

Sustainability Compliance Statement Phase 1B (North) Reserved Matters Application

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Glossary

BXC = Brent Cross Cricklewood

CRL = Cricklewood Regeneration Ltd

GLA = Greater London Authority

LBB = London Borough of Barnet

DSF = Development Specification and Framework

BREEAM = BRE Environmental Assessment Methodology

CfSH = Code for Sustainable Homes

1. Introduction

Planning Permission Ref No. C/17559/08 for the comprehensive redevelopment of the Brent Cross Cricklewood (“BXC”) Regeneration Area was granted in October 2010 (the “2010 Permission”). A Section 73 (“S73”) permission Ref No. F/04687/13 to develop land without complying with conditions attached to permission Ref No. C/17559/08 was granted by the London Borough of Barnet on 23 July 2014 (“2014 Permission”). The 2014 permission includes several Planning Conditions related to Sustainability.

Planning Condition 2.1 requires that Reserved Matters Applications (RMAs) are accompanied by a sustainability statement that demonstrates that the RMA accords with the relevant principles and carbon saving targets identified in Condition 35.1 and 35.2.

This report responds to Planning Condition 2.1, Condition 35.1 and Condition 35.2 and sets out how RMA Phase 1B (North) complies with BREEAM and CfSH requirements. Phase 1B (North) comprises of the following residential and commercial elements:

- Plots 102, 103, 104, 106, 107, 108 and 109 which provide retail (Class A1-A5), leisure (Class D2) and community floorspace (Class D1)
- Plots 105 and 110/111 are multi storey car parks
- Plot 101 – Energy Centre
- Plot 113 - 52 new build homes in a 4 storey block.

This document sets out the manner in which the Phase 1B (North) RMA application complies with Conditions 35.1 and 35.2.



2. Development Commitments

The following Planning Conditions are applicable to the RMA application.

Condition 2.1 h (i)

Sustainability/energy statement and such other material as is necessary to demonstrate that such Reserved Matters Application or Other Matters Application accords with the relevant principles and carbon saving targets identified in Condition 35.1, and 35.2

Condition 35.1

All residential units shall achieve a minimum standard of Code Level 4 of the Code for Sustainable Homes overall with a view to obtaining higher levels in later phases.

Condition 35.2

All commercial units shall achieve a minimum standard of BREEAM Very Good. No Building shall be occupied until a Certificate has been issued for it certifying that at least BREEAM Very Good has been achieved.

3. Plot Development Sustainability

The proposed development will comply with the BREEAM and CfSH requirements as set out in Conditions 35.1 and 35.2.

3.1. Residential (Condition 35.1)

Plot 113 is the only residential plot associated with the development. The plot will be designed and constructed to achieve a CfSH Level 4 rating. The plot will be assessed against the current version of the CfSH standard which incorporates the November 2014 addendum.

CfSH credit ENE 1 relates to carbon emissions. To achieve a level 4 rating, it is mandatory to achieve at least a 19% improvement over Part L1a 2013. Initial energy modelling of representative dwellings shows that the development will achieve a 27.8% improvement over Part L1a 2013. See the Energy Strategy Compliance report for more details.

3.2. Commercial (Condition 35.2)

The wording of Condition 35.2 as currently drafted is inconsistent with the BREEAM Certificate practice. Condition 35.2 attached to the 2014 Permission requires BREEAM certification to be issued prior to new buildings within the development being occupied.

Post construction certification is an as-built assessment that commences following practical completion of all construction works and commissioning activities of each building and the BREEAM process requires a minimum of 6 months for post construction stage certification from the date of the practical completion certificate of each building.

The 6 month period is required to allow the following activities to be completed:

1. 2 months required by the assessor to collect and review the evidence and prepare the assessment for submission;
2. 4-6 week period required by BRE to undertake the Quality Assurance Audit;
3. 1-2 months for any changes required to address BRE QA feedback (e.g. design changes, collection of additional evidence plus preparing the resubmission);
4. Re-submission to BRE for final QA with 3 week BRE turnaround; and
5. Certification received provided all final QA comments are closed out.

Therefore, as currently drafted Condition 35.2 does not reflect the time required to complete the post construction stage certification in light of practicalities surrounding the mechanics of the BREEAM process.

The wording of Condition 35.2 does not specify which BREEAM assessment is to be used, however, paragraph 2.53 of the Development Specification & Framework ("DSF") references a requirement to meet the BREEAM New Construction 2011 scheme.

Under the BREEAM 2011 New construction scheme, two assessment options are available under this scheme to achieve a Very Good rating for the new town centre.

1. Shell and core covering the developer's scope of works and either a green lease or green building guide to cover tenant' fit out works. A green lease arrangement would set

contractual minimum standards for tenants to adhere to whereas the green building guide would recommend good practice but was not compulsory. The green lease approach scored more BREEAM points than the green building guide and required that at least 75% of tenants by net floor area were signed up to green lease.

2. Fully fitted whereby the developer’s shell and core works and all tenant’s fit out works were assessed together under one assessment.

The 2011 BREEAM scheme was superseded by the 2014 New Construction scheme on 27th May 2014 and is the current BREEAM assessment method for new construction. It is proposed to assess the new town centre using the current BREEAM 2014 scheme rather than the older 2011 BREEAM assessment method. As by the time the centre is developed, the 2011 scheme will be nearly 10 years old, therefore it would be more appropriate to use the more current version so that the centre meets the most recent standards in sustainable design and construction.

It is proposed to assess the developer’s scope of works under a shell and core approach AND set green lease obligations on tenants to achieve a BREEAM 2014 Very Good outcome for the town centre, with the covered streets and back of house areas being fully fitted assessed.

The development partners will use reasonable endeavours to ensure that all retail and leisure tenants in the new town centre will be subject to a green lease with a minimum commitment that at least 75% of units (by floor area) will comply. The green lease requirements will be in place for all future tenants, and not solely the first tenant fit out.

Use type	Assessment type	Targeted rating	Green Lease
Hotel	Shell / Shell and Core	Very good	Yes
Leisure	Shell / Shell and Core	Very good	Yes
Retail	Shell / Shell and Core	Very good	Yes
Covered streets / Back of House	Fully Fitted	Excellent	N/a

The new bus station is not an enclosed building and is therefore not suitable to be assessed using BREEAM. The bus station will be designed to accord with TFL own environmental standards.

BREEAM 2014 credit ENE 1 relates to carbon emissions. To achieve a Very good rating there is not a mandatory energy performance that the scheme has to achieve. Initial Part L 2013 modelling of the above use types shows that the following credits for BREEAM 2014 ENE1 can be achieved. See the Energy Strategy Compliance report for more details.

Building Section	TER	BER	BREEAM 2014 ENE 1 credits
Hotel	65.0	62.3	5
Leisure	34.9	34.5	4
Covered streets & BOH	45.6	39.7	8
Retail	52.9	45.4	8

Therefore, it is proposed to amend Condition 35.2 to reflect that all commercial units shall achieve a minimum standard of BREEAM Very Good under the BREEAM 2014 New Construction Shell Only



or Shell and Core scheme (as appropriate to the developers works), with a BREEAM Post Construction certificate provided for each building within six 6 months of the Practical Completion of that building, to confirm that the minimum BREEAM rating has been achieved. The amended condition will also identified the commitment that at least 75% of units (by floor area) will comply with the green lease.

The wording of the condition and the necessary changes to the 2014 Permission are currently being discussed with the Council and will be amended prior to the determination of the Phase 1B (North) RMA.

Appendix A – CFSH Pre assessment

ID	Credit	Credits Available	Targeted
ENERGY /CO₂			
Ene 1	Dwelling emission rate	10	3.2
Ene 2	Fabric energy efficiency	9	6.4
Ene 3	Energy display devices	2	2
Ene 4	Drying space	1	1
Ene 5	Energy labelled white goods	2	2
Ene 6	External lighting	2	2
Ene 7	Low and zero carbon energy technologies	2	2
Ene 8	Cycle storage	2	1
Ene 9	Home office	1	0
WATER			
Wat 1	Internal potable water consumption	5	3
Wat 2	External potable water consumption	1	0
MATERIALS			
Mat 1	Environmental impact of materials	15	8
Mat 2	Responsible sourcing of Materials: basic building elements	6	4
Mat 3	Responsible sourcing of Materials: finishing elements	3	2
SURFACE WATER			
Sur1	Reduction from surface water run-off from site	2	1
Sur2	Flood risk	2	2
WASTE			
Was1	Household waste storage and recycling facilities	4	4
Was2	Construction site waste management	3	3
Was 3	Composting facilities	1	1
POLLUTION			
Pol1	Global warming potential of insulants	1	1
Pol 2	Nitrous Oxide (NOx) emissions	3	3
HEALTH AND WELBEING			
HEA1	Daylight	3	0
HEA2	Sound insulation	4	3
HEA3	Private space	1	1
HEA4	Lifetime Homes	4	4
MANAGEMENT			
MAN1	Home User Guide	3	3
MAN2	Considerate Constructors scheme	2	2
MAN3	Construction site impacts	2	2
MAN4	Security	2	2
LAND USE AND ECOLOGY			
ECO 1	Ecological value of site	1	1



ID	Credit	Credits Available	Targeted
ECO2	Ecological enhancement	1	1
ECO3	Protection of ecological features	1	1
ECO4	Change in ecological value of the site	4	2
ECO5	Building footprint	2	1
CfSH 2010 Score:			69.9%
CfSH 2010 Rating:			Level 4

Appendix B – BREEAM pre assessments

Credit	Title	Mall (fully fitted)	Hotels (Shell only)	Leisure (Shell only)	Retail (Shell only)	Retail – Anchor (Shell only)
		Credits targeted (+ potential)				
MANAGEMENT						
Man 01 Project brief and design						
Man01 credit 1	Stakeholder consultation (project delivery)	1	1	1	1	1
MAN 01 - Credit 2	Stakeholder consultation (third party)	1	1	1	1	1
MAN 01 - Credit 3	Sustainability Champion (design)	1	1	1	1	1
MAN 01 - Credit 4	Sustainability Champion (monitoring progress)	1	1	1	1	1
Man 02 Life cycle cost and service life planning:						
MAN 02 - Credits 1-2	Elemental life cycle cost (LCC)	2	2	2	2	2
MAN 02 - Credit 3	Component level LCC Plan	1	1	1	1	1
MAN 02 - Credit 4	Capital cost reporting	1	1	1	1	1
Man 03 Responsible construction practices:						
MAN 03	Timber: Pre-requisite	Yes	Yes	Yes	Yes	Yes
MAN 03 - Credit 1	Environmental management	1	1	1	1	1
MAN 03 - Credit 2	Sustainability Champion (construction)	1	1	1	1	1
MAN 03 - Credit 3-4	Considerate construction	2	2	2	2	2
MAN 03	Monitoring of construction site impacts: Pre-requisite	1	1	1	1	1
MAN 03 - Credit 5	Utility consumption - Energy and Water	1	1	1	1	1
MAN 03 - Credit 6	Transport of construction materials and waste	1	1	1	1	1
Man 03 - EXE Credit	Considerate construction - Exemplary level	0	0	0	0	0
Man 04 Commissioning and handover:						
MAN 04 - Credit 1	Commissioning schedule and responsibilities Credit not assessed under Shell Only	1	n/a	n/a	n/a	n/a
MAN 04 - Credit 2	Commissioning building services Credit not assessed under Shell Only	1	n/a	n/a	n/a	n/a



Credit	Title	Mall (fully fitted)	Hotels (Shell only)	Leisure (Shell only)	Retail (Shell only)	Retail – Anchor (Shell only)
MAN 04 - Credit 3	Commissioning building fabric	1	1	1	1	1
MAN 04 - Credit 4	Handover - Credit not assessed under Shell Only	1	n/a	n/a	n/a	n/a
MAN 05 - Credit 2	Seasonal commissioning Credit not assessed under Shell Only	1	n/a	n/a	n/a	n/a
MAN 05 - Credit 3	Post occupancy evaluation Credit not assessed under Shell Only	1	n/a	n/a	n/a	n/a
MAN 05 - EXE Credit	3 year aftercare - Exemplary level Credit not assessed under Shell Only	1	n/a	n/a	n/a	n/a
HEALTH & WELLBEING						
Hea 01 Visual comfort:						
HEA 01 - Credit 1	Glare control Credit not assessed under Retail, Hotels and Leisure	1	n/a	n/a	n/a	n/a
HEA 01 - Credit 2	Daylighting	0	0	0	0	0
HEA 01 - Credit 3	View out	0	0	0	0	0
HEA 01 - Credit 4	Internal and external lighting levels, zoning and control	1	1	1	1	1
HEA 01 - EXE Credit	Daylighting - Exemplary level	0	0	0	0	0
Hea 02 Indoor air quality:						
HEA 02 - Credit 1	Indoor air quality plan	1	n/a	n/a	n/a	n/a
HEA 02 - Credit 2	Ventilation Criteria 2 and 3 Retail, Hotels and Leisure	1	n/a	n/a	n/a	n/a
HEA 02 - Credit 3	Volatile organic compound (VOC) emission levels (products)	1	n/a	n/a	n/a	n/a
HEA 02 - Credit 4	Volatile organic compound (VOC) emission levels (post construction)	1	n/a	n/a	n/a	n/a
HEA 02 - Credit 5	Adaptability - Potential for natural ventilation	0	0	0	0	0

Credit	Title	Mall (fully fitted)	Hotels (Shell only)	Leisure (Shell only)	Retail (Shell only)	Retail – Anchor (Shell only)
HEA 02 - EXE Credit 1	Minimising sources of air pollution - volatile organic compound (VOC) emission levels (products) - Exemplary level	0	n/a	n/a	n/a	n/a
HEA 02 - EXE Credit 2	Minimising sources of air pollution - volatile organic compound (VOC) emission levels (products) - Exemplary level	0	n/a	n/a	n/a	n/a
Hea 04 Thermal comfort:						
HEA 04 - Credit 1	Thermal modelling	1	n/a	n/a	n/a	n/a
HEA 04 - Credit 2	Adaptability - for a projected climate change scenario	1	n/a	n/a	n/a	n/a
HEA 04 - Credit 3	Thermal zoning and controls	1	n/a	n/a	n/a	n/a
Hea 05 Acoustic performance:						
Hea 05 - Credit 1	Sound insulation	1	n/a	n/a	n/a	n/a
Hea 05 - Credit 2	Internal indoor ambient noise levels	1	1	1	1	1
Hea 05 - Credit 3	Reverberation	0	n/a	n/a	n/a	n/a
Hea 06 Safety and security:						
Hea 06 - Credit 1	Safe access	1	1	1	1	1
Hea 06 - Credit 2	Security of site and building	1	1	1	1	1
ENERGY						
Ene 01 Reduction of energy use and carbon emissions						
ENE 01	Energy performance	6	6	2	2	2
ENE 01 - EXE Credit	Exemplar Performance for Carbon Negative Buildings	0	0	0	0	0
ENE 02 - Credit 1	Sub-metering of major energy consuming systems	1	n/a	n/a	n/a	n/a
ENE 02 - Credit 2	Sub-metering of high energy load and tenancy areas	1	n/a	n/a	n/a	n/a
Ene 03 External lighting						
ENE 03 - Credit 1	External Lighting	1	1	1	1	1

Credit	Title	Mall (fully fitted)	Hotels (Shell only)	Leisure (Shell only)	Retail (Shell only)	Retail – Anchor (Shell only)
Ene 04 Low carbon design:						
ENE 04 - Credit 1	Passive design	0	0	0	0	0
ENE 04 - Credit 2	Free Cooling	0	0	0	0	0
ENE 04 - Credit 3	Low zero carbon (LZC) feasibility study	1	1	1	1	1
Ene 06 Energy efficient transportation systems:						
ENE 06 - Credit 1	Energy consumption	1	n/a	n/a	n/a	n/a
ENE 06 - Credit 2-3	Energy efficient features and Regenerative drives	2	n/a	n/a	n/a	n/a
Ene 08 Energy efficient equipment:						
ENE 08	Energy efficient equipment	2	n/a	n/a	n/a	n/a
TRANSPORT						
Tra 01 Public transport accessibility:						
TRA 01	Public transport accessibility	5	5	5	5	5
Tra 02 Proximity to amenities:						
TRA 02	Proximity to amenities	1	1	1	1	1
Tra 03 Cyclist facilities:						
TRA 03 - Credit 1	Cycle storage	1	1	1	1	1
TRA 03 - Credit 2	Cyclist Facilities	1	1	1	1	1
TRA 04 – Maximum car parking capacity						
TRA 04 - Credit 1	Maximum car parking capacity	n/a	0	0	n/a	n/a
Tra 05 Travel plan						
TRA 05	Travel plan	1	1	1	1	1
WATER						
Wat 01 Water consumption:						
WAT 01	Water consumption	3	n/a	n/a	n/a	n/a
WAT 01 EXE Credit	Water consumption 65% reduction - Exemplary level	0	n/a	n/a	n/a	n/a
Wat 02 Water monitoring:						
WAT 02	Water monitoring (Pre-requisite)	Yes	Yes	Yes	Yes	Yes
WAT 02	Water Sub-metering	1	n/a	n/a	n/a	n/a
Wat 03 Water leak detection:						
WAT 03 - Credit 1	Leak detection system	1	1	1	1	1

Credit	Title	Mall (fully fitted)	Hotels (Shell only)	Leisure (Shell only)	Retail (Shell only)	Retail – Anchor (Shell only)
WAT 03 - Credit 2	Flow control devices	1	n/a	n/a	n/a	n/a
Wat 04 Water efficient equipment:						
WAT 04	Water efficient equipment	1	1	1	1	1
MATERIALS						
Mat 01 Life cycle impacts:						
MAT 01	Life cycle impacts	3	2	2	2	2
MAT 01 - EXE Credit	Exemplar performance for life cycle impacts route 2	2	2	2	2	2
Mat 02 Hard landscaping and boundary protection:						
MAT 02	Hard landscaping and boundary protection	0	0	0	0	0
Mat 03 Responsible sourcing of materials:						
MAT 03 - Pre-requisite	Sustainable timber procurement: Pre-requisite	Yes	Yes	Yes	Yes	Yes
MAT 03 - Credit 1	Sustainable procurement plan	1	1	1	1	1
MAT 03 - Credit 2-4	Responsible sourcing of materials	1	1	1	1	1
MAT 3 - EXE Credit	Exemplar Performance for Responsible Sourcing	0	0	0	0	0
Mat 04 Insulation:						
MAT 04 - Credit 1	Insulation Embodied impact	1	1	1	1	1
Mat 05 Designing for robustness:						
MAT 05	Protecting vulnerable parts of the building from damage & Protecting exposed parts of the building from material degradation	1	1	1	1	1
Mat 06 Material efficiency						
MAT 06	Material efficiency	1	1	1	1	1
WASTE						
Wst 01 Construction waste management:						
WST 01 - Credit 1	Construction resource efficiency	1	1	1	1	1
WST 01 - Credit 2	Diversion of resources from landfill	1	1	1	1	1

Credit	Title	Mall (fully fitted)	Hotels (Shell only)	Leisure (Shell only)	Retail (Shell only)	Retail – Anchor (Shell only)
WST 01 - EXE credit	Exemplar Performance for Construction Waste Management	0	0	0	0	0
Wat 02 Recycled aggregates:						
WST 02	Recycled aggregates	0	0	0	0	0
WST 02 - EXE Credit	Exemplar Performance for Recycled Aggregates	0	0	0	0	0
Wst 03 Operational waste						
WST 03	Operational waste	1	1	1	1	1
Wst 05 Adaptation to climate change:						
WST 05	Adaptation to climate change - Structural and fabric resilience	1	1	1	1	1
WST 05 - EXE Credit	Responding to adaptation to climate change	0	n/a	n/a	n/a	n/a
Wst 06 Functional adaptability:						
WST 06	Functional adaptability	1	1	1	1	1
LAND USE AND ECOLOGY						
LE 01 Site selection:						
LE 01 - Credit 1	Previously occupied land	1	1	1	1	1
LE 01 - Credit 2	Contaminated land	0	0	0	0	0
LE 02 Ecological value of site and protection of ecological features:						
LE 02 - Credit 1	Ecological value of site	0	0	0	0	0
LE 02 - Credit 2	Protection of ecological features	0	0	0	0	0
LE 03 Minimising impact on existing site ecology:						
LE 03 - Credit 1	Change in ecological value 1	1	1	1	1	1
LE 03 - Credit 2	Change in ecological value 2	1	1	1	1	1
LE 04 Enhancing site ecology:						
LE 04 - Credit 1	Ecologist's report and recommendations	1	1	1	1	1
LE 04 - Credit 2	Increase in ecological value	1	1	1	1	1
LE05 Long term impact on biodiversity:						
LE 05 - Pre-requisite	SQE appointment and management plan	Yes	Yes	Yes	Yes	Yes

Credit	Title	Mall (fully fitted)	Hotels (Shell only)	Leisure (Shell only)	Retail (Shell only)	Retail – Anchor (Shell only)
LE 05	Long term impact on biodiversity - 2 additional measures	1	1	1	1	1
LE 05	Long term impact on biodiversity - 4 additional measures	1	1	1	1	1
POLLUTION						
Pol 01 Impact of refrigerants:						
POL 01	Impact of refrigerants	1	n/a	n/a	n/a	n/a
Pol 02 NOx emissions						
POL 02	NOx Emissions	3	n/a	n/a	n/a	n/a
Pol 03 Surface water runoff:						
POL 03 - Credit 1	Flood risk	2	2	2	2	2
POL 03 - Credit 2	Surface water run off	1	1	1	1	1
POL 03 - Credit 3	Prevention of flooding	1	1	1	1	1
POL 03 - Credit 4	Minimising watercourse pollution	0	0	0	0	0
Pol 04 Reduction of nighttime light pollution						
POL 04	Reduction of night-time light pollution	1	1	1	1	1
Pol 05 Reduction of noise pollution:						
POL 05	Noise attenuation	1	1	1	1	1
AI Approved Innovation						
AI	Approved Innovation	0	0	0	0	0
Target score		78.37%	70.60%	69.17%	69.17%	69.17%
Target rating		Excellent	Very Good	Very Good	Very Good	Very Good