

Assessment report: Hornsey Town hall

Stage: Post Construction Stage

Site name: Hornsey Town Hall

Date: 20 April 2020

Assessment ref: BREEAM-0081-6108

Assessment references

Registration number: BREEAM-0081-6108

Date created: 20 April 2020

Assessor Name: Katy Venables

Assessor licence number: KS22

Assessor organisation: Whitecode Consulting Ltd

Architect name: KDS Architects

Developer name: Ardmore Group

Property owner: Far East Consortium

Site details

Site name: Hornsey Town Hall

Address: The Broadway

Town:

County: London

Postcode: N8 9SQ

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).

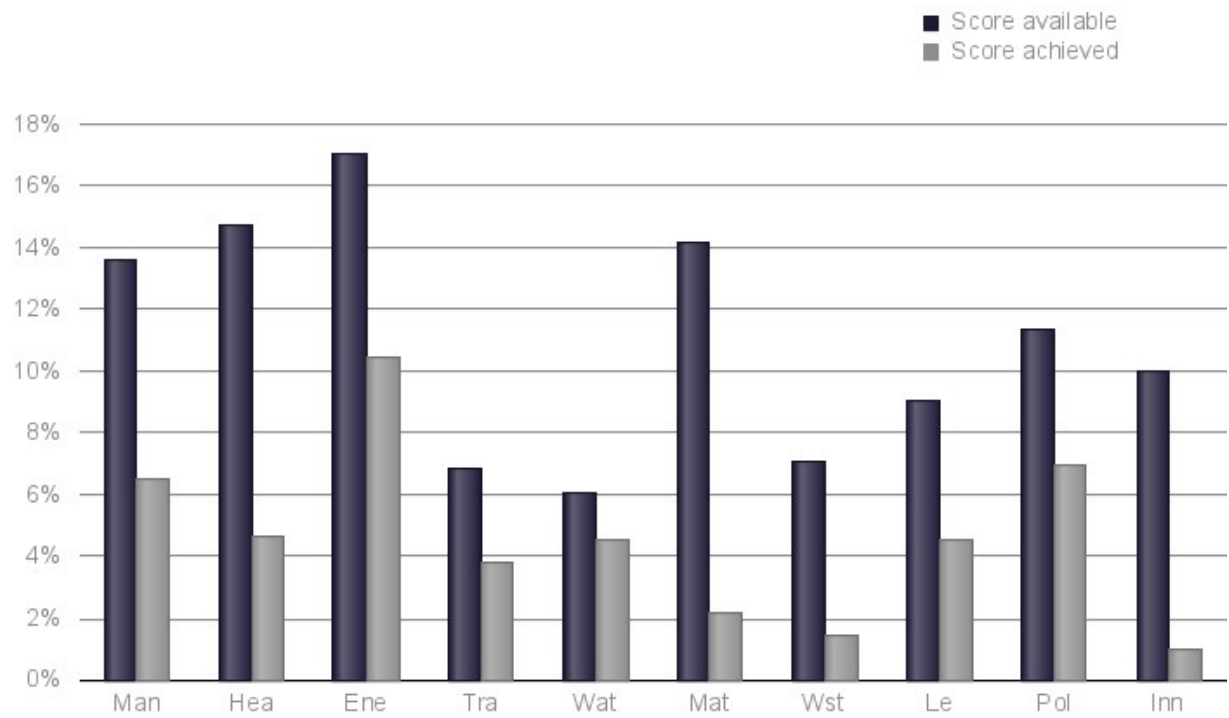
Any other names to appear on the certificate are listed below:

Name	Label
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Category score

	Credits available	Credits achieved	% Credits achieved	Weighting	Category score
Man	21.0	10.0	47.62%	13.64%	6.49%
Hea	19.0	6.0	31.58%	14.72%	4.64%
Ene	26.0	16.0	61.54%	17.01%	10.46%
Tra	9.0	5.0	55.56%	6.82%	3.78%
Wat	8.0	6.0	75.00%	6.06%	4.54%
Mat	13.0	2.0	15.38%	14.20%	2.18%
Wst	10.0	2.0	20.00%	7.10%	1.42%
Le	4.0	2.0	50.00%	9.09%	4.54%
Pol	13.0	8.0	61.54%	11.36%	6.99%
Inn	10.0	1.0	10.00%	10.00%	1.00%
Total	133.0	58.0	43.61%	-	46.08%
Rating	Good		★★☆☆☆		

Performance by category



Issue scores

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

Management (Man)			
Man 01 Project Brief and design	1/4	Man 02 Life cycle cost and service life planning	1/4
Man 04 Commissioning and handover	3/4	Man 05 Aftercare	0/3 X: 0/1
		Man 03 Responsible construction practices	5/6 X: 1/1

Health and Wellbeing (Hea)			
Hea 01 Visual comfort	1/7 X: 0/1	Hea 02 Indoor air quality	0/5 X: 0/2
Hea 04 Thermal comfort	2/3	Hea 05 Acoustic performance	2/3
		Hea 03 Safe containment in laboratories	N/A
		Hea 06 Safety and security	1/1

Energy (Ene)			
Ene 01 Reduction of energy use and carbon emissions	13/15 X: 0/5	Ene 02 Energy monitoring	0/2
Ene 04 Low carbon design	0/3	Ene 05 Energy efficient cold storage	N/A
Ene 07 Energy efficient laboratory systems	N/A	Ene 08 Energy efficient equipment	0/2
		Ene 03 External lighting	0/1
		Ene 06 Energy efficient transportation systems	3/3
		Ene 09 Drying space	N/A

Transport (Tra)			
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Tra 01 Sustainable transport solutions	3/5	Tra 02 Proximity to Amenities	1/1	Tra 03 Cyclist facilities	0/2
Tra 04 Maximum car parking capacity	N/A	Tra 05 Travel plan	1/1		

Water (Wat)

Wat 01 Water consumption	3/5 X: 0/1	Wat 02 Water monitoring	1/1	Wat 03 Water leak detection and prevention	2/2
Wat 04 Water efficient equipment	N/A				

Materials (Mat)

Mat 01 Life cycle impacts	0/6 X: 0/1	Mat 03 Responsible sourcing	2/4 X: 0/1	Mat 04 Insulation	0/1
Mat 05 Designing for durability and resilience	0/1	Mat 06 Material efficiency	0/1		

Waste (Wst)

Wst 01 Construction waste management	1/7 X: 0/1	Wst 02 Recycled aggregates	N/A	Wst 03 Operational waste	1/1
Wst 04 Speculative finishes	N/A	Wst 05 Adaptation to climate change	0/1 X: 0/1	Wst 06 Functional adaptability	0/1

Land use and ecology (Le)

Le 02 Protection of ecological features	1/1	Le 04 Enhancing site ecology	1/1	Le 05 Long term impact on biodiversity	0/2
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Pollution (Pol)

Pol 01

Impact of
refrigerants

0/3

Pol 02

Nox Emissions

3/3

Pol 03

Flood risk
management
and reducing
surface water
run-off

3/5

X: 0/1

Pol 04

Reduction of
Night Time Light
Pollution

1/1

Pol 05

Noise
attenuation

1/1

Innovation (Inn)

Inn 01

Innovation

0/0

X: 0/10

Initial details

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
Is there any potential for a conflict of interest with this Assessment?	Yes
Upload conflict of interest statement	
Warning - an appropriate conflict of interest statement should be uploaded to the assessment	

Stage 2 filtering: Project specific filtering

Technical manual issue number	Issue 1.1
Project type	Major, whole building refurbishment
Client	Developer
Assessment stage	Post Refurbishment
Building type (main description)	Other: Non-residential Institution
Building type (sub-group)	Non-residential Institution - Community centre
Assessment floor area - net internal floor area (NIFA)	4496
Assessment floor area - gross internal floor area (GIFA)	4608
Refurbishment/Fit-out area	4608
New extension assessment area (if applicable within the scope of the assessment)	

Historic building (listed building or building in a conservation area)	Yes, grade 2* listed (England or Wales)
What range does the projects value fall into?	≥ £2 million
Is commercial and/or industrial scale refrigeration or storage specified/present	No
Are building user transportation systems (lifts and/or escalators) specified/present?	Yes, newly specified transportation systems
For industrial buildings, are there office areas?	N/A
Are there systems that significantly contribute towards unregulated energy demands?	Yes
For tenant fit-out projects, are sanitary fittings within scope of the refurbishment or fit-out zone?	Yes
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
Are there new or existing landscaping areas within the refurbishment or fit-out zone and within developer control?	Yes - existing and new, or existing only
Is there any local heating or hot water present or within scope of refurbishment or fit-out works?	Yes
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
Is there any local cooling present or within scope of refurbishment or fit-out works?	Yes
Is any externally mounted plant present or specified?	Yes
Is this a speculative refurbishment?	No
Is external lighting within scope of the refurbishment or fit-out zone?	Yes
Is this a simple building?	No
If undertaking a Part 4 assessment, is there any equipment specified that requires commissioning (see Man04 CN13)	Yes

Is local heating or hot water present or within scope of refurbishment or fit out works for operational areas?	Yes
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Is any new insulation specified?	Yes
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Is Wat01 within the scope of the assessment in accordance with Table 42?	Yes
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Are high grade aggregates to be used in the refurbishment scheme?	No
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Could any issues within the scope of the assessment have an impact on flood management, surface runoff, or the pollution of watercourses?	Yes
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Laboratories

Are there laboratories present and if so what % of total building area do they represent	No laboratories present
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Laboratory containment area	No laboratories present
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Category assessment

Management (Man)

Man 01 Project Brief and design

Assessment criteria

Stakeholder consultation (project delivery)

Stakeholder consultation (third party)

Yes

Sustainability champion (design)

Sustainability champion (monitoring progress)

Credit scoring

Credits scored

1

Credits awarded : 1

Comments :

Criterion 5 Man 01 a Statement of Community Involvement - Public consultations held between March and July 2017 are summarised in this document. It confirms that the following was discussed during the process: 1. Functionality, build quality and impact (including aesthetics). – Page 12 Additional Comments - Key points of focus were the height (35) and design (20) of the residential blocks 2. Provision of appropriate internal and external facilities (for future building occupants and visitors/users). – Page 11 Community Use Agreement and Appendix 9 Feedback Report 3. Management and operational implications. – Page 40 Transport, Parking and Servicing 4. Maintenance resources implications. – Page 37 Vision for Hornsey Town Hall describes the introduction of Community Use and Access Steering Group that will be responsible for the operation of the building and determining a pricing schedule. Page 40 discusses the Community Infrastructure Levy. 5. Impacts on the local community, e.g. local traffic/transport impact. – Page 12 Additional Comments - A final key theme to emerge was on the grounds of parking (13) and traffic (10). 6. Opportunities for shared use of facilities and infrastructure with the community/appropriate stakeholders, if

relevant/appropriate to building type. – Page 11 Community Use Agreement and Appendix 9 Feedback Report 7. Compliance with statutory (national/local) consultation requirements. – Section 1.2 Policy Context 8. Inclusive and accessible design. – Page 44 – Alongside honouring the building’s past, and preserving it’s multiple uses, the project team will be improving disability access which is widely recognised to be inadequate due to the time the building was constructed. 9. Where services are taken from outside of the refurbishment area that affect the suitability of the service, e.g. domestic hot water services and legionella prevention. N/A Criterion 7 Feedback - A Feedback Report detailing the feedback received by the project team at the consultation sessions along with the applicants response was published on the project website and promoted through the local press by means of a press release. (included in the appendix 9) Criterion 6 How it changed the design – provided in appendix 9. Examples include improving disability access, retaining Amnesty International tree, modifications to the massing of Block A, and matching the brick used on the new residential buildings with that used for the town hall.

Evidence linked to Man 01

Document Type	Document Reference	Comments
	Man-01-a-Statement-of-Community-Involvement.pdf	

Man 02 Life cycle cost and service life planning

Assessment criteria

Elemental life cycle cost (LCC)

Component level LCC plan

Capital cost reporting Yes

Capital cost of the project

Credit scoring

Credits scored 1

Credits awarded : 1

Comments :

Criterion 5 Man 02 a Letter from Elliot Bacon at Ardmore dated 14.11.22 - In his letter, Elliot confirms that the predicted capital cost of the town hall refurb is £2,116.37/m2. Man 02 b Letter from Elliot Bacon at Ardmore dated 17.07.24 - In his letter, Elliot confirms that the actual capital cost of the town hall refurb is £2,142.85/m2. He confirms that these costs include Construction, including preparatory works, materials, equipment and labour; Site management; Construction financing; Insurance and taxes during construction and Inspection and testing. Costs relating to land procurement, clearance, design, statutory approvals and post occupancy aftercare is not be included.

Evidence linked to Man 02

Document Type	Document Reference	Comments
	Man-02-a-Letter-from-Elliot-Bacon-at-Ardmore-dated-14.11.22.pdf	
	Man-02-b-Letter-from-Elliot-Bacon-at-Ardmore-dated-17.07.24.pdf	

Man 03 Responsible construction practices

Assessment criteria

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

Transport of construction materials and waste	Yes
Exemplary level criteria - considerate construction	Yes
Key Performance Indicators: Construction site energy use	
Energy consumption (total) - site processes	1942951.17 kWh
Energy consumption (intensity) - site processes	2930.54 kWh/£100k
Distance (total) - materials transport to site	9514395.70 km
Distance (total) - waste transport from site	6900.14 km
Energy consumption (total) - materials transport to site	1411554.74 Litres of fuel
Energy consumption (total) - waste transport from site	2375.71 Litres of fuel
Energy consumption (intensity) - materials transport to site	0.148 Litres/km
Energy consumption (intensity) - waste transport from site	0.34 Litres/km
Key Performance Indicators: Construction site greenhouse gas emissions	
Process greenhouse gas emissions (total) - site processes	402190.89 KgCO ₂ eq
Greenhouse gas emissions (intensity) - site processes	606.62 KgCO ₂ eq/£100k
Greenhouse gas emissions (total) - materials transport to site	3692646.78 KgCO ₂ eq
Greenhouse gas emissions (total) - waste transport from site	6323.08 KgCO ₂ eq
Greenhouse gas emissions (intensity) - materials transport to site	0.39 KgCO ₂ eq/km
Greenhouse gas emissions (intensity) - waste transport from site	0.92 KgCO ₂ eq/km
Key Performance Indicators: Construction site use of freshwater resources	

Use of freshwater resource (total) - site processes	6431 m3
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Use of freshwater resource (intensity) - site processes	9.69 m3/£100k
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Credit scoring

Credits scored	5
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Exemplary credits scored	1
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Credits awarded : 5
Exemplary credits awarded : 1

Comments :

Criterion 1 Man 03 a Purchase Orders - Ardmore have provided a schedule of their purchase order of site timber from Alsford Timber and the date purchased. Man 03 b FSC Certificates - The FSC certificates correspond to the name of the supplier in Ardmore's purchase order schedules and the dates of the certificates cover the dates of purchase.

Criterion 3 Man 03 c Ardmore ISO14001 Certificates - These certificates cover the span of Ardmore's involvement in the refurbishment project. Criterion 4 Man 03 d Water Pollution Prevention v2 - May 2015 - Ardmore have provided their water pollution prevention policies setting out actions to manage and control water properly on site to protect the environment. PPG6 is referenced on page 3. Man 03 k Hornsey Town Hal CEMP - Criteria 9b and 20 Man 03 e CCS Monitors Site Report - This monitors site report confirms that the project achieved a score of 40/50 with a score 8 achieved in each of the 5 sections on the second site visit. Man 03 f CCS Certificate of Excellence - The certificate confirms that the project achieved a level of excellence by scoring at least 8 points in each of the 5 CCS sections. Criterion 10 Man 03 g Email from Mirabell Schmidt at Ardmore - In her email, Mirabell confirms that the person responsible for collating data is Georgi Dinchev, Assistant Logistics Manager. Criteria 11-16 Man 03 h Ardmore Electricity, Gas, Fuel and Water Consumption Records - These records provide the consumption of site energy and water from July 2019 - Dec 2024. The final figures are reported at the end of the document and have been entered in the BREEAM Projects above. Criteria 17-19 Man 03 i Ardmore Materials Transport Records - These records provide company, vehicle type, litres of fuel, distance and kgCO2 for each material delivery vehicle. The final figures are reported at the end of the document and have been entered in the BREEAM Projects

above. Man 03 j Ardmore Waste Transport Records - These records provide company, vehicle type, litres of fuel, distance and kgCO2 for each waste removal vehicle. The final figures are reported at the end of the document and have been entered in the BREEAM Projects above.

Evidence linked to Man 03

Document Type	Document Reference	Comments
	Man-03-b-Purchase-Order-from-Alsford-Timber.pdf	
	Man-03-a-Responsible-Sourcing-Certificates-for-Site-Timber.zip	
	Man-03-c-Ardmore-ISO14001-Certificates.zip	
	Man-03-d-Water-Pollution-Prevention-v2---May-2015.pdf	
	Man-03-f-CCS-Certificate-of-Excellence.pdf	
	Man-03-e-CCS-Monitors-Site-Report-.pdf	
	Man-03-g-Email-from-Mirabell-Schmidt-at-Ardmore.pdf	
	Man-03-h-Ardmore-Electricity--Gas--Fuel-and-Water-Consumption-Records.pdf	
	Man-03-j-Ardmore-Waste-Transport-Records.pdf	
	Man-03-i-Ardmore-Materials-Transport-Records.pdf	

Man 04 Commissioning and handover

Assessment criteria

Commissioning schedule and responsibilities	Yes
Commissioning building services	Yes
Commissioning building fabric	
Handover	Yes
Has a Building User Guide been developed prior to handover?	Yes

Credit scoring

Credits scored	3
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Credits awarded : 3**Comments :**

Criterion 1 Man 04 a Commissioning Schedule - The commissioning schedule provides a list of systems to be commissioned and the time allocated to each system. Criteria 2&3 Man 04 b Letter from Martin Smith at Ardmere dated 13.02.23 - In his letter Martin confirms that all systems will be commissioned in accordance with Building Regulations, CIBSE and BSRIA guidelines. The letter also confirms that Martin Smith is the appointed Commissioning Manager for the project. Martin also confirms that commissioning is included in Ardmere's programme of works and budget. Criterion 4 Man 04 c Hornsey Town Hall Target Construction Programme (Commissioning Section) - This part of the Construction Programme details dates for commissioning each system in each part of the development. Criterion 6a Man 04 d Letter from Bethan Street at Ardmere dated 10.09.24 - In her letter, Bethan confirms that Energy Control Solutions Limited were appointed as the Specialist Commissioning Manager at Hornsey Town Hall. Her letter confirms that Energy Control Solutions were appointed in February 2023 under a Sub-Contractor Order for use with specialist sub-contractors, as appended to this letter. Particular reference should be made to page 11 which states the scope of works and that the sub-contractor shall allow for control system commissioning and documentation. The sub-contractor was appointed to undertake design review and provide advice on the suitability for ease of commissioning, for example introducing additional valves to allow phased handovers. They worked closely with the design consultant Whitecode and the site MEP Managers to achieve this. They provided their input to the construction programme and both design

stage and installation to ensure sufficient time periods were allowed to complete the commissioning. As well as managing the commissioning, performance testing and handover stages alongside Ardmore's MEP Managers and design consultants. Energy Control Solutions were employed to design, supply and install the sitewide BMS system, as a Specialist Commissioning Manager. Which included the commissioning of:

- Air and water systems when all control devices were installed, wired and functioning
- Test results for flow ratings, as well as physical measurements of room temperatures, off-coil temperatures and other key parameters.
- The BMS installation will be running in auto with satisfactory internal conditions prior to handover, as demonstrated by the commissioning records.
- The BMS schematics and graphics will be fully installed with a functioning user interface prior to handover
- Energy Control Solutions alongside Ardmore will fully train the facilities team to operate the system

All the above is included within the Energy Control Solutions order and will be demonstrated through commissioning results and training schedules at handover.

Criterion 9 Man 04 e Hornsey Town Hall Building User Guide - Relevant information can be found in the following sections:

- Overview of the building and its environmental strategy, e.g. energy/water/waste efficiency policy/strategy and how users should engage with/deliver the policy/strategy. – section 3 Building Utility and environmental information, section 4 water management, section 5 materials and waste management
- Building services overview and access to controls, e.g. where to find them, what they control, how to operate effectively and efficiently etc. – section 1.2 building environment
- Pre-arrival information for visitors, e.g. access and security procedures/provisions – page 6 Visitor Information
- Provision of, and access to, shared facilities – page 6 building shared facilities
- Safety and emergency information/instructions – section 2 emergency information
- Building related operational procedures specific to building type/operation, e.g. laboratories – section 1.2 building environment
- Building related incident reporting/feedback arrangements – section 8 reporting provision
- Building related training information/links including information on legionella – section 9 training
- Provision of, and access to, transport facilities, e.g. public transport, cyclist facilities, pedestrian routes etc. – section 6 Transport facilities
- Provision of, and access to, local amenities – section 6 local amenities
- Provide details and copies of risk assessments carried out including a legionella risk assessment – Section 4.1
- Re-fit, refurbishment and maintenance arrangements/considerations – section 7 refit and rearrangement considerations
- Links, references and relevant contact details – sections

for contact details provided in sections 1.4, 2.3, 5.2 and 8.2. Sections provided for links provided in sections 2.3, 3.1 and 6.1

Criterion 10 Man 04 f Letter from Bethan Street at Ardmre dated 25.02.25 - In her letter, Bethan confirms that Ardmore Construction Limited prepared and concluded a training schedule for the building occupiers of the Town Hall in July 2024 as appended documents. This training was aligned with handover of the associated mechanical and electrical services to ensure that the building occupier had the opportunity to learn from the installation team and raise any queries or concerns with the system, in advance of handover. The training covered the following systems: Plant rooms Air systems Lighting control system Emergency lighting Access control Building Management System Fire alarm PAVA (public alarm/ voice alarm) Disabled refuge Disabled room alarms Hotel locking system CCTV IRS aerial system Intruder alarm

The training was completed by the Chef Engineer, Site Engineer, Managing Director, and Assistant Director from the building occupier. Each training sessions included the following:

- An introduction to the project and use of the building.
- A system description of the relevant service and the associated design intent
- A summary of the operation and maintenance manuals and where the find the relevant information, in particular commissioning paperwork and requirements for scheduled seasonal commissioning and post occupancy evaluation of services
- An introduction to the Building User Guide and the other relevant documentation, including the asset register, design data, technical guides, commissioning records and log book.
- Explaining where to find the key contact details, including details for Aftercare
- A full demonstration of the system and key features, including links through to building management systems, controls, interfaces, and valves, to ensure that the building occupier are fully acquainted with the operation of the systems.
- Explain how the systems link together
- Run through the ongoing maintenance requirements, including any maintenance contracts that are already in place through the supply chain.

The training logs were signed and recorded on the attached documents.

Evidence linked to Man 04

Document Type	Document Reference	Comments
	Man-04-c-Hornsey-Town-Hall-Target-Construction-Programme--Commissioning-Section-.pdf	

Document Type	Document Reference	Comments
	Man-04-a-Commissioning-Schedule.pdf	
	Man-04-b-Letter-from-Martin-Smith-at-Ardmore-dated-13.02.23.pdf	
	Man-04-d-Letter-from-Bethan-Street-at-Ardmore-dated-10.09.24.pdf	
	Man-04-e-Hornsey-Town-Hall-Building-User-Guide.pdf	
	Man-04-f-Letter-from-Bethan-Street-at-Ardmpre-dated-25.02.25.pdf	

Man 05 Aftercare

Assessment criteria

Aftercare support

Seasonal commissioning

Post occupancy evaluation

Exemplary level criteria

Credit scoring

Credits scored 0

Exemplary credits scored 0

Credits awarded : 0

Evidence linked to Man 05

No evidence has been linked to this issue yet

Health and Wellbeing (Hea)

Hea 01 Visual comfort

Assessment criteria

Glare control

Daylighting

View out

Internal and external lighting levels, zoning and controls	Yes
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Exemplary level daylighting

Credit scoring

Credits scored	1
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Exemplary credits scored	0
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Credits awarded : 1

Comments :

Criteria 9 - 11 Hea 01 a As Built Internal Lighting Drawings - In the notes on the right hand side of the drawing, it states that all luminaires are LED, therefore there is no requirement for high frequency ballasts. Notes also state that Lighting design strategy provides illuminance levels in accordance with the SSL code for lighting 2012. It also states that for areas where computer screens are regularly used, the lighting complies with CIBSE Lighting Guide 7.2 SECTIONS 2.4, 2.2 and 6.1 to 6.2. Criterion 12 Hea 01 b As Built External Lighting Drawings - Notes of the right hand side of these As Built drawings confirm that the external lighting has been designed in accordance with BS 5489-1:2013 BLIGHTING OF ROADS AND PUBLIC AMENITY AREAS and BS EN 12464-2:2014 LIGHT AND LIGHTING - LIGHTING OF WORK PLACES - PART 2: OUTDOOR WORK PLACES. Notes also confirm that external lighting is controlled by daylight sensors and PIR controls in areas of intermittent pedestrian traffic. Criterion 13 Hea 01 c Letter from Elliot Bacon at Ardmere dated 11.12.24 - In his letter, Elliot confirms that the internal lighting is controlled by Zen Control Lighting DALI control system and zoning is in line

with BREEAM requirements. Screenshots in his letter show the zones which are separately controlled.

Evidence linked to Hea 01

Document Type	Document Reference	Comments
	Hea-01-a-As-Built-Internal-Lighting-Drawings.zip	
	Hea-01-b-As-Built-External-Lighting-Drawings.zip	
	Hea-01-c-Letter-from-Elliot-Bacon-at-Ardmore-dated-11.12.24.pdf	

Hea 02 Indoor air quality

Assessment criteria

Min. sources of air pollution: indoor air quality plan

Ventilation

VOCs (products)

VOCs (post construction)

Adaptability - potential for natural ventilation

Exemplary level VOCs (products)

Key performance indicators: Indoor air quality

Concentration levels of formaldehyde

Total volatile organic compound (TVOC) concentration

Credit scoring

Credits scored 0

Exemplary credits scored 0

Credits awarded : 0

Evidence linked to Hea 02

No evidence has been linked to this issue yet

Hea 03 Safe containment in laboratories

Assessment criteria - N/A

Evidence linked to Hea 03

No evidence has been linked to this issue yet

Hea 04 Thermal comfort

Assessment criteria

Thermal modelling	Yes
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Criterion 4 - Impact of fit-out on thermal comfort	Yes
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Adaptability - for a projected climate change scenario	Yes
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Thermal zoning and control	
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Key Performance Indicators: Thermal comfort

Predicted Mean Vote (PMV)	-0.5 to +0.5
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Predicted Percentage Dissatisfied (PPD)	2.2% to 72%
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Key Performance Indicators: Adaptability

Predicted Mean Vote (PMV)	-0.5 to +0.5
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Predicted Percentage Dissatisfied (PPD)	2.2% to 93.5%
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Credit scoring

Credits scored	2
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Exemplary credits scored	0
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Credits awarded : 2

Comments :

Criteria 1 to 5 Hea 04 a Thermal Comfort Report dated 18.01.23 - This report covers the following information: Thermal modelling has been carried out using software in accordance with CIBSE AM11 - Confirmed in section 3.1 The software used to carry out the simulation at the detailed design stage provides full dynamic thermal analysis - Confirmed in section 3.1 The modelling demonstrates summer and winter operative temperature ranges in occupied spaces are in accordance with the criteria set out in CIBSE Guide A - Confirmed in section 4 The PMV and PPD indices based on the above modelling are reported via the BREEAM assessment scoring and reporting tool - Confirmed in appendices C and D Criteria 6 to 9 Hea 04 a Thermal Comfort Report dated 18.01.23 - This report covers the following information: The thermal modelling demonstrates that the relevant requirements are achieved for a projected climate change environment - Confirmed in section 4 and in appendices E, F, I and J Where criterion 6 is not met, the project team demonstrates how the building has been adapted or designed to be easily adapted in future - N/A The PMV and PPD indices based on the above modelling are reported via the BREEAM assessment scoring and reporting tool - Confirmed in appendices K and L

Evidence linked to Hea 04

Document Type	Document Reference	Comments
	Hea-04-a-Thermal-Comfort-Report-dated-18.01.23.pdf	

Hea 05 Acoustic performance

Assessment criteria

Acoustic performance standards and testing requirements complied with Yes

Credit scoring

Credits scored 2

Credits awarded : 2

Comments :

Criterion 5 Hea 05 a Completion Test Results from Pace Consult - This report provides the test results for sound insulation, reverberation times and indoor ambient noise levels. The report concludes in section 5 that Field measurements have been undertaken to demonstrate compliance with the performance standards of BS8233:2014 and BREEAM Hea 05 at Hornsey Town Hall, The Broadway, London N8 9JJ in the following areas:

- o Airborne sound insulation between spaces
- o Reverberation in study spaces
- o Indoor ambient noise levels

All tests undertaken showed compliance with the requirements of BS8233:2014 and BREEAM Hea 05. Hea 05 a CV for Joan Carles Blanco - The author of the 2 Noise Impact Assessments is Joan Carles Blanco. His CV confirms that he has been practising as an acoustician for Pace Consult since 2010. He is a qualified acoustic consultant and corporate member of the UK Institute of Acoustics.

Evidence linked to Hea 05

Document Type	Document Reference	Comments
	Hea-05-a-Completion-Test-Results-from-Pace-Consult-.pdf	

Hea 06 Safety and security

Assessment criteria

Security of site and building	Yes
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Credit scoring

Credits scored	1
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Credits awarded : 1

Comments :

Criteria 1 and 2 Hea 06 a Meeting Minutes with DOCO dated 25.08.17 and 21.05.18 - In these meeting minutes, Make Architects have noted the security recommendations made by the DOCO with regards to meeting SBD accreditation for the different elements of the development - residential, Town Hall and landscaping. Hea 06 b Email from Lee Warwick DOCO at Met Police dated 11.07.19 - In this email from the DOCO to Ardmores, Lee Warwick from the Met Police sets out the reasons behind his security recommendations

including crime statistics. Hea 06 e DOCO Search for Lee Warwick on securedbydesign.com - This search confirms that Lee Warwick meets the definition of a Suitably Qualified Security Specialist. Criterion 3 Hea 06 c Letter from Elliot Bacon at Ardmore dated 06.03.23 - In his letter, Elliot confirms that Ardmore will be implementing all of the DOCO recommendations Hea 06 d SBD Certificate - The SBD certificate has been awarded to the Town Hall confirming that the DOCO is satisfied that the security recommendations made have been implemented.

Evidence linked to Hea 06

Document Type	Document Reference	Comments
	Hea-06-c-Letter-from-Elliot-Bacon-at-Ardmore-dated-06.03.23.pdf	
	Hea-06-a-Meeting-Minutes-with-DOCO-dated-25.08.17-and-21.05.18.zip	
	Hea-06-b-Email-from-Lee-Warwick-DOCO-at-Met-Police-dated-11.07.19.pdf	
	Hea-06-d-SBD-Certificate.pdf	
	Hea-06-e-DOCO-Search-for-Lee-Warwick-on-securedbydesign.com.pdf	

Energy (Ene)

Ene 01 Reduction of energy use and carbon emissions

Assessment option

Which option is being followed

Option 1:
Whole
building
energy model

Building Score

Country

England

Upload existing building '_epc.inp' file

Upload proposed building '_epc.inp' file

Credits

13.0

Actual (existing) building energy demand (DemEx)

597.09 MJ/m2

Reference building energy demand (DemRef)

272.67 MJ/m2

Actual (proposed) building energy demand (DemProp)

409.81 MJ/m2

Actual (existing) building primary energy consumption (PEEx)

447.18
kWh/m2

Reference building primary energy consumption (PERef)

263.34
kWh/m2

Actual (proposed) building primary energy consumption (PEProp)

173.83
kWh/m2

Actual (existing) building CO2 emissions (BEREx)

88.11
KgCO2/m2

Reference building CO2 emissions (SER)

39.71
KgCO2/m2

Actual (proposed) building CO2 emissions (BERProp)

38.5
kgCO2/m2

Building energy demand individual parameter EPR (Energy
performance Ratio)

0.69

Primary energy consumption individual parameter EPR (Energy performance Ratio)	0.97
--	------

Building CO2 emissions individual parameter EPR (Energy performance Ratio)	0.85
--	------

EPRNDR (Energy Performance Ratio Non Domestic Refurbishment)	0.83
--	------

Historic buildings

Historic buildings study compliant

Exemplary Assessment Criteria

Zero regulated carbon

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?

If the building is defined as 'carbon negative' what is the total (modelled) renewable/carbon neutral energy generated and exported?

Credit scoring

Exemplary credits scored	0
--------------------------	---

Credits awarded : 13

Comments :

Ene 01 a Energy Assessor Search Gov.UK - Ben Talbutt completed the SBEM models and produced the EPC for the Town Hall. A search of the Gov.uk website confirms that he meets the BREEAM definition of an Accredited Energy Assessor.

Evidence linked to Ene 01

Document Type	Document Reference	Comments
	Existing-Arts-centre-and-Council-Areas epc.inp	
	Hornsey-Town-Hall epc-4.inp	
	Ene-01-a-Energy-Assessor-Search-Gov.UK.pdf	

Ene 02 Energy monitoring

Assessment criteria

Sub-metering of major energy consuming systems

Sub-metering of high energy load and tenancy areas

Credit scoring

Exemplary credits scored	0
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Credits scored	0
----------------	---

Credits awarded : 0

Evidence linked to Ene 02

No evidence has been linked to this issue yet

Ene 03 External lighting

Assessment criteria

External lighting specification

Credit scoring

Credits scored	0
----------------	---

Exemplary credits scored	0
--------------------------	---

Credits awarded : 0

Evidence linked to Ene 03

No evidence has been linked to this issue yet

Ene 04 Low carbon design

Assessment criteria

Passive design analysis

Free cooling

Low and zero carbon technologies

No

Total on-site and/or near-site LZO energy generation

Credit scoring

Credits scored

0

Exemplary credits scored

0

Credits awarded : 0

Evidence linked to Ene 04

No evidence has been linked to this issue yet

Ene 05 Energy efficient cold storage

Assessment criteria - N/A

Evidence linked to Ene 05

No evidence has been linked to this issue yet

Ene 06 Energy efficient transportation systems

Assessment criteria

Energy consumption

Yes

Energy efficient features

Yes

Credit scoring

Credits scored

3

Exemplary credits scored

0

Credits awarded : 3

Comments :

Criterion 1 Ene 06 a Kleemann Lift Analysis and Energy Reports - Kleemann have provided a lift analysis and energy report for each specified lift in the Town Hall. Section 3 provides the transportation demand and usage patterns for the building as well as a comparison between Traction and Hydraulic lifts. The table and graph on page 3 of each report confirms that the traction lift is more energy efficient than the hydraulic lift. The report also provides a comparison calculation of lifts with regenerative drives and without.

Criteria 3 and 4 Ene 06 a Kleemann Lift Analysis and Energy Reports - Section 3.2 of these reports confirm that the Kleemann lifts specified will include standby mode, LEDs and VVVF. Ene 06 Assessor Site Inspection Report - Kleeman lifts have been installed which is consistent with design stage proposals. Photographic evidence is provided in the report.

Evidence linked to Ene 06

Document Type	Document Reference	Comments
	Ene-06-a-Kleemann-Lift-Analysis-and-Energy-Reports.zip	
	Ene 06 b Site Inspection Report	

Ene 07 Energy efficient laboratory systems

Assessment criteria - N/A

Evidence linked to Ene 07

No evidence has been linked to this issue yet

Ene 08 Energy efficient equipment

Assessment criteria

Ref A Small power and plug in equipment present?

Ref B Swimming pool present?

Ref C Communal laundry present?

Ref D Data centre present?

Ref E IT-intensive operation areas present?

Ref F Residential areas present?

Ref G Healthcare present?

Ref H Kitchen and catering facilities present?

Ref I Display Lighting present?

Ref J Overhead warm air heaters present?

Significant majority contributors BREEAM compliant

Credit scoring

Credits scored	0
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Exemplary credits scored	0
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Credits awarded : 0

Evidence linked to Ene 08

No evidence has been linked to this issue yet

Ene 09 Drying space

Assessment criteria - N/A

Evidence linked to Ene 09

No evidence has been linked to this issue yet

Transport (Tra)

Tra 01 Sustainable transport solutions

Assessment criteria

Building type category (for purposes of Tra01 assessment	Other building type 2
Public transport accessibility index	10
Ref A building dedicated bus services	
Ref B enhanced cycle storage space provision	
Ref C enhanced cyclist facilities	
Ref D electric vehicle charging points	
Ref E car sharing spaces	
Ref F digital information points	
Ref G onsite facilities to reduce the need to travel	
Ref H improvement actions to enhance Accessibility Index	

Credit scoring

Credits scored	3
Exemplary credits scored	0

Credits awarded : 3

Comments :

Tra 01 Transport for London PTAL Report - This report, obtained from tfl.gov.uk, indicates that the development has an AI of 10.75

Evidence linked to Tra 01

Document Type	Document Reference	Comments
	Tra-01-Transport-for-London-PTAL-Report.pdf	

Tra 02 Proximity to Amenities

Assessment criteria

Close proximity and accessibility to applicable amenities	Yes
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Credit scoring

Credits scored	1
----------------	---

Exemplary credits scored	0
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Credits awarded : 1

Comments :

Criterion 1 Tra 02 Post Construction Amenities Map - This document shows the location of, route and distance to local amenities. As an 'Other Building Type' the Town Hall must be within 500m of 2 amenities including access to cash, a food outlet, a leisure facility or open space. The map shows that the Town Hall is within 91m of a Tesco Express and 110m of a TSB Bank with a cash machine.

Evidence linked to Tra 02

Document Type	Document Reference	Comments
	Tra-02-a-Post-Construction-Amenities-Map.pdf	

Tra 03 Cyclist facilities

Assessment criteria

Building type category (for purpose of Tra03 issue assessment)	Other building type 2
--	-----------------------

Number of compliant cycle storage spaces provided

Showers

Changing facilities

Lockers	
Drying space	
Cyclist facilities compliant	
Cycle storage spaces compliant	
Credit scoring	
Credits scored	0
Exemplary credits scored	0
Credits awarded : 0	
Evidence linked to Tra 03	
No evidence has been linked to this issue yet	

Credit scoring

Credits scored	0
Exemplary credits scored	0

Credits awarded : 0**Evidence linked to Tra 03**

No evidence has been linked to this issue yet

Tra 04 Maximum car parking capacity**Assessment criteria - N/A****Evidence linked to Tra 04**

No evidence has been linked to this issue yet

Tra 05 Travel plan**Assessment criteria**

Travel plan based on site specific travel survey/assessment	Yes
---	-----

Credit scoring

Credits scored	1
Exemplary credits scored	0

Credits awarded : 1**Comments :**

Criteria 1 and 2 Tra 05 a - Transport Assessment by TPHS dated July 2017 - This document covers the following: a. Where relevant, existing travel patterns and opinions of existing building or site users towards cycling and walking so that constraints and opportunities can be identified. – Section 2.2.11 page 6 b. Travel patterns and transport impact of future building users. – Section 6 page 41 c. Current local environment for walkers and cyclists (accounting for visitors who may be accompanied by young children). – Section 2.2 page 5 and 2.3 page 6 d. Disabled access (accounting for varying levels of disability and visual impairment). – Section 2.2.5 – 2.2.7 Page 5 e. Public transport links serving the site. – Section 2.4 page 8 f. Current facilities for cyclists. – Section 2.3.8 page 7

Criteria 3 and 4 Tra 05 b Travel Plan - A Travel Plan has been prepared by TPHS which sets out the following measures to encourage a shift away from journeys made by car: - A shuttle service offer to those travelling to and from events drop-off between the site and a nearby station - A 'Welcome' letter provided to new staff within which there will be advice as to how to access the site by public transport and also the 'cycle to work' programme - Each staff communal area will have attached to it a notice board, which will be used to further promote the travel plan, with the corresponding measures and initiatives, and the range of travel access opportunities, in addition to the separate promotional events. - Cycle parking provision - Two additional car club spaces

Tra 05 c Letter from Elliot Bacon at Ardmore dated 16.10.24 - In his letter, Elliot confirms that the Travel Plan will be handed to the incoming tenants at handover.

Evidence linked to Tra 05

Document Type	Document Reference	Comments
	Tra-05-b-Travel-Plan-by-TPHS-dated-July-2017.pdf	
	Tra-05-a-Transport-Statement-by-TPHS-dated-July-2017.pdf	
	Tra-05-c-Letter-from-Elliot-Bacon-at-Ardmore-dated-16.10.24.pdf	

Water (Wat)

Wat 01 Water consumption

Standard approach data

Water consumption

Water demand met via greywater/rainwater sources

Total net water consumption

Improvement on baseline performance

Key performance indicator

Total net water consumption

Default building occupancy

Alternative approach data

Overall level achieved Level 3

Percentage of demand met from grey or rainwater 0 %

Credit scoring

Credits scored 3

Exemplary credits scored 0

Credits awarded : 3

Comments :

Wat 01 a Letter from Bethan Street at Ardmore dated 03.10.24 - In this letter, Bethan confirms that flow testing has been carried out and confirms the flow rates achieved. The only fittings applicable to the Town Hall are toilets and wash hand basin taps. Wat 01 b Calculator Tool - The figures provided in Bethan's letter have been used to complete the calculator tool which indicates that 3 credits can be achieved. Wat 01 c Sanitaryware Specifications - Ardmore have provided the specification for the installed WC's and wash hand basin taps. Wat 01 d Assessor Site Visit Report - Only wash hand basin taps and WC's have been installed in the Town Hall. These appear consistent with the datasheets

provided by Ardmore. It is understood that flow rate testing will be carried out.

Photographic evidence of installed fittings is provided in the report.

Evidence linked to Wat 01

Document Type	Document Reference	Comments
	Wat-01-a-Letter-from-Bethan-Street-at-Ardmore-dated-03.10.24.pdf	
	Wat-01-b-Calculator-Tool.xls	
	Wat 01 c Sanitaryware Datasheets	
	Wat 01 d Site Inspection Report	

Wat 02 Water monitoring

Assessment criteria

Water meter on the mains water supply to the building(s)	Yes
Metering/monitoring equipment on supply to plant/building areas	Yes
Pulsed output or other open protocol communication output	Yes
Existing BMS connection	Yes

Credit scoring

Credits scored	1
Exemplary credits scored	0

Credits awarded : 1

Comments :

Wat 02 a As Built Internal Water Schematic - This drawing shows the location of a water meter on the incoming mains to the building. It states in the notes on the right hand side, that the water meter has a pulsed output. Wat 02 b Site Inspection Report - Aquamotion water meters have been installed in the building. Photographic evidence is provided in the

report. Wat 02 c Aquamotion Datasheet - This datasheet, consistent with the model seen installed in the Town Hall, confirms that the water meter has a pulsed output.

Evidence linked to Wat 02

Document Type	Document Reference	Comments
	Wat 02 a As Built Internal Water Schematic	
	Wat 02 c Aquamotion Water Meter Datasheet	
	Wat 02 b Site Inspection Report	

Wat 03 Water leak detection and prevention

Assessment criteria

Leak detection on building's mains water supply	Yes
Flow control device to each sanitary area/facility	Yes

Credit scoring

Credits scored	2
Exemplary credits scored	0

Credits awarded : 2

Comments :

Criterion 1 Wat 03 a As Built Water Schematic - Shows the location of the installed leak detection system on the incoming mains to the town hall. Notes on the right hand side confirms Aqualeak WG1 - Water leak detection system to comply with BREEAM WAT02 and WAT03. Wat 03 b Aqualeak WG Datasheet - This datasheet confirms that this device the requirement of a compliant leak detection system Wat 03 c Assessor Site Inspection Report - A WG1 Aqualeak leak detection system has been installed. Photographic evidence is provided in the report. Criterion 2 Wat 03 a As Built Water Schematic - Shows the location of the installed flow control devices to the WC areas within the town hall. Notes on the right hand side confirms PIR controlled solenoid valve to open when

movement in the room is detected. To close after 15 minutes to shut off water supply to each zone if no movement is detected.

Evidence linked to Wat 03

Document Type	Document Reference	Comments
	Wat-03-b-Aqualeak-Datasheet.pdf	
	Wat 03 a As Built Internal Water Schematic	
	Wat 03 c Site Inspection Report	

Wat 04 Water efficient equipment

Assessment criteria - N/A

Evidence linked to Wat 04

No evidence has been linked to this issue yet

Materials (Mat)

Mat 01 Life cycle impacts

Assessment criteria

Exemplary level compliant

Options

Credit scoring

Exemplary credits scored 0

Credits awarded : 0

Evidence linked to Mat 01

No evidence has been linked to this issue yet

Mat 03 Responsible sourcing

Assessment criteria

All timber and timber based products are 'Legally harvested and traded timber' Yes

Is there a documented sustainable procurement plan Yes

Have at least three material types been responsibly sourced (criterion 1) Yes

% of available RSM points achieved

Credit scoring

Credits scored 2

Exemplary credits scored 0

Credits awarded : 2

Comments :

Criterion 1 Mat 03 a Purchase Orders - Ardmore have provided schedules of their

purchase orders confirming the name of the supplier for each product and the date purchased. Mat 03 b FSC Certificates - The FSC certificates correspond to the name of the suppliers in Ardmore's purchase order schedules and the dates of the certificates correspond with the dates of purchase. Criterion 2 Mat 03 c Ardmore Sustainable Procurement Policy - Ardmore's Sustainable Procurement Plan covers the following: - Risks and opportunities are identified against a broad range of social, environmental and economic issues in section 4 - Ethical Sourcing and Section 5 - Equality, Diversity and Inclusion. Additionally, section 1 - Introduction on page 4 confirms: This document sets out the Ardmore approach to sustainable procurement and acts as guidance for internal buyers and specifiers and for current and prospective suppliers and subcontractors. This document should be read in conjunction with: - BS ISO 20400:2017 – Sustainable procurement - BS 8902:2009 – Responsible sourcing sector certification schemes for construction products, specification - Aims, objectives and targets to guide sustainable procurement activities - Section 2 sets out Ardmore's sustainability objectives and targets. Section 6 - Environmental and Green Sourcing - this section sets out requirements for all contractors and sub-contractors to follow regarding procurement in the following categories - Environmental management; Low carbon; Energy; Transport; Healthy materials; Restricted substances and materials; Heavy metals and brominated fire retardants; Use of secondary materials; Reducing waste; Packaging; Waste transfer; Waste electrical and electronic equipment; and Water - The strategic assessment of sustainably sourced materials available locally and nationally - Section 5 - ensure local suppliers and subcontractors are used where appropriate - Procedures are in place to check and verify that the sustainable procurement plan is being implemented in section 11 - Process. Each project will be reviewed bi-annually by Head Office to ensure that they are adhering to the policy as part of the project review audit. Criterion 3 Mat 03 d Ardmore Responsible Sourcing Schedule - This document sets out the products and manufacturers for each building element. Mat 03 e Responsible Sourcing Certificates - This folder contains the FSC certificate for The Solid Wood Flooring Company timber floors, BES6001 certificate for Marshalls concrete paving and ISO14001 certificate for Isiklar bricks.

Evidence linked to Mat 03

Document Type	Document Reference	Comments
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Mat-03-c-Ardmore-Sustainable-Procurement-Policy.pdf

Mat-03-a-Purchase-Orders.zip

Mat-03-b-FSC-Certificates.zip

Mat-03-d-Ardmore-Responsible-Sourcing-Schedule.pdf

Mat-03-e-Responsible-Sourcing-Certificates.zip

Mat 04 Insulation

Assessment criteria

Embodied impact - insulation index

Credit scoring

Credits scored 0

Exemplary credits scored 0

Credits awarded : 0

Evidence linked to Mat 04

No evidence has been linked to this issue yet

Mat 05 Designing for durability and resilience

Assessment criteria

Protecting vulnerable parts of the building from damage

Protecting exposed parts of the building from material degradation

Credit scoring

Credits scored	0
----------------	---

Exemplary credits scored	0
--------------------------	---

Credits awarded : 0

Evidence linked to Mat 05

No evidence has been linked to this issue yet

Mat 06 Material efficiency

Assessment criteria

Material optimisation measures investigated and implemented at relevant stages

Credit scoring

Credits scored	0
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Exemplary credits scored	0
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Credits awarded : 0

Evidence linked to Mat 06

No evidence has been linked to this issue yet

Waste (Wst)

Wst 01 Construction waste management

Assessment criteria

Pre-refurbishment audit	No
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Resource management plan	Yes
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% of points achieved for direct re-used or recycled (table 64)

Key performance indicator - construction waste

Measure/units for the data being reported	Tonnes
---	--------

Non-hazardous construction waste (excluding strip-out/demolition/excavation)	4638.7
--	--------

Exemplary level compliant - Resource efficiency and diversion of waste from landfill

Non-hazardous non-demolition construction waste diverted from landfill	97.6 %
--	--------

Total non-hazardous demolition waste generated

Non-hazardous demolition waste diverted from landfill

Material for reuse

Material for recycling	86.7
------------------------	------

Material for energy recovery	17
------------------------------	----

Hazardous waste to disposal

Credit scoring

Credits scored	1
----------------	---

Exemplary credits scored	0
--------------------------	---

Credits awarded : 1

Comments :

Criterion 7 Wst 01 a Ardmore Completed SWMP - The final figures of waste diverted from

landfill are provided in the Waste Data table on page 10. This confirms that 97.6% of waste was diverted from landfill.

Evidence linked to Wst 01

Document Type	Document Reference	Comments
	Wst-01-a-Ardmore-Completed-SWMP.pdf	

Wst 02 Recycled aggregates

Assessment criteria - N/A

Evidence linked to Wst 02

No evidence has been linked to this issue yet

Wst 03 Operational waste

Assessment criteria

Segregation and storage of operational recyclable waste volumes	Yes
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Static waste compactor(s) or baler(s)	N/A
---------------------------------------	-----

Vessel(s) for composting suitable organic waste	N/A
---	-----

Credit scoring

Credits scored	1
----------------	---

Exemplary credits scored	0
--------------------------	---

Credits awarded : 1

Comments :

Wst 03 a As Built Refuse Plan by KDS Architects - This drawing shows the location of the bin store for the Town Hall/Hotel and the types and volumes of the bins provided. The drawing also indicates the access routes for the waste collection company. Wst 03 b As Built Electrical Floor Plan - This drawings shows the lighting provided tot he bin store is

controlled by PIR. Wst 03 c Assessor Site Visit Report - A Bin store has been provided for the Town Hall and Hotel which is consistent with the design intent. The bins themselves are labelled with the material that can be deposited in it (food, mixed recyclables, general waste) as well as the main door to the bin store having signage. A tap for washdown is also provided.

Evidence linked to Wst 03

Document Type	Document Reference	Comments
	Wst-03-a-As-Built-Refuse-Plan-by-KDS-Architects.pdf	
	Wst 03 b As Built Electrical Floor Plan	
	Wst 03 c Site Inspection Report	

Wst 04 Speculative finishes

Assessment criteria - N/A

Evidence linked to Wst 04

No evidence has been linked to this issue yet

Wst 05 Adaptation to climate change

Assessment criteria

Adaptation to climate change - structural and fabric resilience

Exemplary level - responding to adaptation to climate change

Credit scoring

Credits scored	0
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Exemplary credits scored	0
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Credits awarded : 0

Evidence linked to Wst 05

No evidence has been linked to this issue yet

Wst 06 Functional adaptability

Assessment criteria

Functional adaptability

Credit scoring

Credits scored	0
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Exemplary credits scored	0
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Credits awarded : 0

Evidence linked to Wst 06

No evidence has been linked to this issue yet

Land use and ecology (Le)

Le 02 Protection of ecological features

Assessment criteria

Protection of ecological features	Yes
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Credit scoring

Credits scored	1
----------------	---

Credits awarded : 1

Comments :

Criterion 1 Le 02 a Preliminary Ecological Appraisal by Phlorum dated June 2017 - Phlorum carried out a PEA to identify the major habitats present; to identify the potential for any legally protected species to be present; and to recommend any additional ecological surveys. The report confirms in section 4.5 that this report has been compiled in accordance with current guidelines (British Standard 42020:2013 Biodiversity. Code of Practice for Planning and Development, 2013 and CIEEM, 2013 & 2016). The report also provides recommendations for protecting features of ecological value which include:

Section 5.13 - The on-site scattered trees and scrub provide suitable nesting habitat for a range of bird species. All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended). Section 5.14 In order to avoid any potential impact on breeding birds, the clearance of any trees or scrub should be undertaken outside the main bird nesting season. Section 5.16 All reptiles are protected under the Wildlife and Countryside Act 1981 (as amended). Section 5.18 Bats receive protection under The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2010 (as amended). Due to the presence of potential bat roosting features within a mature ash in the western extent of the site, it is recommended that if the tree is to be felled then a climbed inspection is carried out prior to felling to examine the potential features. Section 5.12 All retained trees, including all adjacent off-site trees should be protected in accordance with British Standards (BS 2012) 5837:2012 Trees in Relation to Design, Demolition and Construction. Le 02 b Letter from Elliot Bacon at Ardmore - In his

letter, Elliot confirms that as the developer for the project, Ardmore confirm that we will be implementing all of the recommendations listed in section 5.13 to 5.34 in the Phlorum's Preliminary Ecological Appraisal dated June 2017. Le 02 c Phlorum Reptile Survey dated July 2017 - In section 4.1, this report confirms that As no reptiles were encountered during the course of the surveys, this species group is not considered to pose a constraint to the works and no further assessment or mitigation is required. Le 02 d Phlorum Post Construction Report dated 24.02.25 - In this report, Phlorum confirm that the external lighting has been designed to be sympathetic to bats in accordance with their recommendations, and retained trees have been protected. Their report concludes that all works were carried out in line with the recommendations within the ecology reports.

Evidence linked to Le 02

Document Type	Document Reference	Comments
	Le-02-b-Letter-from-Elliot-Bacon-at-Ardmore.pdf	
	Le-02-d-Phlorum-Post-Construction-Report-dated-24.02.25.pdf	
	Le-02-c-Phlorum-Reptile-Survey-dated-July-2017.pdf	
	Le-02-a-Preliminary-Ecological-Appraisal-by-Phlorum-dated-June-2017.pdf	

Le 04 Enhancing site ecology

Assessment criteria

Suitably qualified ecologist appointment (SQE)	Yes
Ecologist's report and recommendations	Yes

Credit scoring

Credits scored	1
----------------	---

Credits awarded : 1

Comments :

Criteria 1-3 Le 04 a - Guidance for relating an ecology survey to the Home Quality Mark - This form has been completed by Richard Schofield at Phlorum and confirms that he meets the definition of a Suitably Qualified Ecologist. Le 04 b - Preliminary Ecological Appraisal by Phlorum dated June 2017 - Recommendations for mitigation and enhancement are provided in sections 5.14-5.29 of this report. Whilst these have not been divided into high priority or desirable groups, Ardmore have committed to implementing all recommendations. Recommendations include: • External lighting as part of any future development at the site should be carefully devised to take account of bats in the wider surrounds and it is recommended that a sympathetic lighting strategy should be incorporated into the design proposals to allow bats to use linear features for commuting post development. • All retained trees, including all adjacent off-site trees should be protected in accordance with British Standards (BS 2012) 5837:2012 Trees in Relation to Design, Demolition and Construction. The root protection areas of any retained trees must be left free from excavation and disturbance and protected during any proposed works. • Due to the presence of Japanese Knotweed, a Schedule 9 non-native invasive species within the site, it is recommended that a Japanese Knotweed Management Plan (JKMP) is produced to guide the development process and control the spread of this invasive species in accordance with current legislation. • Additional bird nesting and bat roosting provision could be incorporated into new design proposals. These could either be installed on trees or incorporated into the design of the new buildings. Le 04 c.- Letter from Elliot Bacon at Ardmore - In his letter, Elliot confirms that Ardmore will be implementing all of the recommendations made by Phlorum in their Preliminary Ecological Appraisal sections 5.14-5.29. Le 04 d - Post Construction Letter from Robert Anthony at Phlorum - Phlorum have carried out a Post Construction review of the development on 18th November 2024. This letter confirms that all works were carried out in line with the recommendations within the ecology reports. Photographic evidence is provided in their letter.

Evidence linked to Le 04

Document Type	Document Reference	Comments
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Le-04-a---Guidance-for-relating-an-ecology-survey-to-the-Home-Quality-Mark.pdf

Le-04-c-Letter-from-Elliot-Bacon-at-Ardmore.pdf

Le-04-d-Phlorum-Post-Construction-Report-dated-24.02.25.pdf

Le-04-b-Preliminary-Ecological-Appraisal-by-Phlorum-dated-June-2017.pdf

Le 05 Long term impact on biodiversity

Assessment criteria

Suitably qualified ecologist appointment (SQE)

Landscape and habitat management plan

Number of applicable measures

Number of applicable measures implemented

Credit scoring

Credits scored 0

Credits awarded : 0

Evidence linked to Le 05

No evidence has been linked to this issue yet

Pollution (Pol)

Pol 01 Impact of refrigerants

Assessment criteria

Does the building require the use of refrigerants within its installed plant/systems?

BS EN 378:2008 and IoR Ammonia Refrigeration System CoP (where applicable)?

Global Warming Potential of the specified refrigerant(s) 10 or less?

Total Direct Effect Life Cycle CO₂eq. Emissions from the system

Cooling/Heating capacity of the system

BREEAM compliant refrigerant leak detection and containment

Credit scoring

Credits scored	0
----------------	---

Exemplary credits scored	0
--------------------------	---

Credits awarded : 0

Evidence linked to Pol 01

No evidence has been linked to this issue yet

Pol 02 Nox Emissions

Assessment criteria

Nox emission level - space heating	21.4 mg/kWh
------------------------------------	-------------

Nox emission level - cooling	
------------------------------	--

Nox emission level - water heating	21.4 mg/kWh
------------------------------------	-------------

Does this building meet BREEAMs compliance note relating to the definition of a highly insulated building?	No
--	----

Energy consumption: heating and hot water	566.78 kWh/m2/yr
---	---------------------

Credit scoring

Credits scored	3
----------------	---

Exemplary credits scored	0
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Credits awarded : 3

Comments :

Criterion 1 Pol 02 a As Built Energy Centre Schematic - The equipment schedule n the right hand side of this drawing confirms that a Rehema CHP and Hoval gas boiler have been installed to meet the heating and hot water demand for the Town Hall. Pol 02 b Datasheets - The datasheets for the Rehema CHP and Hoval Ultragas gas boiler confirm the NOx emissions to be 40mg/kWh and 21 mg/Kwh respectively. Pol 03 c Average NOx calculations - Calculations indicate that the average NOx from the CHP and gas boiler is 21.4 mg/kWh. Pol 03 d Assessor Site Inspection Report - Rehema CHP engine and a Hoval Ultragas gas boiler have been installed in the energy centre. Photographic evidence is provided in the report

Evidence linked to Pol 02

Document Type	Document Reference	Comments
	Pol-02-a-As-Built-Energy-Centre-Schematic.pdf	
	Pol-02-b-Datasheets.zip	
	Pol-03-c-Average-NOx-calculations.pdf	
	Pol 02 d Site Inspection Report	

Pol 03 Flood risk management and reducing surface water run-off

Assessment criteria

Annual probability of flooding	Low
--------------------------------	-----

Avoidance of flooding		
Flood resilience of resistance strategy	N/A	
Neutral impact on surface water	Yes	
Reducing run-off		
Minimising watercourse pollution		
Exemplary level compliant		
Credit scoring		
Credits scored	3	
Exemplary credits scored	0	
Credits awarded : 3		
Comments :		
Criterion 1 Pol 03 a Flood Risk Assessment and Drainage Strategy - The report confirms in section 4.1.1 that the site is located in Flood Zone 1. Section 4.1.2 confirms a low risk of flooding from sea. Section 4.1.3 confirms a low risk of overland pluvial flooding; Section 4.1.4 confirms a low risk of flooding from ground water; Section 4.1.5 confirms a low risk of flooding from sewers; and Section 4.1.6 confirms a low risk of flooding from reservoirs/canals and other artificial structures. Criterion 7 Pol 03 a Flood Risk Assessment and Drainage Strategy - This report confirms in Table 2.1 on page 9 that the impermeable area of the existing site is 11300m2. In Table 2.2 of page 10, the report confirms that the impermeable area of the site has reduced to 10014m2. Pol 03 b Letter from Elliot Bacon at Ardmore dated 16.10.24 - In his letter Elliot confirms that the drainage has been installed in accordance with design proposals and the findings in the Flood Risk Assessment remain unchanged.		
Evidence linked to Pol 03		
Document Type	Document Reference	Comments
	Pol-03-a-Flood-Risk-Assessment-and-Drainage-Strategy.pdf	
	Pol-03-b-Letter-from-Elliot-Bacon-at-Ardmore-dated-16.10.24.pdf	

Pol 04 Reduction of Night Time Light Pollution

Assessment criteria

External lighting specification	Yes
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Credit scoring

Credits scored	1
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Exemplary credits scored	0
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Credits awarded : 1

Evidence linked to Pol 04

No evidence has been linked to this issue yet

Pol 05 Noise attenuation

Assessment criteria

Noise-sensitive areas/buildings within 800m radius of the development	Yes
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Noise impact assessment and, if applicable, noise attenuation measures	Yes
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Credit scoring

Credits scored	1
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Exemplary credits scored	0
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Credits awarded : 1

Comments :

Criteria 2-5 Pol 05 a Pace Consult Noise Impact Assessment dated 07.08.19 - In 2019 Pace Consult carried out a preliminary plant noise assessment which identified background noise levels around the site and predicted plant noise. The report confirms on page 2 in the summary that the report has been prepared in accordance with national

acoustic guidelines and BS such as BS4142:2014 Methods for rating and assessing industrial and commercial units and BREEAM Pol 05 methodology. The table on page 15 shows that the plant noise is expected to be below the background noise levels and concludes on page 13 that the BREEAM POL05 assessment shows that the noise emission from the proposed plant units is expected to be below the measured background, and therefore the available credit should be awarded. Pol 05 b Pace Consult Noise Impact Assessment dated 31.03.23 - Pace Consult have provided an updated report in 2023 and confirms on page 12 that as the calculated levels are below the lowest measured background at the nearest noise sensitive receptors during day and night time, the available credit should be awarded. Pol 05 c CV for Joan Carles Blanco - The author of the 2 Noise Impact Assessments is Joan Carles Blanco. His CV confirms that he has been practising as an acoustician for Pace Consult since 2010. He is a qualified acoustic consultant and corporate member of the UK Institute of Acoustics.

Evidence linked to Pol 05

Document Type	Document Reference	Comments
	Pol-05-c-CV-for-Joan-Carles-Blanco.pdf	
	Pol-05-a-Pace-Consult-Noise-Impact-Assessment-dated-07.08.19.pdf	
	Pol-05-b-Pace-Consult-Noise-Impact-Assessment-dated-31.03.23.pdf	

Innovation (Inn)

Inn 01 Innovation	
Assessment criteria	
Number of 'approved' innovation credits achieved?	0
Credit scoring	
Credits scored	0
Exemplary credits scored	0
Credits awarded : 0	
Evidence linked to Inn 01	
No evidence has been linked to this issue yet	