Post Occupancy Evaluation Information for Public Dissemination

Description of Project and Building	The project was the redevelopment of a former industrial site looking out over Bermondsey Spa Gardens in London, situated between a Grade II listed building and a Chapel. The development is a 55,372m2 GIA student accommodation development comprising of 185 beds, plus associated amenity areas.
BREEAM Rating and Score	BREEAM Excellent, Final Score tbc, expected 71%.
Key Innovative and Low-impact design features of the building	The building delivers a sustainable site solution that is energy-efficient in operation, aligning with the principles of environmental responsibility. Energy-efficient building materials are used with high levels of insulation, along with low water consumption, low-energy lighting and green roofs. Renewable energy generation through photovoltaic panels helps the scheme to achieve BREEAM Excellent. The design provides natural daylight into the studios whilst being respectful of privacy.
Project Cost	£18m
Project Size	Building: 5251 m2 Site: 1547 m2
Facilities Available for Community Use	None
Any steps taken during the construction process to reduce environmental impacts	- All deliveries to the site were controlled through a logistics system to minimise neighbourhood disruption with traffic management plan avoiding school times plus coordinated with other sites with one way system established - NRMM Excellent rating - #ForNature initiative promoted - Fruity Friday iniative implemented on site - Vegan only microwave for improved staff wellbeing included
EPC Rating	
POE Outcomes: Occupant Feedback	Occupant feedback was collected for a large range of topics as part of student satisfaction surveys. View Studios outperformed other developments in all areas other than relationships with other students. -
POE Outcomes: Energy and Water Data	- Actual electricity use is reduced from the quantity predicted on the EPC rating. There are two likely reasons for this: 1. PV readings for energy generation were not provided as part of the POE data provided to the author. The electricity use reported is the energy procured, and therefore the actual energy use is higher than this. Further details of PV

generation data should be provided to identify the actual total energy demand for the building.

2. EPC energy predictions are based upon many assumptions, and are not typically the most accurate method for estimating predicted energy. In future projects TM54 or PHPP modelling should be considered to allow for more meaningful comparisons.

- Water use is significantly higher than expected. The highest readings are across the summer period, where 3 times the quantum of water is consumed. A review of water use for irrigation purposes should be immediately conducted to make sure that plants are not being irrigated further than required as per the landscape management plan which demonstrates once established limited period of watering are required.