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6th October 2021

Dear Sir,

George Street, Richmond, London for Dalesford Estates.

The target of a 35% reduction in CO2 for this particular site, with all the challenges was incredibly difficult to achieve but having carried out the SAP calculations, BRS were able to incorporate into the design an enhanced external envelope to achieve the said target.

The building is set in a dense Urban Environment with numerous neighbouring uses competing for different solutions to opposing concerns coupled with the limited use of outside space for the installation of renewable technology. These factors have created a multi layered challenge on this project.

By way of recap, no space was available for siting renewable technology in the lower parts of the building, due to the planning policies and pressure from the demand of retailers to retain usable and sustainable retail space in both the Basement and Ground floor areas.

The roof area was also considered but is currently full of existing AC units utilised by the retail space. Any further loading up of this area with additional equipment would make access and maintenance of the said equipment problematic coupled with the inevitable issues of visibility from neighbouring residents whom it has been noted have been resistant to such a solution during the consultation process.

Having considered all the options, BRS was able to divert the renewable technologies budget for this scheme to enhance the thermal envelope of the existing building to such a level that the target CO2 reduction could be achieved. The resultant residential units would have such an efficient external envelope with negligible heat loss and therefore only require heating in the coldest of winter periods. This enhanced efficiency creates a naturally warm home. Therefore, from a design perspective, despite the lack of renewables a highly sustainable and low energy consuming residential space for the future has been proposed. In light of the current spiralling fuel costs the design solution seems an appropriate and proportionate conclusion to the issue.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Alison Milne', written in a cursive style.

Alison Milne

Business Manager