flood risk zone Targeted, Credits 3-4, for no increase in impermeable area across site
	Pollution Totals: (+exemplary)	**5 (+1)**	**4**	**4**	
	Pollution score totals:	**6.89**	**5.512**	**5.512**	
Innovation					
AI	Approved Innovation	1	0	0	Not targeted, no approved innovations are available
	Innovation Totals: (+exemplary)	**1**	**0**	**0**	
	Innovation score totals:	**1**	**0**	**0**	
	OVERALL SCORE TOTALS:	**101**	**38.93**	**47.96**	