

Preliminary Assessment BREEAM 2014 New Construction Nido West Hampstead

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Executive Summary

BREEAM 2014 New Construction

Nido West Hampstead

Introduction

Eight Associates have been appointed, as registered BREEAM assessors, to carry out an assessment of the proposed bedroom extension at Nido West Hampstead, 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 and subsequent discussions with design team members.

Project Summary

London Borough of Camden planning requirements for the new build non-residential extension are as follows:

- 'Excellent' BREEAM rating.

Score Summary

The site reviewed currently achieves a score of **73.2%**, which equates to an **Excellent** rating.

The action plan on the following pages details the measures required to increase the score to **77.90%**, which equates to an **Excellent** rating.

Eight Associates recommend a safety margin of at least 3-5% to safeguard any rating through to practical completion.

BREEAM Introduction

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The BREEAM standard

BREEAM (Building Research Establishment's Environmental Assessment Method) is the world's first sustainability rating scheme for the built environment. 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.

To date BREEAM has been used to certify over 260,000 building assessments across the building life cycle and is being applied in over 50 countries.

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.breeam.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 New Construction

BREEAM New Construction is a performance-based assessment method and certification scheme for new buildings. The primary aim of BREEAM New Construction is to mitigate the life cycle impacts of new buildings on the environment in a robust and cost effective manner. It attempts to quantify and reduce the environmental burdens of buildings by rewarding those designs that take positive steps to minimise their environmental impacts.

Projects are assessed at design and post-construction stages using a system of environmental issues grouped within the following sections:

- Management
 - Health and Wellbeing
 - Energy
 - Transport
 - Water
 - Materials
 - Waste
 - Land Use & Ecology
 - Pollution
 - Innovation
-

BREEAM Introduction

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Process of the assessment

Under BREEAM New Construction 2014, assessments take place over two phases:

- Design Stage: This is based on the final design for the development and the intentions of the design team. Submission before the completion of RIBA Stage 4.
- Post Construction Stage (PCS): This is based on the built development and requires the BREEAM assessor to carry out a site visit. Submission at RIBA Stage 6.

An interim certificate will be provided following the Design Stage Assessment, with final certification being awarded following the completion of the PCS Assessment.

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

Mandatory credits

Some credits, or criteria within credits, are mandatory to achieve certain ratings:

BREEAM Issue	P	G	VG	E	O
Man 03: Responsible Construction Practices	-	-	-	1	2
Man 04: Commissioning and Handover	-	-	-	Criterion 10 ¹	Criterion 10
Man 05: Aftercare	-	-	-	1	1
Ene 01: Reduction of CO ₂ emissions	-	-	-	5	8
Ene 02: Energy Monitoring	-	-	1	1	1
Wat 01: Water Consumption	-	1	1	1	2
Wat 02: Water Monitoring	-	Criterion 1 ²	Criterion 1	Criterion 1	Criterion 1
Mat 03: Responsible Sourcing	Criterion 1 ³	Criterion 1	Criterion 1	Criterion 1	Criterion 1
Wst 01: Construction Waste Management	-	-	-	-	1
Wst 03: Operational Waste	-	-	-	1	1
LE 03: Mitigating Ecological Impact	-	-	1	1	1

¹ A Building User Guide must be developed prior to handover, for distribution to the building occupiers and premises managers.

² A water meter must be specified on the mains water supply to each building

³ All timber and timber-based products used on the project must be legally harvested and traded.

Full details for each credit follow later in this document.

Score Breakdown

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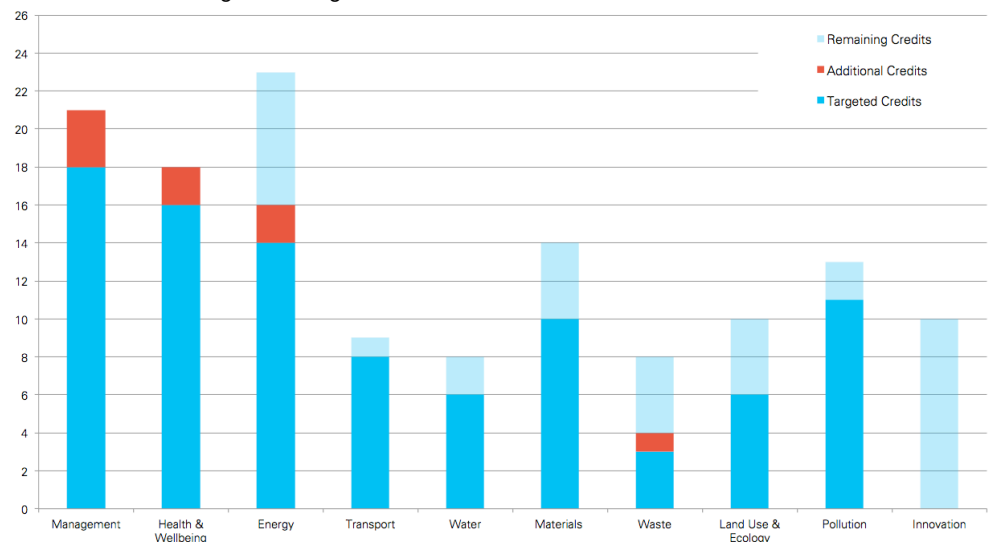
Rating summary

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.

Section	Achieved	Available	%	Weighting	Score
Management	18	21	86%	12.0%	10.28%
Health & Wellbeing	16	18	89%	15.0%	13.33%
Energy	14	23	61%	15.0%	9.13%
Transport	8	9	89%	9.0%	8.00%
Water	6	8	75%	7.0%	5.25%
Materials	10	14	71%	13.5%	9.64%
Waste	3	8	38%	8.5%	3.18%
Land Use & Ecology	6	10	60%	10.0%	6.00%
Pollution	11	13	85%	10.0%	8.46%
Innovation	0	10	0%	10.0%	0.00%
Total:					73.20%
Rating:					EXCELLENT

Graphic breakdown

The graph below shows the credits currently targeted (dark blue), action credits (red) and remaining credits (light blue) in each BREEAM section.



Action Plan

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Action Plan

The following Action Plan outlines the credits that could be targeted to achieve an EXCELLENT rating. *Please note that Eight Associates recommends a safety margin of 3% above the minimum score in order to ensure that the rating is secured at assessment stage.*

Current Score

EXCELLENT (minimum 55%)

73.2%

Man 02 – Life cycle cost and service life planning:

One credit currently targeted for this issue.

+1.14%

Two additional credits could be achieved if an outline, entire asset elemental life cycle cost plan is carried out at RIBA Stage 2 in line with 'Standardised method of life cycle costing for construction procurement' PD 156865:2008.

The design team must demonstrate how the elemental LCC plan has been used to influence building and systems design/specification to minimise life cycle costs and maximise critical value.

One additional credit could be targeted if a component level LCC option appraisal is carried out by the end of RIBA Stage 4 in line with PD 156865:2008 and includes the following component types (where present):

+0.57%

- Envelope (e.g. cladding, windows, and/or roofing)
- Services (e.g. heat source cooling source, and/or controls)
- Finishes (e.g. walls, floors and/or ceilings)
- External spaces (e.g. alternative hard landscaping, boundary protection)

The design team must demonstrate how the component level LCC appraisal has been used to influence building and systems design/specification to minimise life cycle costs and maximise critical value.

Hea 02 – Indoor air quality:

Four credits are currently targeted for this issue.

+0.83%

One additional credit could be achieved if VOC concentrations are measured post construction (but pre-occupancy) and levels meet the BREEAM requirements.

Action Plan

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Hea 05 – Acoustic performance: Sound insulation values

One credit is currently targeted for this issue. In order to achieve one credit airborne sound insulation values must be at least 5dB higher and impact sound insulation values at least 5dB lower than the performance standards in Building Regulations. +0.83%

One additional credit could be achieved if the following values are achieved for airborne and impact sound insulation between individual bedrooms:

- Airborne sound insulation values at least 8dB higher than Building Regulations
- Impact sound insulation values at least 8dB lower than Building Regulations

A programme of pre-completion testing must be carried out to demonstrate the above values.

Ene 04 – Low or zero carbon technologies: Passive design analysis

No credits are currently targeted for this issue. +1.30%

One additional credit could be achieved for carrying out passive design analysis and specifying passive design measures to reduce the total heating, cooling, mechanical ventilation and lighting loads and energy consumption by at least 5%.

A further credit could be achieved if the passive design analysis includes an analysis of free cooling and identifies opportunities for the implementation of free cooling solutions, and one of the following is then implemented;

- Night time cooling (which could include the use of a high exposed thermal mass)
- Ground coupled air cooling
- Displacement ventilation (not linked to any active cooling system)
- Ground water cooling
- Surface water cooling
- Evaporative cooling, direct or indirect
- Desiccant dehumidification and evaporative cooling, using waste heat
- Absorption cooling, using waste heat
- The building does not require any significant form of active cooling or mechanical ventilation (i.e. naturally ventilated).

Score with actions

EXCELLENT (minimum 70%).
Mandatory requirements for EXCELLENT are met.

77.90%

Management

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Man 01 – Project Brief and Design

Stakeholder Consultation (two credits)

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The design team have met to identify roles and responsibilities, as well as contributions for each key phase of the project.

Detailed consultation with the appropriate stakeholders has formed part of the project brief in accordance with BREEAM requirements.

A sustainability champion (BREEAM Accredited Professional) is appointed to facilitate the setting and achievement of BREEAM performance targets and monitor progress throughout the design process. This will require BREEAM AP attendance at meetings and the production of progress reports.

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

Man 02 – Life Cycle Cost and Service Life Planning

Neither a life cycle cost analysis nor a service life planning assessment has been planned for the development. **1 of 4**

The design team has confirmed that the capital cost of the building (in pounds per square meter) will be reported via the BREEAM scoring and reporting tool.

One credit is currently targeted for this issue.

Action credits:

Two credits could be achieved if an elemental life cycle cost (LCC) analysis is carried out by RIBA Stage 2. The LCC analysis will need to show:

- *An outline life cycle cost plan for the project based on the building's basic structure and envelope, appraising a range of options and based on multiple cash flow scenarios (20,30 and 50+ years).*
- *The fabric and servicing strategy for the project outlining services component and fit-out options over a 15 year period.*
- *Information may be a mix of typical benchmark costs for key elements, comparative cost modelling or approximate estimates.*

An additional credit could be targeted if a component level LCC option appraisal is carried out by the end of RIBA Stage 4 in line with PD 156865:2008

Management

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Man 03 – Construction Site Impacts

Mandatory requirements:

At least one credit must be awarded under Considerate Construction in order to achieve an Excellent rating.

Timber (pre-requisite)

All timber is to be legally harvested and traded.

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This is a pre-requisite for this issue, no credits can be awarded unless this requirement is met.

Environmental Management (one credit)

The design team has confirmed that the principal contractor will not operate an environmental management system covering their main operations.

Sustainability Champion (Construction) (one credit)

A sustainability champion (BREEAM Accredited Professional) will be appointed to monitor the project to ensure on-going compliance with BREEAM targets during the Construction, Handover and Close Out stages. Several site visits and meetings will be attended throughout the construction phase.

Considerate Construction (two credits)

The contractor will be required to register the project 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.

Monitoring of Construction-site impacts (two credits)

The design team has confirmed that an individual will be appointed for monitoring, recording and reporting the following:

- Energy (kWh) and water (m³) consumption arising from the use of construction plant, equipment and site accommodation.
- Transport resulting from delivery of construction materials to site and removal of construction waste from site. The following information must be recorded:
 - Litres of fuel used
 - Distance travelled (km)
 - Carbon dioxide emissions (kgCO₂ eq)

In total, six of six credits are currently targeted for this issue.

Management

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Man 04 – Commissioning and Handover

Mandatory requirements:

A Building User Guide must be produced in order to achieve an Excellent rating (even if this issue is not targeted).

Commissioning (two credits)

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.

4 of 4

Testing and inspecting building fabric (one credit)

An additional credit could be achieved if a Level 2 thermographer carries out a thermographic survey at post-construction stage. The survey must include all elements of the building fabric that enclose an internal heated and/or conditioned zone of the building. In order to secure this credit a commitment must be made to rectify any defects identified by this survey.

Handover (one credit)

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, four of four credits are currently for this issue.

Man 05 – Aftercare

Mandatory requirements:

Seasonal Commissioning must be carried out in order to achieve an Excellent rating.

Aftercare support (one credit)

Operational infrastructure and resources will be put in place to provide aftercare support to the building occupier and to coordinate the collection and monitoring of energy and water consumption data for a minimum of 12 months, once the building is occupied.

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Seasonal Commissioning (one credit)

Seasonal commissioning activities will be completed over a minimum 12-month period, once the building becomes substantially occupied.

Management

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Man 05 – Aftercare (continued)

Post Occupancy Evaluation (one credit)

The client commit to carry out a post occupancy evaluation (POE) exercise one year after initial building occupation. This should include:

- A review of the design intent and construction process (review of design, procurement, construction and handover processes).
- Feedback from a wide range of building users including Facilities Management on the design and environmental conditions of the building covering:
 - i. Internal environmental conditions (light, noise, temperature, air quality)
 - ii. Control, operation and maintenance
 - iii. Facilities and amenities
 - iv. Access and layout
 - v. Sustainability performance (energy/water consumption, performance of any sustainable features or technologies e.g. materials, renewable energy, rainwater harvesting etc.).

The client must make a commitment to carry out the appropriate dissemination of information on the building's post occupancy performance

Three of three credits are currently targeted for this issue.

Health & Well-being

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Hea 01 – Visual Comfort

Glare Control (one credit)

4 of 4

A 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 (one credit)

The design team has confirmed that daylighting calculations will be carried out for relevant building areas. BREEAM requirements for either good practice daylight factors or good practice average and minimum point daylight illuminance will be met.

View Out (one credit)

The design team has confirmed that all workstations will be 7m from a wall that has a window or permanent opening providing an adequate view out. In addition, windows or openings will comprise at least 20% of the surrounding wall area.

Internal and external lighting levels, zoning and controls (one credit)

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
- Internal lighting to be appropriately zoned to allow for occupant control within relevant building areas
- 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*

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

Health & Well-being

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Hea 02 – Indoor Air Quality

Indoor Air Quality Plan (one credit)

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One additional credit could be achieved if an indoor air quality plan is produced, with the objective of facilitating a process that leads to design, specification and installation decisions and actions that minimise indoor air pollution during occupation of the building. The indoor air quality plan must consider the following:

- Removal of contaminant sources
- Dilution and control of contaminant sources
- Procedures for pre-occupancy flush out
- Third party testing and analysis
- Maintaining indoor air quality in-use

Ventilation (one credit)

The design team has confirmed that the building has been designed to minimise the concentration and recirculation of pollutants and that fresh air will be provided into the building in accorded with the relevant standard for ventilation. The building will be entirely naturally ventilated, with the exception of bathrooms and kitchen extract fans. Windows will be 10m (horizontally and/or vertically) from sources of external pollution.

Volatile Organic Compound (VOC) emission levels (products) (one credit)

The building will be finished with paints, varnishes, wood panels, timber structures and flooring to meet the BREEAM criteria for volatile organic compound (VOC) levels.

Volatile Organic Compound (VOC) emission levels (post-construction) (one credit)

The design team has confirmed that the credit for this part of the issue will not be targeted at design stage.

Adaptability – Potential for natural ventilation (one credit)

The design team has confirmed that the building is designed to be capable of providing fresh air entirely via a natural ventilation strategy. Room depths have been designed in accordance with CIBSE AM10 (section 2.4) and the openable window area in each occupied space is equivalent to 5% of the gross internal floor area of that room/floor plate. Furthermore, the natural ventilation strategy is capable of providing at least two levels of user-control.

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

One additional credit could be achieved if VOC concentrations are measured post construction (but pre-occupancy) and levels meet the BREEAM requirements

Health & Well-being BREEAM 2014 New Construction Nido West Hampstead

Hea 04 – Thermal Comfort

Thermal Modelling

3 of 3

Thermal modelling, in line with CIBSE AM11 guidelines and Building Bulletin 101, will be undertaken for the development using full dynamic thermal analysis software. Summer and winter operative temperature ranges in occupied spaces will be in accordance with the criteria set out in CIBSE Guide A Environmental design.

Adaptability – for a future climate change scenario

The thermal modelling will include an allowance for a projected climate change environment demonstrating that the building could meet BREEAM criteria for a projected climate change environment. This will inform the thermal comfort strategy.

Thermal zoning and controls

The design team has confirmed that the temperature control strategy for the building will be informed by the thermal modelling analysis – including efficient and appropriate zoning, and the degree of user control.

Three of three credits are currently targeted for this issue.

Hea 05 – Acoustic Performance

The design team has confirmed that airborne sound insulation values will be at least 5dB higher and impact sound insulation values at least 5dB lower than the performance standards in the relevant Building Regulations or Standards. **3 of 4**

Three of four credits are currently targeted for this issue.

Action credits:

An additional credit could be achieved if airborne sound insulation values are at least 8dB higher and impact sound insulation values at least 8dB lower than the performance standards in the relevant Building Regulations or Standards.

Hea 06 – Safety and Security

Safe Access (one credit)

2 of 2

The design team has confirmed that the layout of the scheme will conform to safe access standards outlined by BREEAM.

Security of site and building (one credit)

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

Two of two credits are currently targeted for this issue.

Energy

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Ene 01 – Reduction of CO₂ Emissions

Mandatory requirement:

At least five credits must be achieved in order to secure an Excellent rating.

An Energy Performance Certificate will be produced at design stage, based on Part L 2013 standards. It is currently assumed that at least five of the available twelve credits under this issue will be achieved – this is the minimum number of credits required for an Excellent rating. **7 of 12**

Please note that the BREEAM guidance requests a copy of the Building Regulations Output (BRUKL Output Document) based on the design stage of analysis and an as-built copy of the document for the PCR stage.

Seven of twelve credits are currently targeted for this issue.

Ene 02 – Energy Monitoring

Mandatory requirement:

One credit is required for sub-metering of major energy consuming systems in order to achieve an Excellent rating.

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

1 of 1

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.

The available credit is currently targeted for this issue.

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

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

Free Cooling (one credit)

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

Low Carbon Technologies (one credit)

The design team have confirmed that no renewable technologies are planned for the development at this stage

Zero of three credits are currently targeted for this issue.

Action credits:

One additional credit could be achieved for carrying out a passive design analysis of the proposed design to influence decisions made during Concept Design stage and identify opportunities for the implementation of passive design solutions that reduce demands for energy consuming building services.

The building must use passive design measures to reduce the total heating, cooling, mechanical ventilation and lighting loads and energy consumption in line with the findings of the passive design analysis, and the analysis will demonstrate a meaningful reduction (of at least 5%) in the total energy demand.

A further credit could be achieved if the passive design analysis includes an analysis of free cooling and identifies opportunities for the implementation of free cooling solutions. One of the solutions should then be put into practice on the development.

Energy

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Ene 06 - Energy efficient transportation systems

Energy consumption (one credit)

3 of 3

The design team has confirmed that an analysis of the transport demand and usage patterns for the building is carried out to determine the optimum number and size of lifts. The energy consumption is calculated for at least two types of system and the one with the lowest energy consumption is specified. Regenerative drives are considered where these would produce an energy saving greater than the additional standby energy used to support the drives.

Energy efficient features (two credits)

The design team has confirmed that the following three energy efficient features are specified for each lift:

- A stand-by mode during off-peak and idle periods
- Low energy lighting across all fittings in the car
- A drive controller capable of variable speed, variable-voltage, and variable-frequency (VVVF) control of the drive motor.

Additionally, regenerative drives must be specified where these are demonstrated to save energy.

Three of three credits are targeted for this issue.

Ene 08 – Energy Efficient Equipment

The design team has confirmed that all white goods specified will have the following ratings (or better) under the EU Energy Efficiency Labelling Scheme:

2 of 2

- Fridges, fridge-freezers: A+ rating
- Washing machines: A++ rating
- Dishwashers: A+ rating
- Washer-dryers and tumble dryers: A rating.

Two of two credits are currently targeted for this issue.

Ene 09 – Drying Space

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

0 of 1

No credits are currently targeted for this issue.

Transport

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Tra 01 – Public Transport Accessibility	<p>The public transport Accessibility Index for the building has been calculated at 32.9. 3 of 3</p> <p><i>Three of three credits are currently targeted for this issue.</i></p>
Tra 02 – Proximity to Amenities	<p>The development is located within close proximity of, and accessible to, local amenities. 2 of 2</p> <p><i>Two of two credits are currently targeted for this issue.</i></p>
Tra 03 – Cyclist Facilities	<p>The design team has confirmed that the credit for cycle storage will not be targeted at design stage. 0 of 1</p> <p><i>No credits are currently targeted for this issue.</i></p>
Tra 04 – Maximum Car Parking Capacity	<p>The design team has confirmed that no new parking spaces will be created; the maximum car parking capacity for the site will therefore not exceed the required BREEAM benchmarks. 2 of 2</p> <p><i>Two of two credits are currently targeted for this issue.</i></p>
Tra 05 – Travel Plan	<p>A site-specific travel plan will developed as part of the feasibility and design stages. This should be produced in conjunction with the building occupier (client) and include as a minimum: 1 of 1</p> <ul style="list-style-type: none"> - Existing travel patterns and opinions of existing building or site users towards cycling and walking so that constraints and opportunities can be identified. - Travel patterns and transport impact of future building users. - Current local environment for walkers and cyclists (accounting for visitors who may be accompanied by young children). - Disabled access (accounting for varying levels of disability and visual impairment). - Public transport links serving the site. - Current facilities for cyclists.

Water

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Wat 01 – Water Consumption

Mandatory requirement:

At least one credit is required in order to achieve an Excellent rating

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 is currently targeted for this issue

Wat 02 – Water Monitoring

Mandatory requirement:

A water meter must be specified (even if this issue is not targeted) in order to achieve an Excellent rating

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

1 of 1

Water-consuming plant or building areas consuming 10% or more of the building's total water demand, will be fitted with easily accessible sub-meters or have water monitoring equipment integral to the plant or area.

The available credit is currently targeted for this issue.

Wat 03 – Water Leak Detection and Prevention

The design team has confirmed that a major leak detection system will be specified on the mains water supply within the building and between the building and the utilities water meter. The water meter will be:

2 of 2

- Permanent and automated
- Activated when the flow of water is at a flow rate above a pre-set maximum for a pre-set period of time
- Able to identify different flow and leakage rates
- Programmable

The design team has confirmed that flow control devices will specified to each WC area/facility.

Two of two credits are currently targeted for this issue.

Materials

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Mat 01 – Life Cycle Impacts

It is assumed that the majority of the roof, internal walls, external walls, windows, upper floors, and floor finishes will achieve at least an 'A' rating under the Green Guide to Specification. These credits will be reviewed once the materials specification has been confirmed.

4 of 6

Four of six credits are currently targeted for this issue.

Mat 02 – Hard Landscaping and Boundary Protection

It is assumed that the majority of the hard landscaping and boundary protection will achieve at least an 'A' rating under the Green Guide to Specification.

1 of 1

The available credit is currently targeted for this issue.

Mat 03 – Responsible Sourcing of Materials

Mandatory requirement:

The pre-requisite for this issue must be complied with (even if this issue is not targeted) in order to achieve an Excellent rating.

Pre-requisite

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.

2 of 4

Sustainable Procurement Plan (one credit)

The principle contractor will commit to developing a sustainable procurement plan, or implementing their existing plan.

Responsible Sourcing of Materials (3 credits)

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 are targeted for this issue.

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

The available credit is currently targeted for this issue.

Materials

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Mat 05 – Designing for Robustness

Protecting Vulnerable Parts of the Building from Damage

1 of 1

Materials and features will be specified to protect vulnerable parts of both the internal and external areas of the building.

Protecting Exposed Parts of the Building from Material Degradation

Relevant exposed building elements will incorporate appropriate design and specification measures to limit material degradation due to environmental factors.

The available credit is currently targeted for this issue.

Mat 06 – Material efficiency

The design team has confirmed that opportunities (such as off-site manufacture) will be identified, and appropriate measures investigated and implemented, to optimise the use of materials in building design, procurement, construction, maintenance and end of life

1 of 1

The available credit is currently targeted for this issue.

Waste

BREEAM 2014 New Construction

Nido West Hampstead

Wst 01 – Construction Site Waste Management

Construction resource efficiency (three credits)

2 of 4

The design team has confirmed that a BREEAM compliant Site Waste Management Plan will be produced and will ensure the non-hazardous waste generated by the building's design and construction (excluding demolition and excavation waste) is less than 13.3m³ (or 11.1tonnes) per 100m² of gross internal floor area. *One of three credits targeted.*

Diversion of resources from landfill (one credit)

It is currently foreseen that 70% by volume (80% by weight) of non-hazardous waste generated by the project will be diverted from landfill. *One of one credit targeted.*

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

Wst 02 – Recycled Aggregates

The design team has confirmed that this credit will not be targeted at design stage.

0 of 1

The available credit is not currently targeted for this issue.

Wst 03 – Operational Waste

Mandatory requirement:

One credit is required in order to achieve an Excellent rating.

The design team have confirmed that a dedicated recyclable waste storage area will be provided for the scheme. The space will be clearly labelled and accessible. A compactor / baler is not required for the building function.

1 of 1

Furthermore, communal kitchens will include three recycling bins (total capacity 30 litres, no individual bin smaller than 7 litres) in addition to a bin for general waste.

The available credit is currently targeted for this issue.

Wst 05 – Adaptation to Climate Change

The design team has confirmed that a climate change adaptation strategy is not to be undertaken for the development at present.

0 of 1

The credit for this issue is not currently targeted.

Wst 06 – Functional Adaptability

The design team has confirmed that the credit for this issue is not currently targeted – a specific functional adaptation strategy for potential future adaptation is not to be undertaken at present.

0 of 1

The credit for this issue is not currently targeted.

Land Use and Ecology

BREEAM 2014 New Construction

Nido West Hampstead

LE 01 – Site Selection

Previously developed land (one credit)

1 of 2

The development is situated on previously developed land.

Contaminated land (one credit)

The site was not contaminated prior to development and therefore no remediation will take place.

One of two credits is currently targeted for this issue.

LE 02 – Ecological Value of Site and Protection of Ecological Features

The development features a green roof, which will be removed and reinstated at the new roof level. A Phase 1 Habitat survey has been carried out and the development contains features of ecological value. Although these will be reinstated no credits can be targeted for this issue.

0 of 2

No credits are currently targeted for this issue.

LE 03 – Minimising impact on existing site ecology

The design team has confirmed that there will be no negative change in ecological value of the site as a result of the development.

2 of 2

Mandatory requirement:

One credit is required in order to achieve an Excellent rating.

Two of two credits are currently targeted for this issue.

LE 04 – Enhancing Site Ecology

A suitably qualified ecologist has been appointed. The design team has confirmed that recommendations in their Ecology Report for the enhancement of site ecology will be implemented in the final design.

1 of 2

One of two credits are currently targeted for this issue.

Land Use and Ecology

BREEAM 2014 New Construction

Nido West Hampstead

LE 05 – Long Term Impact on Biodiversity

The design team has confirmed that a Suitably Qualified Ecologist will be appointed to:

2 of 2

- Advise on how to improve the ecological value of the site.
- Confirm that all relevant UK and EU legislation relating to protection and enhancement of ecology has been complied with during the design and construction process.
- Produce a landscape and habitat management plan to cover at least the first five years after project completion.

Additionally, the contractor will be required to meet four out of five additional measures for the improvement of long term biodiversity.

Two of two credits are currently targeted for this issue.

Pollution

BREEAM 2014 New Construction

Nido West Hampstead

Pol 01 – Impact of Refrigerants

The design team has confirmed that the building will not use refrigerants within its plant/systems. **3 of 3**

Three of three credits are currently targeted for this issue.

Pol 02 – NO_x Emissions

The design team has confirmed that new boilers specified for the buildings will have NO_x emissions levels of $\leq 70\text{mg/kWh}$. **2 of 3**

Two of three credits are targeted for this issue.

Pol 03 – Surface Water Run Off

Flood risk (two credits) **4 of 5**
A site-specific Flood Risk Assessment will be undertaken for the site, confirming the site is situated in a low flood risk area.

Surface water run-off (two credits)

The design team has confirmed that there will be no increase in man-made impermeable area as a result of the development.

Minimising watercourse pollution (one credit)

The design team has confirmed that the credit for minimising watercourse pollution will not be targeted at design stage, as there is no scope to include the necessary attenuation measures to ensure there is no discharge from the site for rainfall depths of up to 5mm.

In total, four of five credits currently targeted for this issue.

Pol 04 – Reduction of Night Time Light Pollution

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. **1 of 1**

The available credit is currently targeted for this issue.

Pol 05 – Noise Attenuation

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. **1 of 1**

The available credit is currently targeted for this issue.