



**1 Castle Yard,
Richmond,
TW10 6TF**

**BREEAM 2018
New Construction
Offices 'Fully Fitted'**

**Pre-Assessment Report –
Issue Planning 2**

Prepared for:
Peveril Securities

September 2022

BREEAM®



Prepared on behalf of Watkins Payne by

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Issue and Date	Reason for Issue
Issue Planning – 07/12/2021	For planning application submission
Issue Planning 2 – 07/09/2022	For updated planning application submission



1.00 Introduction

Sustainability is defined as the ability to meet the needs of today, without compromising the ability of future generations to provide for the needs of tomorrow. It can be described as the equilibrium between environmental and financial considerations, and the needs of the community. A truly sustainable development will achieve a balance between fitness-for-purpose, value-for-money and environmental impact together with the integration as part of a larger, sustainable community.

Watkins Payne has been commissioned by Peveril Securities to carry out BREEAM New Construction 2018 Offices Pre-Assessment in conjunction with the preparation of the detailed application for the development as follows:

'Two storey roof extension to accommodate additional office floorspace (Class E) with plant enclosure, external changes to the building including remodelled entrance with ramp, associated refuse and cycle storage and public realm improvements.'

This report details the performance of the development against the BREEAM New Construction 2018 criteria. The development's performance is in accordance with specification documentation and verbal expressions of credit conformity/non-conformity established with members of the design team prior to issue of this pre-assessment report.

The development is to be fitted out to a fully fitted standard, therefore a *'Fully Fitted'* BREEAM New Construction 2018 assessment is applicable.

The proposed servicing strategy for the buildings is:

- The office areas will utilise a variable refrigerant flow (HVRF) system for heating and comfort cooling provided on a floor-by-floor basis. The installation will comprise external roof level heat pump units with refrigeration pipework routed to the office floor level VRF units that will be connected to supply air diffusers
- Domestic hot water will be provided from local electric water heaters on each floor distributed in the core areas
- Low Zero Carbon / Renewable energy technologies: Air source heat pumps (ASHP)



2.00 BREEAM New Construction 2018 'Fully-Fitted' Pre-assessment Scores

<30	UNCLASSIFIED
≥30	PASS
≥45	GOOD
≥55	VERY GOOD
≥70	EXCELLENT
≥85	OUTSTANDING

Project No: 5051
Project Name: Castle Yard, Richmond
Engineer/Verified: JD / AT
Date: 07.09.22
Rev: Planning Issue

Bold & Shading denotes mandatory credit achievement / requirement for VERY GOOD & ABOVE RATING

Bold & Shading denotes mandatory credit achievement / requirement for EXCELLENT & ABOVE RATING ONLY

Credit Summary - BREEAM New Construction 2018 Offices - Fully Fitted PRE-ASSESSMENT SCORES		Assessment Credit	Max No of Credits Available	ACHIEVABLE Credits
Management	Project Brief & Design	Man 01	4	4
Credit Value %	Life Cycle Costing & Service Life Planning	Man 02	4	2
0.61	Responsible Construction Practices [1 Credit for EXCELLENT / 2 Credits for OUTSTANDING]	Man 03	6	6
	Commissioning & Handover [Commissioning Testing Schedule & Responsibilities / BUG]	Man 04	4	4
Section Credit Total			18	16
Weighted Section Total			11.00%	9.78%
Health & Wellbeing	Visual Comfort	Hea 01	5	2
Credit Value %	Indoor Air Quality	Hea 02	4	3
0.78	Thermal Comfort	Hea 04	3	3
	Acoustic Performance	Hea 05	3	3
	Security	Hea 06	1	0
	Safe & Healthy Surroundings	Hea 07	2	2
Section Credit Total			18	13
Weighted Section Total			14.00%	10.11%
Energy	Reduction of Energy Use & Carbon Emissions [4 Credits for EXCELLENT / 6 Credits for OUTSTANDING]	Ene 01	13	4
Credit Value %	Energy Monitoring [1st Credit]	Ene 02	2	2
0.76	External Lighting	Ene 03	1	1
	Low Carbon Design	Ene 04	3	2
	Energy Efficient Transportation Systems	Ene 06	2	2
Section Credit Total			21	11
Weighted Section Total			16.00%	8.38%
Transport	Transport Assessment and Travel Plan	Tra 01	2	2
Credit Value %	Sustainable Transport Measures	Tra 02	10	8
0.83				
Section Credit Total			12	10
Weighted Section Total			10.00%	8.33%
Water	Water Consumption [1 Credit for GOOD and above / 2 Credits for OUTSTANDING]	Wat 01	5	4
Credit Value %	Water Monitoring [Credit for GOOD and above]	Wat 02	1	1
0.88	Water Leak Detection	Wat 03	2	2
Section Credit Total			8	7
Weighted Section Total			7.00%	6.13%



Credit Summary - BREEAM New Construction 2018 Offices - Fully Fitted PRE-ASSESSMENT SCORES		Assessment Credit	Max No of Credits Available	ACHIEVABLE Credits
Materials Credit Value % 1.07	Environmental Impacts from Construction Products - Building Life Cycle Assessment	Mat 01	7	0
	Environmental Impacts from Construction Products - Environmental Product Declarations	Mat 02	1	0
	Responsible Sourcing of Construction Materials [All timber - legally sourced for PASS and above]	Mat 03	4	3
	Designing for Durability & Resilience	Mat 05	1	1
	Material Efficiency	Mat 06	1	0
	Section Credit Total		14	4
Weighted Section Total		15.00%	4.29%	
Waste Credit Value % 0.55	Construction Waste Management	Wst 01	5	5
	Use of Recycled & Sustainably Sourced Aggregates	Wst 02	1	0
	Operational Waste	Wst 03	1	1
	Speculative Floor & Ceiling Finishes	Wst 04	1	0
	Adaption to Climate Change	Wst 05	1	1
	Design for Disassembly & Adatibility	Wst 06	2	2
Section Credit Total		11	9	
Weighted Section Total		6.00%	4.91%	
Land Use & Ecology Credit Value % 1.00	Site Selection	LE 01	2	1
	Ecological Risks & Opportunities	LE 02	2	2
	Managing Impacts on Ecology	LE 03	3	3
	Ecological Change & Enhancement	LE 04	4	4
	Long Term Ecology Management & Maintenance	LE 05	2	2
Section Credit Total		13	12	
Weighted Section Total		13.00%	12.00%	
Pollution Credit Value % 0.67	Impact of Refrigerants	Pol 01	3	0
	Local Air Quality	Pol 02	2	2
	Flood & Surface Water Management	Pol 03	5	3
	Reduction of Night Time Light Pollution	Pol 04	1	1
	Reduction of Noise Pollution	Pol 05	1	1
Section Credit Total		12	7	
Weighted Section Total		8.00%	4.67%	
Innovation Credit Value % 1.00	Responsible Construction Practices	Inn Man 03	1	1
	Visual Comfort	Inn Hea 01	2	1
	Indoor Air Quality	inn Hea 02	1	0
	Security	Inn Hea 06	1	0
	Reduction of Energy Use & Carbon Emissions	Inn Ene01	5	0
	Water Consumption	Inn Wat01	1	0
	Environmental Impacts from Construction Products - Building Life Cycle Assessment	Inn Mat 01	3	0
	Responsible Sourcing of Materials	Inn Mat 03	1	0
	Construction Waste Management	Inn Wst 01	1	0
	Use of Recycled and Sustainably Sourced Aggregates	Inn Wst 02	1	0
	Adaption to Climate Change	Inn Wst 05	1	0
	Ecological Change & Enhancement	Inn LE 04	1	0
	Section Credit Total		10	2
Weighted Section Total		10.00%	2.00%	
Totals:				70.59%
Rating:				EXCELLENT



3.00 Summary

The below details the pre-assessment results for the project under BREEAM 2018.

The BREEAM New Construction 2018 Offices '*Fully-Fitted*' Pre-Assessment Results are:

Credit Strategy	'Achievable'
Score	70.59%
Rating	EXCELLENT

This report therefore demonstrates that a planning compliant pre-assessment can be provided at the site.