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164 Shaftesbury Avenue, London, WC2H 8HL

BREEAM 2014 Refurbishment & Fit-Out

Pre-Assessment Report – Issue Planning

Prepared for:
Daejan Investments Limited c/o Freshwater Group

April 2022

BREEAM®

Prepared on behalf of Watkins Payne by

Name Jamie Daniel 

Position Senior Sustainability Consultant / BREEAM AP

Watkins Payne
51 Staines Road West
Sunbury-on-Thames
Middlesex TW16 7AH
T +44 (0) 1932 781 641
F +44 (0) 1932 765 590
wpp@wppgroup.co.uk
www.wppgroup.co.uk

Issue and Date	Reason for Issue
Issue Planning – 20/04/2022	For planning application submission

1.00 Introduction

Sustainability is defined as the ability to meet the needs of today, without compromising the ability of future generations to provide for the needs of tomorrow. It can be described as the equilibrium between environmental and financial considerations, and the needs of the community. A truly sustainable development will achieve a balance between fitness-for-purpose, value-for-money and environmental impact together with the integration as part of a larger, sustainable community.

Watkins Payne has been commissioned by Daejan Investments Limited c/o Freshwater Group to carry out BREEAM 2014 Refurbishment & Fit-Out Offices Pre-Assessment in conjunction with the preparation of the detailed application for the development.

This report details the performance of the development against the BREEAM 2014 Refurbishment & Fit-Out criteria. The development's performance is in accordance with specification documentation and verbal expressions of credit conformity/non-conformity established with members of the design team prior to issue of this pre-assessment report.

Description of proposed development:

The existing building comprises office accommodation across ground to 6th floor, with plant located at roof level and basement level. The main entrance to the offices is through the ground floor reception accessed from Mercer Street or via the car park.

The proposed development is to refurbish the existing office floors with the addition of new plant at roof level. The existing envelope will be retained and partly improved to the main elevations on Shaftesbury Avenue and Mercer Street. The remaining fabric is relatively new and in good condition.

The development's scope of works align with the following assessment scope of the BREEAM 2014 Refurbishment & Fit-Out scheme:

- Part 1 – Fabric & Structure
- Part 2 – Core Services
- Part 3 – Local Services

The proposed servicing strategy for the buildings is:

- The office areas will utilise Air Source Heat Pumps (ASHPs) in their variable refrigerant flow (VRF) format will provide all the heating and cooling requirements of the office areas.
- Domestic hot water will be provided from a central hot water storage system. The system will incorporate three HWS storage calorifiers located in the basement plantroom. Heating to the domestic hot water (DHW) calorifiers will be provided by a constant temperature variable flow low temperature hot water (LTHW) circuit generated by dedicated ASHP located on the roof
- Low Zero Carbon / Renewable energy technologies: Air source heat pumps (ASHP)

2.00 BREEAM 2014 Refurbishment & Fit-Out' Pre-assessment Scores

<30	UNCLASSIFIED
≥30	PASS
≥45	GOOD
≥55	VERY GOOD
≥70	EXCELLENT
≥85	OUTSTANDING

Project No:	4881
Project Name:	164 Shaftesbury Ave
Engineer/Verified:	JD / KP
Date	April 22
Rev:	Planning Issue

Bold & Shading denotes mandatory credit achievement / requirement for VERY GOOD & ABOVE RATING

Bold & Shading denotes mandatory credit achievement / requirement for EXCELLENT & ABOVE RATING ONLY

Credit Summary - BREEAM 2014 Refurb / Fit-Out PRE-ASSESSMENT SCORES		**Assessment Credit**	**Max No of Credits Available**	**ACHIEVABLE**
Management	Project Brief & Design	Man 01	4	3
Credit Value %	Life Cycle Costing & Service Life Planning	Man 02	4	1
0.72	**Responsible Construction Practices [Site Timber AND CCS = 1 credit for EXCELLENT]**	**Man 03**	**6**	**6**
	Commissioning & Handover Building User Guide	**Man 04**	**4**	**4**
Section Credit Total			**18**	**14**
Weighted Section Total			**12.90%**	**10.03%**
Health & Wellbeing	Visual Comfort	Hea 01	6	1
Credit Value %	Indoor Air Quality	Hea 02	3	1
0.86	Thermal Comfort	Hea 04	3	3
	Acoustic Performance	Hea 05	2	2
	Safety & Security	Hea 06	1	0
Section Credit Total			**15**	**7**
Weighted Section Total			**12.83%**	**5.99%**
Energy	**Reduction of Energy Use & Carbon Emissions [6 credits for EXCELLENT]**	**Ene 01**	**15**	**15**
Credit Value %	**Energy Monitoring 1st Credit**	**Ene 02**	**2**	**2**
0.72	External Lighting	Ene 03	1	1
	Low Carbon Design	Ene 04	3	2
	Energy Efficient Transportation Systems	Ene 06	3	3
Section Credit Total			**24**	**23**
Weighted Section Total			**17.34%**	**16.62%**
Transport	Sustainable Transport Accessibility	Tra 01	3	3
Credit Value %	Proximity to Amenities	Tra 02	1	1
0.84	Cyclist Facilities	Tra 03	2	2
	Travel Plan	Tra 05	1	1
Section Credit Total			**7**	**7**
Weighted Section Total			**5.85%**	**5.85%**
Water	**Water Consumption 1 Credit for GOOD & ABOVE**	**Wat 02**	**5**	**4**
Credit Value %	**Water Monitoring**	**Wat 02**	**1**	**1**
0.84	Water Leak Detection & Prevention	Wat 03	2	2
Section Credit Total			**8**	**7**
Weighted Section Total			**6.69%**	**5.85%**

Credit Summary - BREEAM 2014 Refurb / Fit-Out PRE-ASSESSMENT SCORES		Assessment Credit	Max No of Credits Available	ACHIEVABLE
Materials	Environmental Impact of Materials	Mat 01	6	4
Credit Value %	**Responsible Sourcing of Materials [All timber - legally sourced for PASS and above]**	**Mat 03**	**4**	**2**
1.21	Insulation	Mat 04	1	1
	Designing for Robustness & Resilience	Mat 05	1	1
	Material Efficiency	Mat 06	1	0
Section Credit Total			**13**	**8**
Weighted Section Total			**15.68%**	**9.65%**
Waste	Construction Waste Management	Wst 01	7	4
Credit Value %	**Operational Waste**	**Wst 03**	**1**	**1**
0.78	Speculative Finishes	Wst 04	1	1
	Adaption to Climate Change	Wst 05	1	1
	Functional Adaptability	Wst 06	1	1
Section Credit Total			**11**	**8**
Weighted Section Total			**8.63%**	**6.28%**
Land Use & Ecology Credit Value %	Enhancing Site Ecology	LE 04	1	1
2.51	Long Term Impact on Biodiversity	LE 05	2	2
Section Credit Total			**3**	**3**
Weighted Section Total			**7.53%**	**7.53%**
Pollution	Impact of Refrigerants	Pol 01	3	0
Credit Value %	NOx Emissions	Pol 02	3	0
0.97	Flood Risk & Reducing Surface Water Run-Off	Pol 03	5	3
	Reduction of Night Time Light Pollution	Pol 04	1	1
	Noise Attenuation	Pol 05	1	1
Section Credit Total			**13**	**5**
Weighted Section Total			**12.55%**	**4.83%**
Innovation	Responsible Construction Practices	Inn Man 03	1	1
Credit Value %	Visual Comfort	Inn Hea 01	1	0
1.00	Indoor Air Quality	Inn Hea 02	2	0
	Reduction of Energy Use & Carbon Emissions	Inn Ene 01	5	0
	Water Consumption	Inn Wat 01	1	0
	Environmental Impact of Materials	Inn Mat 01	1	0
	Responsible Sourcing of Materials	Inn Mat 03	1	0
	Construction Waste Management	Inn Wst 01	2	0
	Adaption to Climate Change	Inn Wst 05	1	0
	Flood Risk & Reducing Surface Water Run-Off	Inn Pol 03	1	0
Section Credit Total			**10**	**1**
Weighted Section Total			**10.00%**	**1.00%**
		Totals:		**73.62%**
		Rating:		**EXCELLENT**

3.00 Summary

The below details the pre-assessment results for the project under BREEAM 2014.

The BREEAM 2014 Refurbishment & Fit-Out Pre-Assessment Results are:

Credit Strategy	***'Achievable'***
Score	**73.62%**
Rating	**EXCELLENT**

This report therefore demonstrates that a planning compliant pre-assessment can be provided at the site.