

Hammerson Design Standard for Sustainable Developments 2019

Target

Design phase targets for new developments and extensions

- Achieve BREEAM Outstanding wherever possible and as a minimum BREEAM Excellent – Interim Design Stage certificate to confirm
- Achieve zero operational landlord carbon emissions through minimising energy demand and provision of on-site low and zero carbon technologies
- Reduce cradle-to-gate embodied carbon emissions by 25% against a concept design stage 2 life cycle assessment baseline
- Reduce estimated landlord operational water consumption by at least 50% through minimising water demand and water harvesting and recycling systems
- Maximise use of renewable or high recycled content materials through design and report at developed design stage 3
- Achieve zero non-hazardous demolition and construction waste to landfill
- Design out waste to minimise amount of waste generated
- Enhance ecological value of site by at least six species with reference to the Local Biodiversity Action Plan
- Design a building that will accommodate the next 30 years of predicted climate change
- Achieve a positive impact on site flood risk compared to pre-development levels
- Implement a Community Engagement Strategy for new developments
- Establish Consultative Access Forums for all shopping centre developments and major extensions by the end of RIBA Stage 2
- Implement the principles of Soft Landings, Design for Performance and other relevant initiatives through the design process
- Core design team and contractors (main and enabling) to complete Sustainability Questionnaire

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Target

Construction phase targets for new developments and extensions

Achieve BREEAM Outstanding wherever possible and as a minimum BREEAM Excellent – Final Construction Stage certificate to confirm

Maximise use of renewable or high recycled content materials through procurement and report at construction stage 5

Ensure that all principle contractors use the standard monitoring and reporting online tool for water and energy consumption, waste production, timber use and transport distances

Target zero non-hazardous demolition and construction waste to landfill and achieve a minimum of:

- 1.9 tonnes (new build) per 100m² (gross internal floor area)
- 97% construction and 99% demolition per project in the UK and Ireland (average throughout the reporting year)
- 90% construction and 95% demolition per project in the France (average throughout the reporting year)

Implement the principles of Soft Landings, Design for Performance and other relevant initiatives throughout the construction, commissioning and handover phases

Target

Post construction targets for completed new developments and extensions

Determine actual performance against the objectives set in the Sustainable Implementation Plan and feedback on lessons learned

Achieve BREEAM Outstanding wherever possible and as a minimum BREEAM Excellent – Final Construction Stage certificate to confirm

Carry out Post Occupancy Evaluations for all developments 12 months after completion

Ensure standard sustainability clauses are included in all new lease agreements and fit out complies with the Sustainability Checklist for Tenant Fit Outs and Retail Delivery

Implement the principles of Soft Landings, Design for Performance and other relevant initiatives during the initial three years of operation