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## BREEAM Assessment Status

Project:- Hale Wharf Retail Phase 2

Project number:- 25597

BRE Registration:- BREEAM-0071-9435

Date:- 14/01/2022

### 1. Introduction

The BREEAM Assessment includes the Retail units in Blocks C and K, comprising 107m<sup>2</sup> and 50m<sup>2</sup> respectively, of area, situated on the ground floor of a mainly residential tower at Ferry Lane, N17 9NF.

It is targeting a BREEAM ‘Very Good’ rating based on the shell only criteria, under the BREEAM New construction 2014 V5.0 scheme.

Since the unit is assessed as shell only, the scope to achieve many credits is very limited.

### 2. Credit Summary

The following summary of the Pre-assessment credit target confirms the possible score of 61.0% and Very Good rating.

|                      | Credits Available       | T         | P         | D         | Unachievable |
|----------------------|-------------------------|-----------|-----------|-----------|--------------|
| MANAGEMENT           | 15                      | 10        | 0         | 0         | 5            |
| HEALTH & WELLBEING   | 8                       | 6         | 0         | 2         | 0            |
| ENERGY               | 16                      | 1         | 0         | 2         | 13           |
| TRANSPORT            | 9                       | 7         | 0         | 0         | 2            |
| WATER                | 3                       | 3         | 0         | 0         | 0            |
| MATERIALS            | 13                      | 7         | 0         | 5         | 1            |
| WASTE                | 8                       | 4         | 0         | 3         | 1            |
| LAND USE AND ECOLOGY | 10                      | 8         | 0         | 1         | 1            |
| POLLUTION            | 6                       | 5         | 0         | 0         | 1            |
| INNOVATION           | 9                       | 1         | 0         | 0         | 8            |
| Total                | 97                      | 52        | 0         | 13        | 32           |
|                      | Final Weighted Score    | 61.0%     | 61.0%     | 77.4%     | 110.0%       |
|                      | Predicted BREEAM Rating | Very Good | Very Good | Very Good | Very Good    |

### 3. Current Assessment status

Hilson Moran can confirm the assessment is registered with the BRE, and are currently gathering evidence towards achieving the 61.0% credit target and Very good rating defined by the Pre-assessment.

As soon as this work is complete it will be submitted to the BRE for certification.

### 4. Pre-assessment

The full Pre-assessment follows:-

# BREEAM UK New Construction 2014

**Project Name:** Hale Wharf Retail Phase 2  
**Building Type:** Retail  
**Scope:** Shell Only  
**Target rating:** Very good  
**Date:** 14/01/2022

|                                           |
|-------------------------------------------|
| Targeted                                  |
| Potential                                 |
| Difficult                                 |
| Unachievable                              |
| Mandatory credits for the targeted rating |



## EXE - Exemplary credit worth 1%

| Credit Code          | Credit Title                                           | Credits Available | T                     | P | D | U  | Action Lead          | Comments                                                                                |
|----------------------|--------------------------------------------------------|-------------------|-----------------------|---|---|----|----------------------|-----------------------------------------------------------------------------------------|
| MANAGEMENT           |                                                        |                   | credit weight = 0.83% |   |   |    |                      |                                                                                         |
| MAN 01 - Credit 1    | Stakeholder consultation (project delivery)            | 1                 | 1                     |   |   |    | PM / Design team     | Action required by end of Stage 2                                                       |
| MAN 01 - Credit 2    | Stakeholder consultation (third party)                 | 1                 | 1                     |   |   |    | PM / Design team     | Community involvement report assessed                                                   |
| MAN 01 - Credit 3    | Sustainability Champion (design)                       | 1                 |                       |   |   | 1  |                      | Action required by end of Stage 2                                                       |
| MAN 01 - Credit 4    | Sustainability Champion (monitoring progress)          | 1                 |                       |   |   | 1  |                      | Action required by end of Stage 2                                                       |
| MAN 02 - Credits 1-2 | Elemental life cycle cost (LCC)                        | 2                 |                       |   |   | 2  |                      | Action required by end of Stage 2                                                       |
| MAN 02 - Credit 3    | Component level LCC Plan                               | 1                 |                       |   |   | 1  |                      | Action required by end of Stage 2                                                       |
| MAN 02 - Credit 4    | Capital cost reporting                                 | 1                 | 1                     |   |   |    | Cost Consultant      |                                                                                         |
| MAN 03               | Timber: Pre-requisite                                  | -                 | Yes                   |   |   |    | Principal Contractor |                                                                                         |
| MAN 03 - Credit 1    | Environmental management                               | 1                 | 1                     |   |   |    | Principal Contractor |                                                                                         |
| MAN 03 - Credit 2    | Sustainability Champion (construction)                 | 1                 | 1                     |   |   |    | Principal Contractor |                                                                                         |
| MAN 03 - Credit 3-4  | Considerate construction                               | 2                 | 2                     |   |   |    | Principal Contractor |                                                                                         |
| MAN 03               | Monitoring of construction site impacts: Pre-requisite | -                 | Yes                   |   |   |    | Principal Contractor |                                                                                         |
| MAN 03 - Credit 5    | Utility consumption - Energy and Water                 | 1                 | 1                     |   |   |    | Principal Contractor |                                                                                         |
| MAN 03 - Credit 6    | Transport of construction materials and waste          | 1                 | 1                     |   |   |    | Principal Contractor |                                                                                         |
| Man 03 -EXE Credit   | Considerate construction - Exemplary level             | 1                 | 1                     |   |   |    | Principal Contractor | CCS score >40?                                                                          |
| MAN 04 - Credit 3    | Commissioning building fabric                          | 1                 | 1                     |   |   |    | Principal Contractor |                                                                                         |
| HEALTH & WELLBEING   |                                                        |                   | credit weight = 1.25% |   |   |    |                      |                                                                                         |
| HEA 01 - Credit 2    | Daylighting                                            | 2                 |                       |   | 2 |    | Architect            |                                                                                         |
| HEA 01 - Credit 3    | View out                                               | 1                 | 1                     |   |   |    | Architect            |                                                                                         |
| HEA 01 - Credit 4    | External lighting                                      | 1                 | 1                     |   |   |    | M&E Engineer         | Illuminance to BS 5489 Lighting of roads and amenity spaces.                            |
| HEA 01 - EXE Credit  | Daylighting - Exemplary level                          | 1                 |                       |   |   | 1  | Architect            |                                                                                         |
| HEA 02 - Credit 5    | Adaptability - Potential for natural ventilation       | 1                 | 1                     |   |   |    | Architect            | If there are no office spaces, this credit can be achieved by default<br>Ref:-KBCN00074 |
| Hea 05 - Credit 2    | Internal indoor ambient noise levels                   | 1                 | 1                     |   |   |    | Acoustician          | Acoustic testing and as-built construction to be confirmed                              |
| Hea 06 - Credit 1    | Safe access                                            | 1                 | 1                     |   |   |    | Architect            | No cycle storage(?), Direct access from pavement? No vehicular routes cross pedestrian? |
| Hea 06 - Credit 2    | Security of site and building                          | 1                 | 1                     |   |   |    |                      | Design to incorporate SNA recommendations                                               |
| ENERGY               |                                                        |                   | credit weight = 0.91% |   |   |    |                      |                                                                                         |
| ENE 01               | Energy performance                                     | 12                |                       |   | 2 | 10 | M&E Engineer         | Block A&B BRUKLs score 0 credits ((heating and cooling demand only)                     |
| ENE 01 - EXE Credit  | Exemplary Performance for Carbon Negative Buildings    | n/a               |                       |   |   |    | M&E Engineer         |                                                                                         |
| ENE 02 - Credit 1    | Sub-metering of major energy consuming systems         | n/a               |                       |   |   |    | M&E Engineer         |                                                                                         |
| ENE 02 - Credit 2    | Sub-metering of high energy load and tenancy areas     | n/a               |                       |   |   |    | M&E Engineer         |                                                                                         |
| ENE 03 - Credit 1    | External Lighting                                      | 1                 | 1                     |   |   |    | M&E Engineer         | Spec to confirm                                                                         |
| ENE 04 - Credit 1    | Passive design                                         | 1                 |                       |   |   | 1  | Architect            | Action required by end of Stage 2                                                       |

|                             |                                                                                                                              |                 |       |  |   |   |                                               |                                                                     |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------|-----------------|-------|--|---|---|-----------------------------------------------|---------------------------------------------------------------------|
| ENE 04 - Credit 2           | Free Cooling                                                                                                                 | 1               |       |  |   | 1 | M&E Engineer                                  | Action required by end of Stage 2                                   |
| ENE 04 - Credit 3           | Low zero carbon (LZC) feasibility study                                                                                      | 1               |       |  |   | 1 | M&E Engineer                                  | Action required by end of Stage 2                                   |
| <b>TRANSPORT</b>            |                                                                                                                              | credit weight = | 1.28% |  |   |   |                                               |                                                                     |
| TRA 01                      | Public transport accessibility                                                                                               | 5               | 5     |  |   |   | Architect                                     |                                                                     |
| TRA 02                      | Proximity to amenities                                                                                                       | 1               | 1     |  |   |   | Architect                                     |                                                                     |
| TRA 03 - Credit 1           | Cycle storage                                                                                                                | 1               |       |  |   | 1 | Architect                                     | No cycle storage is provided for retail                             |
| TRA 03 - Credit 2           | Cyclist Facilities                                                                                                           | 1               |       |  |   | 1 | Architect                                     | No facilities provided for retail                                   |
| TRA 05                      | Travel plan                                                                                                                  | 1               | 1     |  |   |   | Transport Consultant                          |                                                                     |
| <b>WATER</b>                |                                                                                                                              | credit weight = | 1.33% |  |   |   |                                               |                                                                     |
| WAT 02                      | Water monitoring Pre-req                                                                                                     | -               | Yes   |  |   |   | M&E Engineer                                  |                                                                     |
| WAT 02                      | Water Sub-metering                                                                                                           | 1               | 1     |  |   |   | M&E Engineer                                  | Main water meter to each unit with PO's                             |
| WAT 03 - Credit 1           | Leak detection system                                                                                                        | 1               | 1     |  |   |   | M&E Engineer                                  | Possible leak detection unit installation detail drawing.           |
| WAT 03 - Credit 2           | Flow control devices                                                                                                         | n/a             | 0     |  |   |   | n/a                                           |                                                                     |
| WAT 04                      | Water efficient equipment                                                                                                    | 1               | 1     |  |   |   | M&E Engineer                                  | Un-regulated consumption in resi only.                              |
| <b>MATERIALS</b>            |                                                                                                                              | credit weight = | 1.35% |  |   |   |                                               |                                                                     |
| MAT 01                      | Life cycle impacts                                                                                                           | 5               | 3     |  | 2 |   | Architect                                     | Construction schedule with Green guide ratings                      |
| <b>MAT 01 - EXE Credit</b>  | <b>Exemplary performance for life cycle impacts</b>                                                                          | 3               |       |  |   | 3 | Architect                                     |                                                                     |
| MAT 02                      | Hard landscaping and boundary protection                                                                                     | 1               |       |  | 1 |   | Architect                                     | UPLIFT? Can recycled sub-base be used to gain 'A' ratings?          |
| MAT 03 - Pre-requisite      | Sustainable timber procurement Pre-req                                                                                       | -               | Yes   |  |   |   | Principal Contractor                          |                                                                     |
| MAT 03 - Credit 1           | Sustainable procurement plan                                                                                                 | 1               | 1     |  |   |   | Principal Contractor                          | SPP Required.                                                       |
| MAT 03 - Credits 2-4        | Responsible sourcing of materials                                                                                            | 3               | 1     |  | 2 |   | Principal Contractor                          | Schedule of materials, areas/volumes and RS Tier & Certificates     |
| <b>MAT 3 - EXE Credit</b>   | <b>Exemplary Performance for Responsible Sourcing</b>                                                                        | 1               |       |  |   | 1 | Principal Contractor                          |                                                                     |
| MAT 04                      | Insulation Embodied impact                                                                                                   | 1               | 1     |  |   |   | Architect                                     | Majority of materials need to be 'A' rated.                         |
| MAT 05                      | Protecting vulnerable parts of the building from damage & Protecting exposed parts of the building from material degradation | 1               | 1     |  |   |   | Architect                                     | Drawing showing vulnerable areas and measures proposed.             |
| MAT 06                      | Material efficiency                                                                                                          | 1               |       |  |   | 1 | Architect                                     | Action required by end of Stage 2                                   |
| <b>WASTE</b>                |                                                                                                                              | credit weight = | 1.38% |  |   |   |                                               |                                                                     |
| WST 01 - Credit 1           | Construction resource efficiency                                                                                             | 3               | 1     |  | 2 |   | Principal Contractor                          | Pre-demolition audit & RMP:- 11.1tonnes /100m2 target area weighted |
| WST 01 - Credit 2           | Diversion of resources from landfill                                                                                         | 1               | 1     |  |   |   | Principal Contractor                          | 80% by weight diverted from landfill.                               |
| <b>WST 01 - EXE credit</b>  | <b>Exemplary Performance for Construction Waste Management</b>                                                               | 1               |       |  |   | 1 | Principal Contractor                          |                                                                     |
| WST 02                      | Recycled aggregates                                                                                                          | 1               |       |  | 1 |   | Structural Engineer / Civil Engineer          |                                                                     |
| <b>WST 02 - EXE Credit</b>  | <b>Exemplary Performance for Recycled Aggregates</b>                                                                         | 1               |       |  |   | 1 | Structural Engineer / Civil Engineer          |                                                                     |
| WST 03                      | Operational waste                                                                                                            | 1               | 1     |  |   |   | Architect                                     |                                                                     |
| WST 05                      | Adaptation to climate change - Structural and fabric resilience                                                              | 1               |       |  |   | 1 | Architect / Structural Engineer/ M&E Engineer | Action required by end of Stage 2                                   |
| WST 06                      | Functional adaptability                                                                                                      | 1               | 1     |  |   |   | Architect                                     | Report required in Stage                                            |
| <b>LAND USE AND ECOLOGY</b> |                                                                                                                              | credit weight = | 1.30% |  |   |   |                                               |                                                                     |
| LE 01 - Credit 1            | Previously occupied land                                                                                                     | 1               | 1     |  |   |   | Architect                                     |                                                                     |
| LE 01 - Credit 2            | Contaminated land                                                                                                            | 1               |       |  |   | 1 | Contaminated Land Specialist                  |                                                                     |
| LE 02 - Credit 1            | Ecological value of site                                                                                                     | 1               | 1     |  |   |   | Suitably Qualified Ecologist                  | Ecologist confirms low value                                        |

|                        |                                                          |     |                 |           |           |           |                              |                                                         |
|------------------------|----------------------------------------------------------|-----|-----------------|-----------|-----------|-----------|------------------------------|---------------------------------------------------------|
| LE 02 - Credit 2       | Protection of ecological features                        | 1   | 1               |           |           |           | Principal Contractor         | Ecological protection strategy required                 |
| LE 03 - Credit 1       | Change in ecological value 1                             | 1   | 1               |           |           |           | Suitably Qualified Ecologist | Ecologist Confirmed                                     |
| LE 03 - Credit 2       | Change in ecological value 2                             | 1   | 1               |           |           |           | Suitably Qualified Ecologist | Ecologist Confirmed                                     |
| LE 04 - Credit 1       | Ecologist's report and recommendations                   | 1   | 1               |           |           |           | Suitably Qualified Ecologist | Ecologist's report                                      |
| LE 04 - Credit 2       | Increase in ecological value                             | 1   |                 |           | 1         |           | Suitably Qualified Ecologist | Increase of 6 plant species unless ecologist overrules? |
| LE 05 - Pre- req       | SQE appointment and management plan                      | -   | Yes             |           |           |           | Suitably Qualified Ecologist |                                                         |
| LE 05                  | Long term impact on biodiversity - 2 additional measures | 1   | 1               |           |           |           | Principal Contractor         | Ecologist required to confirm applicable measures       |
| LE 05                  | Long term impact on biodiversity - 4 additional measures | 1   | 1               |           |           |           | Principal Contractor         | Ecologist required to confirm applicable measures       |
| POLLUTION              |                                                          |     | credit weight = | 1.00%     |           |           |                              |                                                         |
| POL 01                 | Impact of refrigerants                                   | n/a |                 |           |           |           | M&E Engineer                 |                                                         |
| POL 02                 | NOx Emissions                                            | n/a |                 |           |           |           | M&E Engineer                 |                                                         |
| POL 03 - Credit 1      | Flood risk                                               | 2   | 2               |           |           |           | Flood Risk Consultant        | FRA produced has been assessed.                         |
| POL 03 - Credit 2      | Surface water run off                                    | 1   | 1               |           |           |           | Drainage Engineer            |                                                         |
| POL 03 - Credit 3      | Prevention of flooding                                   | 1   | 1               |           |           |           | Drainage Engineer            |                                                         |
| POL 03 - Credit 4      | Minimising watercourse pollution                         | 1   |                 |           |           | 1         | Drainage Engineer            |                                                         |
| POL 04                 | Reduction of night time light pollution                  | 1   | 1               |           |           |           | M&E Engineer                 | Compliant lighting strategy required                    |
| POL 05                 | Noise attenuation                                        | n/a |                 |           |           |           | Acoustician                  |                                                         |
| AI Approved Innovation |                                                          |     | credit weight = | 1.00%     |           |           |                              |                                                         |
| AI                     | Approved Innovation                                      | 1   |                 |           |           | 1         |                              |                                                         |
|                        |                                                          |     | Score           | 61.0%     | 61.0%     | 77.4%     |                              |                                                         |
|                        |                                                          |     | Rating          | Very Good | Very Good | Very Good |                              |                                                         |