

# New City Court BREEAM review

Project Name	New City Court	Author	PRP/HW
Project No	55287		
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## 1. Introduction

This statement has been prepared by chapmanbdsp in light of the planning appeals in respect of the 2018 Scheme and 2021 Scheme for the proposed redevelopment of New City Court, 4-26 St Thomas Street, London SE1 9RS. This statement has been prepared to understand how each scheme's BREEAM accreditation performs against current policy as stated below:

- Achieve a BREEAM rating of 'Excellent' for non-residential development over 500 sqm (The Southwark Plan 2022)
- Achieve BREEAM rating of 'Excellent' in non-domestic refurbishment for conversion, extension and change of use of non-residential floorspace over 500 sqm (The Southwark Plan 2022)

## 2. Strategy

The New City Court 2018 Scheme and 2021 Scheme are targeting a BREEAM rating of 'Outstanding' for the areas assessed under BREEAM New Construction (NC) 2018 and 'Very Good' for the areas assessed under BREEAM Non-Domestic Refurbishment and Fit-Out (RFO) 2014.

## 3. Background

BREEAM (Building Research Establishment's Environmental Assessment Method) is the leading environmental assessment method for UK non-residential buildings. It sets the standard for best practice design and encourages and certifies the incorporation of best environmental practice within the building design and construction.

The BREEAM assessment process involves the evaluation of the buildings performance against the scheme and its criteria using an independent third party auditor: a BREEAM Assessor. The BREEAM certificate provides formal verification that the Assessor has completed an assessment of the building in accordance with the requirements of the scheme and its quality standards and procedures. A BREEAM certificate verifies that a building's BREEAM rating, at the time of certification, accurately reflected its performance against the BREEAM standards.

## 4. BREEAM pre-assessments summary

### 4.1. 2018 Scheme

The New City Court 2018 scheme will be assessed against:

- BREEAM New Construction (NC) 2018 – Retail;
- BREEAM New Construction (NC) 2018 – Office;
- BREEAM Non-Domestic Refurbishment and Fit-Out (RFO) 2014 – Retail;
- BREEAM Non-Domestic Refurbishment and Fit-Out (RFO) 2014 – Office;

## 4.2. 2021 Scheme

The New City Court 2021 scheme will be assessed against

- BREEAM New Construction (NC) 2018 – Office
- BREEAM New Construction (NC) 2018 – Retail
- BREEAM Non-Domestic Refurbishment and Fit-Out (RFO) 2014 – Office

## 5. Results

The current prediction is that an 'Outstanding' rating is likely to be achieved for the office and retail assets assessed under the BREEAM UK New Construction 2018 schemes; i.e. the tower and Keats House; for both the 2018 Scheme and 2021 Scheme.

The assets within the Georgian Terrace are assessed under the BREEAM Refurbishment and Fit-Out 2014 scheme, targeting BREEAM 'Very Good' due to the Grade II listed nature of the building. This reflects the highest achievable rating as minimum standards and additional credits needed to achieve 'Excellent' are unlikely. Please see a summary below of the limitations to achieving 'Excellent':

- Ene 01 – An additional 6/7 credits are required. This is unlikely to be achieved due to the limited fabric improvements possible on the listed building, with extensive improvement of windows, walls, and floors not possible.
  - The existing sash windows would require to be replaced with a modern equivalent, or installation of secondary glazing, which would result in harm to the listed buildings.
  - The existing masonry fabric of the listed terrace would require insulating, which could be achieved either on the inside or the outside of the heritage asset. The former would result in loss of the original Georgian internal detailing, as well as disruption or consequential loss of the original plan form. It would also likely render the preserved staircases unfeasible due to lack of space. The latter would alter the external appearance of the heritage asset significantly, also negatively impacting the original brickwork due to the amount of fixings required for installation of the insulating layer, resulting in harm to the listed buildings.
- Hea 01 – Daylighting/View Out – Both credits are challenging to achieve due to the form of the building. A full replacement of windows is likely needed to achieve window/wall ratios required, significantly altering the external and internal appearance of the heritage asset beyond what could be considered a sympathetic intervention.
- Mat 03 – Required responsible sourcing points (36%) could prove difficult to achieve due to the limits on procurement sources for materials to ensure the listed nature of the building is retained.

### 5.1. 2018 Scheme

The current predicted score for each certification scheme is:

Assessment	Score	Rating
New Construction 2018 – Office	89.62%	Outstanding
New Construction 2018 – Retail	89.43%	Outstanding
Non-Domestic Refurbishment & Fit-out 2014 – Office	66.1%	Very Good
Non-Domestic Refurbishment & Fit-out 2014 – Retail	65.5%	Very Good

## 5.2. 2021 Scheme

The current predicted score for each certification scheme is:

Assessment	Score	Rating
BREEAM New Construction (NC) 2018 – Office	85.08%	Outstanding
BREEAM New Construction (NC) 2018 – Retail	87.82%	Outstanding
Non-Domestic Refurbishment & Fit-out 2014 – Office	66.13%	Very Good

## 6. Conclusion

The BREEAM pre-assessments of the Site demonstrate that the design would holistically incorporate sustainable principles into the full range of sustainability aspects covered by BREEAM: management, health & wellbeing, energy, transport, water, materials, waste, land use & ecology and pollution.

The BREEAM Assessor / BREEAM Accredited Professional has been and would continue to form an integral part of the design team as a consistent point for reference. Experience has proved that this approach offers the surest route to a successful BREEAM certification and holistic sustainable design.

The New City Court 2018 Scheme and 2021 Scheme exceed the policy target set by the London Borough of Southwark for new construction, currently targeting an 'Outstanding' rating.

The Georgian Terrace refurbishment is limited to achieving a rating of "Very Good" due to the risks and constraints of refurbishing a listed building.

The requirement to achieve a target of BREEAM 'Outstanding' for the new build elements, and a target of BREEAM 'Very Good' for the Georgian terrace, is expected to be secured by planning condition

BREEAM is only one measure of sustainability. As set out in Mr Allford's proof of evidence, the proposed buildings would be highly sustainable having regard to the Applicant's published Roadmap to Net Zero requirements.