

Assessment report: EJMUK High School

Site name: Ecole Jeannine Manuel UK

Client name:

Date: 8/4/2019

Assessment ref: BREEAM-0078-2417

Assessment details

Assessment references

Registration number:	BREEAM-0078-2417	Date created:	8/4/2019
Assessor name: First:	Peter	Surname:	Joel
Assessor licence number:	PJ52		
Assessor organisation:	Peter Joel Associates		
Architect name:	Ellis Williams Architects		
Developer name:	Ecole Jeannine Manuel UK		
Property owner	Ecole Jeannine Manuel UK		

Site details

Site name:	Ecole Jeannine Manuel UK
Address:	52-53 Russell Square
Town:	London
County:	Greater London
Post code:	WC1B 4HP
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).

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

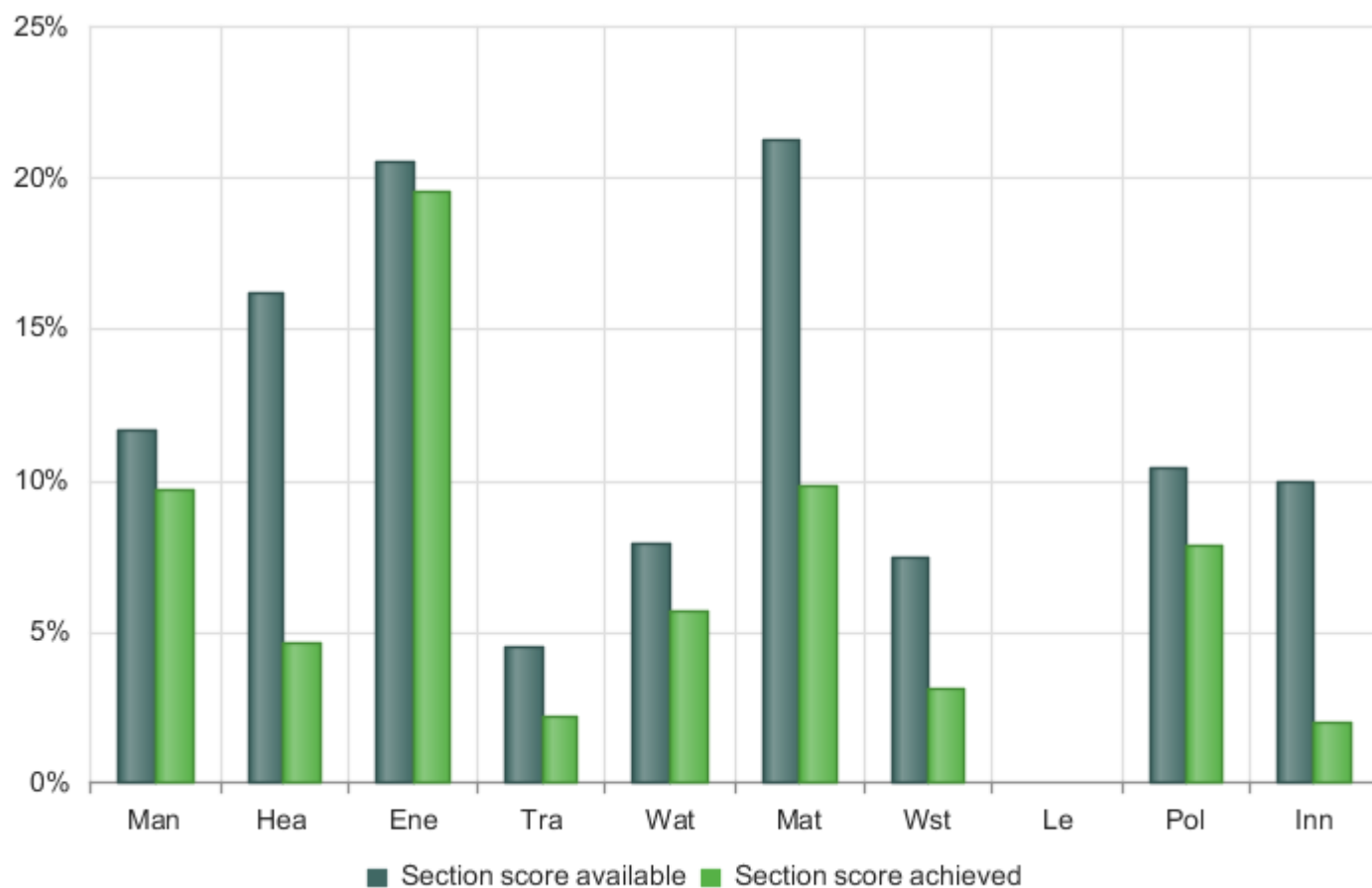
Name	Label
Norman Bromley Partnership	Building Services
ME Construction Ltd	Principal Contractor
Clarke Saunders Acoustics	Acoustics

BREEAM rating

BREEAM Rating

	Credits available	Credits achieved	% Credits achieved	Weighting	Category score
Man	12.0	10.0	83.33%	11.65%	9.70%
Hea	14.0	4.0	28.57%	16.22%	4.63%
Ene	21.0	20.0	95.24%	20.54%	19.56%
Tra	4.0	2.0	50.00%	4.53%	2.26%
Wat	7.0	5.0	71.43%	7.93%	5.66%
Mat	13.0	6.0	46.15%	21.24%	9.80%
Wst	7.0	3.0	42.86%	7.43%	3.18%
Le	0.0	0.0	0.00%	0.00%	0.00%
Pol	8.0	6.0	75.00%	10.46%	7.84%
Inn	10.0	2.0	20.00%	10.00%	2.00%
Total	96.0	58.0	60.42%	-	64.66%
Rating	-	-	-	-	Very Good

Performance by environmental category



Issue scores

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

Management

Man01 Project Brief and design	Man02 Life cycle cost and service life planning	Man03 Responsible construction practices	Man04 Commissioning and handover	Man05 Aftercare
0 / 2 X: 0 / 2	1 / 1	4 / 4 X: 1 / 1	2 / 2	3 / 3 X: 0 / 1

Health and Wellbeing

Hea01 Visual comfort	Hea02 Indoor air quality	Hea03 Safe containment in laboratories	Hea04 Thermal comfort	Hea05 Acoustic performance	Hea06 Safety and security
1 / 7 X: 0 / 1	0 / 3 X: 0 / 2	N/A	3 / 3	N/A	0 / 1

Energy

Ene01 Reduction of energy use and carbon emissions	Ene02 Energy monitoring	Ene03 External lighting	Ene04 Low carbon design	Ene05 Energy efficient cold storage	Ene06 Energy efficient transportation systems	Ene07 Energy efficient laboratory systems	Ene08 Energy efficient equipment	Ene09 Drying space
15 / 15 X: 0 / 5	2 / 2	1 / 1	1 / 2	N/A	1 / 1	N/A	N/A	N/A

Transport

Tra01 Sustainable transport solutions	Tra02 Proximity to Amenities	Tra03 Cyclist facilities	Tra04 Maximum car parking capacity	Tra05 Travel plan
2 / 3	0 / 1	N/A	N/A	N/A

Water

Wat01 Water consumption	Wat02 Water monitoring	Wat03 Water leak detection and prevention	Wat04 Water efficient equipment
3 / 5 X: 0 / 1	1 / 1	1 / 1	N/A

Materials

Mat01 Life cycle impacts	Mat03 Responsible sourcing	Mat04 Insulation	Mat05 Designing for durability and resilience	Mat06 Material efficiency
4 / 6 X: 1 / 1	1 / 4 X: 0 / 1	1 / 1	0 / 1	0 / 1

Waste

Wst01 Construction waste management	Wst02 Recycled aggregates	Wst03 Operational waste	Wst04 Speculative finishes	Wst05 Adaptation to climate change	Wst06 Functional adaptability
3 / 4 X: 0 / 1	N/A	0 / 1	N/A	0 / 1	0 / 1

Land use and ecology

Le02 Protection of ecological features	Le04 Enhancing site ecology	Le05 Long term impact on biodiversity
N/A	N/A	N/A

Pollution

Pol01 Impact of refrigerants	Pol02 Nox Emissions	Pol03 Flood risk management and reducing surface water run-off	Pol04 Reduction of Night Time Light Pollution	Pol05 Noise attenuation
N/A	3 / 3	2 / 4 X: 0 / 1	1 / 1	N/A

Innovation

Inn01 Innovation

0 / 0
X: 0 / 10

Initial details

52-53 Russell Square

Stage 1 filtering: Scope of the assessment

Part 1 : Fabric and structure : Yes

Part 2 : Core services : No

Part 3 : Local services : Yes

Part 4 : Interior design : Yes

Stage 2 filtering: Project specific filtering

Technical manual issue number : SD216 Issue 1.0

Project type : Change of use

Client : Building/portfolio owner

Assessment stage : Design

Building type (main description) : Education

Building type (sub-group) : Education - Secondary school

Building floor area (NIFA) Net internal floor area : 1472

Building floor area (GIFA) Gross internal floor area : 1766

Refurbishment/Fit-out assessment area : 1472

What range does the projects value fall into? : < Â£1 million

New extension assessment area (if applicable within the scope of the assessment) : 1

Historic building (listed building or building in a conservation area) : Yes, grade 2 listed (England or Wales)

Is commercial and/or industrial scale refrigeration or storage specified/present : No

Are building user transportation systems (lifts and/or escalators) specified/present? : Yes, existing transportation systems

Are there laboratories present and if so what % of total building area do they represent : No laboratories present

Laboratory containment area : No laboratories present

Are there systems that significantly contribute towards unregulated energy demands? : No

For tenant fit-out projects, are sanitary fittings within scope of the refurbishment or fit-out zone? : N/A

For industrial buildings, are there office areas? : N/A

Does the building have or mitigate any unregulated water demand? e.g. irrigation or soft-landscaped areas requiring no irrigation, car washing, other significant process related : No

Are there new or existing landscaping areas within the refurbishment or fit-out zone and within developer control? : No

Are there any external areas within the refurbishment or fit-out zone and within developer control that can feasibly be enhanced in line with LE 04 : No

Is there any local cooling present or within scope of refurbishment or fit-out works? : No

Is there any local heating or hot water present or within scope of refurbishment or fit-out works? : Yes

Is any externally mounted plant present or specified? : Yes

Is this a speculative refurbishment? : No

Is external lighting within scope of the refurbishment or fit-out zone? : Yes

Is this a simple building? : Yes

If undertaking a Part 4 assessment, is there any equipment specified that requires commissioning (see Man04 CN13) : No

Is any new insulation specified? : Yes

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

Are high grade aggregates to be used in the refurbishment scheme? : No

Category assessment

Management | Man

Man 01 Project Brief and design

Site : 52-53 Russell Square

ASSESSMENT CRITERIA

Stakeholder consultation (project delivery) :

Stakeholder consultation (third party) :

Exemplary level criteria :

CREDIT SCORING

Credits scored : 0

Exemplary credits scored : 0

Credits awarded : 0

Evidence linked to Man 01 Project Brief and design

No evidence has been linked to this issue yet

Man 02 Life cycle cost and service life planning

Site : 52-53 Russell Square

ASSESSMENT CRITERIA

Capital cost reporting : Yes

Capital cost of the project : 472

CREDIT SCORING

Credits scored : 1

Credits awarded : 1

Comments :

Capital Cost Information has been provided by the main contractor. Contract sum = £694,684.94. Building Area = 1,472m². Capital Cost = £472/m²

Evidence linked to Man 02 Life cycle cost and service life planning

Document type	Document reference	Comments	Dwelling(s)
Other	Contract Sum Schedule by MEC	This is the contract schedule from the main contractor confirming projected costs which as a ratio of the building area equates to the quoted capital cost/area	All

Man 03 Responsible construction practices

Site : 52-53 Russell Square

ASSESSMENT CRITERIA

Is all timber used in the project 'legally harvested and traded timber'? : Yes

Environmental management :	Yes
Considerate construction :	2
Has the project achieve the minimum standard for an Excellent or Outstanding rating? :	Minimum standard for Excellent rating
Monitoring of refurbishment or fit-out site impacts :	Yes
Utility consumption :	Yes
Exemplary level criteria - monitoring the transport impact of construction materials and waste :	Yes

KEY PERFORMANCE INDICATORS: CONSTRUCTION SITE ENERGY USE

Energy consumption (total) - site processes :

Energy consumption (intensity) - site processes :

KEY PERFORMANCE INDICATORS: CONSTRUCTION SITE GREENHOUSE GAS EMISSIONS

Process greenhouse gas emissions (total) - site processes :

Greenhouse gas emissions (intensity) - site processes :

KEY PERFORMANCE INDICATORS: CONSTRUCTION SITE USE OF FRESHWATER RESOURCES

Use of freshwater resource (total) - site processes :

Use of freshwater resource (intensity) - site processes :

CREDIT SCORING

Credits scored : 4

Exemplary credits scored : 1

Credits awarded : 4
Exemplary credits awarded : 1

Comments :

Contractor and architect letters have been provided committing to delivering on all the issues. Also a valid ISO 14001 certificate has been provided

Evidence linked to Man 03 Responsible construction practices

Document type	Document reference	Comments	Dwelling(s)
Letter	Letter confirming sourcing of only legally harvested timber		All
Other	Contractor's Materials and Environmental Policy		All
Other	Contractor's ISO 14001 Certificate		All
Letter	Monitoring of Site Impacts Letter by MEC		All

Man 04 Commissioning and handover

Site : 52-53 Russell Square

ASSESSMENT CRITERIA

Commissioning schedule and responsibilities :	Yes
Handover :	Yes
Has a Building User Guide been developed prior to handover? :	Yes

CREDIT SCORING

Credits scored :

2

Credits awarded : 2

Comments :

A BREEAM Specification by Norman Bromley & Partners has detailed a requirement for commissioning. The main contractor has provided testing and commissioning dates and a Building User Guide has been provided. All credits awarded

Evidence linked to Man 04 Commissioning and handover

Document type	Document reference	Comments	Dwelling(s)
Consultant's report	Building User Guide		All
Letter	Email from MEC confirming testing and witnessing dates		All
Specification	BREEAM Specific Mechanical and Electrical Specification		All

Man 05 Aftercare

Site : 52-53 Russell Square

ASSESSMENT CRITERIA

Aftercare support :	Yes
Seasonal commissioning :	Yes
Post occupancy evaluation :	Yes
Exemplary level criteria :	No

CREDIT SCORING

Credits scored :	3
Exemplary credits scored :	0

Credits awarded : 3

Comments :

Commitment letters have been provided by the developer/occupier for aftercar and POE requirements. The specification by the Building Services consultants details the requirements for seasonal commissioning. 4 credits awarded

Evidence linked to Man 05 Aftercare

Document type	Document reference	Comments	Dwelling(s)
Letter	Aftercare and Post Occupancy Evaluation letter from developer		All
Specification	BREEAM Specific Mechanical and Electrical Specification		All

Hea 01 Visual comfort

Site : 52-53 Russell Square

ASSESSMENT CRITERIA

Glare control :	No
Daylighting :	
View out :	No
Internal and external lighting levels, zoning and controls :	Yes
Exemplary level daylighting :	

CREDIT SCORING

Credits scored :	1
Exemplary credits scored :	0

Credits awarded : 1

Comments :

The specification by NBP details the requirements for internal and external lighting. Lighting layout drawings have also been provided

Evidence linked to Hea 01 Visual comfort

Document type	Document reference	Comments	Dwelling(s)
Drawing/Plan	Electrical Services Drawings	Electrical Services drawings showing lighting and other electrical layout	All
Specification	BREEAM Specific Mechanical and Electrical Specification		All

Hea 02 Indoor air quality

Site : 52-53 Russell Square

ASSESSMENT CRITERIA

Ventilation :	
VOCs (products) :	
Adaptability - potential for natural ventilation :	
Exemplary level VOCs (products) :	

CREDIT SCORING

Credits scored :	0
Exemplary credits scored :	0

Credits awarded : 0

Evidence linked to Hea 02 Indoor air quality

No evidence has been linked to this issue yet

Hea 03 Safe containment in laboratories

Site : 52-53 Russell Square

ASSESSMENT CRITERIA - N/A

Evidence linked to Hea 03 Safe containment in laboratories

No evidence has been linked to this issue yet

Hea 04 Thermal comfort

Site : 52-53 Russell Square

ASSESSMENT CRITERIA

Thermal modelling :	Yes
Criterion 4 - Impact of fit-out on thermal comfort :	Yes
Adaptability - for a projected climate change scenario :	Yes
Thermal zoning and control :	Yes

KEY PERFORMANCE INDICATORS: THERMAL COMFORT

Predicted Mean Vote (PMV) :	8.09
Predicted Percentage Dissatisfied (PPD) :	0.26

KEY PERFORMANCE INDICATORS: ADAPTABILITY

Predicted Mean Vote (PMV) :	
Predicted Percentage Dissatisfied (PPD) :	

CREDIT SCORING

Credits scored :	3
Exemplary credits scored :	0

Credits awarded : 3

Comments :

Thermal Comfort Report by Norman Bromley Partnership confirms that the requirements of this issue have been met. Thermal zoning and controls requirements are detailed in the attached specification by NBP

Evidence linked to Hea 04 Thermal comfort

Document type	Document reference	Comments	Dwelling(s)
Consultant's report	Thermal Comfort Report		All
Specification	BREEAM Specific Mechanical and Electrical Specification		All

Hea 05 Acoustic performance

Site : 52-53 Russell Square

ASSESSMENT CRITERIA - N/A

Evidence linked to Hea 05 Acoustic performance

No evidence has been linked to this issue yet

Hea 06 Safety and security

Site : 52-53 Russell Square

ASSESSMENT CRITERIA

Security of site and building : No

CREDIT SCORING

Credits scored : 0

Exemplary credits scored : 0

Credits awarded : 0

Evidence linked to Hea 06 Safety and security

Document type	Document reference	Comments	Dwelling(s)
Consultant's report	Design and Access Statement		All

Ene 01 Reduction of energy use and carbon emissions

Site : 52-53 Russell Square

ASSESSMENT OPTION

Which option is being followed : Option 1: Whole building energy model

BUILDING SCORE

Country :	England
Upload existing building '_epc.inp' file :	Orginal-Office-Scheme_ep
Upload proposed building '_epc.inp' file :	Ecole-Jeannine-Manuel-Si
Credits :	15.0
Actual (existing) building energy demand (DemEx) :	365.94 kWh/m2
Reference building energy demand (DemRef) :	383.43 kWh/m2
Actual (proposed) building energy demand (DemProp) :	242.66 kWh/m2
Actual (existing) building primary energy consumption (PEEx) :	349.09 kWh/m2
Reference building primary energy consumption (PERef) :	243.31 kWh/m2
Actual (proposed) building primary energy consumption (PEProp) :	124.62 kWh/m2
Actual (existing) building CO2 emissions (BEREx) :	70.21 KgCO2/m2
Reference building CO2 emissions (SER) :	37.11 KgCO2/m2
Actual (proposed) building CO2 emissions (BERProp) :	24.43 kgCO2/m2
Building energy demand individual parameter EPR (Energy performance Ratio) :	0.99
Primary energy consumption individual parameter EPR (Energy performance Ratio) :	0.99
Building CO2 emissions individual parameter EPR (Energy performance Ratio) :	0.91
EPRNDR (Energy Performance Ratio Non Domestic Refurbishment) :	0.96

HISTORIC BUILDINGS

Historic buildings study compliant : No

EXEMPLARY 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? :
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? :

CREDIT SCORING

Exemplary credits scored : 0

Credits awarded : 15

Comments :

Uploaded .inp files confirm that 15 credits are achieved

Evidence linked to Ene 01 Reduction of energy use and carbon emissions

Document type	Document reference	Comments	Dwelling(s)
	Orginal-Office-Scheme epc.inp		All
	Ecole-Jeannine-Manuel-School epc.inp		All
Other	BRUKL Files - Before and After		All

Ene 02 Energy monitoring

Site : 52-53 Russell Square

ASSESSMENT CRITERIA

Sub-metering of major energy consuming systems :	Yes
Sub-metering of high energy load and tenancy areas :	Yes

CREDIT SCORING

Credits scored :	2
Exemplary credits scored :	0

Credits awarded : 2

Evidence linked to Ene 02 Energy monitoring

Document type	Document reference	Comments	Dwelling(s)
Specification	BREEAM Specific Mechanical and Electrical Specification		All

Ene 03 External lighting

Site : 52-53 Russell Square

ASSESSMENT CRITERIA

External lighting specification :	Yes
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CREDIT SCORING

Credits scored :	1
Exemplary credits scored :	0

Credits awarded : 1

Comments :

The specification by NBP has detailed the standards to which external lighting should meet which is in line with the BREEAM requirements. Layout drawings show external lighting where installed but note that the Listed nature of the building restricts this installation

Evidence linked to Ene 03 External lighting

Document type	Document reference	Comments	Dwelling(s)
Specification	BREEAM Specific Mechanical and Electrical Specification		All
Drawing/Plan	Electrical Services Drawings		All
Drawing/Plan	External Lighting Drawing		All

Ene 04 Low carbon design

Site : 52-53 Russell Square

ASSESSMENT CRITERIA

Passive design analysis : Yes

Free cooling : No

CREDIT SCORING

Credits scored : 1

Exemplary credits scored : 0

Credits awarded : 1

Comments :

The energy efficiency and renewable energy report by NBP has analysed suitable renewable energy technology against the uniqueness of the listed building being assessed. This report details passive features to be employed and was prepared at the Concept/Design stage. 1 credit awarded

Evidence linked to Ene 04 Low carbon design

Document type	Document reference	Comments	Dwelling(s)
Consultant's report	Energy Efficiency and Renewable Energy Report by Norman Bromley Partnership		All

Ene 05 Energy efficient cold storage

Site : 52-53 Russell Square

ASSESSMENT CRITERIA - N/A

Evidence linked to Ene 05 Energy efficient cold storage

No evidence has been linked to this issue yet

Ene 06 Energy efficient transportation systems

Site : 52-53 Russell Square

ASSESSMENT CRITERIA

Energy efficient features : Yes

CREDIT SCORING

Credits scored : 1

Exemplary credits scored : 0

Credits awarded : 1

Comments :

A lift transportation analysis has been provided by EWA. KONE manufacturer literature highlighting the energy efficient features of the proposed installation

Evidence linked to Ene 06 Energy efficient transportation systems

Document type	Document reference	Comments	Dwelling(s)
Letter	Lift Transportation Analysis		All

Ene 07 Energy efficient laboratory systems

Site : 52-53 Russell Square

ASSESSMENT CRITERIA - N/A

Evidence linked to Ene 07 Energy efficient laboratory systems

No evidence has been linked to this issue yet

Ene 08 Energy efficient equipment

Site : 52-53 Russell Square

ASSESSMENT CRITERIA - N/A

Evidence linked to Ene 08 Energy efficient equipment

No evidence has been linked to this issue yet

Ene 09 Drying space

Site : 52-53 Russell Square

ASSESSMENT CRITERIA - N/A

Evidence linked to Ene 09 Drying space

No evidence has been linked to this issue yet

Tra 01 Sustainable transport solutions

Site : 52-53 Russell Square

ASSESSMENT CRITERIA

Building type category (for purposes of Tra01 assessment :	School
Public transport accessibility index :	6
Ref A building dedicated bus services :	No
Ref B enhanced cycle storage space provision :	
Ref C enhanced cyclist facilities :	
Ref D electric vehicle charging points :	
Ref E car sharing spaces :	
Ref F digital information points :	
Ref G onsite facilities to reduce the need to travel :	
Ref H improvement actions to enhance Accessibility Index :	

CREDIT SCORING

Credits scored :	2
Exemplary credits scored :	0

Credits awarded : 2

Comments :

PTAL Report by TfL confirms an AI of 6 which gives 2 credits

Evidence linked to Tra 01 Sustainable transport solutions

Document type	Document reference	Comments	Dwelling(s)
Other	PTAL Accessibility Report by TfL		All

Tra 02 Proximity to Amenities

Site : 52-53 Russell Square

ASSESSMENT CRITERIA

Close proximity and accessibility to applicable amenities :	No
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CREDIT SCORING

Credits scored :	0
Exemplary credits scored :	0

Credits awarded : 0

Evidence linked to Tra 02 Proximity to Amenities

No evidence has been linked to this issue yet

Tra 03 Cyclist facilities

Site : 52-53 Russell Square

ASSESSMENT CRITERIA

Building type category (for purpose of Tra03 issue assessment) :

Number of compliant cycle storage spaces provided :

Showers :

Changing facilities :

Lockers :

Drying space :

Cyclist facilities compliant :

Cycle storage spaces compliant :

CREDIT SCORING

Credits scored : 0

Exemplary credits scored : 0

Credits awarded : 0

Evidence linked to Tra 03 Cyclist facilities

No evidence has been linked to this issue yet

Tra 04 Maximum car parking capacity

Site : 52-53 Russell Square

ASSESSMENT CRITERIA - N/A

Evidence linked to Tra 04 Maximum car parking capacity

No evidence has been linked to this issue yet

Tra 05 Travel plan

Site : 52-53 Russell Square

ASSESSMENT CRITERIA - N/A

Evidence linked to Tra 05 Travel plan

No evidence has been linked to this issue yet

Wat 01 Water consumption

Site : 52-53 Russell Square

STANDARD APPROACH DATA

Water consumption :	10.8 L/person/day
Water demand met via greywater/rainwater sources :	0 L/person/day
Total net water consumption :	10.8 L/person/day
Improvement on baseline performance :	41.64 %

KEY PERFORMANCE INDICATOR

Total net water consumption :	2.51 m ³ /person/yr
Default building occupancy :	726

ALTERNATIVE APPROACH DATA

Overall level achieved :	
Percentage of demand met from grey or rainwater :	

CREDIT SCORING

Credits scored :	3
Exemplary credits scored :	0

Credits awarded : 3

Comments :

Specification detailing flow rates, flush volumes, location and number of all installed sanitaryware have been provided by the architect. The information has been used to complete the Wat 01 Calculator which confirms 3 credits

Evidence linked to Wat 01 Water consumption

Document type	Document reference	Comments	Dwelling(s)
Specification	Sanitaryware Specification and Manufacturer's Literature		All
Excel/XML output	Wat 01 Calculator		All
Drawing/Plan	Existing and Proposed Architectural Drawings	Architectural drawings showing layout and location of all sanitaryware	All

Wat 02 Water monitoring

Site : 52-53 Russell Square

ASSESSMENT CRITERIA

Metering/monitoring equipment on supply to plant/building areas :	Yes
Pulsed output or other open protocol communication output :	Yes
Existing BMS connection :	No

CREDIT SCORING

Credits scored :	1
Exemplary credits scored :	0

Credits awarded : 1

Evidence linked to Wat 02 Water monitoring

Document type	Document reference	Comments	Dwelling(s)
Specification	BREEAM Specific Mechanical and Electrical Specification		All

Wat 03 Water leak detection and prevention

Site : 52-53 Russell Square

ASSESSMENT CRITERIA

Flow control device to each sanitary area/facility :	Yes
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CREDIT SCORING

Credits scored :	1
Exemplary credits scored :	0

Credits awarded : 1

Evidence linked to Wat 03 Water leak detection and prevention

Document type	Document reference	Comments	Dwelling(s)
Specification	BREEAM Specific Mechanical and Electrical Specification		All

Wat 04 Water efficient equipment

Site : 52-53 Russell Square

ASSESSMENT CRITERIA - N/A

Evidence linked to Wat 04 Water efficient equipment

No evidence has been linked to this issue yet

Mat 01 Life cycle impacts

Site : 52-53 Russell Square

ASSESSMENT CRITERIA

Options :	Option 2
Option 2: Total Mat 01 points achieved :	45
Exemplary level compliant :	Yes

CREDIT SCORING

Credits scored :	4
Exemplary credits scored :	1

Credits awarded : 4
Exemplary credits awarded : 1

Evidence linked to Mat 01 Life cycle impacts

Document type	Document reference	Comments	Dwelling(s)
Excel/XML output	Mat 01 Calculator	Completed Mat 01 Calculator	All
Other	Mat 01 Supporting Information	Mat 01 supporting information provided by Design Team	All
Drawing/Plan	Existing and Proposed Architectural Drawings		All

Mat 03 Responsible sourcing

Site : 52-53 Russell Square

ASSESSMENT CRITERIA

All timber and timber based products are 'Legally harvested and traded timber' :	Yes
Is there a documented sustainable procurement plan :	Yes
Have at least three material types been responsibly sourced (criterion 1) :	
% of available RSM points achieved :	

CREDIT SCORING

Credits scored :	1
Exemplary credits scored :	0

Credits awarded : 1

Comments :

The main contractor has confirmed that all site timber used as well as elemental timber is to be sourced from legally harvested sources and confirms this in writing as attached. Also a Sustainable Procurement Policy document has been provided

Evidence linked to Mat 03 Responsible sourcing

Document type	Document reference	Comments	Dwelling(s)
Letter	Letter confirming sourcing of only legally harvested timber		All
Other	Sustainable Procurement Policy Document by MEC		All

Mat 04 Insulation

Site : 52-53 Russell Square

ASSESSMENT CRITERIA

Embodied impact - insulation index : 2.5

CREDIT SCORING

Credits scored : 1

Exemplary credits scored : 0

Credits awarded : 1

Comments :

Insulation details have been provided by the architect

Evidence linked to Mat 04 Insulation

Document type	Document reference	Comments	Dwelling(s)
Other	Mat 04 Insulation Information		All

Mat 05 Designing for durability and resilience

Site : 52-53 Russell Square

ASSESSMENT CRITERIA

Protecting vulnerable parts of the building from damage :

Protecting exposed parts of the building from material degradation :

CREDIT SCORING

Credits scored : 0

Exemplary credits scored : 0

Credits awarded : 0

Evidence linked to Mat 05 Designing for durability and resilience

No evidence has been linked to this issue yet

Mat 06 Material efficiency

Site : 52-53 Russell Square

ASSESSMENT CRITERIA

Material optimisation measures investigated and implemented at relevant stages :

CREDIT SCORING

Credits scored : 0

Exemplary credits scored : 0

Credits awarded : 0

Evidence linked to Mat 06 Material efficiency

No evidence has been linked to this issue yet

Wst 01 Construction waste management

Site : 52-53 Russell Square

ASSESSMENT CRITERIA

Pre-refurbishment audit :	Yes
% of points achieved for direct re-used or recycled (table 64) :	50 %

KEY PERFORMANCE INDICATOR - CONSTRUCTION WASTE

Exemplary level compliant - Resource efficiency and diversion of waste from landfill :

Non-hazardous non-demolition construction waste diverted from landfill :

Total non-hazardous demolition waste generated :

Non-hazardous demolition waste diverted from landfill :

Material for reuse :

Material for recycling :

Material for energy recovery :

Hazardous waste to disposal :

CREDIT SCORING

Credits scored :	3
Exemplary credits scored :	0

Credits awarded : 3

Evidence linked to Wst 01 Construction waste management

Document type	Document reference	Comments	Dwelling(s)
Letter	Construction Waste Management		All
Other	Pre-Demolition Audit		All

Wst 02 Recycled aggregates

Site : 52-53 Russell Square

ASSESSMENT CRITERIA - N/A

Evidence linked to Wst 02 Recycled aggregates

No evidence has been linked to this issue yet

Wst 03 Operational waste

Site : 52-53 Russell Square

ASSESSMENT CRITERIA

Segregation and storage of operational recyclable waste volumes :

Static waste compactor(s) or baler(s) :

Vessel(s) for composting suitable organic waste :

CREDIT SCORING

Credits scored :	0
Exemplary credits scored :	0

Credits awarded : 0

Evidence linked to Wst 03 Operational waste

No evidence has been linked to this issue yet

Wst 04 Speculative finishes

Site : 52-53 Russell Square

ASSESSMENT CRITERIA - N/A

Evidence linked to Wst 04 Speculative finishes

No evidence has been linked to this issue yet

Wst 05 Adaptation to climate change

Site : 52-53 Russell Square

ASSESSMENT CRITERIA

Adaptation to climate change - structural and fabric resilience :

CREDIT SCORING

Credits scored :	0
Exemplary credits scored :	0

Credits awarded : 0

Evidence linked to Wst 05 Adaptation to climate change

No evidence has been linked to this issue yet

Wst 06 Functional adaptability

Site : 52-53 Russell Square

ASSESSMENT CRITERIA

Functional adaptability :

CREDIT SCORING

Credits scored :	0
Exemplary credits scored :	0

Credits awarded : 0

Evidence linked to Wst 06 Functional adaptability

No evidence has been linked to this issue yet

Le 02 Protection of ecological features

Site : 52-53 Russell Square

ASSESSMENT CRITERIA - N/A

Evidence linked to Le 02 Protection of ecological features

No evidence has been linked to this issue yet

Le 04 Enhancing site ecology

Site : 52-53 Russell Square

ASSESSMENT CRITERIA - N/A

Evidence linked to Le 04 Enhancing site ecology

No evidence has been linked to this issue yet

Le 05 Long term impact on biodiversity

Site : 52-53 Russell Square

ASSESSMENT CRITERIA - N/A

Evidence linked to Le 05 Long term impact on biodiversity

No evidence has been linked to this issue yet

Pol 01 Impact of refrigerants

Site : 52-53 Russell Square

ASSESSMENT CRITERIA - N/A

Evidence linked to Pol 01 Impact of refrigerants

No evidence has been linked to this issue yet

Pol 02 Nox Emissions

Site : 52-53 Russell Square

ASSESSMENT CRITERIA

Nox emission level - space heating :	40 mg/kWh
Nox emission level - cooling :	40 mg/kWh
Nox emission level - water heating :	40 mg/kWh
Does this building meet BREEAMs compliance note relating to the definition of a highly insulated building? :	No
Energy consumption: heating and hot water :	

CREDIT SCORING

Credits scored :	3
Exemplary credits scored :	0

Credits awarded : 3

Comments :

Norman Bromley Partnership has confirmed that no NOx emitting plant will be installed as part of the refurbishment

Evidence linked to Pol 02 Nox Emissions

Document type	Document reference	Comments	Dwelling(s)
Letter	Email from engineer confirming no NOx emitting plant has been installed		All

Pol 03 Flood risk management and reducing surface water run-off

Site : 52-53 Russell Square

ASSESSMENT CRITERIA

Annual probability of flooding :	Low
Avoidance of flooding :	Yes
Flood resilience of resistance strategy :	Yes
Neutral impact on surface water :	
Reducing run-off :	
Minimising watercourse pollution :	
Exemplary level compliant :	

CREDIT SCORING

Credits scored :	2
Exemplary credits scored :	0

Credits awarded : 2

Comments :

Flood information provided by EWA confirms that flood prevention measures are in place and the site is located in Zone 1. 2 credits awarded

Evidence linked to Pol 03 Flood risk management and reducing surface water run-off

Document type	Document reference	Comments	Dwelling(s)
Other	Flood Risk Information		All

Pol 04 Reduction of Night Time Light Pollution

Site : 52-53 Russell Square

ASSESSMENT CRITERIA

External lighting specification :	Yes
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CREDIT SCORING

Credits scored :	1
Exemplary credits scored :	0

Credits awarded : 1

Evidence linked to Pol 04 Reduction of Night Time Light Pollution

Document type	Document reference	Comments	Dwelling(s)
Drawing/Plan	External Lighting Drawing		All
Specification	BREEAM Specific Mechanical and Electrical Specification		All

Pol 05 Noise attenuation

Site : 52-53 Russell Square

ASSESSMENT CRITERIA - N/A

Evidence linked to Pol 05 Noise attenuation

No evidence has been linked to this issue yet

Inn 01 Innovation

Site : 52-53 Russell Square

ASSESSMENT CRITERIA

Number of 'approved' innovation credits achieved? :	0
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CREDIT SCORING

Credits scored :	0
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Exemplary credits scored :	0
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Credits awarded : 0

Evidence linked to Inn 01 Innovation

No evidence has been linked to this issue yet