

London Borough of Southwark

Peckham Rye Station Square

Sustainability Assessment

23 October 2015

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Originated by: Elizabeth Greenhill
Reviewed by: Chris Spicer

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Executive Summary

Sweett Group was commissioned by Landolt and Brown to prepare a Sustainability Assessment to be submitted with the planning application for the Peckham Rye Station Square project. This assessment addresses all relevant sustainable design and construction planning policy requirements and guidance documents and explains how sustainability principles have been integrated into the proposals. In addition, this assessment summarises the strategy to achieve BREEAM 'Very Good' and includes a completed Sustainability Checklist

This sustainability assessment shows that the proposed development meets key policy objectives in relation to sustainability across all categories. It has been carried out on the project at this stage to aid the realisation of opportunities to reduce the environmental, social and economic impact of the proposed development at the design, construction and operational stages of the building lifecycle.

Environmental Certification - The project is targeting a BREEAM rating of Very Good which will support a holistic approach to sustainable development.

Energy - The energy strategy for this project seeks to develop and incorporate, as practically possible, the following three objectives; to reduce energy consumption by improving the thermal performance of the building; to implementing lower energy consuming equipment and maintaining good design practices; and incorporating low and/or zero carbon technologies where possible

Transport – There is provision of additional cycle spaces to support the existing cycling infrastructure and limited provision of parking spaces to encourage sustainable transport.

Materials - Durability, protection and flexibility have been and will continue to be encouraged in the design process with the aim to extend the life of the building and therefore the materials used. There is a commitment to set targets for responsibly sourced materials through preparation and adoption of a sustainable procurement plan.

Waste – There is a commitment to follow the waste hierarchy to reduce the total construction waste generated. This will be supported by a pre-demolition audit and a resource management plan.

Water - Features to minimise the demand for water such as water efficient equipment and metering have been incorporated.

Pollution – There is a commitment to ensure pollution prevention measures are implemented during construction to minimise water, air and noise pollution. The principal contractor will be required to register with the Considerate Constructors Scheme and to monitor and manage the CO² emissions through reporting of energy use, water consumption and transport from all site works.

Ecology and Biodiversity – There will be an improvement of the site's ecological value through inclusion of planters in the square and the Garden roof. These will also contribute to reducing the site surface water run-off.

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Appendix A - Southwark Sustainability Assessment Checklist

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1.0 Introduction

1.1 Brief

Sweett Group's sustainability team has been commissioned by Landolt and Brown to produce a Sustainability Assessment for the Peckham Rye Station square project in Southwark. These works include the creation of a new 1200sqm public square between the existing Grade II listed Peckham Rye Station building and Rye Lane, as well as the extension and refurbishment of the building on the corner of Rye Lane and Blenheim Grove to provide local shops and community-based accommodation.

This assessment addresses all relevant sustainable design and construction planning policy requirements and guidance documents and explains how sustainability principles have been integrated into the proposals. The assessment is separated into the following key categories; Energy, Transport, Materials, Waste, Water, Pollution, Ecology and biodiversity. This assessment document contains:

- a summary of the local and regional policies relating to sustainability and applicable to the development;
- an explanation of how the design of the proposed development responds to these guidelines and policies; and,
- the strategy to achieve BREEAM 'Very Good'.

A completed Sustainability Checklist for the development has been included in Appendix A and is supported by the information in this assessment and other documents issued with the application.

The development proposal is referred to in this assessment as "the Development". For a full description of the Development please refer to the accompanying Planning Statement and Design and Access Statement.

1.2 Background

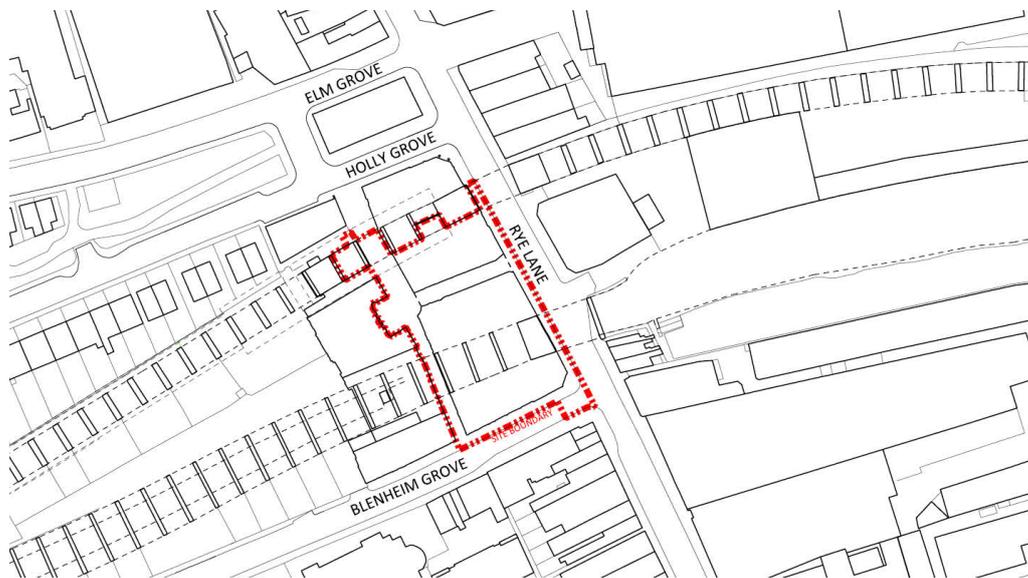
Southwark Council is working in conjunction with the Greater London Authority, Network Rail and Southern Railways to redevelop the area surrounding Peckham Rye Station. The project will form a new public square in the heart of Peckham and is a key element in Southwark's strategy for regenerating the town centre.

The project's intentions are to form a substantial new open space in front of the Station making travel into and out of the town centre easier and more pleasurable; to improve the setting of the Grade II listed station building; to reveal a series of brick arches beneath the rail viaduct; and to create new and refurbished spaces for a rich mix of local traders, healthcare, community uses and affordable workspace to create a diverse and vibrant setting for the new square.

1.3 Site Location

The site is located around the Peckham Rye Station which falls within the jurisdiction of the London Borough of Southwark. The area to be redeveloped includes the land directly in front of the station and extends to properties 2-10 Blenheim Grove and 82 Rye Lane.

Figure 1.1 – Site plan and boundary



1.4 Planning Policy

There are a number of key national, regional and local sustainability planning documents, tools and targets that the proposed scheme must adhere to; these are as follows:

- National Planning Policy Framework (NPPF) (2012)
- The London Plan (2011)
- The Mayor's Sustainable Design & Construction Supplementary Planning Guidance (SPG)
- Southwark Core Strategy (2011)
- Southwark Plan (2007)
- Southwark Sustainable Design and Construction SPD (2009)
- Peckham and Nunhead Area Action Plan (2014)
- Building Research Establishment Environmental Assessment Method (BREEAM)

This report addresses the requirements of each document and proposes a strategy to ensure all targets are adequately addressed and compliance achieved. The proposed scheme is 1700 m² gross internal area and 1200m² open space. Therefore this is a major development under Southwark's Sustainable Design and Construction documentation and will need to comply with Section 11 of the standard.

It is a requirement of the scheme to achieve Very Good under the BREEAM certification scheme. We have therefore incorporated the proposed strategy to achieve the BREEAM rating into this assessment. Many of the credits align with the sustainability policies set out within the London Supplementary Planning Guidance (SPG) on Sustainable Design and Construction and are therefore referenced where relevant in this assessment.

It should be noted that some categories within the templates (such as transport) have only been briefly discussed within this document as, where applicable, they are addressed in more detail in their own independent assessments (which form part of the overall planning application).

2.0 Policy Context

This section references the key points from the main planning policies relating to the proposed works on the Peckham Rye Station Square project.

2.1 National Policy

The National Planning Policy Framework

The National Planning Policy Framework was published on 27 March 2012 and sets out the Government's planning policies for England and how these are expected to be applied. The focus of the NPPF is on "presumption in favour of sustainable development". The following extracts from the NPPF Core Planning Principles have been noted as key principles relating to this development:

- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.
- Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources.
- Contribute to conserving and enhancing the natural environment and reducing pollution.
- Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.
- Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

2.2 Regional Policy

The current planning document for London is The London Plan: *Spatial Development Strategy for Greater London* (Adopted July 2011). This is also supported by the Mayor's *Sustainable Design and Construction Supplementary Planning Guidance (SPG)* document (April 2014).

2.2.1 The London Plan - Chapter 5 London's response to climate change

London Plan Policy 5.2 - Minimising CO₂ Emissions: Development proposals should make the fullest contribution to minimising CO₂ in accordance with the following energy hierarchy:

1. Be lean: use less energy.
2. Be clean: supply energy efficiently.
3. Be green: use renewable energy.

Major development proposals should include a detailed energy assessment to demonstrate how the minimum targets for CO₂ reduction outlined above are to be met within the framework of the energy hierarchy.

London Plan Policy 5.3 - Sustainable Design and Construction: See below section 2.2 - Key points in the London Plan Supplementary planning guidance.

London Plan Policy 5.4 – Retrofitting: The environmental impact of existing urban areas should be reduced through policies and programmes that bring existing buildings up to the Mayor’s standards on sustainable design and construction. In particular, programmes should reduce CO₂ emissions, improve the efficiency of resource use (such as water) and minimise the generation of pollution and waste from existing building stock.

London Plan Policy 5.11 Green Roofs and development site environs: Major development proposals should be designed to include roof, wall and site planting, especially Green Roofs and walls where feasible, to deliver as many of the following objectives as possible:

- a) adaptation to climate change (i.e. aiding cooling);
- b) sustainable urban drainage;
- c) mitigation of climate change (i.e. aiding energy efficiency);
- d) enhancement of biodiversity;
- e) accessible roof space;
- f) improvements to appearance and resilience of the building;
- g) growing food.

2.2.2 The Mayor’s Sustainable Design & Construction Supplementary Planning Guidance

Major development proposals should meet the minimum standards outlined in the *Mayor’s supplementary planning guidance (SPG)* (April 2014). This gives guidance on how the policies of the London Plan may be implemented and the best practice standards desired. The SPG categorises the relevant issues into three groups: Resource management, Climate change adaptation and Pollution management.

Supplementary to this sustainability assessment, a design and access statement will be provided as part of the planning application. This design and access statement will cover the following aspects: use, amount, layout, scale, landscaping, appearance and access. Most specifically in line with the sustainable design and construction guidance it will demonstrate how:

- the development has been designed to minimise noise impact
- lighting has been used efficiently and how unnecessary light spill has been overcome
- the design maximises its contribution to nature conservation in light of site constraints

2.3 Local Policy

The current local planning document for the London Borough of Southwark is the Core Strategy: *London Borough of Southwark Local Development Framework Core Strategy* (April 2011). This is supported by the *Sustainable Design and Construction SPD* (February 2009) which gives guidance on how the targets may be met. There is also an *Area Action Plan for Peckham and Nunhead* (November 2014) which the development is required to compliment.

2.3.1 Southwark Core Strategy

The core strategy is a planning document that sets out how Southwark will change up to 2026. The core strategy is one of the most important documents in a set of planning documents called the local development framework. The core strategy sets out our long term vision, spatial strategy and strategic policies with an implementation plan up until 2026 to deliver sustainable development. Section 5 in the Core strategy sets out the policies that will be used to deliver the vision. The following are applicable for this assessment:

"Strategic Policy 1 – Sustainable development

Our approach is Development will improve the places we live and work in and enable a better quality of life for Southwark's diverse population. It will help meet the needs of a growing population in a way that respects the limits of the planet's resources and protects the environment.

We will do this by...

...4. Requiring a sustainability assessment with applications to show how a scheme is the best possible development for a place by balancing economic, social and environmental needs. This includes taking into account the needs of all the community, including people of different ages, genders, faith, ethnicity, sexual orientation, income and disability. How we will achieve our vision to improve our places"

"Strategic Policy 4 – Places for learning, enjoyment and healthy lifestyles

There will be a wide range of well used community facilities that provide spaces for many different communities and activities in accessible areas. Development will help create safe, healthy and mixed communities.

- 1. Facilitating a network of community facilities that meet the needs of local communities.*
- 2. Ensuring development provides flexible community spaces that can be shared by many groups, where there is a local need and an identified occupier for the space"*

"Strategic Policy 13 – High environmental standards

- 1. Requiring development to meet the highest possible environmental standards, including targets based on the Code for Sustainable Homes and BREEAM*
- 2. Requiring all new development to be designed and built to minimise greenhouse gas emissions across its lifetime. This will be achieved by applying the energy hierarchy*
- 3. Enabling existing buildings to become more energy efficient and make use of low and zero carbon sources of energy.*
- 4. Increasing recycling and composting, minimising waste, reducing landfill and making more use of waste as a resource ...We are aiming to meet the Mayor's target of recycling or reusing 95% of construction, excavation and demolition waste by 2020.*
- 5. Requiring applicants to demonstrate how they will avoid waste and minimise landfill from construction and use of a development.*

6. *We will meet the London Plan waste apportionment target set for Southwark of managing at least 243,000 tonnes of waste by 2016, at least 275,000 tonnes by 2021 and at least 343,000 tonnes by 2031.*
7. *Requiring developments to minimise water use and use local sources of water where possible.*
8. *Setting high standards and supporting measures for reducing air, land, water, noise and light pollution and avoiding amenity and environmental problems that affect how we enjoy the environment in which we live and work. This includes making sure developments are designed to cope with climate conditions as they change during the development's lifetime..."*

2.3.2 The Southwark Plan

This Southwark Plan (2007) was adopted to set out a vision for development within the area and how this may be achieved. Many of the policies were replaced by the Core Strategy in 2013 however, some have been saved. The saved policies that are relevant to this development and sustainability assessment are as follows:

Policy 3.3 – Sustainability Assessment. Planning permission will not be granted for Major Development unless the applicant demonstrates that the economic, environmental and social impacts of the proposal have been addressed through a Sustainability Assessment.

Policy 3.4 – Energy Efficiency. All developments must be designed to maximise energy efficiency and to minimise and reduce energy consumption and carbon dioxide (CO₂) emissions. Major Developments will be required to provide an assessment of the energy demand of the proposed development. These should also demonstrate how the Mayor's energy hierarchy will be applied.

Policy 3.6 – Air Quality. Planning permission will not be granted for development that would lead to a reduction in air quality.

Policy 3.7 – Waste Reduction. All developments are required to ensure adequate provision of recycling, composting and residual waste disposal, collection and storage facilities. The design of waste and recycling facilities must be easily and safely accessible, improving local amenity.

Policy 3.9 – Water. All developments should incorporate measures, to: i. Reduce the demand for water; and ii. Recycle grey water and rainwater. In addition, all new developments must use preventative measures to ensure that they do not lead to a reduction in water quality. New developments should not result in an increase in surface run-off, which could result in increased flood risk and pollution.

Policy 3.14 – Designing Out Crime. Development in both the private and public realm, should be designed to improve community safety and crime prevention

Policy 3.28 – Biodiversity. The LPA will take biodiversity into account in its determination of all planning applications and will encourage the inclusion in developments of features which enhance biodiversity, requiring an ecological assessment where relevant.

2.3.3 Southwark Sustainable Design & Construction SPD

The *Southwark Sustainable Design and Construction SPD* (February 2009) provides guidance on how the targets set out in the local planning guidance may be met. It addresses the following sustainable design principles:

Standards for energy use and minimising climate change

- **Overall energy efficiency** – achievement of at least 25% improvement over the Building Regulations energy efficiency standards current at the time of the application; assessment of the energy demand and carbon dioxide emissions from the development must be provided
- **Renewable energy target** – connection to existing CHP/CCHP networks where possible, reduction in carbon dioxide emissions of 20% from onsite renewable energy generation, evidence renewable energy options considered and CO² savings from option chosen
- **Other minimum standards** – energy efficient outdoor lighting, only 'A rated' or 'Energy Saving Recommended' appliances and lighting, visible electricity and gas sub metering to individual dwellings and tenancies, insulation materials with the potential to contribute to global warming must not be used, achieve 100% improvement over the Building Regulations or be zero carbon, at least 75% of main elements of the building achieve an A rating in the BRE Green Guide to Specification

Standards for adapting to climate change

- **Flexibility** – buildings provide for flexibility of uses during their projected operational lives
- **Urban heat island** – buildings adapted to and mitigate for the effects of the urban heat island and expected increase in hot dry summers and wet mild winters

Standards for avoiding pollution and environmental nuisance

- **Outdoor air quality** – formal air quality impact assessment is needed to cover construction process, zero emission fuels should be used else the system will allow easy future conversion to these fuels, new gas boilers will produce low pollution levels
- **Indoor air quality** – compliance with Part F of the Building Regulations and inert and low emission finishes and materials to be used
- **Land contamination** – study for potential contamination will be undertaken and submitted as well as any necessary remediation work with accompanying report
- **Water quality** – sustainable drainage techniques to be used
- **Indoor noise levels** – the buildings will be designed to meet the recommended levels set out in British Standard BS8233:1999, British standard levels for proposed use will be met, formal acoustic study to explain noise impact mitigation measures
- **Noise generating development** – no further increase in background noise levels will occur utilising methodology in BS 4142:1997 for site assessment, application will provide information on noise for source, time, duration and impact
- **External lighting** – relevant recommended levels set out in British Standards BS5489_1: 2003 and BS EN 12193: 2003 will be met
- **Considerate construction activity** – construction works will be carried out in accordance with council's Environmental Code of Construction Practice with a construction management

plan demonstrating management of noise and vibration impacts, method statement to be submitted detailing dust and emission control measures

Standards for avoiding waste and minimising landfill as well as protecting and enhancing biodiversity are covered in the applicable sections in this sustainability assessment.

2.3.4 Peckham and Nunhead Area Action Plan (AAP)

The *Area Action Plan for Peckham and Nunhead* (November 2014) has been developed to help guide development over the next ten to fifteen years in the area and provide jobs, retail space and homes for local residents. This AAP references the regeneration of the Peckham Rye Station Square as a key development with potential to support the creation of a successful place where people want to live, work and visit.

"The AAP should help achieve sustainable development by balancing environmental, social and economic needs to ensure a good quality of life for people now and in the long term."

The AAP is consistent with the policies in the London Plan (2013) and national guidance in the National Planning Policy Framework (NPPF) (2012).

The proposals for the site have been developed in consultation with the local communities and will support the plans set out in the AAP to improve the area. Some of the categories it will have a positive impact on include: markets, business and retail provision, public realm, built form and heritage, transport and movement and arts, culture, leisure and entertainment.

2.4 BREEAM

The project is required by Southwark to achieve a minimum BREEAM rating of Very Good. BREEAM is an assessment tool which is often used to benchmark the sustainability of non-domestic building types, such as offices, educational buildings and retail developments.

BREEAM covers a range of environmental categories. Each consists of a number of specific credits. The categories are listed below.

- Management;
- Health and wellbeing;
- Energy;
- Transport;
- Water;
- Materials;
- Waste;
- Land use and ecology;
- Pollution.

There is currently insufficient information to enable a design stage assessment to be carried out; however, a pre-assessment has been undertaken by Sweett Group licenced BREEAM Assessors. The route to achieving the aspired certification has been outlined in section 3.0 (Environmental certification) of this document and is detailed in the Pre-assessment report by Sweett Group submitted with the planning application.

3.0 Environmental certification

3.1 Scheme background

Southwark Council require all major developments to achieve a BREEAM Very Good rating and the pre-assessment based on the current proposals for this development has indicated that this rating is achievable. The BREEAM process encompasses a wide range of sustainability topics and as such covers many of the key points highlighted in section 2.

As the current proposal stands, the BREEAM Refurbishment and Fit Out 2014 scheme will be used to assess the existing spaces undergoing refurbishment and BREEAM New Construction UK 2014 will be used to assess the two storey extension. Given the proposed building uses, the development will require at least three separate BREEAM assessments to become fully certified. The various parts of the development will need to be assessed under retail, healthcare and office schemes. Further detail on this classification can be found in the BREEAM Pre-assessment report prepared by Sweett Group.

The project will be registered with the BRE and a full BREEAM assessment will be undertaken at a later stage (i.e. post planning consent).

3.2 Pre-assessment scores

This project is aspiring to achieve a BREEAM Very Good Rating as a minimum. The pre-assessment targeted a combination of credits which meet the mandatory requirements for Very Good and bring the scores above the threshold of 55%. The tables 3.1 and 3.2 summarise the target scores.

Table 3.1 Pre-assessment score summary (Pre-assessment 1&2)

| Pre-assessment 1&2 | BREEAM UK NDRFO 2014 |
|------------------------|----------------------|
| Very Good threshold | 55% |
| Target score | 63.47% |
| Margin above Very Good | 8.47% |

Table 3.2 Pre-assessment score summary (Pre-assessment 3)

| Pre-assessment 3 | BREEAM UK NC 2014 |
|------------------------|-------------------|
| Very Good threshold | 55% |
| Target score | 62.1% |
| Margin above Very Good | 7.1% |

The results show that 'Very Good' is achievable with a margin to allow for credits that may become unachievable during the design development and construction stages of the assessment. It should be noted that this strategy is subject to change as the project progresses and individual credits may become achievable / unachievable for the project.

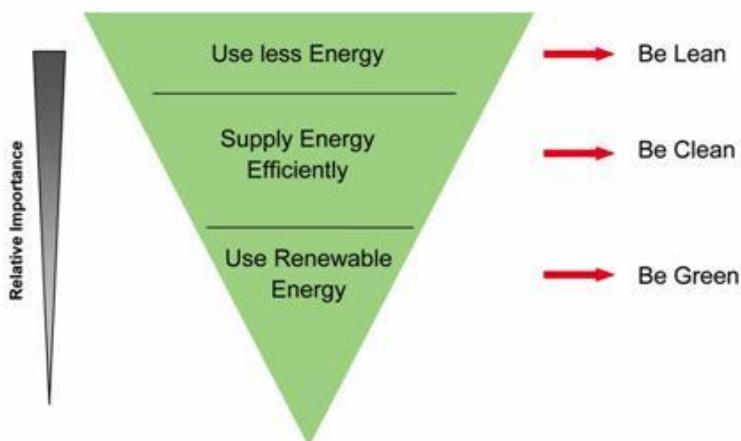
4.0 Energy

Relevant Policies

- The London Plan (2011) policies: 5.2, 5.3, 5.5, 5.6, 5.7, 5.9
- Southwark Core Strategy policies: SP13
- Southwark Plan – Saved policies: 3.4
- Southwark Sustainable Design and Construction SPD: 11.2

All new developments are required to be designed and built to minimise greenhouse gas emissions across their lifetime through application of the energy hierarchy shown in figure 4.1.

Figure 4.1 – The Energy Hierarchy



An Energy Statement has been prepared by Meinhardt (UK) Ltd and submitted as part of the application. This presents a detailed assessment of the proposed energy performance of the development. The key points from the energy statement are summarised below.

At the pre-application meeting it was confirmed that the policy requirements for new build would not be achievable as it is a refurbishment and extension scheme, and that the energy strategy would be based on consequential improvements for the existing and compliance with Part L for the new build.

The energy strategy for this project seeks to develop and incorporate, as practically possible, the following three objectives; to reduce energy consumption by improving the thermal performance of the building; to implementing lower energy consuming equipment and maintaining good design practices; and incorporating low and/or zero carbon technologies where possible.

The energy strategy is largely driven by the requirement to improve the existing building fabric to reduce energy consumption by improving the thermal performance of the existing walls and replacing existing glazing with new better performing units. Improvements to the existing building follows the Consequential Improvement method with Building Regulations Part L as far as practically

possible while working within the constraints of Listed Building status (where applicable) and maintaining the requirements of Network Rail with regards to the railway viaducts.

The new glazing system will also reduce the amount of solar gain into the building having a direct effect on reducing mechanical cooling demand. A reduction in solar gain is also provided by passive measures such as shading provided by the feature vent plates within the railway arches and the local trader canopy area in front of shop frontages.

The new extension of the building will meet all current Building Regulation requirements.

It is proposed to condition the new and existing building using a low carbon technology. Central air-sourced heat pumps, operating at higher efficiencies compared to conventional individual systems, will meet the heating and cooling demand. Ventilation systems will use heat recovery technologies to reuse otherwise discarded heat during the heating seasons.

It is proposed to incorporate T5 fluorescent and / or LED lighting technologies which gives much higher efficacies than more conventional lighting systems. This strategy also extends to display lighting for the retail units.

The combined effect of implementing all three of these strategies reduces energy consumption, reduces carbon emissions and reduces running costs for the building tenants.

5.0 Transport

Relevant Policies

- The London Plan Policies: 6.1
- Southwark Core Strategy policies: SP2
- Southwark Plan – saved policies: 5.2, 5.3, 5.6, 5.7

A transport statement has been prepared by Alan Baxter Limited to support this planning application which details the relevant policy context in more detail. It reviews the existing transport and movement conditions and site access arrangements. The statement reviews the anticipated transport impacts of the proposed development and concludes with an initial travel plan and summary of the transport impact.

The Transport Statement summary concludes the following:

- Overall the proposals provide additional public space, new community facilities and workspace but with a reduced amount of retail floor space (A1-A5 Use Class). Due to the change of uses on site it is anticipated that there will be fewer vehicle trips associated with the development, particularly in terms of servicing and delivery vehicles.
- The site is well served by public transport with an extensive local bus network and Peckham Rye station it has a high Public Accessibility Level (PTAL) of 6a-6b.
- The surrounding area also provides good cycle infrastructure.
- There is cycle parking available within 50m of the site at the 'Cycle Hub' with 62 spaces.
- There are four Sheffield stands located immediately outside the station entrance which will be relocated and additional stands will be provided under the northern arch to Holly Grove to provide a total of 8 Sheffield stands with space for 16 cycles. These will be undercover and have good natural surveillance from the station.
- The proposals aim to further encourage the use of sustainable modes of transport to the site through implementation of Travel Plan measures.
- The proposed development is forecast to have a positive impact on the surrounding area as a whole and all impacts to the existing transport network are considered to be minimal.

For complete details please refer to the Transport Statement issued with the planning application.

Within the BREEAM pre-assessment, the maximum available credits will be targeted under TRA 01 (Public transport accessibility) due to the PTAL score of 6b. One credit is targeted under TRA 02 (Proximity to amenities) as many amenities will be within the building or nearby. No cyclist facilities credits are targeted as currently now showers and lockers are proposed on site. An initial travel plan has been developed and will be implemented; therefore the credit for TRA 05 (Travel Plan) has been targeted.

6.0 Materials

Relevant Policies

- The London Plan policies: 5.3C

The London Plan policies around materials encourage efficient use of natural resources within and around buildings and encouraging sustainable procurements of materials, using local supplies where feasible. The BREEAM criteria align with and go beyond this guidance.

Within the BREEAM pre-assessment, three credits are targeted under MAT 01 (Life cycle impacts) with the aim to reduce the building's environmental life cycle impacts through assessment of the main building elements. This will be achieved through the re-use of materials within the refurbished areas where possible and use of new materials with robust environmental performance information such as Environmental Performance Documents (EPD's).

100% of timber and timber based products will be legally harvested (by definition in the UK Government Timber Procurement Policy) and from sources with FSC (Forest Stewardship Council) certification or similar. A sustainable procurement plan will be produced prior to work commencing to set a framework for the responsible sourcing of materials to guide procurement throughout the project. The design team will specify materials in line with this plan and the main contractor will be required to source products in line with this plan and ensure that materials are responsibly sourced. All insulation materials will be required to have a low embodied environmental impact relative to their thermal properties.

The design of the building will incorporate durability and protection measures and design features to prevent damage to the vulnerable parts of the building (internal and external spaces). To identify these features, the design team will review the factors likely to impact on the building and this will include environmental conditions. For example, within the Design and Access Statement, it has been noted that the external hard landscape areas will be re-paved with an inherently robust high quality stone paving which is less susceptible to grease staining and the smoother surface will facilitate the removal of chewing gum and other adhesive waste materials.

7.0 Waste

Relevant Policies

- The London Plan policies: 5.3, 5.17, 5.18, 5.20
- Southwark Core Strategy: SP13
- Southwark Plan Saved policies: 3.7

7.1 Construction site waste management

This section sets out the commitments for best practice waste minimisation and management expected from the appointed contractor.

The appointed Principal Contractor shall produce a Site Waste Management Plan (SWMP) that identifies key waste streams, adopting the principles of reduce, re-use, and re-cycle and disposal. This plan should be submitted for acceptance by Southwark Council, but all ownership of approvals will rest with the Principle Contractor. Demolition will be in accordance with the ICE Demolition Protocol.

SWMPs help identify and deliver Best Practice that can realise a number of benefits including:

- Cost savings through reduced requirement for materials, disposal costs and sale of materials.
- Demonstration of good environmental performance and corporate social responsibility.
- Reduced impact on the local community and better public relations.

Demolition and refurbishment are within the scope of the works and so there may be opportunities to re-use or recycle existing materials. Therefore, a pre-refurbishment audit will be carried out prior to work on site to identify materials that can be re-used and to set targets for waste management. This will ensure that opportunities for high grade reuse and recycling are realised.

As part of Considerate Contractors Scheme (CCS) and BREEAM compliance the appointed contractor will be required to adopt a best practice approach to construction site management. The appointed contractor will be required to:

- Take steps to design out waste, following the Waste and Resources Action Programme's (WRAP) Designing out Waste Guidance for Buildings;
- Minimise production of waste: avoid over-ordering, ensure materials are carefully stored on-site to avoid wastage;
- Cut down on packaging: ensure suppliers recycle packaging instead of putting it into the skip;
- Re-use or recycle surplus materials: either on-site, at other sites or get the supplier to take away surplus materials;
- Segregate waste at source: ensure facilities are provided to make it easy for site staff to segregate different types of waste;

- Look for opportunities to use products with high recycled content: the design may already specify such materials, but further opportunities during the site works should be actively sought;
- Maximise use of materials already on-site: using available material at as high a level as possible;
- Ensure that any waste that cannot be recycled is disposed of in accordance with waste management licensing regulations; and
- Meet the required waste targets as set out in the BREEAM guidance for demolition waste, construction and refurbishment waste and diversion from landfill (see BREEAM pre-assessment submitted with the application).

7.2 Operational Waste

In accordance with good practice, planning policy and the BREEAM credit WST 03 (Operational waste) the designs will incorporate adequate dedicated waste storage space within the building suitable and accessible to all tenants. This will include space for both recyclable and non-recyclable waste.

8.0 Water

Relevant Policies

- The London Plan policies: 5.3, 5.12, 5.13, 5.14, 5.15
- Southwark Core Strategy: SP13
- Southwark Plan Saved policies: Policy 3.9

8.1 Water use

As outlined in the Sustainable Design and Construction SPD for Southwark, developments should aim to reduce the need for water through good design and then supply the required water as efficiently as possible. In line with the best practice guidance, policy and BREEAM the proposed development aims to minimise the use of mains water consumption by incorporating the following measures:

- water efficient fittings, including flow restrictors and dual flush toilets
- rainwater harvesting
- a water monitoring system including a water meter on the mains water supply and pulsed water meters for each retail unit
- water leak detection system to detect leaks on the mains water supply within the building and between the building and utilities
- flow control devices such as time controllers, volume controllers or presence detectors to each WC area

8.2 Water pollution and flood risk

Surface water run-off can increase with the level of non-permeable surfaces, such as roads, paving and buildings created by development. Water run-off can cause water pollution and also increases the risk of flooding. The run-off from developments needs to be managed in a more sustainable way to prevent increases in flooding and water pollution. Problems arising from surface run-off can be significantly reduced in the first instance through the careful design of developments. This development will not see an increase in the impermeable surfaces since the new open square will be on an area of existing building and hardstanding.

In line with the PPS25 Sequential and Exemptions test and Southwark Design and Construction SPD, a flood risk assessment is not required since the development is less than 1 hectare and in Flood Zone 1.

The proposed soft landscaping has a relatively high surface area to allow for rainwater attenuation and rainwater attenuation areas are to be constructed below the planters to act as attenuation holding areas, connected the drainage system within the new square. The formation of drainage swales and attenuation zones beneath the planters that will used to reduce run-off and hold

rainwater to reduce the risk of surface flooding. There are also permeable areas of paving adjacent to the planters proposed.

Rainwater from the roofs of Blenheim Grove is to be stored for grey water use with the building and for external cleaning purposes (street cleansing).

The design team will carry out a more detailed review of the drainage and SUDs strategy for the site to manage the surface water on-site or as close to site as possible. The total reduction in surface water run-off has not been determined yet. The aim is to reduce the rate of run-off leaving the site by at least 50%. Some attenuation will be provided by the planters and rainwater harvesting however, at this stage it is anticipated that the remaining surface water run-off will be directed into surface drains and sewers.

9.0 Pollution

Relevant Policies

- The London Plan policies: 5.3, 7.14, 7.15
- Southwark Core Strategy policies: SP13
- Southwark Plan policies: 3.6

9.1 Local Air Quality

The core strategy for Southwark identifies that the area has particularly high levels of air pollution, mainly caused by traffic. An Air Quality Assessment has been carried out by Alan Baxter Limited which identified that the proposed development is unlikely to be adversely affected by, or have a significant impact on local air quality. For the detailed study, please refer to the Air Quality Assessment in which the following conclusions were made:

- Potential construction phase impacts of the proposed development on local air quality from dust emissions during the demolition and construction activities will be controlled by a DMP incorporating best practice measures outlined in the IAQM guidance. No significant impact is anticipated.
- The proposed development is modest in size and only comprises of an additional 2 new floors for commercial use on a pre-existing building. Therefore, the impact of exhaust emissions from traffic generated by the proposed development is not considered likely to be significant.
- No significant stationary combustion sources, such as CHP plants or biomass boilers are proposed and modern space heating and cooking appliances are efficient. However, it is recommended that low NO_x boilers for domestic space and water heating be specified.

9.2 Indoor air quality

The BREEAM Pre-assessment has targeted HEA 02 (Indoor Air Quality) credits. This requires the project team to write and follow an Indoor Air Quality Management Plan. In addition, the design team and contractor will be required to specify products with low VOC levels in line with best practice guidance.

9.3 Noise

The London plan policies seek to reduce the overall exposure to noise within London as well as protect new occupiers from noise within their developments. An acoustician has been appointed to carry out acoustic testing to determine the noise sensitive buildings within the proximity of the development and ensure that the noise levels are no greater than those in the BREEAM criteria.

The designs are required to meet the indoor noise levels as specified in BS8233:1999. An acoustician has not been appointed to carry out internal acoustic testing. This decision should be reviewed against the proposed occupants and tenants to confirm that noise levels within the building will be acceptable for the users.

Full details on the noise impacts are contained in the Noise Assessment and Design and Access Statement submitted with the application.

9.4 Pollution prevention during construction

The Southwark Sustainable Design and Construction SPD guidance states that construction sites should be carefully managed and maintained to prevent sediment and chemicals washing into waterways or drains which empty into waterways, and also to control dust and noise emissions and vibrations causing nuisance to surrounding properties. The type of machinery used, hours that construction occurs and the times that deliveries are made should be carefully managed so as to reduce impact. In line with this guidance and the BREEAM requirement for MAN 03 (Responsible construction practices) the site will be registered with the Considerate Constructors Scheme (CCS) and will target a score between 35 and 39 with at least 7 points in each of the five sections of the scheme.

The principal contractor will be required to operate an Environmental Management System (EMS) such as ISO 14001.

Best practice pollution prevention measures will be followed in line with the Working at construction and demolition sites: PPG6 - Pollution Prevention Guidelines. Recommended dust prevention measures have been addressed in the Air Quality Assessment submitted with the application.

The contractor will also be required to appoint a Sustainability champion to monitor site activities and progress toward the BREEAM target. They will work alongside the BREEAM assessor to ensure that day to day activities on site are in line with the targets and aspirations.

The principal contractor will also be required to appoint an individual to monitor and report energy use, water consumption and transport data resulting from all site refurbishment processes. This will ensure that trends can be identified and subsequently any unusually high readings may be investigated and remediated.

10.0 Ecology and Biodiversity

Relevant Policies

- The London Plan policies: 5.10, 5.11, 7.19, 7.21
- Southwark Core Strategy policies: SP13, SP11
- Southwark Plan Saved policies: 3.28

The site is currently occupied by buildings and hardstanding and subsequently has no ecological value. The new square and refurbished building will similarly occupy the whole site.

A bat assessment of the site has been carried out by ASW Ecology and found no bat evidence and no bat roost potential. As a standard precaution only as per any development related site, the future building and demolition contractors should be fully aware of the legal protection of bats and what to do if an unexpected bat is found or suspected at the site during all works.

To improve the ecological value of the site, there will be areas of soft landscaping in deep set planters in the square and a covered garden roof on part of the third floor of Blenheim Grove.

The planters in the square have been designed to incorporate a rich, heavily textured, lower level soft landscape. No full height trees will be included in the design in order to allow the views of the impressive station building to be realised. It is also encouraged that vertical green planting along the colonnade be incorporated. The primary intention of soft landscaping is to provide a rich, immersive and diverse green environment that has seasonal interest, which is robust enough to work in the bustling environment in front of the station.

The London Plan policy 5.11, Green Roofs and development of site environs states, *major development should seek to design Green Roofs where feasible*, in the aspiration to mitigate the urban heat island effect as well as enhancing biodiversity and many other environmental benefits. In line with the London Plan Supplementary Planning Guidance and recommendations for living roofs and walls, the third floor of the Blenheim Grove Building will lead directly out onto a semi-enclosed garden roof over the Eastern end. This will be a versatile garden roof that will provide a partially covered environment for local community growing groups providing a much more versatile 'green roof' than the more traditional planted roof slabs. This emerging key co-design aspiration will provide a year round facility supporting Peckham's growing rooftop gardens.

In line with the BREEAM targets for LE04 (Enhancing site ecology) and LE05 (Long term impact on biodiversity) an Ecologist is required to be appointed to produce a report with recommendations for the enhancement of the site ecology and to confirm that all relevant UK and EU legislation has been complied with. This site would also benefit from the preparation of a landscape management plan covering the first 5 years to facilitate the implementation of measures to improve the long term biodiversity of the site. This management plan should be developed and monitored with the local community growing groups to ensure the garden roof space is used and developed most effectively.

In line with the Southwark Core Strategy Strategic Policy 11, the inclusion of ecology into the design aims to improve the network of green corridors in Peckham and to help make the area attractive, whilst also providing growing opportunities for the local community.

11.0 Summary

This sustainability assessment shows that the proposed development meets key policy objectives in relation to sustainability across all categories. The information in this assessment demonstrates how the proposals conform to best practice sustainability criteria and a completed sustainability checklist is included in Appendix A.

The project is targeting a BREEAM rating of Very Good which will support a holistic approach to sustainable development. Some specific features and measures that have been incorporated to reduce the environmental, social and economic impact include:

- The energy strategy for this project seeks to develop and incorporate, as practically possible, the following; to reduce energy consumption by improving the thermal performance of the building; to implementing lower energy consuming equipment and maintaining good design practices; and incorporating low and/or zero carbon technologies where possible.
- A commitment to follow the waste hierarchy to reduce the total construction waste generated. This will be supported by a pre-demolition audit and a resource management plan
- Commitment to set targets for responsibly sourced materials through a sustainable procurement plan
- Incorporation of features to minimise the demand for water such as water efficient equipment and monitoring
- Durability, protection and flexibility have been and will continue to be encouraged in the design process with the aim to extend the life of the building and therefore the materials used.
- Provision of additional cycle spaces to support the existing cycling infrastructure and limited provision of parking spaces to encourage sustainable transport
- Commitment to ensure pollution prevention measures are implemented during construction to minimise water, air and noise pollution.
- An improvement of the site's ecological value through inclusion of planters in the square and the Garden roof. These will also contribute to reducing the site surface water run-off.
- Provision of a variety of accessible retail, office and community spaces that take consideration of the occupant wellbeing. Spaces will be designed to optimise thermal comfort, acoustic performance and site safety and security.
- In order to minimise the CO² emissions from the construction, as part of the BREEAM strategy, the principal contractor will be required to register with the Considerate Constructors Scheme and to monitor and manage the CO² emissions through reporting of energy use, water consumption and transport data resulting from all site works.

12.0 References

Greater London Authority, (2011), The London Plan 2011.

Greater London Authority, (2014), Sustainable Design & Construction Supplementary Planning Guidance.

Southwark Council, (2011), Core Strategy.

Southwark Council, (2007), The Southwark Plan

Southwark Council, (2009), Sustainable Design & Construction Supplementary Planning Document

Southwark Council, (2014), Peckham and Nunhead Area Action Plan

Appendices

Appendix A - Southwark Sustainability Assessment Checklist

Sustainability assessment checklist cover sheet

| | | | |
|--|--|---|------------------------------------|
| Site address | Peckham Rye Station Square, Blenheim Grove and Rye Lane | | |
| Description of development | Creation of a new 1200m ² public square between the existing Grade II listed Peckham Rye Station building and Rye Lane, as well as the extension and refurbishment of the building on the corner of Rye Lane & Blenheim Grove | | |
| Type of application | Full | | Outline |
| Use class(es) proposed | | | |
| Units/ floorspace (m ²) proposed by use class | | | |
| Code for Sustainable Homes design stage assessment completed | | Code for Sustainable homes level to be achieved | |
| BREEAM pre-assessment completed | P | BREEAM rating to be achieved | Very Good |
| Name of assessor | Elizabeth Greenhill | | License number of assessor EG16 |
| The following assessments have also been completed. | | | |
| | Environmental Impact Assessment | | |
| P | Design and Access Statements | | |
| | Flood Risk Assessment | | |
| | Health Impact Assessment | | |
| | Equalities Impact Assessment | | |
| P | Energy Assessment | | |
| | Tree Report | | |
| | Ecology/Biodiversity Report | | |
| P | Transport Assessment | | |
| P | Green Travel Plan | | |
| | Site Waste Management Plan | | |
| | Construction Management Plan | | |
| P | Green Travel Plan | | |
| | Green Procurement Plan | | |
| | Buildings for Life Assessment | | |
| P | Air Quality Assessment | | |
| P | Noise Assessment | | |
| P | Other (please specify): Contamination Risk Assessment, Heritage Report , Bat Assessment | | |

Sustainability assessment checklist: social sustainability

| Sustainability issues | Minimum standard | Preferred standard | Comment |
|--|--|--------------------------|---|
| Housing tenure | | | |
| Is there a tenure mix that reflects the needs of the local community? Will the proposal promote the creation of mixed communities? | The application meets the minimum requirements set out in Southwark Plan policy 4.4 and Affordable Housing SPD. | <input type="checkbox"/> | N/A - The development does not include residential space |
| Dwelling mix | | | |
| Is there an accommodation mix that reflects the needs and aspirations of the local community? Will the proposal provide wheelchair housing? | The application meets the minimum requirements set out in Southwark Plan policy 4.3. | <input type="checkbox"/> | The proposal provides a dwelling mix which fully reflects housing needs in Southwark, including a significant proportion of family sized housing. All dwellings meet wheelchair accessibility standards. |
| Lifetime homes | | | |
| Will the proposed homes meet Lifetime Homes Standards? | All dwellings meet lifetime homes standards. | <input type="checkbox"/> | N/A - The development does not include residential space |
| Amenity space | | | |
| Will the proposed homes have a good standard of amenity space, including private amenity space? | All 3 bed houses have access to at least 50sqm of private amenity space; all 3 bed flats have access to at least 10sqm of private amenity space; all 1 and 2 bed flats have access to at least 50sqm of communal amenity space. | <input type="checkbox"/> | All 3 bed houses have access to at least 50sqm of private amenity space; all dwellings have access to at least 10sqm of private amenity space. |
| Open space and play facilities | | | |
| Will the proposed homes have good access to public open space and play space? | On-site play space is provided in accordance with the Residential Design Standards SPD. If this is not feasible, the development makes a financial contribution in line with s106 SPD. Open spaces have management and maintenance plans in place. | <input type="checkbox"/> | N/A - The development does not include residential space |

| Sustainability issues | Minimum standard | Preferred standard | Comment |
|---|--|--|--|
| Safety and security | | | |
| Will new development be safe and secure? | The development meets Secured by Design principles. <input type="checkbox"/> | The development will obtain Secured by Design Certification. <input type="checkbox"/> | Consultation with an Architectural Liason Officer and the British Transport Police is planned in line with the BREEAM credit HEA 06 to discuss site security |
| Information and communications technology | | | |
| Will proposed dwellings increase access to the internet and promote ICT? | | All proposed dwellings have fibre optic termination <input type="checkbox"/> | N/A - The development does not include residential space |
| Pre-application consultation | | | |
| Has the local community been consulted at pre-application stage? | | Consultation has been carried out with the local community and other stakeholders at pre-application stage. <input type="checkbox"/> | P The design process has involved extensive engagement with local community through 4 Codesign workshops. A Statement of Community Involvement has been submitted with the application. |
| Parking for people with disabilities | | | |
| Will the proposal provide adequate and convenient parking for people with disabilities? | Will the proposal provide adequate and convenient parking for people with disabilities? <input type="checkbox"/> | | No car parking spaces will be provided with the exception of some disabled parking bays on Blenheim Grove, page 34 of Transport Statement. |
| Accessibility | | | |
| Will people with disabilities, parents with pushchairs, the elderly and infirm find it easy to move around the development? | | | All accommodation proposed within the application will be fully accessible with step free access and disabled WC provision. See Design and Access Statement |
| Transport impacts | | | |
| How will the development avoid and mitigate any negative transport impacts? | The proposal is located in an appropriate location for its size and trip-generating characteristics. <input type="checkbox"/> Any harmful transport impacts are mitigated, including through preparing a green travel plan and site specific s106 planning obligations. | | The transport impact of the development has been assessed and the impact deemed negligible See Transport Statement. An initial Travel Plan has been produced. |

| Sustainability issues | Minimum standard | Preferred standard | Comment |
|--|--|--------------------|--|
| Minimising car use | | | |
| How will the proposal discourage car use and encourage people to use sustainable modes of transport, such as walking and cycling and public transport? | <p>The proposal provides the minimum number of car parking spaces needed to ensure that the development can operate successfully, in accordance with the Sustainable Transport SPD.</p> <p>The proposal makes a contribution towards strategic transport improvements in line with the s106 Planning Obligations SPD.</p> <p>The proposal provides a green travel plan which promotes sustainable travel in accordance with the Sustainable Transport SPD.</p> | P | <p>The proposed development will provide no on-site car parking spaces apart from proposed new disabled parking bays at the eastern end of Blenheim Grove near the Rye Lane junction.</p> <p>The Transport Statement anticipates that the number of trips on foot, by cycle and public transport will increase over the use of cars.</p> <p>An initial Travel Plan has been prepared which promotes sustainable travel</p> |
| Cycling | | | |
| How will the proposal make good provision for cyclists? | There is provision of convenient, secure and weatherproof cycle parking to the minimum cycle parking standards set out in Southwark Plan Appendix 15 and the Sustainable Transport SPD. This includes providing showers and lockers. | P | <p>The proposal provides a significantly greater amount of convenient, secure and weatherproof cycle parking spaces than the minimum.</p> <p>The proposal creates or contributes towards more direct, safe and secure cycling routes.</p> |
| Health and well-being | | | |
| How will the proposal contribute to the health and well-being of the local community and overcome health inequalities? | The proposal makes the minimum financial contribution towards health as set out in the S106 Planning Obligations SPD. | | <p>The proposal directly improves access to high quality health and social care for the local community.</p> <p>N/A</p> |

| Sustainability issues | Minimum standard | | Preferred standard | | Comment |
|---|---|-------------------------------------|--|-------------------------------------|---|
| Community facilities | | | | | |
| How will the proposal contribute towards meeting the local needs for community space? | The proposal will not create a deficiency in access to community facilities. The proposal makes the minimum financial contribution towards community facilities as set out in the S106 Planning Obligations SPD. | <input type="checkbox"/> | The proposal directly improves access to high quality community facilities for a range of users. | <input checked="" type="checkbox"/> | The proposal will provide new open public space, retain existing local traders, and provide flexible space for community activities. This will improve the facilities adjacent to the station . |
| High quality living and working environments | | | | | |
| Will the proposed dwellings have good standards of daylight and sunlight? | The application meets the daylight and sunlight requirements set out in the Residential Design SPD. | <input type="checkbox"/> | The application meets the daylight and sunlight requirements set out in the Residential Design SPD. | <input type="checkbox"/> | N/A - the proposal does not include residential space |
| How will the development affect the sunlight/daylight of existing neighbouring occupiers? | The application meets the BRE recommended standards for daylight and sunlight access. | <input type="checkbox"/> | | | A study based on BRE guidance has been carried out. There is a minor infringement on the rule but this is deemed to have minimal impact. A formal daylight assessment may need to be carried out. See Design and Access Statement |
| How has the impact from sources of noise been minimised through site layout and landscaping? Will all proposed buildings have good sound insulation? | The minimum standards in the Sustainable Design and Construction SPD are met. | <input type="checkbox"/> | The preferred standards in the Sustainable Design and Construction SPD are met. | <input type="checkbox"/> | BREEAM requirements for credit Pol05 reduction of noise pollution will ensure that the likelihood of noise arising from fixed installations on the new development affecting nearby noise-sensitive buildings has been reduced. |
| How will proposed commercial or non-residential development help promote the health and well-being of future occupiers? | | | The development achieves at least 55% of the credits available in the health and well-being section of the appropriate BREEAM assessment | <input checked="" type="checkbox"/> | Multiple BREEAM assessments are required for this development. Across these an average of 58% of Health and Wellbeing credits are targeted |
| Are internal layouts flexible and capable of adaptation and multiple uses during their lifetime? | | | | | The proposal contains flexible office and retail space designed to adapt to users requirements. A functional adaptability study will be carried out |
| Adapting to climate change | | | | | |
| How will the indoor comfort of users be maintained in a changing climate? | The minimum standards in the Sustainable Design and Construction SPD are met. | <input checked="" type="checkbox"/> | The preferred standards in the Sustainable Design and Construction SPD are met. | <input type="checkbox"/> | BREEAM requirements for Hea04 will ensure adaptability for projected climate change scenarios. Thermal modelling will demonstrate that the building design and services strategy can deliver the thermal comfort levels under a projected climate change environment. |

| Sustainability issues | Minimum standard | Preferred standard | Comment |
|--|---|---|---|
| Nuisance | | | |
| How will the proposal minimise nuisance and inconvenience during the construction process? | The proposal meets the minimum construction management standards in the Sustainable Design and Construction SPD. | <input type="checkbox"/> The developer signs up to the Considerate Contractors Scheme. | P The appointed Principal contractor will be required to register the site with the CCS and score a minimum of 35 points. |
| Urban design and architecture | | | |
| Is the proposal of high quality architecture? How does the proposal relate to buildings and spaces around the development site? How does it contribute to the character and distinctiveness of the area? | A Design and Access Statement is submitted which meets the minimum requirements set out in Design and Access Statements SPD | P The design and access statement addresses shows that both the minimum requirements and best practice set out in the Design and Access Statements SPD has been met. | <input type="checkbox"/> The aim of the development is to expose the existing railway arches, provide views of the impressive station building. The existing architecture of Blenheim grove will be retained and complimented by the extension. The codesign process has facilitated the incorporation of the character of the area and residents into the design. |
| The historic environment | | | |
| How will the proposal preserve or enhance the historic environment? | The proposal will not harm the historic environment, and meets Southwark Plan policies 3.15 - 3.19. | <input type="checkbox"/> The proposal will enhance the historic environment, including repair, renovate or refurbish a listed building currently at risk. | P The site is located within the Rye Lane Peckham Conservation Area and adjacent to the Holly Grove Conservation Area. The Grade II listed Peckham Rye Station's principal façade faces directly onto the proposed public square. The proposals have therefore been designed to respond sympathetically to this context. The proposed renovation of the Art Deco style building on the corner of Blenheim Grove and Rye Lane will enhance the existing features of this asset. The heritage statement confirms that the proposals will enhance both the significance of the Grade II-listed Station and the character and appearance of the Peckham Rye Conservation Area |

Sustainability assessment checklist: economic sustainability

| Sustainability issues | Minimum standard | Preferred standard | Comment |
|---|---|---|---|
| Employment | | | |
| How will the proposal help reduce the skills gap and improve employment opportunities for Southwark residents? | <p>There is no loss in the number of jobs provided on the site (unless an exception is allowed by Southwark Plan policies).</p> <p>Contributions made towards employment, training and education as set out in the s106 Planning Obligations SPD.</p> | <p>P</p> <p>The development increases the number and range of jobs available and exceeds the minimum contributions in the s106 Planning Obligations SPD, such as contributing to childcare facilities, providing a work placement or a mentoring agreement with local schools, and/or programmes to engage social housing tenants with employment and skills support.</p> | <p><input type="checkbox"/></p> <p>The existing arcade building will be demolished creating a loss of local trader space, however to part off-set this, the new flexible working space and community space on the 2nd and 3rd floors of the proposed development is provided. This reflects the aspirations for jobs and business outlined in Strategic Policy 10. This design has been developed through the codesign workshops with agreement that this is the preferred option.</p> |
| Enterprise | | | |
| <p>How will the proposal impact on local businesses?</p> <p>How will the proposal encourage the growth of small and medium sized enterprises (SMEs) and an entrepreneurial culture?</p> | <p>There is not a let loss of business floorspace or small business units (unless an exception is allowed by Southwark Plan policies).</p> | <p><input type="checkbox"/></p> <p>The proposal improves the amount and range of good quality business floorspace, including affordable/flexible business space suitable for SMEs and start up businesses.</p> <p>The development provides additional benefits for businesses. This could include the provision of business advice and support to local businesses, relocation assistance for existing businesses, and a commitment to procure goods and services during the construction phase of development from companies and organisations based in Southwark, based on a percentage of the total value of the contract.</p> <p>The proposal supports the growth of the social enterprise.</p> | <p>P</p> <p>Local businesses will benefit from the proposal as the formation of the new square will provide accommodation for a range of users and is primarily aimed at independent, local traders. This flexible, affordable, small scale space will provide the opportunity for small businesses to rent temporary 'pitches.'</p> <p>The new flexible working space and community space on the 2nd and 3rd floors of the proposed development is provided. This reflects the aspirations for jobs and business outlined in Strategic Policy 10. This design has been developed through the codesign workshops with agreement that this is the preferred option.</p> |

| Sustainability issues | Minimum standard | Preferred standard | Comment |
|--|---|--|---|
| If the development is for a town centre use and will generate a lot of trips, is it located in a town or local centre? | The proposal is located within a centre, or it meets the exceptions set out in PPS6 and the Southwark Plan policy 1.8. | The proposal is located within a centre. | |
| Town centres and local services | | | |
| How will the proposal support the vitality and viability of Southwark's town centres? | The proposal meets the criteria of Southwark Plan policies 1.7, 1.9 and 1.10. | The development improves the local community's access to a range of shopping and services. | The proposed uses will enhance the existing retail and commercial offer in Peckham whilst sustaining the unique diversity and vibrancy of the town centre. Independent shops are encouraged and promoted through the formation of the new square which will provide accommodation for a range of independent local traders. |
| How will the proposal support access to local shopping and services? | The proposal will not involve the loss of any small business units (unless an exception is allowed by Southwark Plan policy 1.6). | A proportion of proposed retail units are provided for independent occupiers through a s106 planning obligation. | |
| How will the proposal promote a diversity of shops including independent shops? | The proposal would not harm the amenities of any neighbouring occupiers. The proposal meets the minimum public realm contributions of the S106 Planning Obligations SPD. | The development contributes to an improved shopping environment, such as through shop front improvements, access and/or safety improvements. , over and above what is required in the S106 Planning Obligations SPD. | |
| Arts, culture and tourism | | | |
| How will the proposal support regeneration and wealth creation through the arts, culture and tourism? | Development meets the requirements of Southwark Plan Policy 1.11. | In addition to the minimum standards, the development helps support local arts, culture and tourism activity, including the provision of accessible and affordable studio and exhibition space. | N/A |
| How will the impacts of tourism be carefully managed? | Visitor generating schemes provide and implement a visitor management strategy. | | |

Sustainability assessment checklist: environmental sustainability

| Sustainability issues | Minimum standard | Preferred standard | Comment |
|---|---|-------------------------------------|--|
| Using land efficiently | | | |
| Efficient use of land | | | |
| Will the proposal use land efficiently and in a way which is compatible with the local context? | The proposal is on brownfield land. The density of the proposal is in line with the densities set out in Southwark Plan policies 3.11 and 4.1 and the proposal meets the criteria of policy 3.11. | <input checked="" type="checkbox"/> | |
| Open space and green infrastructure | | | |
| How will the proposal contribute to Southwark's network of green spaces, particularly in those areas which are currently deficient? | There is not net loss of publicly accessible open space. The proposal complies with Southwark Plan policies 3.25, 3.26 and 3.27 protecting open spaces. The proposal makes a s106 contribution towards open spaces in line with the s106 planning obligations SPD. | <input checked="" type="checkbox"/> | There is a net gain of public open space. The proposal directly improves access to a range of quality public open spaces and/or makes a direct contribution to improving green links and corridors. |
| | | <input type="checkbox"/> | The proposal will increase the open public space in front of the station and incorporate planters and a garden roof helping to improve the green links and corridors |
| Biodiversity | | | |
| How will the development contribute to nature conservation and biodiversity? | The proposal meets the minimum biodiversity standards set out in the Sustainable Design and Construction SPD. | <input type="checkbox"/> | The proposal meets the preferred biodiversity standards set out in the Sustainable Design and Construction SPD. |
| | | <input checked="" type="checkbox"/> | The proposals will result in a net gain in biodiversity on the site. The BREEAM ecology credits are sought to improve the ecological value of the site. |
| Land contamination | | | |
| Will the proposal remediate any contaminated land on the application site? | Any contaminated land on the site will be remediated to an acceptable level. | <input type="checkbox"/> | |
| | | | The Contamination assessment has identified that the proposed inclusion of hardstanding across the majority of the site breaks plausible pathways from future site users and potential contaminants. |
| Artificial lighting | | | |
| Has artificial lighting been designed and selected to reduce light pollution and nuisance, including reflection into the night sky? | External lighting meets the minimum standards set out in the Sustainable Design and Construction SPD. | <input checked="" type="checkbox"/> | |
| | | | External lighting will meet the minimum standards as for compliance with the Ene03 external lighting requirements of BREEAM. See Design and Access Statement |

| Sustainability issues | Minimum standard | | Preferred standard | | Comment |
|---|--|-------------------------------------|--|-------------------------------------|--|
| How will the design of the proposed development minimise the use of energy? | The proposal meets the minimum energy efficiency standards in the Sustainable Design and Construction SPD or an area based plan. | <input type="checkbox"/> | The proposal meets the preferred energy efficiency standards in the Sustainable Design and Construction SPD or an area based plan. | <input type="checkbox"/> | The Energy Statement and Part L compliance report submitted with the application explains the approach. It has been agreed that the new build parts will meet Part L compliance and the refurbished areas will meet consequential improvement targets. |
| Clean source of energy | | | | | |
| Will the proposal be supplied by a clean and efficient source of energy? | The proposal meets the minimum energy supply standards in the Sustainable Design and Construction SPD or an area based plan. | <input checked="" type="checkbox"/> | The proposal meets the preferred energy supply standards in the Sustainable Design and Construction SPD or an area based plan. | <input type="checkbox"/> | The proposal incorporates centralised air source heat pumps ventilation with heat recovery. |
| Renewable energy | | | | | |
| Will the proposal use on-site renewable technologies? | The proposal meets the minimum renewable energy standards in the Sustainable Design and Construction SPD or an area based plan. | <input type="checkbox"/> | The proposal meets the preferred renewable energy standards in the Sustainable Design and Construction SPD or an area based plan. | <input type="checkbox"/> | The proposal incorporates air source heat pumps and mechanical ventilation with heat recovery. No renewable technologies are currently proposed. |
| Reducing greenhouse gas emissions | | | | | |
| How will the proposed development minimise the greenhouse gas emissions generated? | The proposal meets the minimum CO2 reduction target in the Sustainable Design and Construction SPD or an area based plan. | <input type="checkbox"/> | The proposal meets the preferred CO2 reduction target in the Sustainable Design and Construction SPD or an area based plan. | <input type="checkbox"/> | The Energy Statement and the Part L compliance report submitted with the application explains the approach. It has been agreed that the new build parts will meet Part L compliance and the refurbishment parts will meet consequential improvement targets. |
| Water | | | | | |
| How will the proposal minimise water consumption and reliance on mains water? | The proposal meets the minimum water use standards in the Sustainable Design and Construction SPD or an area based plan. | <input type="checkbox"/> | The proposal meets the preferred water use target in the Sustainable Design and Construction SPD or an area based plan. | <input checked="" type="checkbox"/> | At least one BREEAM credit is targeted under water consumption. Measures to minimise the demand for water have been incorporated into the proposed design. |
| How will the proposal avoid and reduce water pollution? | The proposal meets the minimum water quality standards in the Sustainable Design and Construction SPD. | <input checked="" type="checkbox"/> | | <input checked="" type="checkbox"/> | The proposal will meet the preferred standards through compliance with the BREEAM credit Po03 and more specifically the credit 'minimising water course pollution'. |
| Waste and resources | | | | | |
| How will the proposal minimise the materials needed in construction and the amount of demolition, excavation and construction waste sent to landfill? | The proposal meets the minimum construction waste standards as set out in the Sustainable Design and Construction SPD. | <input checked="" type="checkbox"/> | The proposal meets the preferred construction waste standards as set out in the Sustainable Design and Construction SPD. | <input type="checkbox"/> | In line with the standards and BREEAM requirements Waste will be minimised through the use of a pre-refurbishment audit, Contractor SWMP and a sustainable procurement plan. |

| Sustainability issues | Minimum standard | | Preferred standard | | Comment |
|---|--|---|--|--|---|
| How will the development promote waste minimisation during its use? | The proposal meets the operational waste standards set out in the Sustainable Design and Construction SPD. | P | The proposal meets the preferred operational waste standards set out in the Sustainable Design and Construction SPD. | | Waste storage space in compliance with BREEAM will be provided on site for both recyclable and non-recyclable waste. |
| Air quality | | | | | |
| How will the proposal impact on air quality? How will the proposal ensure a good level of indoor air quality? | The proposal meets the minimum air quality standards set out in the Sustainable Design and Construction SPD. | P | The proposal meets the minimum air quality standards set out in the Sustainable Design and Construction SPD. | | The Air Quality Assessment confirms that the proposed development is unlikely to be adversely affected by, or have a significant impact on local air quality. BREEAM HEA 02 credit has been targeted for indoor air quality. |
| Risk from flooding | | | | | |
| How has the development minimised the risk to property and life from flooding? | The development passes the PPS25 Sequential and Exceptions tests and meets the minimum flood risk design standards set out in the Sustainable Design and Construction SPD. | P | The development meets the preferred flood risk standards as set out in the Sustainable Design and Construction SPD. | | In line with the PPS25 Sequential and Exemptions test and Southwark Design and Construction SPD, a flood risk assessment is not required since the development is less than 1 hectare and in Flood Zone 1. Some attenuation from planters and rainwater harvesting. |
| How does the development help reduce the risk of flooding, including reducing surface water run-off from the site? | The development meets the minimum drainage and run-off standards set out in the Sustainable Design and Construction SPD or an area based plan. | | The development meets the preferred drainage and run-off standards set out in the Sustainable Design and Construction SPD or an area based plan. | | The development is in Flood Zone 1. Soft landscaping and rainwater harvesting will contribute to reducing surface run-off. The total reduction in surface water run-off has not been determined yet. |
| Materials | | | | | |
| How will the proposal reduce the environmental impact of materials used and will the materials be obtained from a responsible source? | The development achieves the minimum materials standards set out in the Sustainable Design and Construction SPD. | P | The development achieves the preferred materials standards set out in the Sustainable Design and Construction SPD. | | The proposal will reduce the environmental impact of materials used through compliance with BREEAM Mat01 Life cycle impacts credit and Mat03. Mat03 ensures all timber used on the project is legally harvested and traded timber as well as sustainable procurement of materials and % of responsibly sourced materials. A Sustainable procurement plan will be prepared. |

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