

# BREEAM Pre-Assessment

Planning Document

21 Bloomsbury Street



<b>Sweco UK Limited</b>	Reg. No. 2888385
<b>Project Name</b>	21 Bloomsbury Street
<b>Project Number</b>	65204879
<b>Client</b>	Morgan Capital
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# 1 Introduction

BREEAM is a third-party verified holistic sustainability assessment and certification scheme, operated by the Building Research Establishment (BRE). It is the most established sustainability scheme in the world, with more than 590,000 developments certified and 2.3 million developments registered. The BREEAM New Construction assessment methodology is split into 9 environmental categories, with individual credits and criteria within those categories, where credits are awarded based on compliance with best-practice environmental and sustainability performance indicators.

BREEAM assessment forms a key component of the Proposed Development Sustainability Strategy, and the various credits available in the scheme have been purposely selected to support the project targets. The design team recognise that, when used in a framework approach, BREEAM assessment is a powerful tool to underwrite design intent and provide established methodologies for completion of core tasks that deliver sustainable development. BREEAM should always be viewed as framework rather than a box-ticking exercise, with significant interconnectivity between credits allowing sustainable performance to be gauged in consideration of the myriad of impacting factors.

BREEAM is also useful as a timeline management device, setting deadline targets for provision of design information in accordance with the RIBA Plan of Works. The latest version of the scheme, BREEAM 2014 RFO New Construction, places heavy emphasis on completion of early actions prior to the conclusion of RIBA 2. This focus on early action and integration of sustainable thought-processes is synchronised with the independent Sustainability Strategy process, therefore the processes are both complementary and interdependent.

The Camden Council’s policy also highlights the importance of using BREEAM as a tool to support sustainable development. Policy CC2(h) notes that non-domestic developments of 500 sqm of floorspace or above should achieve “Excellent” in BREEAM assessments, and that its uptake in major development is encouraged to support the application.

# 2 Target Score

The 21 Bloomsbury Street Scheme supports these targets, as outlined below, where ‘Excellent’ is the targeted rating with an aspiration for ‘Outstanding’. The Proposed Development will be assessed under the most appropriate version of the BREEAM methodology, BREEAM 2014 Refurbishment & Fit Out (RFO). It is important to note that due to the refurbishment scope of the development some credits under the BREEAM RFO Scheme are constrained and may not be achievable.

Assessment	Scheme	Scope	Minimum Target
Office	BREEAM UK Non-domestic Refurbishment and Fit-out 2014	Shell & Core Parts 1, 2 & 3	‘Excellent’ (score of ≥70%) with aspiration for ‘Outstanding’

### 3 Pre-Assessment Tracker

Please refer to the Sweco BREEAM pre-assessment tracker document for the office below, which demonstrates the credits targeted for the office use to meet this minimum requirement.