

### Detailed notes<sup>1</sup>

Priority	Location in Document	Statement	Observation	Policy	Actions Required
Design and Access Statement					
High	Sustainability	The detailed design of the buildings in the context of BREEAM and the CSH has not yet been undertaken.	Meeting BREEAM and CSH targets is a necessary requirement to receive planning permission.	London Plan (LP) 4A.3; Core Policy (CP) 1;	Developer to provide council with detailed rationale as to why it is necessary to complete these requirements after planning permission.
Sustainability Report					
High	3.1 Energy & Carbon Dioxide Emissions	All dwellings will comply with CSH Level 3 requirement of 25% reduction in TER v DER.... This reduction is achieved through the use of AHPS and Solar PV cells.	Specifics detailing how the development will incorporate renewable energy technologies (area / location / generative capacity) is not provided.	LP 4A.7; CP 1; CP 2	Developer to provide council with renewable energy plans that include information necessary to verify that the development meet the 20% requirement and include location in site plans.
SAPs					
High	n/a	[none]	Calculations do not include dwelling energy consumption after the incorporation of renewable energy technologies.	LP 4A.7; CP 1; CP 2	Developer to provide council with building energy consumption and CO <sub>2</sub> emission reduction figures that include improvements from the energy efficient baseline.
Energy Efficiency Assessment (Design & Access Appendix B)					
Low	General Description	The proposed development will comply with Level 4 of the CSH.	Statement contradicts the CSH Pre-assessment and Sustainability Report.	LP 4A.3; CP 1; CP 2	Developer to clarify their CSH target.

<sup>1</sup> Comments are made where considered necessary. Where no comments are given, information provided in report is deemed sufficient. This includes basic details of: site; policy requirements; energy efficiency measures including materials, and with reference to Building Regulations; predicted site energy consumption (calculated either from SAP/SBEM data or from benchmarks); feasibility of communal or decentralised systems; feasibility of renewable energy technologies including life cycle and maintenance issues.

## Sustainability/Energy statement review (for internal use only)

**Site name:** Woodlawn Garage, 64 Hanworth Rd, Houslow, Middlesex TW4 5NP **Applicant:** Mr. A. Goodwin  
**Planning ref number:** 10/0245/FUL **Planning Stage:** Detailed  
**Reviewed by:** D.Theiss **Review Date:** 21/04/2010

**Demolition of the existing buildings and erection of 2, two storey blocks comprising 1 block at front of the site with retail unit at ground floor level, 2 bedsits and a 1 bed flat at first floor level and a 2 bed flat to be located within the roofspace .**

Target	Achieved?	Comments
20% CO <sub>2</sub> emissions reduction through the use of renewable technologies	(✓)	<ul style="list-style-type: none"> <li>20% CO<sub>2</sub> emissions reduction will be met using a combination of AHSPs and Solar PV                             <ul style="list-style-type: none"> <li>Additional information about size, location, generative capacity is not provided</li> </ul> </li> </ul>
Code Level 3	(✓)	<ul style="list-style-type: none"> <li>Pre-assessment included with predicted score of 58.95</li> </ul>
BREEAM 'Excellent'	(✓)	<ul style="list-style-type: none"> <li>BREEAM pre-assessment included with predicted score of 71.72                             <ul style="list-style-type: none"> <li>Pre-assessment is for BREEAM Industrial not BREEAM Retail.</li> </ul> </li> </ul>
Sustainable Construction Checklist	x	<ul style="list-style-type: none"> <li>Checklist not provided</li> </ul>

*if not see  
it can be achieved*  
*need figures  
the applicant*  
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