## **BRIDCES**

## Bridges Healthcare (Richmond) Limited



## RICHMOND INN

Sustainable Construction Checklist Hoare Lea

## **LBRUT Sustainable Construction Checklist - June 2020**

This document forms part of the Sustainable Construction Checklist SPD. This document **must** be filled out as part of the planning application for the following developments: all residential development providing **one or more new residential units (including conversions leading to one or more new units)**, and all other forms of development providing **100sqm or more of non-residential floor space**. Developments including new non-residential development of less than 100sqm floor space, extensions less than 100sqm, and other conversions are strongly encouraged to comply with this checklist. Where further information is requested, please either fill in the relevant section, or refer to the document where this information may be found in detail, e.g. Flood Risk Assessment or similar. **Further guidance** on completing the Checklist may be found in the Justification and Guidance section of this SPD.

Property Name (if relevant):	Richmond Inn	Application No. (if known):		
Address (include. postcode)	Richmond Inn, 50-56 Sheen Road, Richmond TW9 1UG			
Completed by:	Hoare Lea			
For Non-Residential Size of development (m2)	2,698.24	For Residential Number of dwellings  N/A		
1 MINIMUM COMPLIAN	CE (RESIDENTIAL AND NON-RESIDENTIAL)			
•	ment been submitted that demonstrates the expected energy and carbon dioxide emisuding the feasibility of CHP/CCHP and community heating systems? If yes, please sel	• • • •	TRUE	
	duction con dioxide emissions reduction against a Building Regulations Part L (2013) baseline raft London Plan Policy 9.2.5 require a 35% onsite reduction in CO <sub>2</sub> emissions bey		67 %	
Policy LP 22 C. and Di	e reduction from efficiency measures alone raft London Plan Policy 9.2.6 require a 10% onsite reduction in CO2 emissions lations 2013 from efficiency measures for residential and 15% for non-residential.		33 %	
Percentage of total site	e CO2 emissions saved through renewable energy installation?		34 %	
	ning carbon to be offset raft London Plan Policy 9.2.4 require Major developments to achieve Zero Carbon at	fter offsetting.	Z427 Tonne	
Are remaining emission	ns going to be offset through offset fund payment in accordance with current guidelin	nes issued for the cost per tonne of CO2?	TRUE	
What is the total predic The London Plan sets	ted cost of offset? this as £95/tonne per year over 30 years, this should be updated based on As Build	calculations.	230,602 £	
1A MINIMUM POLICY CO	MPLIANCE (NON-RESIDENTIAL AND DOMESTIC REFURBISHMENT)			
Environmental Rating of deve	Please check the Guidance Section of this SPD for the polynoment:	olicy requirements		
Non-Residential new-build (100s BREEAM Level Excellent required under Policy	sqm or more)  Excellent	Have you attached a pre-assessment to support this?		TRUE
Extensions and conversions for BREEAM Domestic Re Excellent required under Policy Extensions and conversions for	efurbishment Please Select LP22 A 4	Have you attached a pre-assessment to support this?		Please Select: Not Applicable
BREEAM Level  Excellent required under Policy	Please Select	Have you attached a pre-assessment to support this?		Please Select: Not Applicable
Score awarded for Env BREEAM:	vironmental Rating: Good = 0, Very Good = 4, Excellent = 8, Outstanding = 16		Subtotal 8	
1B MINIMUM POLICY CO	MPLIANCE (RESIDENTIAL)		Score	
Calculations using the v	ter gray/rainwater systems limited to 105 litres person per day. (Excluding an allowan water efficiency calculator for new dwellings have been submitted.  new dwellings under Policy LP22 A 2 105l/p/d required under Draft London Plan Poli			Please Select: Not Applicable

How does the development incorporate cooling measures? Tick all that apply:  Energy efficient design incorporating specific heat demand to less than or equal to 15 kWh/sqm  Reduce heat entering a building through providing/improving insulation and living roofs and walls  7 TRI	a.	eed for Cooling	.)(.(# <del> </del>		
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4 4	BIODIVERSITY		
<b>4.1 Min</b> a.	imising the threat to biodiversity from new buildings, lighting, hard surfacing and people  Does your development involve the loss of an ecological feature or habitat, including a loss of garden or other green space? (Indicate if yes)  If so, please state how much in sqm?	-2 75 sqm	TRUE
b.	Does your development involve the removal of any tree(s)? (Indicate if yes)  If so, has a tree report been provided in support of your application? (Indicate if yes)		TRUE TRUE
c.	Does your development plan to add (and not remove) any tree(s) on site? (Indicate if yes)		TRUE
d.	Please indicate which features and/or habitats that your development will incorporate to improve on site biodiversity:  Pond, reedbed or extensive native planting An extensive green roof An intensive green roof An area provided: An area pro	77.149 sqm	FALSE TRUE FALSE TRUE TRUE TRUE TRUE TRUE TRUE TRUE FALSE TRUE TRUE TRUE TRUE
e.	Does your development use at least 70% of available roof plate as green/brown roof Policy LP 17 requires 70%	1	FALSE
Please	give any additional relevant comments to the Biodiversity Section below	Subtotal 15.5	
5	FLOODING AND DRAINAGE		
<b>5.1 Mitigati</b> a.	ing the risks of flooding and other impacts of climate change in the borough Is your site located in a high flood risk zone (Zone 3)? (Indicate if yes) Have you submitted a Flood Risk Assessment? (Indicate if yes)	-2	FALSE TRUE
b. c.	Which of the following measures of the drainage hierarchy are incorporated onto your site? (tick all that apply)  Store rainwater for later use  Use of infiltration techniques such as porous surfacing materials to allow drainage on-site  Attenuate rainwater in ponds or open water features  Store rainwater in tanks for gradual release to a watercourse  Discharge rainwater directly to watercourse  Discharge rainwater to surface water drain  Discharge rainwater to combined sewer  Have you submitted a Drainage Statement (Indicate if yes)  See Policy LP 21 and Draft London Plan SL 13  Please give the change in area of permeable surfacing which will result from your development proposal:	5 3 4 3 2 1 0	FALSE FALSE TRUE FALSE TRUE FALSE TRUE FALSE TRUE
	Please provide details of the permeable surfacing below please represent a loss in permeable area as a negative		
Flease	give any additional relevant comments to the Flooding and Drainage Section below		
6 6.1 Red	IMPROVING RESOURCE EFFICIENCY luce waste generated and amount disposed of by landfill though increasing level of re-use and recycling		
a.	Will demolition be required on your site prior to construction? [Points will only be awarded if 10% or greater of demolition waste is reused/recycled]	1	TRUE
	If so, what percentage of demolition waste will be reused in the new development?	0 %	
	What percentage of demolition waste will be recycled?	95 %	
b.	Does your site have any contaminated land?  Have you submitted an assessment of the site contamination?  Are plans in place to remediate the contamination?  Have you submitted a remediation plan?  Are plans in place to include composting on site?	1 2 2 1 1	Not Applicable TRUE Not Applicable Not Applicable Not Applicable
C.	Will a waste management plan and facilities be in place in line with Policy LP24		
<b>6.2 Red</b> a.	Will the following measures of water conservation be incorporated into the development? (Please tick all that apply):  Fitting of water efficient taps, shower heads etc  Use of water efficient A or B rated appliances  Rainwater harvesting for internal use  Greywater systems  Fit a water meter	1 1 4 4 1	TRUE TRUE FALSE FALSE TRUE
Please	give any additional relevant comments to the Improving Resource Efficiency Section below	Subtotal 5	

7	ACCESSIBILITY				
7.1			term use of structures	_	Diagon Colonti
a.	if the development is		I it meet the requirements of the nationally described space standard for internal space and layout? Is are not met, in the space below, please provide details of the functionality of the internal space and layout	1	Please Select: Not Applicable
		ii trie Stariuart	as are not met, in the space below, please provide details of the functionality of the internal space and layout	1	Not Applicable
AND				•	
b.	If the development is		lit meet Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings'?	2	Please Select:
		If this is not m	et, in the space below, please provide details of any accessibility measures included in the development.	T	Not Applicable
				<u>l</u>	
		For major res	idential developments, are 10% or more of the units in the development to Building Regulation Requirement	1	Please Select:
		•	chair user dwellings'?	•	Not Applicable
OR		( )			
C.	If the development is	non-residentia	I, does it comply with requirements included in Richmond's Local Plan LP1, LP28.B, LP30 & LP45	2	TRUE
		Please provid	e details of the accessibility measures specified in the Local Plan that will be included in the development	7	
			- Evacuation lift provision, with verical circulation by lift available to		
			all levels of the development		
			- 1500mm square level landing on approach to the main entrance		
			- 5% of cycle parking accommodates adapted cycles	I	
				Subtotal 2	
Please	e give any additional releva	ant comments to	o the Design Standards and Accessibility Section below		
			- · · · · · · · · · · · · · · · · · · ·		
JOPHIIII	sing accessibility and incit	usion with a con	npliant accessible entrance off Sydney Road		
			npliant accessible entrance off Sydney Road minimum standards set out in Approved Document M, with the aim of exceeding these, where it is possible to do so, providing access	for all, as set out	
The int	ternal layout of the building ty L28.B	g will meet the r	ninimum standards set out in Approved Document M, with the aim of exceeding these, where it is possible to do so, providing access		
The int	ternal layout of the building ty L28.B	g will meet the r			
The int	ternal layout of the building ty L28.B	g will meet the r	ninimum standards set out in Approved Document M, with the aim of exceeding these, where it is possible to do so, providing access		
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