

Katy Venables

Whitecode
26-27 The Hill Northfleet,
Northfleet,
Gravesend.
DA11 9EU

3rd October 2024

RE: Hornsey Town Hall – Cover Letter for BREEAM Water 01 Water Consumption

Dear Katy,

This letter is to confirm that Ardmore Construction Limited achieved the flow rate requirements at Hornsey Town Hall and Hotel as per the results table below. These results were obtained on site by our Senior Mechanical and Electrical Manager, Mark Bevan on 18/09/24.

Areas checked	Room Number	Kitchen tap flow rate l/m	Bedroom wash hand basin l/m	Bedroom shower / bath l/m	Toilet flush - 4 litre
Hotel room number	LG37	6l/m	4l/m	6l/m	Yes
Hotel room number	LG34	6l/m	4l/m	6l/m	Yes
Hotel room number	LG23	6l/m	4l/m	6l/m	Yes
Hotel room number	LG26	6l/m	4l/m	6l/m	Yes
Hotel room number	LG25	6l/m	4l/m	6l/m	Yes
Hotel room number	LG22c	6l/m	4l/m	6l/m	Yes
Hotel room number	LG22B	6l/m	4l/m	6l/m	Yes
Hotel room number	LG22a	6l/m	4l/m	6l/m	Yes
Hotel room number	LG22	6l/m	4l/m	6l/m	Yes
Hotel room number	LG10A	6l/m	4l/m	6l/m	Yes
Hotel room number	LG14	6l/m	4l/m	6l/m	Yes
Hotel room number	LG17	6l/m	4l/m	6l/m	Yes
Hotel room number	LG15	6l/m	4l/m	6l/m	Yes
Hotel room number	LG10	6l/m	4l/m	6l/m	Yes
Hotel room number	LG19	6l/m	4l/m	6l/m	Yes
Hotel room number	LG45E	6l/m	4l/m	6l/m	Yes
Hotel room number	G3	6l/m	4l/m	6l/m	Yes
Hotel room number	G6	6l/m	4l/m	6l/m	Yes
Hotel room number	G8	6l/m	4l/m	6l/m	Yes
Hotel room number	G9	6l/m	4l/m	6l/m	Yes

Areas checked	Room Number	Kitchen tap flow rate l/m	Bedroom wash hand basin l/m	Bedroom shower / bath l/m	Toilet flush - 4 litre
Hotel room number	G21A	6l/m	4l/m	6l/m	Yes
Hotel room number	G19	6l/m	4l/m	6l/m	Yes
Hotel room number	G21	6l/m	4l/m	6l/m	Yes
Hotel room number	G19A	6l/m	4l/m	6l/m	Yes
Hotel room number	G23	6l/m	4l/m	6l/m	Yes
Hotel room number	G19B	6l/m	4l/m	6l/m	Yes
Hotel room number	G25	6l/m	4l/m	6l/m	Yes
Hotel room number	G15	6l/m	4l/m	6l/m	Yes
Hotel room number	G12A	6l/m	4l/m	6l/m	Yes
Hotel room number	G14	6l/m	4l/m	6l/m	Yes
Hotel room number	G12	6l/m	4l/m	6l/m	Yes
Hotel room number	G13	6l/m	4l/m	6l/m	Yes
Hotel room number	F5	6l/m	4l/m	6l/m	Yes
Hotel room number	F6	6l/m	4l/m	6l/m	Yes
Hotel room number	F9	6l/m	4l/m	6l/m	Yes
Hotel room number	F9A	6l/m	4l/m	6l/m	Yes
Hotel room number	F21A	6l/m	4l/m	6l/m	Yes
Hotel room number	F21	6l/m	4l/m	6l/m	Yes
Hotel room number	F21B	6l/m	4l/m	6l/m	Yes
Hotel room number	F20	6l/m	4l/m	6l/m	Yes
Hotel room number	F25	6l/m	4l/m	6l/m	Yes
Hotel room number	F18	6l/m	4l/m	6l/m	Yes
Hotel room number	F27	6l/m	4l/m	6l/m	Yes
Hotel room number	F15	6l/m	4l/m	6l/m	Yes
Hotel room number	F13A	6l/m	4l/m	6l/m	Yes
Hotel room number	F14A	6l/m	4l/m	6l/m	Yes
Hotel room number	F13	6l/m	4l/m	6l/m	Yes
Hotel room number	F14	6l/m	4l/m	6l/m	Yes
Hotel room number	S26	6l/m	4l/m	6l/m	Yes
Hotel room number	S24	6l/m	4l/m	6l/m	Yes
Hotel room number	S27	6l/m	4l/m	6l/m	Yes
Hotel room number	S29	6l/m	4l/m	6l/m	Yes
Hotel room number	S5	6l/m	4l/m	6l/m	Yes
Hotel room number	S5A	6l/m	4l/m	6l/m	Yes
Hotel room number	S6	6l/m	4l/m	6l/m	Yes
Hotel room number	S8	6l/m	4l/m	6l/m	Yes
Hotel room number	S21	6l/m	4l/m	6l/m	Yes
Hotel room number	S22	6l/m	4l/m	6l/m	Yes
Hotel room number	S20	6l/m	4l/m	6l/m	Yes
Hotel room number	S23	6l/m	4l/m	6l/m	Yes
Hotel room number	S13	6l/m	4l/m	6l/m	Yes
Hotel room number	S12	6l/m	4l/m	6l/m	Yes
Hotel room number	S15	6l/m	4l/m	6l/m	Yes
Hotel room number	S10	6l/m	4l/m	6l/m	Yes
Hotel room number	S19	6l/m	4l/m	6l/m	Yes
Hotel room number	S16	6l/m	4l/m	6l/m	Yes
Hotel room number	S18	6l/m	4l/m	6l/m	Yes
Hotel room number	S17	6l/m	4l/m	6l/m	Yes
Town Hall	G54	N/A	4l/m	N/A	Yes
Town Hall	G45	N/A	4l/m	N/A	Yes
Town Hall	G50A	N/A	4l/m	N/A	Yes
Town Hall	G61A	N/A	4l/m	6l/m	Yes
Town Hall	LG33B	N/A	4l/m	N/A	Yes
Town Hall	LG24H	N/A	4l/m	N/A	Yes
Town Hall	LG24F	N/A	4l/m	N/A	Yes
Town Hall	LG24D	N/A	4l/m	6l/m	Yes
Town Hall	LG24B	N/A	4l/m	6l/m	Yes
Town Hall	LG42D	N/A	4l/m	N/A	Yes
Town Hall	F48B	N/A	4l/m	N/A	Yes
Town Hall	F1	N/A	4l/m	N/A	Yes
Town Hall	F2	N/A	4l/m	N/A	Yes
Town Hall	F41	N/A	4l/m	N/A	Yes
Town Hall	F35	N/A	4l/m	N/A	Yes
Town Hall	F52	N/A	4l/m	N/A	Yes
Town Hall	S36B	N/A	4l/m	N/A	Yes
Town Hall	S31	N/A	4l/m	N/A	Yes

Yours Sincerely,

Bethan Street

Registered in England No. 01185592 | VAT Registration No. 210 8917 23



Head of Design

Registered in England No. 01185592 | VAT Registration No. 210 8917 23





Hart Universal Concealed Cistern

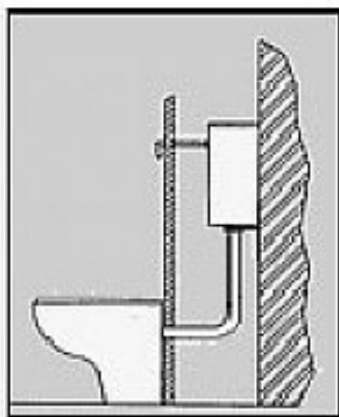
The Hart Universal concealed cistern is for use with a wall-mounted or back-to-wall WC.

CARE INSTRUCTIONS

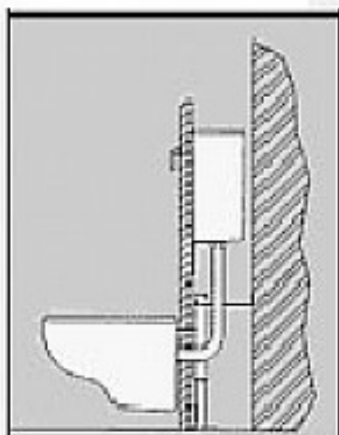
Clean with warm soapy water followed by rinsing with clean water and drying with a soft cloth. All finishes are vulnerable to acid attack and some strong substances such as household cleaners or disinfectants can cause surfaces to go black or peel.

PRODUCT SPECIFICATIONS

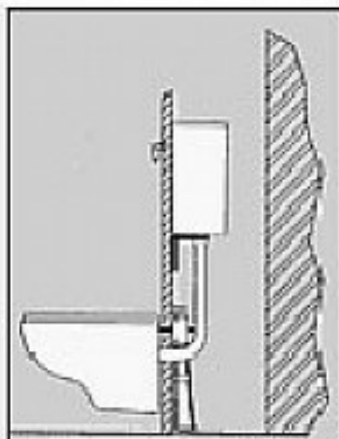
SKU	Conci
Brand	C.P. Hart
Finish	White
Material	Plastic



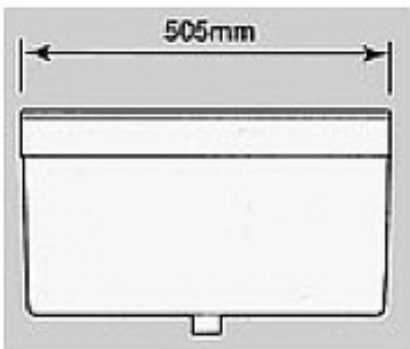
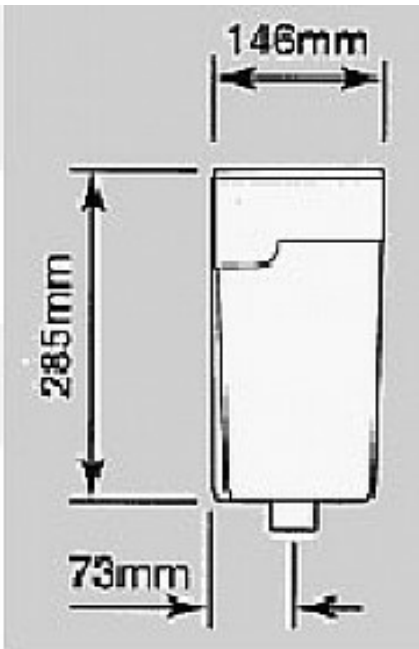
Front or rear wall fixing with floor mounted WC pan



Front or rear wall fixing with Dudley Illusion B or BA frames & wall hung WC pan



Front or Rear fixing with Dudley Sentinel Bracket & wall-hung WC pan



SAMUEL HEATH

Product Number: V277EXT-TM

Description: Extended cistern lever



Finishes Available



Chrome Plate



Polished Nickel



Non Lacquered
Brass



Antique Gold



Stainless Steel
Finish



City Bronze



Country Bronze



Brushed Gold
Gloss



Brushed Gold Matt



Brushed Gold
Unlacquered



Antique Brass Matt

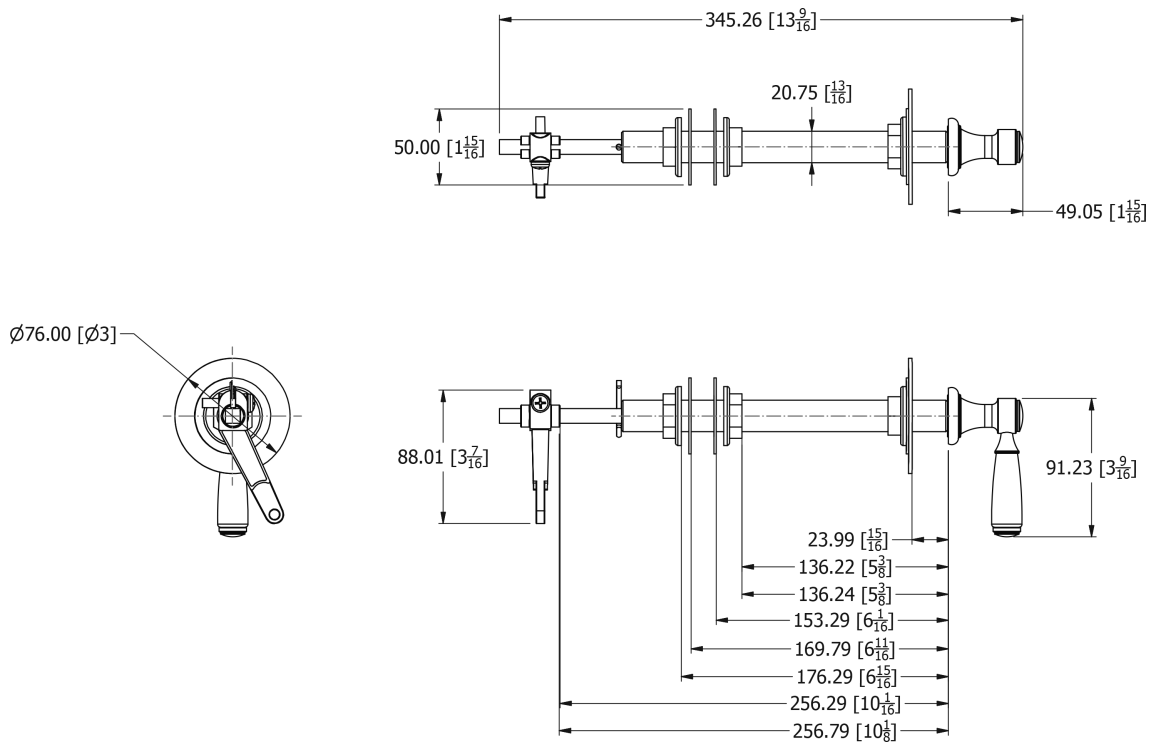


Antique Brass
Gloss



Amber Brass

Specification Drawing



UK Customer Service

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US Customer Service

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1-30/04/2024

Hornsey Town Hall

BREEAM Refurbishment & Fit Out 2014

Post Construction Site Inspection Report

Prepared for Ardmore

Assessment Reference BREEAM-0081-6108

Revision 1

24th October 2024



WHITECODE
CONSULTING



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Rev No.:	Date:	Status/Comments:	Prepared by:	Position
1	24.10.24	Post Construction	Katy Venables	BREEAM Assessor

1.0 Introduction

This report has been produced by Whitecode Consulting Ltd who is licensed by BRE to carry out BREEAM Assessments. The Post Construction review aims to provide evidence obtained from a site inspection to ensure that commitments made during the design and construction process have been implemented in accordance with BREEAM criteria.

The site is registered under BREEAM Refurbishment and Fit Out 2014, covering Parts 1-4 and seeks to achieve a Good rating which requires a score of 45 or above.

The site inspection occurred on 24th October 2024 at 10.00am in the presence of Elliot Bacon, Senior Design Manager at Ardmore.

2.0 Site Description

The proposed development application was granted consent by the London Borough of Haringey in March 2018 (application reference: HGY/2017/2220). The approved planning application includes:

"Refurbishment and change of use of the Hornsey Town Hall from b1 use class and sui-generis to a mixed use scheme comprising a hotel (use class c1), food and beverage uses (use classes a3 and a4), community uses (use class d1, d2 and sui-generis) and co-working use (use class b1). Removal of east wing extension and erection of east wing roof extensions. The erection of a 7 storey building and part 4, part 5, part 6, part 7 storey building to the rear and associated car parking at basement level. Change of use of the ground floor of Broadway Annex to food and beverage use (use class a3 and a4) and change of use of the first and second floors to residential use. The erection of an extension to the rear of the Broadway Annex and erection of a residential mews block to the rear of the Broadway Annex. Comprising 146 residential units in total. Alterations and landscaping improvements to the town hall square and open spaces."

3.0 Site Inspection Findings

Energy

Ene 06 Energy Efficient Transportation Systems

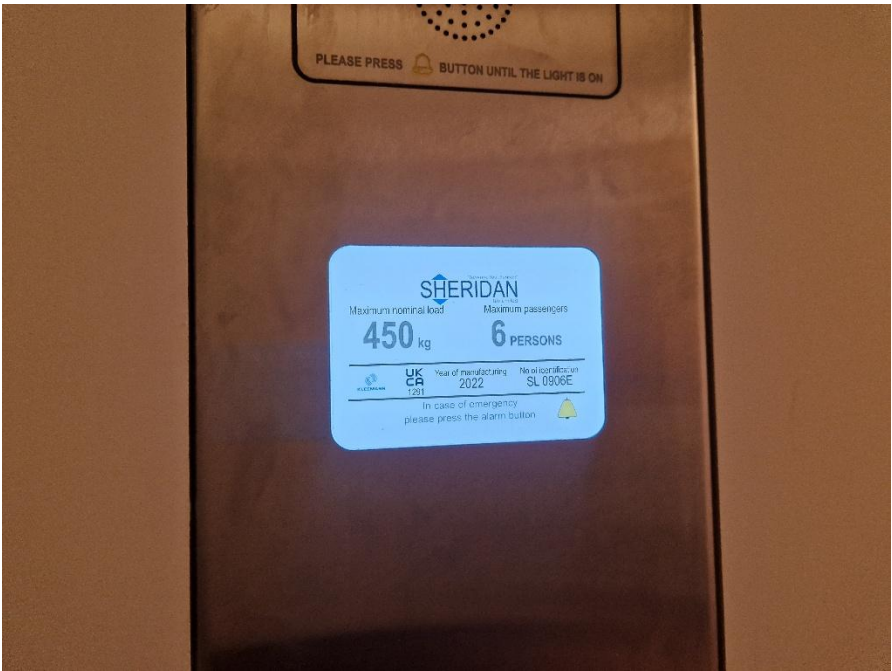
Design Specification

Design Stage information indicated Kleeman's lifts were proposed.

Visual Inspection

Kleeman lifts have been installed which is consistent with design stage proposals.











Water

Wat 01 Water Consumption

Design Specification

The Transport Statement by RPS confirmed that there is a nursery, primary school, post office, supermarket and leisure centre within 400m of the development.

Visual Inspection

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.





Wat 02 Water Metering

Design Specification

The internal water schematic showed a water meter with a pulsed output on the incoming mains to the building.

Visual Inspection

Aquamotion water meters have been installed in the building.





Wat 03 Water Leak Detection

Design Specification

The internal water schematic indicated a WG1 Aqualeak leak detection system was proposed.

Visual Inspection

A WG1 Aqualeak leak detection system has been installed.



Waste

Wst 03 Operational Waste

Design Specification

Drawings showed the location of a bin store for the Town Hall/Hotel and the types and volumes of the bins provided. The drawing also indicated the access routes for the waste collection company.

Visual Inspection

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. Lights are controlled by PIR.



Signage provided on the door within the bin store.



Commercial bins include signage indicating what materials can be placed within them.



General waste bins have signage on them stating 'General Non-Hazardous Compactable Waste'.



PIR controls the lighting in the bin store.

Pollution

Pol 02 Nox Emissions

Design Specification

The plant room drawing indicated that a Rehema CHP and Hoval Ultragas gas boiler were proposed for the development.

Visual Inspection

Rehema CHP engine and a Hoval Ultragas gas boiler have been installed in the energy centre.



Rehema CHP engine.



Hoval Ultragas Boilers.

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