

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



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Rev No.:	Date:	Status/Comments:	Prepared by:	Position
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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

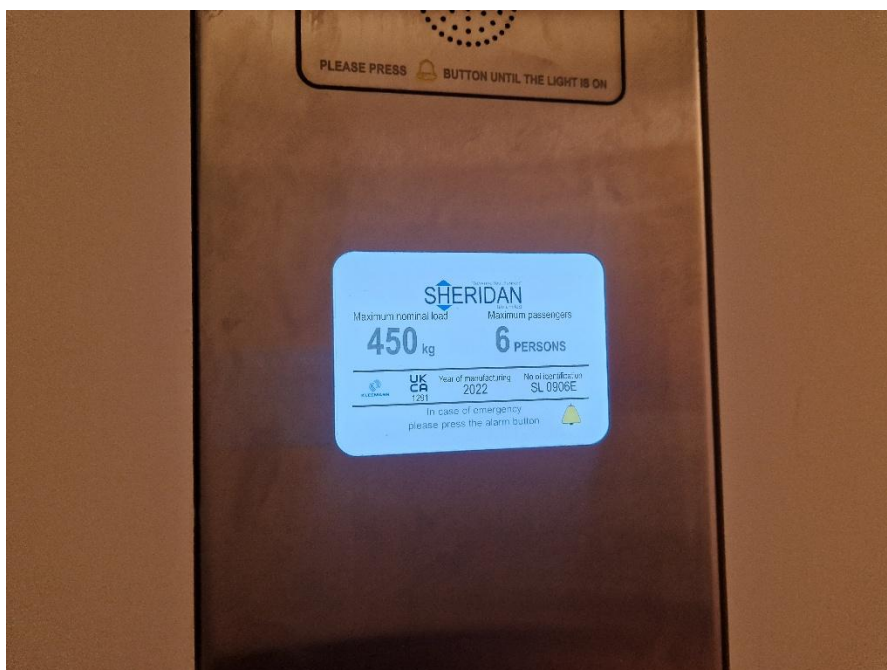
Design Specification

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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