

Hornsey Town Hall

BREEAM Non-Domestic Refurb 2014 Tracker

Parts 1-4

Prepared for Ardmore

27 March 2026



WHITECODE
CONSULTING

Category 1 : Management									
Code:	Category:	Credit:	Notes on Deviation from Original Pre-assessment	BRE Feedback:	HQM Assessor Response:	Remediation:	Available Credits:	Original Credits Targeted:	Credits Achieved:
Man 01	Project Brief and Design	Stakeholder consultation (project delivery)	Credits lost - these required action at Stage 2, after Ardmore's appointment				1	1	0
		Stakeholder consultation (third party)		None			1	1	1
		Sustainability champion (design)	Credit lost - required action at Stage 2, after Ardmore's appointment				1	1	0
		Sustainability champion (monitoring progress)	Credit lost - this credit is dependant on the Stage 2 credit being achieved.				1	1	0
Man 02	Life Cycle and Service Life Planning	Elemental life cycle cost (LCC)	Credits lost - these required action at Stage 2, after Ardmore's appointment				2	2	0
		Component level LCC plan			Credit not targeted		1	0	0
		Capital cost reporting		The letter confirming the final capital cost for the project is dated 12/07/24, during RIBA Stage 5 and therefore it is unclear this represents the final capital cost.	The aim of this credit is to provide information to assist BRE's research into the cost and savings of developing sustainable or BREEAM-assessed buildings, to inform the business case for sustainability and the ongoing development of BREEAM. Ardmore are no longer available to provide this information.	This does not impact on the sustainability of the Town Hall and therefore no remedial action is required.	1	1	1
Man 03	Responsible Construction Practices	Legally harvested and traded timber		None			0	0	0
		Environmental management		None			1	1	1
		Construction stage sustainability champion	Credit lost - No sustainability champion appointed				1	1	0
		Considerate construction		None			2	2	2
		Utility consumption		None			1	1	1
		Transport of construction materials and waste		None			1	1	1
Man 04	Commissioning and Handover	Commissioning schedule and responsibilities		None			1	1	1
		Commissioning building services		None			1	1	1
		Commissioning building fabric			Credit not targeted		1	0	0
		Handover		None			1	1	1
Man 05	Aftercare	Aftercare support			Credit not targeted		1	0	0
		Seasonal commissioning			Credit not targeted		1	0	0
		Post occupancy evaluation			Credit not targeted		1	0	0
							21	16	10
							13.64%	10.39%	6.50%

Category 2 : Health and Wellbeing									
Code:	Category:	Credit:	Notes on Deviation from Original Pre-assessment	BRE Feedback:	HQM Assessor Response:	Remediation:	Available Credits:	Original Credits Targeted:	Credits Achieved:
Hea 01	Visual Comfort	Glare control			Credit not targeted		1	0	0
		Daylighting			Credits not targeted		3	0	0
		View out	Credit lost - View out not achieved in sufficient % of areas to achieve this credit				2	1	0
		Internal and external lighting		None			1	1	1
Hea 02	Indoor Air Quality	Indoor air quality plan			Credit not targeted		1	0	0
		Ventilation	Credit lost - Location of air intakes and exhausts not compliant for this credit				1	1	0
		VOCs (products)			Credit not targeted		1	0	0
		VOCs (post construction)			Credit not targeted		1	0	0
		Adaptability			Credit not targeted		1	0	0
Hea 04	Thermal Comfort	Thermal modelling		None			1	1	1
		Adaptability - for a projected climate change scenario		None			1	1	1
		Thermal zoning and control	Credit lost - Evidence to link heating control strategy to Thermal comfort report not available				1	1	0
Hea 05	Acoustic Performance	Acoustic testing		It is not clear how the Criteria and testing requirements for reverberation have been addressed in the submitted evidence.	The report produced by Pace tested against BS8233 reverberation time criteria. BREEAM requires testing against performance standards set out in table 6 in section 1 of BB93. Whilst this does not match the BREEAM criteria exactly, testing for reverberation times has been carried out and confirmed by Pace as acceptable.	Reverberation times have been tested by Pace, a compliant test body, and confirmed as acceptable in accordance with BS8233. No remedial action required.	3	1	2
Hea 06	Safety and Security	Security of Site & Building		None			1	1	1
							19	8	6
							14.72%	6.19%	4.65%

Category 3 : Energy									
Code:	Category:	Credit:	Notes on Deviation from Original Pre-assessment	BRE Feedback:	HQM Assessor Response:	Remediation:	Available Credits:	Original Credits Targeted:	Credits Achieved:
Ene 01	Reduction of Energy Use and Carbon Emissions	Reduction of Emissions		None			15	2	13
Ene 02	Energy Monitoring	Sub-Metering	Credit lost - BMS not configured for energy monitoring of all end use categories				2	1	0
Ene 03	External Lighting	External lighting specification	Credit lost - Lux levels below 60 l/cW				1	1	0
Ene 04	Low Carbon Design	Passive design analysis	Credit lost - Required action at Stage 2, prior to Ardmore appointment				1	1	0
		Free Cooling			Credit not targeted		1	0	0
		Low Zero Carbon Feasibility Study			Credit not targeted		1	0	0
Ene 06	Energy Efficient Transportation Systems	Energy consumption		Please provide further evidence to confirm how the transportation demand and usage patterns for the building have been analysed to determine the optimum number and size of newly specified lifts.	A Kleeman lift analysis touches on this but does not give the level of detail required for BREEAM compliance. Whilst this cannot be used as BREEAM evidence, the report clearly confirms that KLEEMANN provides a traffic analysis in order to determine the optimum design of the vertical transportation equipment.	No remedial action is required.	1	1	1
		Energy efficient features		Additionally, it has not been clearly shown that the lifts specified have three energy efficient features.	Ardmore have also provided written confirmation that these lifts do include the 3 energy efficient features.	No remedial action is required.	2	2	2
Ene 8	Energy Efficient Equipment	Reduction of unregulated energy			Credit not targeted		2	0	0
							26	8	16
							17.0%	5.23%	10.47%

Category 4: Transport									
Code:	Category:	Credit:	Notes on Deviation from Original Pre-assessment	BRE Feedback:	HQM Assessor Response:	Remediation:	Available Credits:	Original Credits Targeted:	Credits Achieved:
Tra 1	Public Transport	Public transport accessibility index		None			5	3	3
Tra 2	Proximity to Amenities	Proximity to local amenities		None			1	1	1
Tra 3	Cyclist Facilities	Cycle storage			Credit not targeted		1	0	0
		Cyclist facilities			Credit not targeted		1	0	0
Tra 5	Travel Plan	Travel plan		None			1	1	1
							9	5	5
							6.82%	3.78%	3.79%

Category 5 : Water									
Code:	Category:	Credit:	Notes on Deviation from Original Pre-assessment	BRE Feedback:	HQM Assessor Response:	Remediation:	Available Credits:	Original Credits Targeted:	Credits Achieved:
Wat 1	Water Consumption	Water consumption		None			5	3	3
Wat 2	Water Monitoring	Water monitoring		None			1	1	1
Wat 3	Major Leak Detection and Prevention	Major leak detection		None			1	1	1
		Flow control devices		None			1	1	1
							8	6	6
							6.06%	4.54%	4.55%

Category 6 : Materials									
Code:	Category:	Credit:	Notes on Deviation from Original Pre-assessment	BRE Feedback:	HQM Assessor Response:	Remediation:	Available Credits:	Original Credits Targeted:	Credits Achieved:
Mat 1	Life Cycle Impacts	Life cycle impacts	Credit lost - LCA consultant not appointed in early design stages				6	1	0
Mat 3	Responsible Sourcing	Timber procurement		None			0	0	0
		Sustainable procurement plan		None			1	1	1
		Responsible sourcing of materials		None			3	1	1
Mat 4	Insulation	Insulation index			Credit not targeted		1	0	0
Mat 5	Design for Durability and Resilience	Designing for Durability & Resilience			Credit not targeted		1	0	0
Mat 6	Material Efficiency	Material Efficiency			Credit not targeted		1	0	0
							13	3	2
							14.20%	3.27%	2.18%

Category 7 : Waste									
Code:	Category:	Credit:	Notes on Deviation from Original Pre-assessment	BRE Feedback:	HQM Assessor Response:	Remediation:	Available Credits:	Original Credits Targeted:	Credits Achieved:
Wst 1	Construction Waste Management	Pre-refurbishment audit	Credit lost - No pre-refurbishment audit carried out at Stage 2				1	1	0
		Reuse and direct recycling of materials	Credit lost - Records of refurbishment waste re-used on-site or off-site not available				2	1	0
		Resource efficiency	Credit lost - Final waste figures too high to achieve any credits				3	1	0
		Diversion of resources from landfill		The SWMP final figures include the residential new build as well as the town hall refurbishment. The waste figures reported must be specific to the refurbishment project.	Ardmore are no longer available to split the waste volumes for refurbishment and residential elements however, the total waste diverted from landfill for the entire project meets the requirements for the targeted credits for both the BREEAM and HQM assessments.	No remedial action required.	1	1	1
Wst 3	Operational Waste	Operational waste		Photographs required of a permanent/fixed sign for the waste and recycling store.	These have been installed and photographic evidence provided in Appendix A.	No remedial action required	1	1	1
Wst 5	Adaption to Climate Change	Adaption to Climate Change			Credit not targeted		1	0	0
Wst 6	Functional Adaptability	Functional Adaptability			Credit not targeted		1	0	0
							10	5	2
							7.10%	3.55%	1.42%

Category 8 : Land Use and Ecology

Code:	Category:	Credit:	Notes on Deviation from Original Pre-assessment	BRE Feedback:	HQM Assessor Response:	Remediation:	Available Credits:	Original Credits Targeted:	Credits Achieved:
Le 2	Ecological Value of the site and protection of ecological	Ecological Value of Site		None			1	1	1
Le 4	Enhancing site ecology	Ecologist Report & Recommendations		None			1	1	1
Le 5	Long Term Impact on Biodiversity	Long Term Impact on Biodiversity			Credits not targeted		2	0	0
							4	2	2
							9.09%	4.54%	4.55%

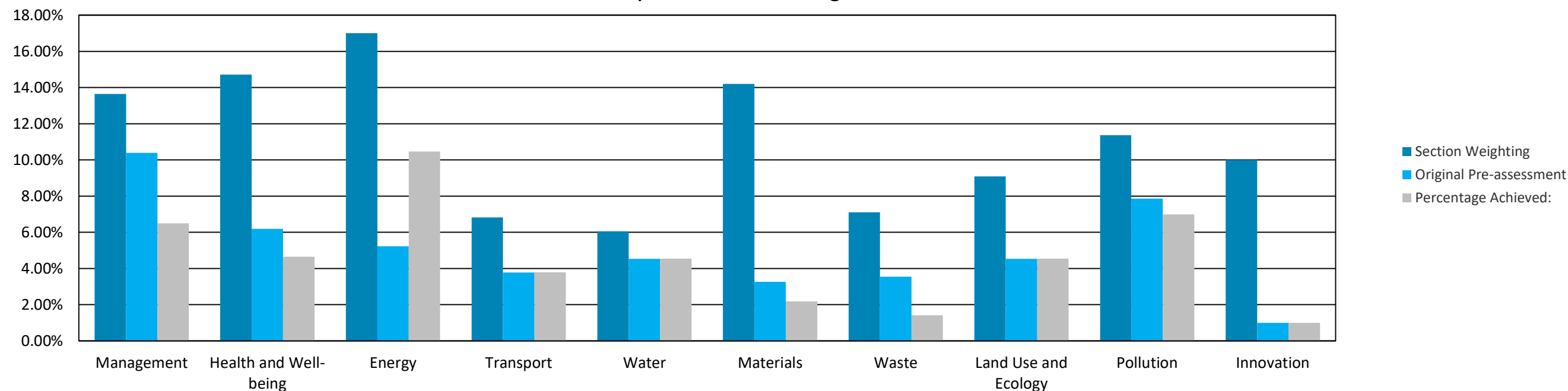
Category 9 : Pollution

Code:	Category:	Credit:	Notes on Deviation from Original Pre-assessment	BRE Feedback:	HQM Assessor Response:	Remediation:	Available Credits:	Original Credits Targeted:	Credits Achieved:
Pol 1	Impact of Refrigerants	Systems with electric compressors			Credit not targeted		0	0	0
		Impact of Refrigerants			Credits not targeted		2	0	0
		Leak detection			Credit not targeted		1	0	0
Pol 2	NOx Emissions	NOx emissions		None			3	3	3
Pol 3	Surface Water Run Off	Flood risk		None			2	2	2
		Surface Water Run Off		None			2	1	1
		Minimising Watercourse Pollution	Credit lost - Not included in the drainage strategy				1	1	0
Pol 4	Reduction of Night Time Light Pollution	Reduction of night time light pollution		None			1	1	1
Pol 5	Noise Attenuation	Noise attenuation		It is not clear from where within the submitted evidence existing of background noise levels at the nearest or most exposed noise-sensitive area to the proposed development and the existing background noise levels can be found.	Pace Consults plant noise results report refers to Sandy Brown's Noise Survey ref 17119- R02-C dated 20th July 2017 which does identify the background noise levels. Their report confirms that plant noise testing has been carried out and meet HQM limits.	No remedial action required.	1	1	1
							13	9	8
							11.36%	7.86%	6.99%

Category 10 : Innovation

Code:	Category:	Credit:	Notes on Deviation from Original Pre-assessment	BRE Feedback:	HQM Assessor Response:	Remediation:	Available Credits:	Original Credits Targeted:	Credits Achieved:
Inn 2 - Man 3	Responsible Construction Practices	Considerate construction		None			1	1	1
							10	1	1
							10%	1%	1%

Summary of Overall Building Performance



Category	Available Credits:	Credits Assumed:	Credits Achieved:	Section Weighting	Original Pre-assessment	Percentage Achieved:
Management	21	16	10	13.64%	10.39%	6.50%
Health and Well-being	19	8	6	14.72%	6.19%	4.65%
Energy	26	8	16	17.01%	5.23%	10.47%
Transport	9	5	5	6.82%	3.78%	3.79%
Water	8	6	6	6.06%	4.54%	4.55%
Materials	13	3	2	14.20%	3.27%	2.18%
Waste	10	5	2	7.10%	3.55%	1.42%
Land Use and Ecology	4	2	2	9.09%	4.54%	4.55%
Pollution	13	9	8	11.36%	7.86%	6.99%
Innovation	10	1	1	10.00%	1.00%	1.00%
Total:	133	63	58		50.35%	46.09%
				BREEAM Rating	Good	Good