Energy and Sustainability Statement

HCVP Ltd

Ham Brewery Tap 4-6 Ham Street Richmond TW10 7HT



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1	В	19.04.2022	Owen Brookes		Owen Brookes

The figures within this report may be based on indicative modelling and an assumed specification outlined within the relevant sections. Therefore, this modelling may not represent the as built emission or energy use of the Proposed Development and further modelling may need to be undertaken at detailed design stage to confirm precise performance figures. Please contact SRE should you have any questions, or should you wish further modelling to be undertaken post planning.

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Executive Summary

This Energy and Sustainability Statement has been written to demonstrate the measures incorporated into the design of the Proposed Development at Ham Brewery Tap, Richmond, which will deliver lower energy and water use, lower carbon emissions and lower operational costs than a Building Regulations compliant design.

The energy strategy has been developed by following the GLA Energy Hierarchy of Lean, Clean, Green and Seen. The chosen energy strategy includes Lean passive and active design measures and Green LZC technologies to achieve a 45.68% improvement over Baseline CO_2 emissions, in-line with the London Borough of Richmond upon Thames Local Plan Policy LP 22, which states a minimum 35% improvement over Baseline CO_2 emissions for all non-residential buildings with an internal floor area >100m².

Regulated carbon dioxide savings from each stage of the energy hierarchy for non-domestic buildings				
CO ₂ emissions Improvement (tCO ₂ /year) over baseline (%)				
Baseline	15.49	-		
Lean	14.68	5.21		
Clean	14.68	5.21		
Green	8.41	45.68		

Table 1 - Summary of regulated carbon dioxide savings

Proposed Energy Strategy

- Passive and active design measures
- High efficiency ASHP (VRV/VRF) system to provide cooling and space heating
- High efficiency gas-fired combinational boiler for water heating

The London Borough of Richmond upon Thames (LBRUT) Sustainable Construction Checklist has also been completed for planning (Appendix E), with the Proposed Development achieving a C rating with a score of 44, in compliance with SPD Policy.





1.0 Introduction

This Energy and Sustainability Statement has been written by SRE on behalf of HCVP Ltd (the Client) to demonstrate the measures incorporated into the design of the change of use development at Ham Brewery Tap, Richmond (the Proposed Development), which will deliver lower energy and water use, lower carbon emissions and lower operational costs than a Building Regulations Compliant design.

The statement compares the predicted actual building energy requirements with a Building Regulations compliant design, outlines passive and active design measures, and assesses the suitability of low and zero carbon (LZC) technologies specific to this site to address the relevant planning policy requirements.

The statement analyses how the Proposed Development will integrate with its surrounding environment within the context of sustainability to ensure it benefits the surrounding area socially, environmentally and economically.

The Proposed Development consists of a veterinary practice converted from a pub, with on-site parking and associated landscaping. The building consists of 2 no. storeys, with the veterinary practice on the ground floor and residential space on the first floor.



Figure 1 - 3D render of the Proposed Development (ACHIEVEDesign)

Plan	Requirement
	Policy LP 22 – Sustainable Design and Construction
	Sustainable Design and Construction:
Adopted London Borough of Richmond upon Thames (LBRUT) Local Plan (2018- 2033)	- Developments of 1 dwelling unit or more, or 100m ² or more of non- residential floor space (including extensions) will be required to complete the Sustainable Construction Checklist SPD. A completed Checklist has to be submitted as part of the planning application.
	Reducing Carbon Dioxide Emissions:
	 All non-residential buildings over 100m² should achieve a 35% reduction. From 2019 all major non-residential buildings should achieve zero carbon standards in line with London Plan policy.



	- Targets are expressed as a percentage improvement over the target emission rate (TER) based on Part L of the 2013 Building Regulations. This should be achieved by following the Energy Hierarchy:
	 Be lean: use less energy Be clean: supply energy efficiently Be green: use renewable energy
	Decentralised Energy Networks:
	- Applicants are required to consider the installation of low, or preferably ultra-low, NOx boilers to reduce the amount of NOx emitted in the borough.
	 Local opportunities to contribute towards decentralised energy supply from renewable and low-carbon technologies will be encouraged where appropriate.
	Policy SI 2 – Minimising Greenhouse Gas Emissions
	Major development should be net zero-carbon. This means reducing greenhouse gas emissions and minimising energy demand in accordance with the energy hierarchy.
Adopted London Dian	Major development proposals should include an energy strategy to demonstrate how the zero-carbon target will be met within the framework of the energy hierarchy.
(2021)	A minimum on-site reduction of at least 35% beyond Building Regulations is required for major developments. Non-residential developments should achieve 15% through energy efficiency measures. Where it is clearly demonstrated that the zero-carbon target cannot be fully achieved on-site, any shortfall should be provided, in agreement with the borough, either:
	1) through a cash in lieu contribution to the borough's carbon offset fund, or
	2) off-site provided that an alternative proposal is identified and delivery is certain.

Table 2 - Summary of relevant local planning policy requirements

The Proposed Development classifies as a minor non-residential development, in-line with the GLA definition of major non-residential development having a floor space of 1,000m² or more. As a result, the London Plan requirements do not apply to the Proposed Development, and only LBRUT local planning policy applies.

In-line with the LBRUT Local Plan Policy LP 22, the Proposed Development will achieve a >35% reduction in CO₂ emissions compared to a Building Regulations Part L compliant scheme.

A Sustainable Construction Checklist SPD will also be completed and submitted as part of the planning application.





2.0 Energy

2.1 Method

The energy strategy design follows national policy guidance¹ and seeks to be:

Lean minimise the overall environmental impact and energy use through energy efficiency measures Clean ensure that energy systems on-site (heat & power) are efficient & produce minimal CO₂ emissions Green Implement suitable technologies to provide renewable and emission free energy sources Seen incorporate monitoring through SMART metering and accessible displays

CO₂ Conversion Factors (Table) have been taken from Building Regulations 2013:

	CO ₂ Conversion Factor (kgCO ₂ /kWh)
Electricity (mains)	0.519
Electricity (offset)	-0.519
Gas (mains)	0.216
Heating Oil	0.298
Wood Pellets	0.039
Woodchip	0.016

Table 3 - CO₂ conversion factors by energy source

The energy modelling for the Proposed Development has been calculated using SBEM software in accordance with Building Regulations 2013 Part L2B. The notional building provides the energy baseline and is the exact size and shape of the Proposed Development but is based on existing and notional U-values and heating specifications outlined in Approved Document L and the Non-Domestic Building Services Compliance Guide.

	CO ₂ emissions (t/yr)
Baseline	15.49

Table 4 - E	Baseline CO ₂	emissions
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¹The draft New London Plan <u>https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan</u>



2.2 LEAN – Demand Reduction

The lean scenario can achieve a 5.21% reduction in CO_2 emissions compared to a Building Regulations Part L compliant scheme using passive and active design measures.

	CO ₂ emissions (t/yr)	Improvement (%)
Baseline	15.49	-
Lean	14.68	5.21

Table 5 - Lean CO₂ emissions and improvement over Baseline

2.2.1 Passive Design Measures

All glazed areas of the building will have elements of shading provided by the building form or internal curtains or blinds. The building orientation and design maximises natural light and positive solar gains with glazing on the South East and South West elevations. Glazing on the North East elevation is limited, minimising overall heat loss.

The building fabric of the Proposed Development is not being changed from the existing building. This consists of traditional load bearing masonry construction, with solid brick walls. The U-Values applied to the energy modelling of the Proposed Development are provided within Table 6; see the indicative Building Performance Specification in Appendix B for details of the proposed building fabric.

The overall building should have a medium thermal mass as a result of the masonry construction. A medium thermal mass will balance providing high energy efficiency and limiting overheating during the summer months.

Element	Notional Compliance (U-value)	Proposed (U-value)
External Walls	1.70	1.70
Ground Floor	0.58	0.58
Roof	2.30	2.30
Windows	4.80	4.80
Solid Doors	3.00	3.00
Air Tightness @ 50 N/m²	25 (m³/hr/m²)	25 (m³/hr/m²)
Thermal Bridge	Not Applicable	Not Applicable

Table 6 - Fabric energy efficiencies

2.2.2 Active Design Measures

The Proposed Development will utilise 100% low energy/LED lighting in excess of Building Regulation requirements. All external lighting will positioned to avoid excessive light pollution and be supported by PIR/daylight sensor and time controls with a maximum lamp capacity of 150W (equivalent) for essential security lighting.



Hot water for the building will be provided by a high efficiency combinational gas boiler (minimum efficiency of 89%). A high efficiency maximises the amount of heat generated for a given amount of fuel. The Proposed Development will only use this boiler for water heating, however the 'Lean' model also applies it to space heating, showing an improvement in the model compared to the notional boiler in the baseline model.

Time, temperature and zonal controls will be installed as a minimum to allow the control of individual zones/rooms throughout the building.

In modern air-tight buildings, careful consideration needs to be given to the specification of ventilation systems to ensure moisture is removed and ventilation standards are met to ensure a healthy standard of internal air. Standard extract ventilation is provided to all wet-rooms throughout the Proposed Development. Openable windows will also provide purge ventilation when required.

2.2.3 Cooling

The cooling hierarchy has been used to ensure that passive building design has been optimised to reduce the cooling load for the Proposed Development.

Cooling Hierarchy	Potential Design Measures	
Minimising internal heat generation through energy efficient design	All primary pipework to be insulated, therefore low system losses. Low energy lighting throughout.	
Reducing the amount of heat entering the building in summer	Shading and internal blinds are to be provided to minimise solar gain.	
Use of thermal mass and high ceilings to manage the heat within the building	Thermal mass is anticipated to be medium with some element of exposed mass.	
Passive Ventilation	Openable windows will be provided to all rooms and cross ventilation is possible.	
Mechanical Ventilation	Standard extract ventilation in wet rooms.	

Table 7 - Design measures following the cooling hierarchy

Active cooling through VRF systems will be provided to all main occupied areas and communal areas to prevent overheating during the summer months.

2.3 CLEAN – Heating Infrastructure

Connection of the Proposed Development to a district heating system is not currently feasible, therefore has not been proposed. The London Heat Map shows that the Proposed Development is within an area of low heat density and is not located near any existing heat network areas. There are also currently no proposals for a network nearby. Therefore, there is no further improvement of 'Clean' measures above the 'Lean' scenario.

	CO ₂ emissions (t/yr)	Improvement (%)
Lean	14.68	_
Clean	14.68	0.00

Table 8 - Clean CO₂ emissions and improvement over Lean



2.4 GREEN – Low Carbon and Renewable Energy

The addition of 'Green' technologies can provide a significant reduction in CO₂ emissions and enable the Proposed Development to meet the threshold of a minimum 35% improvement over Baseline emissions, in-line with LBRUT Local Planning Policy LP 22.

	CO ₂ emissions (t/yr)	Improvement over Clean (%)	Improvement over Baseline (%)
Clean	14.68	-	5.21
Green	8.41	42.70	45.68

Table 9 - Green CO₂ emissions and improvement over Clean and Baseline

2.4.1 Air Source Heat Pumps

The use of heat pumps is often the most direct method of reducing CO_2 emissions for a Proposed Development with minimal change in aesthetics or the way in which a building is designed. Often a 'straight swap' alternative for a gas system boiler, the use of heat pumps has the potential to provide significant offset in CO_2 emissions.

All Heat Pump systems consume electricity to operate - the Coefficient of Performance (CoP) of the system is the ratio of heat energy emitted to electrical energy consumed. Generally, a CoP of 3 or 4 can be achieved, meaning 3 or 4 units of thermal energy are produced for each unit of electricity consumed.

Heat pumps will only deliver low grade heat (up to ~55°C) efficiently, and therefore HP systems alone are generally relatively inefficient in providing hot water, as this requires additional electrical input (immersion or increased compressor use).

An air-to-air, variable refrigerant flow (VRF) heat pump system has been proposed, providing space heating and cooling for the scheme through ceiling/wall cassettes. The hot water for the Proposed Development will still be provided via a high efficiency combinational gas boiler.

ASHPs tend to generate some noise and therefore the location/space in which the pump is positioned would need to be adequately sound insulated or appropriately located to prevent disturbances to the occupants of this and/or neighbouring buildings.

2.5 Carbon Offsetting

The London Plan requires all major developments to be net-zero carbon.

The Proposed Development is not a major development and is not required to meet the zero-carbon target.

2.6 SEEN – In-use monitoring

It is recommended that the Proposed Development will be supplied with Smart Meters (where available from the utility supplier) along with associated internal energy displays. This will further improve energy efficiency by allowing building managers to observe their energy use in 'real time' and manage it more effectively.

2.7 Energy Conclusions

The Proposed Development will deliver passive and active energy demand reduction measures along with low and zero carbon technologies in order to reduce energy demand and associated CO_2 emissions resulting from the Proposed Development's operation.



The calculations undertaken demonstrate that the Proposed Development will successfully exceed Building Regulations Part L2B compliance by >35%, achieving the emissions reductions requirements set by the LBRUT Local Plan.

	CO2 emissions (tCO2/year)	Improvement over baseline (%)
Baseline	15.49	-
Lean	14.68	5.21
Clean	14.68	5.21
Green	8.41	45.68

Table 10 - Summary of CO₂ emissions and improvement over Baseline

In delivering the Green energy strategy, the Proposed Development provides:

- Passive and active design measures
- High efficiency ASHP (VRV/VRF) system to provide cooling and space heating
- High efficiency gas-fired combinational boiler for water heating





3.0 Sustainability

The World Commission on Environment and Development (WCED) report: Our Common Future, describes Sustainable Development as development that:

"meets the needs of the present without compromising the ability of future generations to meet their own needs."

3.1 Pollution

Air

The Proposed Development is located within an Air Quality Management Area – as is the whole Borough of Richmond – due to the historically high levels of Nitrogen Dioxide (NO_2) and Particulate Matter (PM_{10}). Figure 2 displays the NO_2 levels of the local area on the UK NOx emissions map.



Figure 2 - UK Air Pollution Map showing pollution from Nitrogen Oxides as NO2 (https://naei.beis.gov.uk/emissionsapp/)

Local Plan Policy LP 10 states that:

'developers should secure at least 'Emissions Neutral' development. To consider the impact of introducing new developments in areas already subject to poor air quality, the following will be required:

1. an air quality impact assessment, including where necessary, modelled data;

2. mitigation measures to reduce the development's impact upon air quality, including the type of equipment installed, thermal insulation and ducting abatement technology;

3. measures to protect the occupiers of new developments from existing sources;

4. strict mitigation for developments to be used by sensitive receptors such as schools, hospitals and care homes in areas of existing poor air quality; this also applies to proposals close to developments used by sensitive receptors.'

The Proposed Development will therefore have mitigation measures in place to reduce the impact on local air quality, providing an 'emissions neutral' development.



To mitigate the impact on local air quality, a low NOx boiler will be installed for hot water generation, and a VRF system to provide space heating and cooling. The VRF system will emit no onsite NOx emissions but consumes grid electricity. As the NOx emissions resulting from the production of electricity decreases at the national scale, the resulting theoretical emissions from the Proposed Development will do also.

The installation of a low NOx boiler and VRF system will reduce pollutant emissions compared to the existing development on the site, which uses a lower efficiency gas boiler for space and water heating. As a result, the Proposed Development will have a net positive impact on local air quality, in-line with the requirement of an at least 'Emissions Neutral' development.

Noise

The Proposed Development is located on the site of an existing pub and will not produce any greater noise pollution than was generated during the operation of the previous building.

The Proposed Development is situated close to existing residential houses. However, it is anticipated that the Proposed Development will not have a significant noise pollution impact and therefore will not affect the quality of life for neighbouring properties and the surrounding area.

The positioning of any equipment for the Proposed Development will be carefully considered to avoid nuisance to surrounding new or existing dwellings. This will include the positioning of ASHP external condenser units which will need to be placed considerately to avoid any inadvertent noise intrusion into habitable spaces. It is currently proposed that the external condenser units for the scheme will be located in a contained light well at the rear of the building, to avoid inadvertent noise intrusion.

Light

Natural daylight will be provided to the Proposed Development through the use of glazing in appropriate areas of the building. It is only consulting rooms and operating theatres that do not have glazing provided, as a result of privacy reasons. The windows of the Proposed Development will have light-coloured curtains or roller blinds, to enable glare control and privacy.

Light Pollution will be minimised where possible through the careful specification and positioning of external lighting around the Proposed Development, ensuring minimal light pollution from the site. Special attention will be given to security lighting (where fitted) to ensure it is appropriately focused and controlled.

All external space lighting will be provided through low energy fittings, with security lighting being PIR and daylight/timer controlled. Any external signage, where installed and lit, will be installed and controlled in line with best practice.

3.2 Flood Risk

The selected site is at very low risk of flooding from rivers and seas (Figure 3) and low risk of flooding from surface water (Figure 4). As a result, no flood risk mitigation measures are required for the Proposed Development.





Figure 3 - Flood map showing risk of flooding from rivers or the sea (<u>https://flood-warning-information.service.gov.uk/long-term-flood-</u> risk/map)



Figure 4 - Flood map showing risk of flooding from surface water (<u>https://flood-warning-information.service.gov.uk/long-term-flood-risk/map</u>)



3.3 Transport

Public Transport

The Proposed Development is approximately 2km from both Strawberry Hill and Twickenham railway stations. Strawberry Hill station is on the Kingston Loop Line, connecting the Waterloo-Reading Line to the South West Main Line. It runs 2 no. trains per hour to London Waterloo via Richmond, and 2 no. per hour via Wimbledon.

Twickenham Railway Station is on the Waterloo-Reading, Waterloo-Windsor, Hounslow Loop and Kingston Loop lines. There are 12 no. trains per hour to London Waterloo, with 8 no. of these running via Clapham Junction. There are 2 no. trains per hour to Reading and 2 no. per hour to Windsor and Eton Riverside.

The closest London Underground Station is Richmond, approximately 3km from the Proposed Development, in which the District Line runs through. There is also a London Overground Station at Richmond.

The Proposed Development is also located less than 300m from the closest bus stop on Ashburnham Road, with multiple other stops within a 500m radius. The buses which pass through these stops include the 371, 65 and N65 night bus. The 371 runs between Kingston upon Thames and Richmond, whereas the 65 runs between Kingston upon Thames and Ealing, via Richmond and Brentford. The N65 is the night bus of the 65 and has the same route, however extends further south than Kingston upon Thames, to Chessington.

The Proposed Development has road access to the A307 from Ham Street. This connects to the A316 which has road access into Central London to the East, the M3 to the West, and the M4 to the North. Access is then available to the wider national road network.

Parking

LBRUT Local Plan Policy LP45 states that:

'The Council will require new development to make provision for the accommodation of vehicles in order to provide for the needs of the development while minimising the impact of car based travel including on the operation of the road network and local environment, and ensuring making the best use of land. It will achieve this by:

- Requiring new development to provide for car, cycle, 2 wheel and, where applicable, lorry parking and electric vehicle charging points, in accordance with the standards set out in Appendix 3. Opportunities to minimise car parking through its shared use will be encouraged.'

The Transport for London WebCAT tool indicates that the Proposed Development has a Public Transport Accessibility Level (PTAL) of 1b. Appendix 3 of the LBRUT Local Plan the states that for the appropriate use class of the Proposed Development (D1 – Clinics, Health Centres, Dentists/Doctors Surgeries), developments within PTALs 0-3 have a parking standard of 1 no. space per consulting room. The Proposed Development has 3 no. consulting rooms and therefore has the provision for 3 no. parking spaces, in-line with LBRUT planning policy. This includes 1 no. disabled bay and 1 no. staff bay. The limited on-site parking will promote the use of public transport by visitors and staff.

Electric Vehicle Charging

The LBRUT Local Plan states electric vehicle charging must be provided in-line with the requirements set out in the London Plan. For non-residential developments 10% of parking spaces must have active provision, with a further 10% passive provision (infrastructure in place for future charging facilities to be installed). Since the Proposed Development has limited parking (only 3 no. spaces), no active or passive electric charging provision is required in-line with this policy.



Cycle Storage

Appendix 3 of the LBRUT Local Planning Policy LP45 states that for the appropriate use class of the Proposed Development, the cycle parking standards of the Proposed Development must follow the London Plan requirements. This states that for the D1 – health centre use class, a minimum of 1 no. long-stay space is required per 5 no. staff members, and a minimum of 1 no. short-stay space is required per 3 no. staff members.

A secure and covered cycle shed is being provided for staff members, as well as a Sheffield stand for customer cycle parking. The staff cycle parking will provide 3 no. spaces, in-line with the minimum cycle parking standards. Only 1 no. customer space is being provided for the site. This does not comply with the minimum short-stay cycle parking standards, however this is because of the nature of the Proposed Development. Customers will need to transport animals to and from the site of the veterinary practice, so cycling to the site will not be practicable. Having extra customer cycle parking would therefore use up space on the small site unnecessarily. For this reason, the amount of customer cycle parking provision is suitable for the Proposed Development.

3.4 Biodiversity

Biodiversity is generally considered to be the variety of life forms within a certain ecosystem. The Proposed Development currently consists of an existing pub and is therefore expected to be of low ecological value.

The current site has limited biodiversity so it is predicted that the Proposed Development will have an overall positive impact on the biodiversity of the area, by increasing the amount of green space, planting and incorporating native species where possible.

3.5 Resource efficiency

Construction Phase Waste Management

The Proposed Development will aim to minimise the waste produced from the site during the construction phase.

A comprehensive Construction Management Plan will be implemented from the outset of site works and will follow the principles of the waste hierarchy, with targets set in relation to volume of construction waste and diversion from landfill.

The construction waste generated as part of the redevelopment will be segregated and monitored as per best practice, with suitable materials being recycled as part of this process, either to be reused on site or introduced back into the supply chain through recycling by a Licensed Contractor, therefore minimising the amount of waste being disposed of in landfill sites.

Reusing materials on site will reduce the embodied energy of the development through the reuse of the energy that exists in that material. Transportation of new material to the site will be reduced, reducing the CO_2 emissions associated with transportation and material manufacture.

Where waste will need to be disposed of, this will be done in line with the Waste Hierarchy, with as much as practicable being recycled, and the remainder being dealt with through a specialist waste recycling contractor. Nominal construction waste should be sent to landfill or for incineration unless this is unavoidable due to the materials found on the existing site.

Appropriate targets and benchmarks will be set in line with best practice requirements.





Figure 5 - The waste hierarchy

Resource Management

Policies will be put in place for management of site impacts such as air and water pollution in line with industry best practice. Monitoring and reporting on carbon emissions and water use from site related activities will take place in line with national benchmarks.

The overall management of the construction waste will be monitored through the Considerate Constructors Scheme as part of Best Practice Site Management.

Materials

The Proposed Development is to use high quality, low impact materials in order to minimise the overall impact on the environment as far as possible.

The existing fabric is to be retained and the form of construction is of traditional load bearing masonry construction.

All timber materials for finishing elements will be sourced from FSC and/or PEFC sources and all other materials sourced from suppliers who have an accredited Environmental Management System (EMS) (ISO14001, BS8555 or BES6001) for the extraction and process stages of the material manufacturing, ensuring that any environmental impact caused by the building materials is analysed and mitigated where possible.

All timber and timber-based products use on-site will be legally sourced with appropriate Chain of Custody certification to confirm this.

As standard industry best-practice, all insulation on the site will have an Ozone Depletion Potential (ODP) of zero, and a Global Warming Potential (GWP) of <5, further minimising the Proposed Developments effect on global Climate Change.

Water

Areas of the South East of England have been declared areas of 'serious water stress', particularly Greater London. Water is a vital resource and efficient usage should be encouraged in all new buildings. The Proposed Development aims to significantly reduce mains water use through a combination of efficiency measures,



including the use of fittings with a low capacity or flow restrictors to reduce water use and PIR sensors linked to water shut-offs valves to reduce the chances of water waste.

Water use will be reduced in line with LBRUT Local Plan Policy LP 22, which states non-residential developments should incorporate best practice water saving and recycling measures as outlined in the Sustainable Construction Checklist SPD. An indicative specification is given below, in-line with these standards:

- WCs: 4.00 litre effective flush volume
- If 1 urinal only: 2.00 litres/bowl/hour
- If 2 or more urinals at the site: 1.50 litres/bowl/hour
- Hand wash basin taps: 4.50 litres/min
- Kitchenette taps: 5.00 litres/min
- Showers: 6.00 litres/min
- Baths: 140 litres
- Domestic sized dishwashers (if installed) 12.00 litres/cycle
- Domestic sized washing machines (if installed) 40.00 litres/use
- Commercial sized dishwashers (if installed) 5.00 litres/rack
- Commercial sized washing machines (if installed) 7.50 litres/kg dry load

3.6 LBRUT Sustainable Construction Checklist SPD

The LBRUT Sustainable Construction Checklist (Appendix E) has been completed for the Proposed Development in-line with Local Plan Policy LP22, which states that the checklist must be completed for non-residential developments with a floor space of 100m² or more, and submitted as part of the planning application.

The Proposed Development achieves a score of 44, equating to a C rating for non-residential developments. The Proposed Development therefore complies with SPD Policy for a minimum rating of 40 for non-residential developments.

The checklist document states that a C rating signifies 'minimal effort to increase sustainability beyond general compliance'. The Proposed Development is a change of use building where a large proportion of the existing site is being retained, for example the entire outer shell of the building. As a result, there is limited scope for achieving some of the credits outlined in the checklist document. The Proposed Development will have a net positive impact on sustainability compared to the existing development, since the small number of changes that will be made will increase the sustainability of the site.

3.7 Sustainability Conclusions

Through a considered approach to sustainability, the Proposed Development is aiming to deliver a highly sustainable non-residential development which is within an appropriate area for this use and at an appropriate scale. The Proposed Development will make maximum use of the Application Site, providing a veterinary practice, in line with the Adopted LBRUT Local Plan and London Plan requirements.

The adoption of a sustainable approach to the design and construction has allowed the Proposed Development to provide:

- Development which is suitable for the site with access to public transport and services
- Low internal water use
- Low impact development with minimal noise, light and air pollution
- Consideration of biodiversity on the site within the landscaping design
- Comprehensive site waste management during construction and operation.

The LBRUT Sustainable Construction Checklist (Appendix E) has also been completed for planning with the Proposed Development achieving a C rating with a score of 44, therefore complying with SPD Policy.





Appendix A – Ground Floor Plan



ACHIEVEDesign



Appendix B – SBEM Summary Sheet

														SRF
	Building Regulat	tions 2013 L2B						Ham Brewery Tap					SIL	
Building	Туре			Address				As-Designe	d/ As-Built Drawings	SBEM Level	Weathe	r File Proposed	Notional	BER/TER mprovement (%)
D1: Primary Health	Care Building			4-6 Ham Street	t, Richmond, TW10 7HT	•		A	s Designed	5	Lond	on 45.90	84.50	45.68%
Construction	Element	U-Value	L2B						Description	n				
External	Wall	1.70	-	Solid brick as b	ouilt, U-value as per SA	P Appendix S								
Exposed	Roof	2.30	-	Flat roof, U-va	lue as per SAP Append	ix S								
Ground F	Floor	0.58		Solid ground fl	loor, U-value as per SA	P Appendix S								
Construction	Element	U-Value	L2B	G Value	Frame Factor				Descripti	ion (manufacturer, ma	ke and model)			
Windo	ws	4.8	-		10%				Single gla	azed window, whole w	indow U-Value			
Glazed D	loors	4.8	-		10%				Single g	lazed door, whole win	dow U-Value			
Solid Do	oor	3	-	n/a	n/a				Whole of	door U-Value as per SA	P Appendix S			
Construction	n Notes							U-Valu	e					
Construction	n Details								1					
Air-perma	ability				25 m³/hr/m²					Default air per	meability for b	uildings built to Building Regul	ations pre 1995	
Heating and	Cooling			Sy	ystem Details			En	nitter			Controls		
Heating Sy	ystem	VRF heating/cooling: Average SEER 6.1, EER 3.23, SCOP 4 1 x Midea M3OF27HFN8-Q: SEER 6.1, EER 3.23, SCOP 4 2 x Midea M40E-28HFN8-Q: SEER 6.1, EER 3.24, SCOP 4 1 x Midea M2OD: 18HFNA: SEER 6.1, EER 3.24, SCOP 4				Ceiling/Wall cassettes Central time control and local temperature control								
Hot Wa	iter			Sy	ystem Details			Secondary Circulation	Circulation Losses (W/m)	Pump Power (kW)	Loop Length (m)	Storage Tank (I)	Storage Losses (kWh/I	.day) Delivery Efficiency
Hot Water S	System		G	as combi boiler:	: Minimum efficiency o	of 89%		N	N/A	N/A	N/A	20	0.0047 (TBC)	0.95
Ventilat	tion			Sy	ystem Details			SFP (W/I/s)	DCV	/ Туре	Heat Recovery	Heat Recovery Efficiency (%)	Heat Recovery Typ	e Variable HR
Mechanical Ve	entilation			Standar	rd extract from WC			0.30	0.30 N/A N			N/A	N/A	N/A
Electrical Flow	w Control							Descripti	on		·			
Power Correct	tion Factor		N	1				÷	<0.9					
Separate M	etering	N % N N												
Renewal	bles								Description					
PV	bies							N	besenption					
Solar Water	Heating		N											
Wind Tur	rbine		N											
Lightir	ng		Description											
Lightin	ng		Average light efficacy of 100Lm/W, LOR=1											
Lighting Co	ontrols		None											
Parasitic P	Power			N/A										
Sign Off of	details		Name	Yii	n Mui Tang	Date	12.04.2022	By signing this doc the aformentioned as per the fin:	ument, I declare that details are all correct al "as designed"	Name			Date	
								specif	ications:	Sign				

💋 SRE

Energy and Sustainability Statement

Appendix C – BRUKL documents

BRUKL Output Document

HMGovernment Compliance with England Building Regulations Part L 2013

Project name

Ham Brewery Tap - Notional

Date: Wed Apr 13 10:04:52 2022

Administrative information

Building Details

Address: Ham Brewery Tap, Richmond, TW10 7HT

Certification tool

Calculation engine: Apache Calculation engine version: 7.0.13 Interface to calculation engine: IES Virtual Environment Interface to calculation engine version: 7.0.13 BRUKL compliance check version: v5.6.b.0

Certifier details

Name: Yin Mui Tang Telephone number: 01730710044 Address: SRE Ltd, Greenforde Farm, Stoner Hill Road, Froxfield, Petersfield, GU32 1DY

Criterion 1: The calculated CO₂ emission rate for the building must not exceed the target

The building does not comply with England Building Regulations Part L 2013

CO2 emission rate from the notional building, kgCO2/m2.annum	31.2
Target CO ₂ emission rate (TER), kgCO ₂ /m ² .annum	31.2
Building CO ₂ emission rate (BER), kgCO ₂ /m ² .annum	84.5
Are emissions from the building less than or equal to the target?	BER > TER
Are as built details the same as used in the BER calculations?	Separate submission

Criterion 2: The performance of the building fabric and fixed building services should achieve reasonable overall standards of energy efficiency

Values which do not achieve the standards in the Non-Domestic Building Services Compliance Guide and Part L are displayed in red. **Building fabric**

Element	Ua-Limit	Ua-Calc	Ui-Cale	Su	urface where the maximum value occurs*
Wall**		1.7	1.7	50	000000:Surf[3]
Floor	0.25	0.58	0.58	23	3000000:Surf[0]
Roof	0.25	2.3	2.3	26	000000:Surf[1]
Windows***, roof windows, and roofligh	ls 2.2	4.8	4.8	50	000000:Surf[0]
Personnel doors		3.21	4.8	R	C000001:Surf[2]
Vehicle access & similar large doors		-	-	No	o Vehicle access doors in building
High usage entrance doors		-	-	No	o High usage entrance doors in building
U _{a-Linit} = Limiting area-weighted average U-values U _{a-Catc} = Calculated area-weighted average U-values	[W/(m²K)] Jes [W/(m²K)	1	U+Calc = C	alcu	lated maximum individual element U-values [W/(m²K)]
 * There might be more than one surface where the maximum U-value occurs. ** Automatic U-value check by the tool does not apply to curtain walls whose limiting standard is similar to that for windows. *** Display windows and similar glazing are excluded from the U-value check. N.B.: Neither roof ventilators (inc. smoke vents) nor swimming pool basins are modelled or checked against the limiting standards by the tool 					
Air Permeability W	orst accer	table s	tandard	-	This building
m ³ /(h m ²) at 50 Pa 10			unduru		25

Page 1 of 6



As designed

BRUKL Output Document

Compliance with England Building Regulations Part L 2013

Project name

Ham Brewery Tap - Lean

Date: Wed Apr 13 10:05:00 2022

Administrative information

Building Details

Address: Ham Brewery Tap, Richmond, TW10 7HT

Certification tool

Calculation engine: Apache Calculation engine version: 7.0.13 Interface to calculation engine: IES Virtual Environment Interface to calculation engine version: 7.0.13 BRUKL compliance check version: v5.6.b.0

Certifier details

Name: Yin Mui Tang Telephone number: 01730710044 Address: SRE Ltd, Greenforde Farm, Stoner Hill Road, Froxfield, Petersfield, GU32 1DY

HM Government

As designed

Criterion 1: The calculated CO₂ emission rate for the building must not exceed the target

The building does not comply with England Building Regulations Part L 2013

CO2 emission rate from the notional building, kgCO2/m2.annum	31.2
Target CO ₂ emission rate (TER), kgCO ₂ /m ² .annum	31.2
Building CO ₂ emission rate (BER), kgCO ₂ /m ² .annum	80.1
Are emissions from the building less than or equal to the target?	BER > TER
Are as built details the same as used in the BER calculations?	Separate submission

Criterion 2: The performance of the building fabric and fixed building services should achieve reasonable overall standards of energy efficiency

Values which do not achieve the standards in the Non-Domestic Building Services Compliance Guide and Part L are displayed in red. Building fabric

Element	Ua-Limit	Ua-Calc	U i-Calc	Surface where the maximum value occurs*	
Wall**	0.35	1.7	1.7	5000000:Surf[3]	
Floor	0.25	0.58	0.58	23000000:Surf[0]	
Roof	0.25	2.3	2.3	26000000:Surf[1]	
Windows***, roof windows, and rooflights	2.2	4.8	4.8	5000000:Surf[0]	
Personnel doors	2.2	3.21	4.8	RC000001:Surf[2]	
Vehicle access & similar large doors	1.5	-	-	No Vehicle access doors in building	
High usage entrance doors	3.5	-	-	No High usage entrance doors in building	
U _{a-Limit} = Limiting area-weighted average U-values [W/(m ² K)] U _{a-Catc} = Calculated area-weighted average U-values [W/(m ² K)]			Ui-Calc = C	alculated maximum individual element U-values [W/(m²K)]	
* There might be more than one surface where the maximum U-value occurs. ** Automatic U-value check by the tool does not apply to curtain walls whose limiting standard is similar to that for windows. *** Display windows and similar glazing are excluded from the U-value check.					
N.B.: Neither roof ventilators (inc. smoke vents) nor s	wimming	pool basin	is are mod	elled or checked against the limiting standards by the tool.	

Air Permeability	Worst acceptable standard	This building
m ³ /(h.m ²) at 50 Pa	10	25



BRUKL Output Document

Compliance with England Building Regulations Part L 2013

Project name

Ham Brewery Tap

Date: Wed Apr 13 10:07:42 2022

Administrative information

Building Details

Address: Ham Brewery Tap, Richmond, TW10 7HT

Certification tool

Calculation engine: Apache Calculation engine version: 7.0.13 Interface to calculation engine: IES Virtual Environment Interface to calculation engine version: 7.0.13 BRUKL compliance check version: v5.6.b.0

Certifier details

Name: Yin Mui Tang Telephone number: 01730710044 Address: SRE Ltd, Greenforde Farm, Stoner Hill Road, Froxfield, Petersfield, GU32 1DY

Criterion 1: The calculated CO₂ emission rate for the building must not exceed the target

The building does not comply with England Building Regulations Part L 2013

CO2 emission rate from the notional building, kgCO2/m2.annum	33.2
Target CO ₂ emission rate (TER), kgCO ₂ /m ² .annum	33.2
Building CO ₂ emission rate (BER), kgCO ₂ /m ² .annum	45.9
Are emissions from the building less than or equal to the target?	BER > TER
Are as built details the same as used in the BER calculations?	Separate submission

Criterion 2: The performance of the building fabric and fixed building services should achieve reasonable overall standards of energy efficiency

Values which do not achieve the standards in the Non-Domestic Building Services Compliance Guide and Part L are displayed in red. Building fabric

Element	Ua-Limit	Ua-Calc	Ui-Cale	Surface where the maximum value occurs*	
Wall**	0.35	1.7	1.7	5000000:Surf[3]	
Floor	0.25	0.58	0.58	23000000:Surf[0]	
Roof	0.25	2.3	2.3	26000000:Surf[1]	
Windows***, roof windows, and rooflights	2.2	4.8	4.8	5000000:Surf[0]	
Personnel doors	2.2	3.21	4.8	RC000001:Surf[2]	
Vehicle access & similar large doors	1.5	-	-	No Vehicle access doors in building	
High usage entrance doors	3.5	-	-	No High usage entrance doors in building	
U _{*-Linit} = Limiting area-weighted average U-values [W/(m ² K)] U _{*-Catc} = Calculated area-weighted average U-values [W/(m ² K)] U _{+Catc} = Calculated maximum individual element U-values [W/(m ² K)]					
* There might be more than one surface where the maximum U-value occurs. ** Automatic U-value check by the tool does not apply to curtain walls whose limiting standard is similar to that for windows.					
*** Display windows and similar glazing are excluded from the U-value check. N.B.: Neither roof ventilators (inc. smoke vents) nor swimming pool basins are modelled or checked against the limiting standards by the tool.					

Air Permeability	Worst acceptable standard	This building
m³/(h.m²) at 50 Pa	10	25

Page 1 of 6



As designed

HM Government

Appendix D – GLA SAP 10 figures

	Carbon Dioxide Emissions for non-domestic buildings (Tonnes CO ₂ per annum)					
	Regulated	Unregulated				
Baseline: Part L 2013 of the Building Regulations Compliant Development	12.4					
After energy demand reduction (be lean)	11.6					
After heat network connection (be clean)	11.6					
After renewable energy (be green)	3.8					

 Table 3: Carbon Dioxide Emissions after each stage of the Energy Hierarchy for non-domestic buildings

 Table 4: Regulated Carbon Dioxide savings from each stage of the Energy Hierarchy for non-domestic buildings

	Regulated non-domestic	carbon dioxide savings
	(Tonnes CO ₂ per annum)	(%)
Be lean: savings from energy demand reduction	0.8	6%
Be clean: savings from heat network	0.0	0%
Be green: savings from renewable energy	7.7	63%
Total Cumulative Savings	8.5	69%
Annual savings from off-set payment	3.8	-
	(Tonne	es CO ₂)
Cumulative savings for off- set payment	115	-
Cash in-lieu contribution (£)*	10,950	

*carbon price is based on GLA recommended price of £95 per tonne of carbon dioxide unless Local Planning Authority price is inputted in the 'Development Information' tab



Appendix E – LBRUT Sustainable Construction Checklist SPD

DDUT Suctoing	ble Construction Ch	ooklist June 2020					_
LDRUI Sustaina	able Construction Che	BCKIIST - JUNE 2020					
This document forms part	of the Sustainable Construction C	Checklist SPD. This document must be filled	d out as part of the planning application fo	r the following development	ts: all residential		
non-residential floor spa	ace. Developments including new	non-residential development of less than 100	Osqm floor space, extensions less than 10	Osqm, and other conversion	ons are strongly		
incouraged to comply wit	h this checklist. Where further info	ormation is requested, please either fill in the	e relevant section, or refer to the document	t where this information ma	ay be found in		
ietali, e.g. Flood Risk As	sessment or similar. Further gui	Idance on completing the Checklist may be	found in the Justification and Guidance se	ection of this SPD.			
Property Name (if relevant	t): Ham Brewery Tap		Application No. (if k	nown):			
address (include, postcoc completed by:	de) Ham Brewery Tap, 4-6 Han	a Street, Richmond, TW10 7HI					
	Owen Brookes - SRE Ltd						
For Non Posidential			For Posidential				
Size of development (m2)	183.3		Number of dwellings				
	PLIANCE (RESIDENTIAL AND NO	DN-RESIDENTIAL)				 ,	
nergy Assessment							
Has an energy as	ssessment been submitted that de	emonstrates the expected energy and carbon	n dioxide emissions saving from energy ef	ficiency and	TRUE		
renewable energy	/ measures, including the feasibili	ty of CHP/CCHP and community heating sys	stems? If yes, please select TRUE.				
Carbon Dioxide emissio	ons reduction						
What is the on si	ite carbon dioxide emissions redu	ction against a Building Regulations Part L (2	2013) baseline		45.68	%	
Policy LP 22 B. a	and Draft London Plan Policy 9.2.	5 require a 35% onsite reduction in CO ₂ em	nissions beyond Building Regulations 2013	3.			
What is the perce	entage reduction from efficiency m	neasures alone			5.21	%	
Policy LP 22 C. a	and Draft London Plan Policy 9.2.0	6 require a 10% onsite reduction in CO2 em	issions		0.21	,0	
beyond Building	Regulations 2013 from efficiency	measures for residential and 15% for non-re	esidential.				
Dereentage of tel	tal aita CO2 amiasiana aguad thra	augh renewable energy installation?			40.47	0/	
Fercentage of to	al site CO2 emissions saved thic	Jugh tenewable energy instantion?			40.47	70	
What is the total	remaining carbon to be offset				0	Tonne	
Policy LP 22 B. a	and Draft London Plan Policy 9.2.	4 require Major developments to achieve Zero	o Carbon after offsetting.				
Are remaining en	nissions going to be offset throug	h offset fund payment in accordance with cu	rrent guidelines issued for the cost per tor	nne of CO2?	FALSE		
14/1						0	
The London Plan	predicted cost of offset?	over 30 years, this should be updated based	on As Build calculations.		0	Ł	
A MINIMUM POLIC	CY COMPLIANCE (NON-RESIDE	NTIAL AND DOMESTIC REFURBISHMENT))		1		ŕ
	Please	check the Guidance Section of this SPD t	for the policy requirements				
nvironmental Rating o	f development:						
Ion-Residential new-build	I (100sqm or more)	Places Salast	Have you attached a pro access	amont to auropart this?			Blassa Sala
Excellent required under F	Policy LP22 A 3	ricase Select	nave you attached a pie-dsses	smone to support trifs?			i lease dele
xtensions and conversio	ns for residential dwellings						
BREEAM Domes	stic Returbishment	Please Select	Have you attached a pre-asses	sment to support this?			Please Sele
xtensions and conversio	ns for non-residential buildings						-
BREEAM Level		Please Select	Have you attached a pre-asses	sment to support this?			Please Sele
xcellent required under	Policy LP 22						
Score awarded for	or Environmental Rating:				Subtotal	0	
BREEAM:	Good = 0 , Very Good = 4,	Excellent = 8, Outstanding = 16					
B MINIMUM POLIC	CY COMPLIANCE (RESIDENTIAL	_)					
					Score		
Internal water usa	age after grav/rainwater systems I	limited to 105 litres person per day. (Excludi	ng an allowance 5 litres per person per da	av for external water			
consumption). Ca	alculations using the water efficier	icy calculator for new dwellings have been su	ubmitted.		1		Please Selec
110l/p/d Required	d for new dwellings under Policy L	P22 A 2 105l/p/d required under Draft Londor	n Plan Policy SI5		Cuberra		
					Suptotal	U	



• 		nent incomoreir	a cooling measuree? Tick of	that apply:										
		Energy efficien	t design incorporating speci	i that apply: ific heat demand to less f	than or e	aual to	15 kWh/sam						6	TRU
			Reduce heat entering a bui	Iding through providing/im	proving	insulatio	on and living roo	ofs and walls					2	FALS
			Reduce heat entering a bui	Iding through shading									3	TRU
			Exposed thermal mass and	I high ceilings									4	TRU
		Machanical	Passive ventilation										3	TRU
		Active cooling	systems, i.e. Air Conditioni	na Unit									0	TRU
	See Draft London Plan	SI4												
Heat	t Generation	and excline ever	ioma with professores to the	besting system bisrarsh	u haan	aalaata	d (dofined in Lor	ndan Dian nali	au 612)	Tiels all b	ooting			
	and cooling systems the	nat will be used	in the development:	neating system nierarch	y, been	selecter	a (delined in Loi	ndon Plan poli	cy 313)	HCK all r	eating	Score		
	y = , =		Connection to existing heat	ting or cooling networks p	owered	by rene	wable energy						6	FALS
			Connection to existing heat	ting or cooling networks p	owered	by gas	or electricity						5	FALS
			Site wide CHP network pov	vered by renewable energ	IY								4	FALS
			Communal heating and coc	pling powered by renewab	le enera	v							2	FALS
			Communal heating and coc	oling powered by gas or e	lectricity	í							1	FALS
			Individual heating and coolin	ng									0	TRU
Dell	See Draft London Plan	S/3												
Point	Does the development	plan to impleme	ent reduction strategies for o	dust emissions from cons	struction	sites?							2	TRU
			9											
	Does the development	plan to include	a biomass boiler?											FALS
		If yes, please r	efer to the biomass guidelin	es for the Borough of Ric	hmond,	please	see guidance fo	or supplement	ary					
		on the Richmo	ne proposed boller is of a c nd website	ualitying size, you may r	ieea to a	Joinplet	e une information	in request form						
	Has an air quality impa	act assessment	been provided											Please Se
		If yes, has 'Em	issions Neutral' been achier	ved									1	Please Se
		If yes, have oc	cupants of new developmen	t been protected from exi	sting po	llution							1	Please Se
	D-//1 D-//0		If no to any of the above are	there any sensitive rece	ptors as	defined	t in Policy LP 10	0 present?					-1	Please Se
	see Policy LP 10													
	Please tick only one or	ption below												
		Has the develo	pment taken measures to r	educe existing noise and	enhanc	e the ex	disting soundsca	ape of the site	?				3	TRU
		Has the develo	pment taken care to not cre	ate any new noise gener	ation/tra	insmissi	ion issues in its	intended ope	ration?				1	TRU
	see Policy LP 10													
	Has the development to	aken measures	to reduce light pollution imr	acts on character recide	ential or	nenity or	nd biodiversity?						3	TPU
	see Policy LP 10					. Joney di	bround ally ?						-	TRU
	Have you attached a Li	ghting Pollution	Report?										-	
	den and addition of a large		- de Frank Delle	dia o o dia balan								Subt	otal 25	
TRAN Prov	ision for the safe efficient	cient and susta	ninable movement of peo	pie and goods										
TRAN 1 Prov	vision for the safe efficiency of the safe ef	t provide opport	ainable movement of pec unities for occupants to use	innovative travel technolo	ogies?									TRU
TRAN 1 Prov ease e	vision for the safe effice Does your development explain:	t provide opport	ainable movement of pec unities for occupants to use	innovative travel technolo	ogies?									TRU
TRAN I Prov	vision for the safe efficiency of the safe ef	cient and susta t provide opport	ainable movement of pec unities for occupants to use	e innovative travel technolo	ogies?									TRU
Prov	vision for the safe effic Does your development explain:	cient and susta t provide opport	ainable movement of pec unities for occupants to use	e innovative travel technolo	ogies?									TRU
Prov	vision for the safe efficiency our development explain:	cient and susta t provide opport rking provided ir	ainable movement of pec unities for occupants to use	on Plan requirements to	ogies?	ge staff	and visitors to u	use sustainabl	e transp	ort alterna	tives.			TRU
Prov ease e	vision for the safe effic Does your development explain: Cycle pa	rking provided in	inable movement of pec unities for occupants to use	on Plan requirements to	ogies? encoura	ge staff	and visitors to u	use sustainabl	e transp	ort alterna	tives.	Score		TRU
Prov ease e	rision for the safe effi Does your development explain: Cycle pa Does your development	rking provided in	inable movement of pec unities for occupants to use hime with LBRUT and Lond active provision for electr	on Plan requirements to a	encourages)	ge staff ave you	and visitors to u	use sustainabl	e transp hat it wo	ort alterna uld be abl	tives. e to	Score		EALS
	rison for the safe effi Does your development explain: Cycle pa Does your development operate satisfactorily in	rking provided in t provide opport rking provided in t provide for 100 u the future expe	inable movement of pec unities for occupants to use <u>Hine with LBRUT and Lond</u> & active provision for electr ctation of all vehicles being	on Plan requirements to i c vehicle charging point(electrically powered?	encourages) s) and h	ge staff ave you	and visitors to u successfully de	use sustainabl	e transp hat it wo	ort alterna uld be abl	tives. e to	Score	2	FALS
	/ision for the safe effi Does your development explain: Cycle pa Does your development operate satisfactorily in For major developme	rking provide opport rking provided in t provide for 100 t the future expe >nts ONLY: Has	inable movement of pec unities for occupants to use <u>Hine with LBRUT and Lond</u> % active provision for electr sctation of all vehicles being a Transport Assessment t	on Plan requirements to ic vehicle charging point(electrically powered? xeen produced for your de	encoura, s) and h	ge staff ave you ent base	and visitors to u successfully de ed on TfL's Best	use sustainabl emonstrated ti t Practice Guid	e transp hat it wo dance?	ort alterna uld be abl	tives. e to	Score	2	FALS
	rision for the safe effi Does your development explain: Cycle pa Does your development operate satisfactorily in For major development	rking provide opport rking provide opport t provide for 100 t the future expe >nts ONLY: Has If you have prov	Inable movement of pec unities for occupants to use <u>Hine with LBRUT and Lond</u> % active provision for electr voctation of all vehicles being a Transport Assessment ti died a Transport Assessment ti	on Plan requirements to r ic vehicle charging point electrically powerof? and as part of your plannir	encourages? encourages) and h evelopmeng applic	ge staff ave you ent base cation, p	and visitors to u successfully de ad on TfL's Best please tick here	use sustainabl emonstrated t t Practice Guid and move to \$	e transp hat it wo dance? Section :	ort alterna uld be abl 3 of this C	tives. e to hecklist.	Score	2	FALS Please Sc
	/sion for the safe effi Does your development explain: Cycle pa Does your development operate satisfactorily in For major development See policy LP44	rking provided in t provide opport rking provided in t provide for 100 t the future expe ents ONLY: Has If you have pro-	inable movement of pec unities for occupants to use <u>hime with LBRUT and Lond</u> % active provision for electr sctation of all vehicles being is a Transport Assessment t ided a transport Assessment	on Plan requirements to ic vehicle charging point(electrically powered? seen produced for your d ant as part of your plannin the Chargeneral?	encourages? s) and h evelopmeng applic	ge staff ave you ent base cation, p	and visitors to u successfully de ad on TfL's Best please tick here	use sustainabl emonstrated t Practice Gui and move to \$	e transp hat it wo dance? Section :	ort alterna uld be abl 3 of this C	tives. e to hecklist.	Score	2	FALS Please Se
	rision for the safe effi Does your development explain: Cycle pa Does your development operate satisfactorily in For major development See policy LP44 For smaller development	rking provided in t provide opport t provide for 100 t the future expension ants ONLY: Has lf you have pro-	Inable movement of pec unities for occupants to use <u>Hine with LBRUT and Lond</u> % active provision for electr cotation of all vehicles being 3 a Transport Assessment to ded a Transport Assessment ave you provided a Transpo	on Plan requirements to ic vehicle charging point(electrically powered? seen produced for your de ant as part of your plannin rt Statement?	encourages? encourages) and h evelopmeng applic	ge staff ave you ent base cation, p	and visitors to u successfully de ad on TfL's Best please tick here	use sustainabl emonstrated t Practice Gui and move to S	e transp hat it wo dance? Section 3	ort alterna uld be abl 3 of this C	tives. e to hecklist.	Score	2 5 5 5	FALS Please Se TRU
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Energy and Sustainability Statement

	5	FLOODING AND DRAI	INAGE		
5.1	Mitigati	ng the risks of floodin	ng and other impacts of climate change in the borough		
	a.	Is your site located in a	a high flood risk zone (Zone 3)? (Indicate if yes)	-2	FALSE
			Have you submitted a Flood Risk Assessment? (Indicate if yes)		Please Select:
_	b.	Which of the following r	measures of the drainage hierarchy are incorporated onto your site? (tick all that apply)		EAL OF
			Store rainwater for later use	2	FALSE
			Ose of inimitate rainwater in ponde or open water features	3	FALSE
			Store raiwater in tanks for oradual release to a watercourse	3	FALSE
			Discharge rainwater directly to watercourse	2	FALSE
			Discharge rainwater to surface water drain	1	TRUE
			Discharge rainwater to combined sewer	0	TRUE
			Have you submitted a Drainage Statement (Indicate if yes)		Please Select:
		See Policy LP 21 and L	Draft London Plan SL 13		
_	с.	Please give the change	e in area of permeable surfacing which will result from your development proposal:	33.5 sqm	
		Please provide details of	of the permeable surfacing below please represent a loss in permeable area as a negative number		
				Subtotal 1	
_	Please g	give any additional releva	ant comments to the Flooding and Drainage Section below		
_					
_					
_					
_		1	increase in permeable sunace area comes irom garden and additional planting.		
-	6				
	0 6 1 Rod	IMPROVING RESOUR	and amount disposed of by landfill though instagging lovel of re-use and recycling		
-	o. i keu	Will demolition be requi	and amount disposed of by rationin though increasing rever or revise and recycling	1	FALSE
-	a.	will demonition be requi	ine on your site phone constructions will only be awarded in 10% of greater of demonstor waste is reused recycled	,	TALSL
			If so, what percentage of demolition waste will be reused in the new development?	%	
				70	
			What percentage of demolition waste will be recycled?	%	
	b.	Does your site have any	y contaminated land?	1	FALSE
			Have you submitted an assessment of the site contamination?	2	Please Select:
			Are plans in place to remediate the contamination?	2	Please Select:
			Have you submitted a remediation plan?	1	Please Select:
			Are plans in place to include composting on site?	1	Please Select:
	с.	Will a waste manageme	ent plan and facilities be in place in line with Policy LP24	Yes	
	6.2 Red	ucing levels of water	waste		
	a.	Will the following meas	sures of water conservation be incorporated into the development? (Please tick all that apply):		
			Fitting of water efficient taps, shower heads etc	1	TRUE
			Use of water efficient A or B rated appliances	1	TRUE
			Rainwater harvesting for internal use	4	FALSE
			Greywater systems	4	FALSE
			Fit a water meter	1	TRUE
			rit à water meter	1	TRUE
			rit a water meter	1 Subtotal 3	TRUE
	Please (give any additional releva	ant comments to the Improving Resource Efficiency Section below	1 Subtotal 3	TRUE
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