

BREEAM UK Refurbishment & Fit-out 2014 - Pre-assessment

Great Russell Street

Pre-assessment

Great Russell Street

17 April 2020

Assessment Report



PwC's BREEAM Outstanding rated One Embankment Place in London. Image: Hofton + Crow.

Assessment details

Assessment references

Registration number:	BREEAM-19-5217	Date created:	17/3/2019
Created by:	Umer Uzair		
Architect name:	Proun Architects		
Developer name:	Criterion		
Property owner			

Site details

Site name:	Great Russel Street
Address:	112a Great Russel Street, Bloomsbury
Town:	London
County:	Camden
Post code:	WC1 B3NP
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:

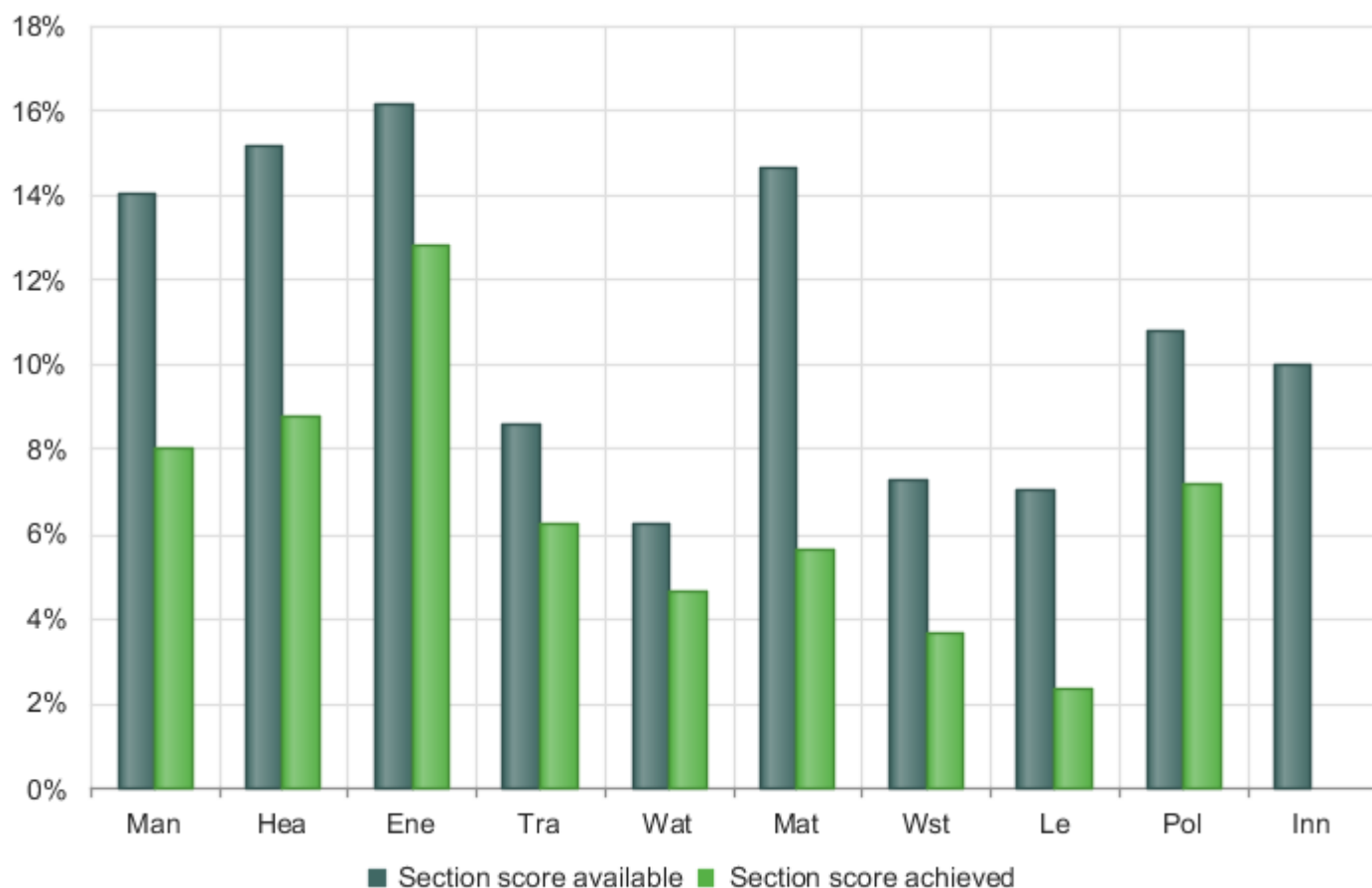
Name	Label
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BREEAM rating

BREEAM Rating

	Credits available	Credits achieved	% Credits achieved	Weighting	Category score
Man	21.0	12.0	57.14%	14.05%	8.02%
Hea	19.0	11.0	57.89%	15.17%	8.78%
Ene	24.0	19.0	79.17%	16.18%	12.80%
Tra	11.0	8.0	72.73%	8.59%	6.24%
Wat	8.0	6.0	75.00%	6.24%	4.68%
Mat	13.0	5.0	38.46%	14.63%	5.62%
Wst	10.0	5.0	50.00%	7.32%	3.65%
Le	3.0	1.0	33.33%	7.02%	2.34%
Pol	12.0	8.0	66.67%	10.81%	7.20%
Inn	10.0	0.0	0.00%	10.00%	0.00%
Total	131.0	75.0	57.25%	-	59.37%
Rating	-	-	-	-	Very Good

Performance by environmental category



Issue scores

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

Management

Man 01	Man 02	Man 03	Man 03X	Man 04	Man 05	Man 05X
1	0	4	0	4	3	0

Health and Wellbeing

Hea 01	Hea 01X	Hea 02	Hea 02X	Hea 03	Hea 04	Hea 05	Hea 06
1	0	4	0	N/A	2	3	1

Energy

Ene 01	Ene 01X	Ene 02	Ene 03	Ene 04	Ene 05	Ene 06	Ene 07	Ene 08	Ene 09
15	0	1	0	0	N/A	3	N/A	N/A	N/A

Transport

Tra 01	Tra 02	Tra 03	Tra 04	Tra 05
2	1	2	2	1

Water

Wat 01	Wat 01X	Wat 02	Wat 03	Wat 04
3	0	1	2	N/A

Materials

Mat 01	Mat 01X	Mat 03	Mat 03X	Mat 04	Mat 05	Mat 06
3	0	0	0	1	1	0

Waste

Wst 01	Wst 01X	Wst 02	Wst 03	Wst 04	Wst 05	Wst 05X	Wst 06
4	0	N/A	1	N/A	0	0	0

Land use and ecology

Le 2	Le 4	Le 5
N/A	1	0

Pollution

Pol 01	Pol 02	Pol 03	Pol 03X	Pol 04	Pol 05
3	0	4	0	1	N/A

Innovation

Inn 01		Inn 01X	
	N/A		0

Initial details

112a

Stage 1 filtering: Scope of the assessment

Part 1 : Fabric and structure : Yes

Part 2 : Core services : Yes

Part 3 : Local services : Yes

Part 4 : Interior design : Yes

Stage 2 filtering: Project specific filtering

Is the project a change of use? (e.g. change from office to a hotel) : Yes

Are transportation systems specified or present within the refurbishment or fit-out zone? (lifts, escalators, moving walks) : Yes, newly specified transportation systems

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

Project Type : Major, whole building refurbishment

Laboratory containment area : No laboratories present

Is cold storage specified or present within the refurbishment or fit-out zone? : 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 : Yes

If the asset undergoing refurbishment or fit-out is part of a larger building, are the building services plant centralised or localised? :

If the asset undergoing refurbishment or fit-out is part of a larger building, is the cooling generation plant centralised or localised? : Local

If the asset undergoing refurbishment or fit-out is part of a larger building, is the heating generation plant centralised or localised? : Local

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

What is the building type? : Other building transport type 2

Is this a speculative refurbishment? : No

If Industrial, does the building have 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

Does the building have unregulated energy demands from significantly contributing systems? : No

Is the project a simple building? : No

Does the building have external lighting within the scope of works? : Yes

Does the building have any existing or newly specified externally mounted plant? : No

If undertaking a Part 4 assessment, is there any equipment specified that requires commissioning (see Man04 CN13) : Yes

Historic building (listed building or building in a conservation area) : No

Is any new insulation specified? : Yes

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

Category assessment

Management | Man

Man Management

Site : 112a

MAN 01 PROJECT BRIEF AND DESIGN

Stakeholder consultation (project delivery) :	0
Stakeholder consultation (third party) :	1
Sustainability champion (design) :	0
Sustainability champion (monitoring progress) :	0

MAN 02 LIFECYCLE COST AND SERVICE LIFE PLANNING

Elemental lifecycle cost :	0
Component level LCC plan :	0
Capital cost reporting :	0

MAN 03 RESPONSIBLE CONSTRUCTION PRACTICES

Is all timber used in the project 'legally harvested and traded timber'? :	Yes
Environmental management :	0
Construction stage sustainability champion :	0
Considerate construction :	2
Exemplary level criteria :	No
Has the project achieve the minimum standard for an Excellent or Outstanding rating? :	No
Monitoring of refurbishment or fit-out site impacts :	2
Utility consumption :	Yes
Transport of construction materials and waste :	Yes

MAN 04 COMMISSIONING AND HANDOVER

Commissioning and testing schedule and responsibilities :	1
Commissioning building services :	1
Testing and inspecting building fabric :	1
Handover :	1
Has criterion 9 been met? :	Yes

MAN 05 AFTERCARE

Aftercare support :	1
Exemplary level criteria :	No
Seasonal commissioning :	1
Post occupancy evaluation :	1

Credits awarded : 12.0

Health and Wellbeing | Hea

Hea Health & Wellbeing

Site : 112a

HEA 01 VISUAL COMFORT

Glare control :	0
Daylighting :	0
Exemplary level criteria :	No
View out :	0
Internal and external lighting :	1

HEA 02 INDOOR AIR QUALITY

Indoor air quality plan :	1
Ventilation :	1
Volatile organic compounds :	2
Exemplary level criteria :	0
Potential for natural ventilation :	0

HEA 03 SAFE CONTAINMENT IN LABORATORIES - NA

HEA 04 THERMAL COMFORT

Thermal modelling :	1
Adaptation - for a projected climate change scenario :	0
Thermal zoning and controls :	1

HEA 05 ACOUSTIC PERFORMANCE

Acoustic performance :	3
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HEA 06 SAFETY AND SECURITY

Security of site and building :	1
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Credits awarded : 11.0

Energy | Ene

Ene Energy

Site : 112a

ENE 01 ASSESSMENT OPTION

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

ENE 01 - OPTION 1

Country :	England
Credits :	15.0
Actual (existing) building energy demand (DemEx) :	268.8 kWh/m ²
Reference building energy demand (DemRef) :	131.69 kWh/m ²
Actual (proposed) building energy demand (DemProp) :	140.3 kWh/m ²
Actual (existing) building primary energy consumption (PEEx) :	496.9 kWh/m ²
Reference building primary energy consumption (PERef) :	496.79 kWh/m ²
Actual (proposed) building primary energy consumption (PEProp) :	135.77 kWh/m ²
Actual (existing) building CO ₂ emissions (BEREx) :	97.28 KgCO ₂ /m ²
Reference building CO ₂ emissions (SER) :	74.25 KgCO ₂ /m ²
Actual (proposed) building CO ₂ emissions (BERProp) :	32.51 kgCO ₂ /m ²
Building energy demand individual parameter EPR (Energy performance Ratio) :	0.89
Primary energy consumption individual parameter EPR (Energy performance Ratio) :	1.0
Building CO ₂ emissions individual parameter EPR (Energy performance Ratio) :	0.93
EPRNDR (Energy Performance Ratio Non Domestic Refurbishment) :	0.94
Additional 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? :	
Exemplary credits scored :	0

ENE 02 ENERGY MONITORING

Sub-metering of major energy consuming systems :	1
Sub-metering of high energy load and tenancy areas :	0

ENE 03 EXTERNAL LIGHTING

External lighting :	0
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ENE 04 LOW CARBON DESIGN

Passive design analysis :	0
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Free cooling : 0

Low and zero carbon technologies : 0

ENE 05 ENERGY EFFICIENT COLD STORAGE - NA

ENE 06 ENERGY EFFICIENT TRANSPORTATION SYSTEMS

Energy consumption : 1

Energy efficient measures : 2

ENE 07 ENERGY EFFICIENT LABORATORY SYSTEMS - NOTAPPLICABLE

ENE 08 ENERGY EFFICIENT EQUIPMENT

ENE 09 DRYING SPACE

Credits awarded : 19.0

Transport | Tra**Tra Transport**

Site : 112a

TRA 01 SUSTAINABLE TRANSPORT SOLUTIONS

Sustainable transport options : 2

TRA 02 PROXIMITY TO AMENITIES

Proximity to amenities : 1

TRA 03 CYCLIST FACILITIES

Cycle storage : 1

Cyclist facilities : 1

TRA 04 MAXIMUM CAR PARKING CAPACITY

Car parking capacity : 2

TRA 05 TRAVEL PLAN

Travel plan : 1

Credits awarded : 8.0

Water | Wat**Wat Water**

Site : 112a

WAT 01 WATER CONSUMPTION

Water consumption :	3
Exemplary level criteria :	No

WAT 02 WATER MONITORING

Water monitoring :	1
Has criterion 1 been met? :	Yes

WAT 03 LEAK DETECTION

Leak detection system :	1
Flow control devices :	1

WAT 04 WATER EFFICIENT EQUIPMENT - NA**Credits awarded : 6.0**

Materials | Mat

Mat Materials

Site : 112a

MAT 01 ENVIRONMENTAL IMPACT OF MATERIALS

Options :	Option 2
Environmental impact of materials :	3
Exemplary level criteria :	

MAT 03 RESPONSIBLE SOURCING OF MATERIALS

Sustainable procurement plan :	0
Has criterion 1 been met? :	Yes
Responsible sourcing of materials :	0
Exemplary level criteria :	

MAT 04 INSULATION

Insulation :	1
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MAT 05 DESIGNING FOR DURABILITY AND RESILIENCE

Designing for durability and resilience :	1
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MAT 06 MATERIAL EFFICIENCY

Material efficiency :	0
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Credits awarded : 5.0

Waste | Wst

Wst Waste

Site : 112a

WST 01 CONSTRUCTION WASTE MANAGEMENT

Pre-refurbishment audit :	0
Re-use and direct recycling of materials :	0
Resource efficiency :	3
Diversion of waste from landfill :	1
Exemplary level criteria :	

WST 02 RECYCLED AGGREGATES - NA

WST 03 OPERATIONAL WASTE

Operational waste :	1
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WST 04 SPECULATIVE FINISHES

WST 05 ADAPTATION TO CLIMATE CHANGE

Adaptation to climate change - structural and fabric resilience :	0
Exemplary criteria: Responding to adaptation to climate change :	

WST 06 FUNCTIONAL ADAPTABILITY

Functional adaptability :	0
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Credits awarded : 5.0

Land use and ecology | Le**Le Land use and ecology****Site : 112a****LE 02 PROTECTION OF ECOLOGICAL FEATURES - NA****LE 04 ECOLOGICAL ENHANCEMENT**

Ecological enhancement : 1

LE 05 LONG TERM IMPACT ON BIODIVERSITY

Long term impact on biodiversity : 0

Credits awarded : 1.0

Pollution | Pol

Pol Pollution

Site : 112a

POL 01 IMPACT OF REFRIGERANTS

Impact of refrigerants :	2
Leak detection :	1

POL 02 NOX EMISSIONS

NOx emissions :	0
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POL 03 FLOOD RISK AND REDUCING SURFACE WATER RUN-OFF

Flood risk management :	2
Exemplary level criteria :	No
Surface water run-off :	1
Minimising watercourse pollution :	1

POL 04 REDUCTION OF NIGHT TIME LIGHT POLLUTION

Reduction of night time light pollution :	1
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POL 05 NOISE ATTENUATION

Credits awarded : 8.0

Innovation | Inn

Inn Innovation

Site : 112a

INN 01 APPROVED INNOVATIONS

Approved innovations :

0

Credits awarded : 0.0