

Planning Department
London Borough Richmond upon Thames
Civic Centre
44 York Street
Twickenham
TW1 3BZ

RE: Alderson Garage, Station Road, Hampton

We are writing to you with regards to the BREEAM Assessment, at the above project. We have been appointed by Fox Construction Group to carry out a post planning stage BREEAM assessment, as a follow on to the BREEAM report, completed by Cudd Bentley for the planning application 18/3804/FUL.

As a result of condition U0061588 states: "The development hereby approved shall achieve BREEAM Rating 'Excellent'; in accordance with the terms of the application & the requirements of the BREEAM Guide (or such national measure of sustainability for design that replaces that scheme).

We are writing to confirm that on further review, a score of 'Very Good' has been targeted, when considering site and project constraints, as detailed below. The original planning stage BREEAM Report confirmed a likely score of 'Very Good' initially.

BREEAM Credit Ref Man 03: Responsible Construction Practices

1. It is not confirmed whether there is means to record utility and transport use on site. This is to be confirmed, however at this stage a 0-credit score is assumed.

BREEAM Credit Ref Hea 01: View out and Daylighting

1. A Dynamic Simulation Model (DSM), has been completed to identify the potential credits that could be scoreable in this sub category. We can confirm that 01 credit has been proposed for Daylighting and 0 have been confirmed for View Out.

BREEAM Credit Ref Ene 01: Reduction of Energy Use and Carbon Emissions

1. A Dynamic Simulation Model (DSM) was completed and used to produce a design stage SBEM report. To achieve the correct ENE 01 credit score, the primary energy consumption, building CO2 emissions and building energy demand are used to give an EPR_{NC} . To achieve an Excellent rating, an EPR_{NC} of 0.4 is required. Currently, the EPR_{NC} is 0.344 and therefore falls short of the requirement.

BREEAM Credit Ref Tra 02: Sustainable Transport Measures

1. A further study has been undertaken to confirm a more accurate credit scoring, with regards to available site and local amenities.

BREEAM Credit Ref Mat 03: Responsible Sourcing of Construction Products

1. Accurate assessment carried out to confirm credit scoring. This is based on the percentage of RSM points and is subject to change as the project proceeds

BREEAM Credit Ref Wst 01: Construction Waste Management

1. The project is too advanced to offer a pre demolition audit or compliant resource management plan. Additionally, it is unknown whether waste materials will be sorted into separate key waste groups.

BREEAM Credit Ref Pol 03: Flood Risk Management and Reducing Surface Water Run-Off

1. Accurate assessment carried out to confirm credit scoring. This is based on the surface water run off design likelihood. This is to be confirmed by a qualified hydrologist.

With the findings above we would recommend that the BREEAM requirement from condition U0061588 for 'Excellent' is reduced to 'Very Good' level. The proposed score at this stage is 59.45% and is reflective of the strong proposals set out by the design team, when applying BREEAM to this project. To support this, a summary of design change score has been set out in the following page

Please get in touch if you have any further queries.

A handwritten signature in blue ink, appearing to read 'Lee Pasifull'.

Lee Pasifull Bsc Hons.

DipOCEA DipNDEA

Energy and Sustainability Associate