



Greggs Bakery / Twickenham

Residential Led Scheme Sustainability Checklist

> July 2022 Revision 03

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. Application No. (if known): London Square Greggs Bakery Site - Residential Led Scheme - Commercial Gould Road, Twickenham, TW2 6RT Desco (Design & Consultancy) Ltd Address (include. postcode) For Non-Residential For Residential 175 Number of dwellings 0 Size of development (m2) MINIMUM COMPLIANCE (RESIDENTIAL AND NON-RESIDENTIAL) TRUE Has an energy assessment been submitted that demonstrates the expected energy and carbon dioxide emissions saving from energy efficiency and renewable e ergy measures, including the feasibility of CHP/CCHP and community heating systems? If yes, please select TRUE Carbon Dioxide emissions reduction 62 % What is the on site carbon dioxide emissions reduction against a Building Regulations Part L (2013) baseline Policy LP 22 B. and Draft London Plan Policy 9.2.5 require a 35% onsite reduction in CO 2 emissions beyond Building Regulations 2013. What is the percentage reduction from efficiency measures alone 33 % Policy LP 22 C. and Draft London Plan Policy 9.2.6 require a 10% onsite reduction in CO2 emissions beyond Building Regulations 2013 from efficiency measures for residential and 15% for non-residential. 9 % Percentage of total site CO2 emissions saved through renewable energy installation? What is the total remaining carbon to be offset -3 Tonne Policy LP 22 B. and Draft London Plan Policy 9.2.4 require Major developments to achieve Zero Carbon after offsetting. TRUE Are remaining emissions going to be offset through offset fund payment in accordance with current guidelines issued for the cost per tonne of CO2? What is the total predicted cost of offset? The London Plan sets this as £95/tonne per year over 30 years, this should be updated based on As Build calculations. -4,798 £ 1A MINIMUM POLICY COMPLIANCE (NON-RESIDENTIAL AND DOMESTIC REFURBISHMENT) Please check the Guidance Section of this SPD for the policy requirements Non-Residential new-build (100sgm or m BREEAM Level Excellent Have you attached a pre-assessment to support this?

Score awarded for Environmental Rating: Good = 0, Very Good = 4, Excellent = 8, Outstanding = 16 MINIMUM POLICY COMPLIANCE (RESIDENTIAL) 1B

Extensions and conversions for non-residential buildings
BREEAM Level

Excellent required under Policy LP22 A 3 Extensions and conversions for residential dwellings
BREEAM Domestic Refurbishment

Excellent required under Policy LP22 A 4

Excellent required under Policy LP 22

BREEAM:

LBRUT Sustainable Construction Checklist - June 2020

Internal water usage after gray/rainwater systems limited to 105 litres person per day. (Excluding an allowance 5 litres per person per day for external water consumption). Calculations using the water efficiency calculator for new dwellings have been submitted.

110l/p/d Required for new dwellings under Policy LP22 A 2 105l/p/d required under Draft London Plan Policy SI5

Please Select

Subtotal

Subtotal

Score

Rev 03

Residential Led Scheme - Commercial

Have you attached a pre-assessment to support this?

Have you attached a pre-assessment to support this?

	ERGY USE AND POLLUTION seed for Cooling	Score
	·	Score
a.	How does the development incorporate cooling measures? Tick all that apply:	6
	Energy efficient design incorporating specific heat demand to less than or equal to 15 kWh/sqm	2
	Reduce heat entering a building through proving insulation and living roofs and walls	3
	Reduce heat entering a building through shading	-
	Exposed thermal mass and high ceilings	4
	Passive ventilation	3
	Mechanical ventilation with heat recovery	1
	Active cooling systems, i.e. Air Conditioning Unit	0
	See Draft London Plan SI4	
2.2 Hea	at Generation	
b.	How have the heating and cooling systems, with preference to the heating system hierarchy, been selected (defined in London Plan policy S13) Tick all heating and	
	cooling systems that will be used in the development:	Score
	Connection to existing heating or cooling networks powered by renewable energy	6
	Connection to existing heating or cooling networks powered by gas or electricity	5
	Site wide CHP network powered by renewable energy	4
	Site wide CHP network powered by gas	3
	Communal heating and cooling powered by renewable energy	2
	Communal heating and cooling powered by gas or electricity	1
	Individual heating and cooling	0
	See Draft London Plan SI3	
2.3 Pol	ollution: Air, Noise and Light	
a.	Does the development plan to implement reduction strategies for dust emissions from construction sites?	2
	Date the development story to include a historical heiler?	
b.	Does the development plan to include a biomass boiler?	
	If yes, please refer to the biomass guidelines for the Borough of Richmond, please see guidance for supplementary information. If the proposed boiler is of a qualifying size, you may need to complete the information request form found on	
	information. In the proposed boiler is or a qualifying size, you may need to complete the information request form found on the Richmond website.	
C.	Has an air quality impact assessment been provided	
	If yes, has 'Emissions Neutral' been achieved	1
	If yes, have occupants of new development been protected from existing pollution	1
	If no to any of the above are there any sensitive receptors as defined in Policy LP 10 present?	-1
	see Policy LP 10	
d.	Please tick only one option below	
u.	Heas the development taken measures to reduce existing noise and enhance the existing soundscape of the site?	3
	Has the development taken care to not create any new noise generation/transmission issues in its intended operation?	1
	see Policy LP 10	•
	See Folicy Li To	
e.	Has the development taken measures to reduce light pollution impacts on character, residential amenity and biodiversity?	3
٥.	see Policy LP 10	•
f.	Have you attached a Lighting Pollution Report?	_
	· · · · · / · · · · · · · · · · · · · ·	
		Subtotal 10
	e give any additional relevant comments to the Energy Use and Pollution Section below	
For ligh	hting pollution report, please refer to the Desco External Lighting Report. Ref 1823-63-RPT-01 & Supplemementary Report 1823-63-RPT-04	
3 TRA	ANSPORT	
- v. 11\\r	more one	

- IRANSPORT
 All Provision for the safe efficient and sustainable movement of people and goods
 a. Does your development provide opportunities for occupants to use innovative travel technologies?

lease explain:		
	Score	•
Does your development provide for 100% active provision for electric vehicle charging point(s) and have you successfully demonstrated that it would be able to operate satisfactorily in the future expectation of all vehicles being electrically powered?	2	
For major developments ONLY: Has a Transport Assessment been produced for your development based on TfL's Best Practice Guidance?		
If you have provided a Transport Assessment as part of your planning application, please tick here and move to Section 3 of this Checklist. See policy LP44	5	
See pointy LP44 For smaller developments ONLY: Have you provided a Transport Statement?	5	
Does your development provide cycle storage? (Standard space requirements are set out in the Council's Parking Standards - Local Plan Appendix 3) If so, for how many bicycles? Is this shown on the site plans?	2 228	
See Local Plan Appendix 3		
Will the development create or improve links with local and wider transport networks? If yes, please provide details.	2	
	Subtotal	
lease give any additional relevant comments to the Transport Section below		

4 1 Mi	nimising the threat to biodiversity from new buildings, lighting, hard surfacing and people			
a.	Does your development involve the loss of an ecological feature or habitat, including a loss of If so, please state how much in sqm?	garden or other	green space? (Indicate if yes)	-2 sqm
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)		
C.	Does your development plan to add (and not remove) any tree(s) on site? (Indicate if yes)			
d.	Please indicate which features and/or habitats that your development will incorporate to impro	ve on site biodiv	versity:	
	Pond, reedbed or extensive native planting	6	Area provided:	sqm
	An extensive green roof	5	Area provided:	sqm
	An intensive green roof	4 4	Area provided:	sqm 10 sqm
	Garden space Additional native and/or wildlife friendly planting to peripheral areas	3	Area provided: Area provided:	30 sqm
	Additional planting to peripheral areas	2	Area provided:	30 sqm
	A living wall	2	Area provided:	sqm
	Bat boxes	0.5		
	Bird boxes Swift boxes	0.5 0.5		
	Other	0.5		
e.	Does your development use at least 70% of available roof plate as green/brown roof Policy LP 17 requires 70%			1
				Subtotal 10.5
	e give any additional relevant comments to the Biodiversity Section below e refer to Assael Prposed Urban Green Factor Dwg No. GBT-ASA-ZZ-00-DR-L-0110			
riease	Prefer to Assael Priposed Orban Green Pactor Dwg No. GB1-ASA-22-00-DK-L-0110			
5	FLOODING AND DRAINAGE			
	ting the risks of flooding and other impacts of climate change in the borough			
a.	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
b.	Which of the following measures of the drainage hierarchy are incorporated onto your site? (tie	ck all that apply)		
	Store rainwater for later use		_	5
	Use of infiltration techniques such as porous surfacing materials to al	low drainage on-	-site	3 4
	Attenuate rainwater in ponds or open water features Store rainwater in tanks for gradual release to a watercourse			3
	Discharge rainwater directly to watercourse			2
	Discharge rainwater to surface water drain			1
	Discharge rainwater to combined sewer Have you submitted a Drainage Statement (Indicate if yes)			0
	See Policy LP 21 and Draft London Plan SL 13			
C.	Please give the change in area of permeable surfacing which will result from your developmer	nt proposal:		50 sqm
	Please provide details of the permeable surfacing below	pl	lease represent a loss in permeable area a	
Please	e give any additional relevant comments to the Flooding and Drainage Section below			Subtotal 10
	pable surfacing would be provided in gardens and areas of planting to the front and rear of the pro-	oposed units.		
6 6 1 Re	IMPROVING RESOURCE EFFICIENCY educe 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			1
	If so, what percentage of demolition waste will be reused in the new d	evelopment?		%
	What percentage of demolition waste will be recycled?			%
b.	Does your site have any contaminated land?			1
	Have you submitted an assessment of the site contamination?			2
	Are plans in place to remediate the contamination?			2
	Have you submitted a remediation plan?			1
	Are plans in place to include composting on site?			1
C.	Will a waste management plan and facilities be in place in line with Policy LP24			
	ducing levels of water waste			
a.	Will the following measures of water conservation be incorporated into the development? (Ple	ase tick all that a	apply):	1
	Fitting of water efficient taps, shower heads etc Use of water efficient A or B rated appliances			1
	Rainwater harvesting for internal use			4
	Greywater systems			4
	Fit a water meter			1
Please	e give any additional relevant comments to the Improving Resource Efficiency Section below			Subtotal 10
i icase	2 give any additional relevant comments to the improving resource Emiliancy decitor below			

-	A COFCOURIUM			
7 7.1	ACCESSIBILITY Ensure flexible adapta	hio and lone	-term use of structures	
a.			Il it meet the requirements of the nationally described space standard for internal space and layout?	1
			rds are not met, in the space below, please provide details of the functionality of the internal space and layout	
AND				
b.	If the development is r	residential, wi	ill it meet Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings'?	2
		If this is not r	net, in the space below, please provide details of any accessibility measures included in the development.	
				
			sidential developments, are 10% or more of the units in the development to Building Regulation Requirement	1
0.0		M4 (3) 'whee	Ichair user dwellings'?	
OR c.	If the development is r	non-roeidonti	al, does it comply with requirements included in Richmond's Local Plan LP1, LP28.B, LP30 & LP45	2
0.	ii tiic developiiiciit is i	ion-residenti	ar, accordingly with requirements included in retention of a cocar rain of 1, of 20.0, of 00 to 01.40	-
		Please provid	de details of the accessibility measures specified in the Local Plan that will be included in the development	
				Subtotal 2
Please	give any additional releva	ant comments	to the Design Standards and Accessibility Section below	
LBRUT Su	stainable Construction		oring Matrix for New Construction (Non-Residential and domestic refurb)	TOTAL 61.5
LBRUT Su	Score	Rating	Significance	TOTAL 61.5
LBRUT Su	Score 84 or more	Rating A+	Significance Project strives to achieve highest standard in energy efficient sustainable development	TOTAL 61.5
LBRUT Su	Score 84 or more 75-83	Rating A+ A	Significance Project strives to achieve highest standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond	TOTAL 61.5
LBRUT Su	Score 84 or more 75-83 56-74	Rating A+ A B	Significance Project strives to achieve highest standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond Helps to significantly improve the Borough's stock of sustainable developments	TOTAL 61.5
LBRUT Su	Score 84 or more 75-83	Rating A+ A	Significance Project strives to achieve highest standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond	TOTAL 61.5
LBRUT Su	Score 84 or more 75-83 56-74 40-55	Rating A+ A B C	Significance Project strives to achieve highest standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond Helps to significantly improve the Borough's stock of sustainable developments Minimal effort to increase sustainability beyond general compliance	TOTAL 61.5
	Score 84 or more 75-83 56-74 40-55 39 or less	Rating A+ A B C FAIL	Significance Project strives to achieve highest standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond Helps to significantly improve the Borough's stock of sustainable developments Minimal effort to increase sustainability beyond general compliance	TOTAL 61.5
	Score 84 or more 75-83 56-74 40-55 39 or less	Rating A+ A B C FAIL	Significance Project strives to achieve highest standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond Helps to significantly improve the Borough's stock of sustainable developments Minimal effort to increase sustainability beyond general compliance Does not comply with SPD Policy	TOTAL 61.5
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	Score 84 or more 75-83 56-74 40-55 39 or less	Rating A+ A B C FAIL Checklist- Sc Rating A++	Significance Project strives to achieve highest standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond Helps to significantly improve the Borough's stock of sustainable developments Minimal effort to increase sustainability beyond general compliance Does not comply with SPD Policy coring Matrix for New Construction Residential new-build Significance Project strives to achieve highest standard in energy efficient sustainable development	TOTAL 61.5
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	\$core 84 or more 75-83 56-74 40-55 39 or less statinable Construction \$core 85 or more 68-84 59-67	Rating A+ A B C FAIL Checklist- Sc Rating A++ A+	Significance Project strives to achieve highest standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond Helps to significantly improve the Borough's stock of sustainable developments Minimal effort to increase sustainability beyond general compliance Does not comply with SPD Policy coring Matrix for New Construction Residential new-build Significance Project strives to achieve highest standard in energy efficient sustainable development Project strives to achieve higher standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond	TOTAL 61.5
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LBRUT Su	Score 84 or more 75-83 56-74 40-55 39 or less stainable Construction Score 85 or more 68-84 59-67 39-58 24-38 23 or less	Rating A+ A B C FAIL Checklist- Sc Rating A++ A+ B C C	Significance Project strives to achieve highest standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond Helps to significantly improve the Borough's stock of sustainable developments Minimal effort to increase sustainability beyond general compliance Does not comply with SPD Policy oring Matrix for New Construction Significance Project strives to achieve highest standard in energy efficient sustainable development Project strives to achieve higher standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond Helps to significantly improve the Borough's stock of sustainable developments Minimal effort to increase sustainability beyond general compliance	TOTAL 61.5
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LBRUT Su	Score	Rating A+ A B C FAIL Checklist- Sc Rating A++ A+ A B C FAIL	Significance Project strives to achieve highest standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond Helps to significantly improve the Borough's stock of sustainable developments Minimal effort to increase sustainability beyond general compliance Does not comply with SPD Policy Significance Project strives to achieve highest standard in energy efficient sustainable development Project strives to achieve higher standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond Helps to significantly improve the Borough's stock of sustainable developments Minimal effort to increase sustainability beyond general compliance Does not comply with SPD Policy S. Bennett (Desco)	TOTAL 61.5
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Property Name (if relevant):	Greggs Bakery Site - Residential Led Scheme - Residential	Application No. (if known): London Square	
Address (include, postcode)	Gould Road, Tickenham, TW2 6RT		
Completed by:	Desco (Design & Consultancy) Ltd		
For Non-Residential		For Residential	
Size of development (m2)	0	Number of dwellings 116	
4 MINIMUM COMPLIA	NCE (RESIDENTIAL AND NON-RESIDENTIAL)		
I WINNING COMPLIA	NOE (RESIDENTIAL AND NON-RESIDENTIAL)		
Energy Assessment			
	sment been submitted that demonstrates the expected energy and carbon dioxide e		TRUE
renewable energy me	asures, including the feasibility of CHP/CCHP and community heating systems? If y	es, please select TROE.	
Carbon Dioxide emissions re			
	rbon dioxide emissions reduction against a Building Regulations Part L (2013) base		71 %
Policy LP 22 B. and L	Praft London Plan Policy 9.2.5 require a 35% onsite reduction in CO $_2$ emissions be	yona ballaring Regulations 2013.	
What is the percentage	ge reduction from efficiency measures alone		15 %
Policy LP 22 C. and E	Draft London Plan Policy 9.2.6 require a 10% onsite reduction in CO2 emissions		
beyond Building Reg	ulations 2013 from efficiency measures for residential and 15% for non-residential.		
Percentage of total si	te CO2 emissions saved through renewable energy installation?		6 %
_	-		
	aining carbon to be offset	office office things	1,365 Tonne
Policy LP 22 B. and L	Praft London Plan Policy 9.2.4 require Major developments to achieve Zero Carbon a	atter offsetting.	
Are remaining emission	ons going to be offset through offset fund payment in accordance with current guide	lines issued for the cost per tonne of CO2?	TRUE
What is the total pred	inted cost of offset?		81,898 £
	s this as £95/tonne per year over 30 years, this should be updated based on As Buil	d calculations.	01,000
44 MINIMUM DOLLOY O	CARDI LANCE (NON DECIDENTIAL AND DOMESTIC DEFLIDBIGUISTIC)		
1A MINIMUM POLICY C	OMPLIANCE (NON-RESIDENTIAL AND DOMESTIC REFURBISHMENT)		
	Please check the Guidance Section of this SPD for the p	bolicy requirements	
Environmental Rating of deve			
Non-Residential new-build (100 BREEAM Level	Please Select	Have you attached a pre-assessment to support this?	
Excellent required under Polic		,	
Extensions and conversions for BREEAM Domestic R		Have you attached a me accessment to assume this?	
Excellent required under Police		Have you attached a pre-assessment to support this?	
Extensions and conversions for	or non-residential buildings		
BREEAM Level	Please Select	Have you attached a pre-assessment to support this?	
Excellent required under Police	y LP 22		
Score awarded for En			Subtotal 0
BREEAM:	Good = 0, Very Good = 4, Excellent = 8, Outstanding = 16		
1B MINIMUM POLICY C	OMPLIANCE (RESIDENTIAL)		
Water Hanna			Score
Water Usage Internal water usage a	after gray/rainwater systems limited to 105 litres person per day. (Excluding an allow	rance 5 litres per person per day for external water	
consumption). Calcula	ations using the water efficiency calculator for new dwellings have been submitted.		1
110l/p/d Required for	new dwellings under Policy LP22 A 2 105l/p/d required under Draft London Plan Po	licy SI5	0
			Subtotal 1

2.1 Ne	sed for Cooling	Score
a.	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	6
	Reduce heat entering a building through providing/improving insulation and living roofs and walls	2
	Reduce heat entering a building through shading	3
	Exposed thermal mass and high ceilings	4
	Passive ventilation	3
	Mechanical ventilation with heat recovery	1
	Active cooling systems, i.e. Air Conditioning Unit	0
	See Draft London Plan SI4	
2.2 Hea	at Generation	
b.	How have the heating and cooling systems, with preference to the heating system hierarchy, been selected (defined in London Plan policy \$13) Tick all heating and	
	cooling systems that will be used in the development:	Score
	Connection to existing heating or cooling networks powered by renewable energy	6
	Connection to existing heating or cooling networks powered by gas or electricity	5
	Site wide CHP network powered by renewable energy	4
	Site wide CHP network powered by gas	3
	Communal heating and cooling powered by renewable energy Communal heating and cooling powered by gas or electricity	2
	Communal nearing and cooling powered by gas of electricity Individual heating and cooling	0
	See Draft London Plan SI3	V
2 3 Pol	Illution: Air, Noise and Light	
a.	Does the development plan to implement reduction strategies for dust emissions from construction sites?	2
b.	Does the development plan to include a biomass boiler?	
	If yes, please refer to the biomass guidelines for the Borough of Richmond, please see guidance for supplementary	
	information. If the proposed boiler is of a qualifying size, you may need to complete the information request form found on	
	the Richmond website.	
C.	Has an air quality impact assessment been provided	
	If yes, has 'Emissions Neutral' been achieved	1
	If yes, have occupants of new development been protected from existing pollution	1
	If no to any of the above are there any sensitive receptors as defined in Policy LP 10 present?	-1
	see Policy LP 10	
d.	Please tick only one option below	•
	Has the development taken measures to reduce existing noise and enhance the existing soundscape of the site?	3
	Has the development taken care to not create any new noise generation/transmission issues in its intended operation? see Policy LP 10	1
	See Folicy EF 10	
e.	Has the development taken measures to reduce light pollution impacts on character, residential amenity and biodiversity?	3
	see Policy LP 10	
f.	Have you attached a Lighting Pollution Report?	-
	, , , , , , , , , , , , , , , , , , , ,	
ъ.		Subtotal 12
	egive any additional relevant comments to the Energy Use and Pollution Section below hting pollution report, please refer to the Desco External Lighting Report. Ref 1823-63-RPT-01 & Supplementary Report 1823-63-RPT-04	
roi iigr	нипу рошиноптерот, ртеазе тетет то тте межсо ехтепна Еврпиту Керотт. Кет того-оо-кк т-от а эпрреплетнения у керотт того-оо-кк т-от а эпрреплетная у керотт того-оо-кк т-от а	

3. TRANSPORT

2 ENERGY LISE AND POLITION

- 3.1 Provision for the safe efficient and sustainable movement of people and goods
- Does your development provide opportunities for occupants to use innovative travel technologies?

Please explain: Does your development provide for 100% active provision for electric vehicle charging point(s) and have you successfully demonstrated that it would be able to operate b. satisfactorily in the future expectation of all vehicles being electrically powered? For major developments ONLY: Has a Transport Assessment been produced for your development based on TfL's Best Practice Guidance?

If you have provided a Transport Assessment as part of your planning application, please tick here and move to Section 3 of this Checklist. See policy LP44 5 d. For smaller developments ONLY: Have you provided a Transport Statement? Does your development provide cycle storage? (Standard space requirements are set out in the Council's Parking Standards - Local Plan Appendix 3) If so, for how many bicycles?
Is this shown on the site plans? 228 See Local Plan Appendix 3
Will the development create or improve links with local and wider transport networks? If yes, please provide details. f. Subtotal 11

Please give any additional relevant comments to the Transport Section below

The development incorporates a shared-surface design which will facilitate a safe and cohesive pedestrian / vehicle environment
As a residential-led scheme, there is expected to be a significant reduction in HGV movements, thus a sustainable benefit

4 1 Mi	nimising the threat to biodiversity from new buildings, lighting, hard surfacing and people				_
а.	Does your development involve the loss of an ecological feature or habitat, including a loss of if so, please state how much in sqm?	garden or o	ther green space? (Indicate if yes)	-2 sqm	
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? (I	Indicate if ye	es)		
C.	Does your development plan to add (and not remove) any tree(s) on site? (Indicate if yes)				
d.	Please indicate which features and/or habitats that your development will incorporate to improve	ve on site bi	odiversity:		
	Pond, reedbed or extensive native planting	6	Area provided:	270 sqm	
	An extensive green roof	5	Area provided:	706 sqm	
	An intensive green roof	4	Area provided:	82 sqm	
	Garden space	4	Area provided:	622 sqm	
	Additional native and/or wildlife friendly planting to peripheral areas	3 2	Area provided:	870 sqm	
	Additional planting to peripheral areas A living wall	2	Area provided: Area provided:	2855 sqm	
	Bat boxes	0.5	Area provided.	Jayiii	
	Bird boxes	0.5			
	Swift boxes	0.5			
	Other	0.5			
e.	Does your development use at least 70% of available roof plate as green/brown roof			1	
6.	Policy LP 17 requires 70%			' <u></u>	_
Dlease	give any additional relevant comments to the Biodiversity Section below			Subtotal 25.5]
	e refer to Assael Prposed Urban Green Factor Dwg No. GBT-ASA-ZZ-00-DR-L-0110				
5	FLOODING AND DRAINAGE				
5.1 Mitiga	ting the risks of flooding and other impacts of climate change in the borough				
a.	Is your site located in a high flood risk zone (Zone 3)? (Indicate if yes)			-2	
	Have you submitted a Flood Risk Assessment? (Indicate if yes)				
b.	Which of the following measures of the drainage hierarchy are incorporated onto your site? (tid	ck all that ap	ply)		
	Store rainwater for later use			5	
	Use of infiltration techniques such as porous surfacing materials to all Attenuate rainwater in ponds or open water features	low drainage	on-site	3 4	
	Store rainwater in tanks for gradual release to a watercourse			3	
	Discharge rainwater directly to watercourse			2	
	Discharge rainwater to surface water drain			1	
	Discharge rainwater to combined sewer			0	
	Have you submitted a Drainage Statement (Indicate if yes)				
C.	See Policy LP 21 and Draft London Plan SL 13 Please give the change in area of permeable surfacing which will result from your developmen	nt proposal:		4215 sqm	
0.	Please provide details of the permeable surfacing below	п ргорозиі.	please represent a loss in permeable area a		
Diagon	give any additional relevant comments to the Flooding and Drainage Section below			Subtotal 10]
	able surfacing would be provided in gardens and areas of planting to the front and rear of the pro-	posed units			
6	IMPROVING RESOURCE EFFICIENCY				
	duce waste generated and amount disposed of by landfill though increasing level of re-use			1	
a.	Will demolition be required on your site prior to construction? [Points will only be awarded if 10]	or greate	r or demonitori waste is reused/recycled	,	
	If so, what percentage of demolition waste will be reused in the new de-	evelopment?		%	
	What percentage of demolition waste will be recycled?			<u></u> %	
b.	Does your site have any contaminated land?			1	
	Have you submitted an assessment of the site contamination?			2	
	Are plans in place to remediate the contamination?			2	
	Have you submitted a remediation plan? Are plans in place to include composting on site?			1 1	
C.	Will a waste management plan and facilities be in place in line with Policy LP24				
6.2 Re a.	ducing levels of water waste Will the following measures of water conservation be incorporated into the development? (Plea	ase tick all th	nat anniv):		
a.	Fitting of water efficient taps, shower heads etc	uoc uok dil li	и прртуј.	1	
	Use of water efficient A or B rated appliances			1	
	Rainwater harvesting for internal use			4	
	Greywater systems Fit a water meter			4 1	
				·	1
Please	give any additional relevant comments to the Improving Resource Efficiency Section below			Subtotal 10	1

7	ACCESSIBILITY			
7.1 a.			-term use of structures Il it meet the requirements of the nationally described space standard for internal space and layout?	1
a.	ii tile developillelit is i		ds are not met, in the space below, please provide details of the functionality of the internal space and layout	,
		ii tiio otaiidai	action of the space book, please provide action of the farmer and the morning of the morning space and rayout	
AND	Make development to		III is an at Politica Poundation Poundation and MA (9) to a second advantable at the III and 9	2
b.	ir the development is i		Il it meet Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings'? net, in the space below, please provide details of any accessibility measures included in the development.	2
		11 1113 13 1101 1	ind, if the space below, please provide details of any accession y measures monaded in the development.	
		F	idential developments, are 10% or more of the units in the development to Building Regulation Requirement	1
			Ichair user dwellings'?	'
OR		(0) 1100	ionali desi anomige :	
C.	If the development is	non-residenti	al, does it comply with requirements included in Richmond's Local Plan LP1, LP28.B, LP30 & LP45	2
		Please provid	de details of the accessibility measures specified in the Local Plan that will be included in the development	
				Subtotal 4
Please	give any additional relev	ant comments	to the Design Standards and Accessibility Section below	
LBRUT Su	stainable Construction	Checklist- Sc	oring Matrix for New Construction (Non-Residential and domestic refurb)	TOTAL 73.5
LBRUT Su	Score	Rating	Significance	TOTAL 73.5
LBRUT Su	Score 84 or more	Rating A+	Significance Project strives to achieve highest standard in energy efficient sustainable development	TOTAL 73.5
LBRUT Su	Score 84 or more 75-83	Rating A+ A	Significance Project strives to achieve highest standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond	TOTAL 73.5
LBRUT Su	Score 84 or more 75-83 56-74	Rating A+ A B	Significance Project strives to achieve highest standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond Helps to significantly improve the Borough's stock of sustainable developments	TOTAL 73.5
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	Score 84 or more 75-83 56-74 40-55 39 or less	Rating A+ A B C FAIL	Significance Project strives to achieve highest standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond Helps to significantly improve the Borough's stock of sustainable developments Minimal effort to increase sustainability beyond general compliance Does not comply with SPD Policy	TOTAL 73.5
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	Score 84 or more 75-83 56-74 40-55 39 or less Stainable Construction Score Score Stainable Construction Stain	Rating A+ A B C FAIL Checklist- Sc	Significance Project strives to achieve highest standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond Helps to significantly improve the Borough's stock of sustainable developments Minimal effort to increase sustainability beyond general compliance Does not comply with SPD Policy oring Matrix for New Construction Residential new-build Significance Project strives to achieve highest standard in energy efficient sustainable development	TOTAL 73.5
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Residential Led Scheme - Site Wide

Rev 03

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):	Greggs Bakery Site - Residential Led Scheme - Site Wide	Application No. (if known): London Square	
Address (include, postcode)	Gould Road, Tickenham, TW2 6RT		
Completed by:	Desco (Design & Consultancy) Ltd		
For Non-Residential		For Residential	
Size of development (m2)	175	Number of dwellings 116	
1 MINIMUM COMPLIAN	ICE (RESIDENTIAL AND NON-RESIDENTIAL)		
Energy Assessment			
Has an energy assess	ment been submitted that demonstrates the expected energy and carbon dioxide er		TRUE
renewable energy mea	asures, including the feasibility of CHP/CCHP and community heating systems? If ye	es, please select TRUE.	
Carbon Dioxide emissions re-			
	bon dioxide emissions reduction against a Building Regulations Part L (2013) base raft London Plan Policy 9.2.5 require a 35% onsite reduction in CO 2 emissions be		71 %
Policy LP 22 B. and Di	rail London Plan Policy 9.2.5 Tequire a 35% onsite reduction in ${\it CO}_2$ emissions bey	rona Bullating Regulations 2013.	
What is the percentage	e reduction from efficiency measures alone		16 %
	raft London Plan Policy 9.2.6 require a 10% onsite reduction in CO2 emissions		
beyond Building Regi	llations 2013 from efficiency measures for residential and 15% for non-residential.		
Percentage of total sit	e CO2 emissions saved through renewable energy installation?		6 %
What is the total remain	ining carbon to be offset		1,270 Tonne
	raft London Plan Policy 9.2.4 require Major developments to achieve Zero Carbon a	ifter offsetting.	.,
Are remaining emissio	ns going to be offset through offset fund payment in accordance with current guidel	ines issued for the cost per tonne of CO2?	TRUE
_			
What is the total predic	cted cost of offset? this as £95/tonne per year over 30 years, this should be updated based on As Build	d calculations	77,100 £
		- Calcarations.	
1A MINIMUM POLICY CO	DMPLIANCE (NON-RESIDENTIAL AND DOMESTIC REFURBISHMENT)		
	Please check the Guidance Section of this SPD for the p	olicy requirements	
Environmental Rating of deve Non-Residential new-build (100			
BREEAM Level	Please Select	Have you attached a pre-assessment to support this?	
Excellent required under Policy Extensions and conversions for			
BREEAM Domestic Re		Have you attached a pre-assessment to support this?	
Excellent required under Policy			
Extensions and conversions for BREEAM Level			
	Please Select	Have you attached a pre-assessment to support this?	
Excellent required under Policy	Please Select	Have you attached a pre-assessment to support this?	
	Please Select	Have you attached a pre-assessment to support this?	
Excellent required under Policy Score awarded for Env	Please Select Vironmental Rating:	Have you attached a pre-assessment to support this?	Subtotal 0
Excellent required under Policy	Please Select	Have you attached a pre-assessment to support this?	Subtotal 0
Excellent required under Policy Score awarded for Env	Please Select Vironmental Rating:	Have you attached a pre-assessment to support this?	<u> </u>
Score awarded for Env BREEAM: 1B MINIMUM POLICY CO	Please Select /IP 22 //ironmental Rating: Good = 0 , Very Good = 4, Excellent = 8, Outstanding = 16	Have you attached a pre-assessment to support this?	Subtotal 0
Score awarded for Env BREEAM: 1B MINIMUM POLICY CO Water Usage Internal water usage at	Please Select vironmental Rating: Good = 0 , Very Good = 4, Excellent = 8, Outstanding = 16 DMPLIANCE (RESIDENTIAL) fiter gray/rainwater systems limited to 105 litres person per day. (Excluding an allow)		<u> </u>
Score awarded for Env BREEAM: 1B MINIMUM POLICY CO Water Usage Internal water usage at consumption). Calcula	Please Select vironmental Rating: Good = 0, Very Good = 4, Excellent = 8, Outstanding = 16 DMPLIANCE (RESIDENTIAL) fiter gray/rainwater systems limited to 105 litres person per day. (Excluding an allow tions using the water efficiency calculator for new dwellings have been submitted.	ance 5 litres per person per day for external water	<u> </u>
Score awarded for Env BREEAM: 1B MINIMUM POLICY CO Water Usage Internal water usage at consumption). Calcula	Please Select vironmental Rating: Good = 0 , Very Good = 4, Excellent = 8, Outstanding = 16 DMPLIANCE (RESIDENTIAL) fiter gray/rainwater systems limited to 105 litres person per day. (Excluding an allow)	ance 5 litres per person per day for external water	Score
Score awarded for Env BREEAM: 1B MINIMUM POLICY CO Water Usage Internal water usage at consumption). Calcula	Please Select vironmental Rating: Good = 0, Very Good = 4, Excellent = 8, Outstanding = 16 DMPLIANCE (RESIDENTIAL) fiter gray/rainwater systems limited to 105 litres person per day. (Excluding an allow tions using the water efficiency calculator for new dwellings have been submitted.	ance 5 litres per person per day for external water	Score 1

2.1 Ne	sed for Cooling	Score
a.	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	6
	Reduce heat entering a building through providing/improving insulation and living roofs and walls	2
	Reduce heat entering a building through shading	3
	Exposed thermal mass and high ceilings	4
	Passive ventilation	3
	Mechanical ventilation with heat recovery	1
	Active cooling systems, i.e. Air Conditioning Unit	0
	See Draft London Plan SI4	
2.2 Hea	at Generation	
b.	How have the heating and cooling systems, with preference to the heating system hierarchy, been selected (defined in London Plan policy \$13) Tick all heating and	
	cooling systems that will be used in the development:	Score
	Connection to existing heating or cooling networks powered by renewable energy	6
	Connection to existing heating or cooling networks powered by gas or electricity	5
	Site wide CHP network powered by renewable energy	4
	Site wide CHP network powered by gas	3
	Communal heating and cooling powered by renewable energy Communal heating and cooling powered by gas or electricity	2
	Communal nearing and cooling powered by gas of electricity Individual heating and cooling	0
	See Draft London Plan SI3	V
2 3 Pol	Illution: Air, Noise and Light	
a.	Does the development plan to implement reduction strategies for dust emissions from construction sites?	2
b.	Does the development plan to include a biomass boiler?	
	If yes, please refer to the biomass guidelines for the Borough of Richmond, please see guidance for supplementary	
	information. If the proposed boiler is of a qualifying size, you may need to complete the information request form found on	
	the Richmond website.	
C.	Has an air quality impact assessment been provided	
	If yes, has 'Emissions Neutral' been achieved	1
	If yes, have occupants of new development been protected from existing pollution	1
	If no to any of the above are there any sensitive receptors as defined in Policy LP 10 present?	-1
	see Policy LP 10	
d.	Please tick only one option below	•
	Has the development taken measures to reduce existing noise and enhance the existing soundscape of the site?	3
	Has the development taken care to not create any new noise generation/transmission issues in its intended operation? see Policy LP 10	1
	See Folicy EF 10	
e.	Has the development taken measures to reduce light pollution impacts on character, residential amenity and biodiversity?	3
	see Policy LP 10	
f.	Have you attached a Lighting Pollution Report?	-
	, , , , , , , , , , , , , , , , , , , ,	
ъ.		Subtotal 12
	egive any additional relevant comments to the Energy Use and Pollution Section below hting pollution report, please refer to the Desco External Lighting Report. Ref 1823-63-RPT-01 & Supplementary Report 1823-63-RPT-04	
roi iigr	нипу рошиноптерот, ртеазе тетет то тте межсо Ехтептан Еврпиту Керотт. Кет того-оо-кк т-от а эпрреплетнения у керотт того-оо-кк т-от а эпрреплетная у керотт того-оо-кк т-от а	

3. TRANSPORT

2 ENERGY LISE AND POLITION

- 3.1 Provision for the safe efficient and sustainable movement of people and goods
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Please explain: Does your development provide for 100% active provision for electric vehicle charging point(s) and have you successfully demonstrated that it would be able to operate b. satisfactorily in the future expectation of all vehicles being electrically powered? For major developments ONLY: Has a Transport Assessment been produced for your development based on TfL's Best Practice Guidance?

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Is this shown on the site plans? 228 See Local Plan Appendix 3
Will the development create or improve links with local and wider transport networks? If yes, please provide details. f. Subtotal 11

Please give any additional relevant comments to the Transport Section below

The development incorporates a shared-surface design which will facilitate a safe and cohesive pedestrian / vehicle environment
As a residential-led scheme, there is expected to be a significant reduction in HGV movements, thus a sustainable benefit

4 1 Mi	inimising the threat to biodiversity from new buildings, lighting, hard surfacing and people			
a.	Does your development involve the loss of an ecological feature or habitat, including a loss of If so, please state how much in sqm?	garden or c	ther green space? (Indicate if yes)	2 sqm
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 ye	es)	
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d.	Please indicate which features and/or habitats that your development will incorporate to impro-	ve on site bi	odiversity:	
	Pond, reedbed or extensive native planting	6	Area provided:	270 sqm
	An extensive green roof	5	Area provided:	706 sqm
	An intensive green roof	4	Area provided:	82 sqm
	Garden space	4	Area provided:	632 sqm
	Additional native and/or wildlife friendly planting to peripheral areas	3	Area provided:	900 sqm
	Additional planting to peripheral areas	2	Area provided:	2885 sqm
	A living wall Bat boxes	2 0.5	Area provided:	sqm
	Bird boxes	0.5		
	Swift boxes	0.5		
	Other	0.5		
e.	Does your development use at least 70% of available roof plate as green/brown roof Policy LP 17 requires 70%			1 Subtotal <u>25.5</u>
	e give any additional relevant comments to the Biodiversity Section below			
Please	e refer to Assael Prposed Urban Green Factor Dwg No. GBT-ASA-ZZ-00-DR-L-0110			
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5 E 1 Mitigo	FLOODING AND DRAINAGE string the risks of flooding and other impacts of climate change in the borough			
a.	Is your site located in a high flood risk zone (Zone 3)? (Indicate if yes)			-2
u.	Have you submitted a Flood Risk Assessment? (Indicate if yes)			-
b.	Which of the following measures of the drainage hierarchy are incorporated onto your site? (tid	ck all that ap	oply)	
	Store rainwater for later use			5
	Use of infiltration techniques such as porous surfacing materials to all	low drainage	e on-site	3
	Attenuate rainwater in ponds or open water features			4 3
	Store rainwater in tanks for gradual release to a watercourse Discharge rainwater directly to watercourse			2
	Discharge rainwater to surface water drain			1
	Discharge rainwater to combined sewer			Ö
	Have you submitted a Drainage Statement (Indicate if yes)			•
	See Policy LP 21 and Draft London Plan SL 13			
C.	Please give the change in area of permeable surfacing which will result from your development	nt proposal:		4230 sqm
	Please provide details of the permeable surfacing below		please represent a loss in permeable area a	
Dlease	e give any additional relevant comments to the Flooding and Drainage Section below			Subtotal 10
	eable surfacing would be provided in gardens and areas of planting to the front and rear of the pro	posed units	3.	
	able carraining from a poprovisca in gardone and around of prainting to the front and roal of the pro-	opoood armo	•	
6	IMPROVING RESOURCE EFFICIENCY			
6.1 Re	educe waste generated and amount disposed of by landfill though increasing level of re-use	and recyc	lina	
a.	Will demolition be required on your site prior to construction? [Points will only be awarded if 10			1
	If so, what percentage of demolition waste will be reused in the new de	evelopment ^a	?	%
	What percentage of demolition waste will be recycled?			96
	What percentage of demonstrate will be recycled:			70
b.	Does your site have any contaminated land?			1
	Have you submitted an assessment of the site contamination?			2
	Are plans in place to remediate the contamination?			2
	Have you submitted a remediation plan?			1
	Are plans in place to include composting on site?			1
C.	Will a waste management plan and facilities be in place in line with Policy LP24			
6.2 Re	educing levels of water waste			
a.	Will the following measures of water conservation be incorporated into the development? (Plea	ase tick all t	hat apply):	
	Fitting of water efficient taps, shower heads etc		÷ ·	1
	Use of water efficient A or B rated appliances			1
	Rainwater harvesting for internal use			4
	Greywater systems Fit a water meter			4 1
	Fit a water meter			<i>1</i>
Please	e give any additional relevant comments to the Improving Resource Efficiency Section below			Subtotal 10
lease	5 girs any additional role and comments to the improving resource Emiliancy Section below			

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7	ACCESSIBILITY			
7.1 a.			-term use of structures III it meet the requirements of the nationally described space standard for internal space and layout?	4
a.	ii tile developillelit is i		rds are not met, in the space below, please provide details of the functionality of the internal space and layout	,
AND b.	If the development is	rocidontial w	ill it meet Building Regulation Reguirement M4 (2) 'accessible and adaptable dwellings'?	2
D.	ir the development is i		net, in the space below, please provide details of any accessibility measures included in the development.	2
			, madalas malada mana astronomia.	
		For major res	sidential developments, are 10% or more of the units in the development to Building Regulation Requirement	1
			Ichair user dwellings'?	,
OR		(=,==		
C.	If the development is a	non-residenti	al, does it comply with requirements included in Richmond's Local Plan LP1, LP28.B, LP30 & LP45	2
		Please provi	de details of the accessibility measures specified in the Local Plan that will be included in the development	
				Subtotal 6
			to the Design Standards and Accessibility Section below	
Please	refer to access section in	n the DAS		
LBRUT Su			oring Matrix for New Construction (Non-Residential and domestic refurb)	TOTAL 75.5
LBRUT Su	Score	Rating	Significance	TOTAL 75.5
LBRUT Su	Score 84 or more	Rating A+	Significance Project strives to achieve highest standard in energy efficient sustainable development	TOTAL 75.5
LBRUT Su	Score 84 or more 75-83	Rating A+ A	Significance Project strives to achieve highest standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond	TOTAL 75.5
LBRUT Su	Score 84 or more 75-83 56-74	Rating A+ A B	Significance Project strives to achieve highest standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond Helps to significantly improve the Borough's stock of sustainable developments	TOTAL 75.5
LBRUT Su	Score 84 or more 75-83 56-74 40-55	Rating A+ A	Significance Project strives to achieve highest standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond Helps to significantly improve the Borough's stock of sustainable developments Minimal effort to increase sustainability beyond general compliance	TOTAL 75.5
LBRUT Su	Score 84 or more 75-83 56-74	Rating A+ A B C	Significance Project strives to achieve highest standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond Helps to significantly improve the Borough's stock of sustainable developments	TOTAL 75.5
	Score 84 or more 75-83 56-74 40-55 39 or less	Rating A+ A B C FAIL	Significance Project strives to achieve highest standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond Helps to significantly improve the Borough's stock of sustainable developments Minimal effort to increase sustainability beyond general compliance	TOTAL 75.5
	Score 84 or more 75-83 56-74 40-55 39 or less	Rating A+ A B C FAIL	Significance Project strives to achieve highest standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond Helps to significantly improve the Borough's stock of sustainable developments Minimal effort to increase sustainability beyond general compliance Does not comply with SPD Policy	TOTAL 75.5
	\$core 84 or more 75-83 56-74 40-55 39 or less	Rating A+ A B C FAIL	Significance Project strives to achieve highest standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond Helps to significantly improve the Borough's stock of sustainable developments Minimal effort to increase sustainability beyond general compliance Does not comply with SPD Policy oring Matrix for New Construction Residential new-build	TOTAL 75.5
	Score 84 or more 75-83 56-74 40-55 39 or less	Rating A+ A B C FAIL Checklist- Sc	Significance Project strives to achieve highest standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond Helps to significantly improve the Borough's stock of sustainable developments Minimal effort to increase sustainability beyond general compliance Does not comply with SPD Policy oring Matrix for New Construction Residential new-build Significance	TOTAL 75.5
	Score 84 or more 75-83 56-74 40-55 39 or less	Rating A+ A B C FAIL Checklist- Sc Rating A++	Significance Project strives to achieve highest standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond Helps to significantly improve the Borough's stock of sustainable developments Minimal effort to increase sustainability beyond general compliance Does not comply with SPD Policy oring Matrix for New Construction Residential new-build Significance Project strives to achieve highest standard in energy efficient sustainable development	TOTAL 75.5
	Score 84 or more 75-83 56-74 40-55 39 or less	Rating	Significance Project strives to achieve highest standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond Helps to significantly improve the Borough's stock of sustainable developments Minimal effort to increase sustainability beyond general compliance Does not comply with SPD Policy voring Matrix for New Construction Residential new-build Significance Project strives to achieve highest standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond	TOTAL 75.5
	Score	Rating	Significance Project strives to achieve highest standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond Helps to significantly improve the Borough's stock of sustainable developments Minimal effort to increase sustainability beyond general compliance Does not comply with SPD Policy oring Matrix for New Construction Residential new-build Significance Project strives to achieve highest standard in energy efficient sustainable development Project strives to achieve higher standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond Helps to significantly improve the Borough's stock of sustainable developments	TOTAL 75.5
	Score 84 or more 75-83 56-74 40-55 39 or less	Rating	Significance Project strives to achieve highest standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond Helps to significantly improve the Borough's stock of sustainable developments Minimal effort to increase sustainability beyond general compliance Does not comply with SPD Policy oring Matrix for New Construction Residential new-build Significance Project strives to achieve highest standard in energy efficient sustainable development Project strives to achieve higher standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond Helps to significantly improve the Borough's stock of sustainable developments Minimal effort to increase sustainability beyond general compliance	TOTAL 75.5
	Score	Rating	Significance Project strives to achieve highest standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond Helps to significantly improve the Borough's stock of sustainable developments Minimal effort to increase sustainability beyond general compliance Does not comply with SPD Policy oring Matrix for New Construction Residential new-build Significance Project strives to achieve highest standard in energy efficient sustainable development Project strives to achieve higher standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond Helps to significantly improve the Borough's stock of sustainable developments	TOTAL 75.5
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