

# Peckham Rye Station Square and 82 Rye Lane / 2-10 Blenheim Grove

## Additional information relating to achieving BREEAM 'excellent'

In order to achieve BREEAM excellent on the refurbishment of the retail spaces the project would be required meet all the minimum standards as detailed in the BREEAM criteria and to obtain a score greater than 70%. All of the minimum standards for excellent are met by the current strategy as set out in the pre-assessment submitted with planning. The current target score is 63.47% for the retail space pre-assessment so the project would have to target and achieve at least an additional 6.53% to bring the score up to the 70% threshold.

Achieving BREEAM excellent on the retail spaces would be very challenging for the project as there are some site and technical restrictions that mean a number of credits are either at risk or already lost. Some of these have been explained below.

### Technical, existing building and site restrictions

In the health and wellbeing section the maximum credits for view out are not achievable based on the existing building form, which is to be refurbished. For Ene 01 the current target is 7.2 credits under this issue out of a total of 12. It is unlikely that more than 7.2 credits will be achieved due to the fact that the project is a refurbishment and has limited scope to improve the thermal performance of the existing building form. Further, due to the proposed heat pump, the NOX emission credits available under the pollution section are assumed not achievable. The external lighting criteria may be compromised by station requirements in the square. In addition, there are some uncertainties around internal acoustic levels and daylighting in the shops under the arches.

### Contractor and supplier assumptions

There are a number of credits which can present challenging criteria for contractors and suppliers to comply with. This is especially true on a project where multiple BREEAM assessments are being undertaken on one project site. It is onerous for contractors to achieve full credits in Man 03, Responsible construction practices and Hea 02, Volatile organic compounds. The Wst 01, Project waste management, criteria for full credits are difficult to achieve and more difficult to evidence on sites with separate BREEAM assessments. For full credits under Mat 01 and Mat 03 in the materials section, it would be overly risky to assume that the contractors, suppliers and the market can supply the high rated materials, and supporting documentation, at an affordable cost to the project. Therefore some credits are excluded to avoid imposing unacceptable risk on what is already a highly constrained town-centre location, where methods of construction will need to consider speed of assembly and minimal on-site storage as major considerations, in order to keep disruption to passengers, pedestrians and local businesses to an acceptable level.