



Greggs Bakery / Twickenham Sustainability Checklist

LBRUT Sustainable Construction Checklist - June 2020

Industrial Led Scheme - Industrial Units Rev 02

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 - Industrial Led Scheme - Industrial Units	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)	1000	Number of dwellings 0	
1 MINIMUM COMPLIAN	NCE (RESIDENTIAL AND NON-RESIDENTIAL)		
Energy Assessment	and the second with a thirt decrease the term of the decrease and a second seco	the law and the form and the first and	TRUE
	ment been submitted that demonstrates the expected energy and carbon dioxide en asures, including the feasibility of CHP/CCHP and community heating systems? If ye		IRUE
Carbon Dioxide emissions re	duction bon dioxide emissions reduction against a Building Regulations Part L (2013) basel	ino	65 %
	raft London Plan Policy 9.2.5 require a 35% onsite reduction in CO 2 emissions bey		65 %
•			
What is the percentag	e reduction from efficiency measures alone		27 %
	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.		
реуона винату кеді	nations 2013 from eniciency measures for residential and 15% for non-residential.		
Percentage of total si	te CO2 emissions saved through renewable energy installation?		23 %
What is the total rema	ining carbon to be offset		-174 Tonne
	raft London Plan Policy 9.2.4 require Major developments to achieve Zero Carbon a	fter offsetting.	-174
			75.15
Are remaining emission	ns going to be offset through offset fund payment in accordance with current guideli	nes issued for the cost per tonne of CO2?	TRUE
What is the total predi			-10,460.00 £
The London Plan sets	this as £95/tonne per year over 30 years, this should be updated based on As Build	calculations.	
1A MINIMUM POLICY CO	OMPLIANCE (NON-RESIDENTIAL AND DOMESTIC REFURBISHMENT)		
	Please check the Guidance Section of this SPD for the p	olicy requirements	
Environmental Rating of deve	elopment:	<u>, , , , , , , , , , , , , , , , , , , </u>	
Non-Residential new-build (100			
BREEAM Level	Excellent	Have you attached a pre-assessment to support this?	
Excellent required under Policy Extensions and conversions fo			
BREEAM Domestic R		Have you attached a pre-assessment to support this?	
Excellent required under Policy Extensions and conversions fo			
BREEAM Level	Please Select	Have you attached a pre-assessment to support this?	
Excellent required under Polic		·	
Score awarded for En	vironmental Rating:		Subtotal 8
BREEAM:	Good = 0, Very Good = 4, Excellent = 8, Outstanding = 16		
1B MINIMUM POLICY CO	OMPLIANCE (RESIDENTIAL)		
IB WINIMOW FOLICT CO	OMP LIANGE (RESIDENTIAL)		Score
Water Usage			
	fter gray/rainwater systems limited to 105 litres person per day. (Excluding an allowa tions using the water efficiency calculator for new dwellings have been submitted.	ance 5 litres per person per day for external water	1
	new dwellings under Policy LP22 A 2 105l/p/d required under Draft London Plan Pol	icy SI5	· <u></u>
			Subtotal 0

	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 He	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	2
	Communal heating and cooling powered by renewable energy	2
	Communal heating and cooling powered by gas or electricity Individual heating and cooling	0
	See Draft London Plan S/3	U
2200	Glution: 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?	
D.	If yes, please refer to the biomass guidelines for the Borough of Richmond, please see quidance for supplementary	
	in yes, prease treat to the borniass guidenties for the bornian prease 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	
0.	If yes, has 'Emissions Neutral' been achieved	1
	if yes, has Crinisation requal been admired. If yes, have occupants of new development been protected from existing pollution.	1
	if yes, have occupants or new development been protected from existing pointion. If no to any of the above are there any sensitive receptors as defined in Policy LP 10 present?	1
	see Policy LP 10	-1
	see Fully LF 10	
d.	Please tick only one option below	
۵.	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?	1
	see Policy LP 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?	-
		Subtotal 8
Please	give any additional relevant comments to the Energy Use and Pollution Section below	
For lig	hting pollution report, please refer to the Desco External Lighting Report. Ref 1823-63-RPT-03 & Supplemementary Report 1823-63-RPT-02	

3. TRANSPORT

- 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 d. 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? 12 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	BIODIVERSITY		
4.1 M i a.	linimising 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? (Indicat If so, please state how much in sqm?	e 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 improve on site biodiversity: Pond, reedbed or extensive native planting An extensive green roof An intensive green roof An intensive green roof Garden space Additional native and/or wildlife friendly planting to peripheral areas Additional native and/or wildlife friendly planting to peripheral areas A living wall Bat boxes Bird boxes Bird boxes O.5 Swift boxes Other Other	ovided: ovided: ovided: ovided: ovided:	sqm sqm
e.	Does your development use at least 70% of available roof plate as green/brown roof		1
	Policy LP 17 requires 70%		Subtotal 6.5
	ee give any additional relevant comments to the Biodiversity Section below to Assael architects proposed urban greening factor drawing № GBT-ASA-ZZ-00-DR-L-0160		
Ivelei	to Assaci at linetts proposed urban greening factor drawing for the TADA-22-00-014-0100		
5	FLOODING AND DRAINAGE		
5.1 Mitiga a.	ating 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
b.	Which of the following measures of the drainage hierarchy are incorporated onto your site? (tick all that apply) Store rainwater for later use		5
	Use of infiltration techniques such as porous surfacing materials to allow drainage 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		0
	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 proposal:	1300	sqm
	Please provide details of the permeable surfacing below please represent a loss in p	ermeable area as a negative number	Subtotal 10
	se give any additional relevant comments to the Flooding and Drainage Section below		oustotai 10
Perme	eable surfacing would be provided in gardens and areas of planting to the front and rear of the proposed units.		
6	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% or greater of demolition waste is ret	used/recycled]	1
	If so, what percentage of demolition waste will be reused in the new development?		%
	What percentage of demolition waste will be recycled?		76
	Decreased to be a second color of the do		
b.	Does your site have any contaminated land? Have you submitted an assessment of the site contamination?		1 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? (Please tick all that apply):		
	Fitting of water efficient taps, shower heads etc Use of water efficient A or B rated appliances		1
	Use of water efficient A or B rated appliances Rainwater harvesting for internal use		4
	Greywater systems -		4
	Fit a water meter		1
Please	se give any additional relevant comments to the Improving Resource Efficiency Section below		Subtotal 10
i ieast	to gree any additional relevant comments to the improving resource Efficiency Section Delow		

-	A COECOIDII ITY				
7.1	ACCESSIBILITY	able and less	-term use of structures		
7.1 a.			ll it meet the requirements of the nationally described space standard for internal space and layout?		1
ч.	tilo dovolopilloni lo 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		ill it meet Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings'?		2
D.	if the development is i		net, in the space below, please provide details of any accessibility measures included in the development.		2
			not, in the space boton, preade provide details of any decessioning indicates included in the december.		
		F	idential developments and 400/ conservation in the least to develop and the Building Building Building Building		
			sidential developments, are 10% or more of the units in the development to Building Regulation Requirement lichair user dwellings'?		7
OR		WH (3) WHEE	icitali usei uweilings :		
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 provi	de details of the accessibility measures specified in the Local Plan that will be included in the development		
					Subtotal 4
Please	give any additional releva	ant comments	to the Design Standards and Accessibility Section below		
Please	refer to access section in	n the DAS			
DDIIT 6	untainable Construction	Charlist Sc	posing Matrix for New Construction		7074 575
LBRUT S			coring Matrix for New Construction (Non-Residential and domestic refurb)		TOTAL 57.5
LBRUT S	Score	Rating	Significance		TOTAL 57.5
LBRUT S	Score 84 or more	Rating A+	Significance Project strives to achieve highest standard in energy efficient sustainable development		TOTAL 57.5
LBRUT Si	Score	Rating	Significance Project strives to achieve highest standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond		TOTAL 57.5
LBRUT Si	Score 84 or more 75-83	Rating A+ A	Significance Project strives to achieve highest standard in energy efficient sustainable development		TOTAL 57.5
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LBRUT Si	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 57.5
	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 57.5
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	Score 84 or more 75-83 56-74 40-55 39 or less ustainable Construction Score 85 or more 68-84 59-67 39-58	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 57.5
	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	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 proing Matrix for New Construction 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 57.5
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LBRUT Sustainable Construction Checklist - June 2020

Industrial Led Scheme - Residential Rev 02

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Property Name (if relevant):	Greggs Bakery Site - Industrial 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 97	
1 MINIMUM COMPLIAN	ICE (RESIDENTIAL AND NON-RESIDENTIAL)		
1 MINIMOM COMPLIAN	CE (RESIDENTIAL AND NON-RESIDENTIAL)		
Energy Assessment			
	ment been submitted that demonstrates the expected energy and carbon dioxide em		TRUE
renewable energy mea	sures, including the feasibility of CHP/CCHP and community heating systems? If yes	s, please select TRUE.	
Carbon Dioxide emissions red	duction		
	bon dioxide emissions reduction against a Building Regulations Part L (2013) baseling		74 %
Policy LP 22 B. and Dr	raft London Plan Policy 9.2.5 require a 35% onsite reduction in CO $_2$ emissions beyon	and Building Regulations 2013.	
What is the percentage	e reduction from efficiency measures alone		15 %
	raft London Plan Policy 9.2.6 require a 10% onsite reduction in CO2 emissions		
beyond Building Regu	lations 2013 from efficiency measures for residential and 15% for non-residential.		
Percentage of total site	e CO2 emissions saved through renewable energy installation?		7 %
r croomage or town on	o ooz omnosione caroa an oagn rononasie onorg, metamaten:		
	ning carbon to be offset		954 Tonne
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Are remaining emission	ns going to be offset through offset fund payment in accordance with current guidelin	es issued for the cost per tonne of CO2?	TRUE
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	Please check the Guidance Section of this SPD for the po	licy requirements	
Environmental Rating of develors Non-Residential new-build (100)			
BREEAM Level	Please Select	Have you attached a pre-assessment to support this?	
Excellent required under Policy	LP22 A 3	,	
Extensions and conversions for BREEAM Domestic Re		Have you attached a pre-assessment to support this?	
Excellent required under Policy		nave you attached a pre-assessment to support this?	
Extensions and conversions for	non-residential buildings		
BREEAM Level Excellent required under Policy	Please Select	Have you attached a pre-assessment to support this?	
Excellent required under Policy	LP 22		
Score awarded for Env BREEAM:	rironmental Rating: Good = 0, Very Good = 4, Excellent = 8, Outstanding = 16		Subtotal 0
DREEAW.	Good = 0, very Good = 4, Excellent = 6, Outstanding = 76		
1B MINIMUM POLICY CO	MPLIANCE (RESIDENTIAL)		
Water Usage			Score
	ter gray/rainwater systems limited to 105 litres person per day. (Excluding an allowa	nce 5 litres per person per day for external water	
consumption). Calculat	tions using the water efficiency calculator for new dwellings have been submitted.	,	1
110l/p/d Required for n	new dwellings under Policy LP22 A 2 105l/p/d required under Draft London Plan Polic	cy SI5	Subtotal 1
			Subtotal 1

2.1 Ne	sed for Cooling	Score
a.	How does the development incorporate cooling measures? Tick all that apply:	
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	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	7
	Individual heating and cooling See Draft London Plan SI3	U
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 Policy LP 10	
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 13
	give any additional relevant comments to the Energy Use and Pollution Section below	
For ligh	nting pollution report, please refer to the Desco External Lighting Report. Ref 1823-63-RPT-03 & Supplemementary Report 1823-63-RPT-02	

3. TRANSPORT

2 ENERGY USE 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? 214 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			
a.	Does your development involve the loss of an ecological feature or habitat, including a loss of fiso, please state how much in sqm?	garden or ot	her 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	ndicate if ye	s)	
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	e on site bio	ndiversity:	
٠.	Pond, reedbed or extensive native planting	6	Area provided:	262 sqm
	An extensive green roof	5	Area provided:	507 sqm
	An intensive green roof	4	Area provided:	61 sqm
	Garden space	4	Area provided:	412 sqm
	Additional native and/or wildlife friendly planting to peripheral areas	3	Area provided:	703 sqm
	Additional planting to peripheral areas	2	Area provided:	2684 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
Please	arive any additional relevant comments to the Riadiversity Section helew			Subtotal 25.5
	e give any additional relevant comments to the Biodiversity Section below to Assael architects proposed urban greening factor drawing № GBT-ASA-ZZ-00-DR-L-0160			
T COLOT	to 7155aci ardinecto proposed dibair greening factor drawing N2 OD 1-7107422-00-0142-0100			
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? (tic	k all that an	alv)	
٥.	Store rainwater for later use	iii aii ai ai ap		5
	Use of infiltration techniques such as porous surfacing materials to all	ow drainage	on-site	3
	Attenuate rainwater in ponds or open water features	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	t proposal:		3700 sqm
C.	Please provide details of the permeable surfacing below	t proposai.	please represent a loss in permeable area a	
			,	Subtotal 10
	give any additional relevant comments to the Flooding and Drainage Section below			
Perme	able surfacing would be provided in gardens and areas of planting to the front and rear of the pro	posed units.		
				·
6 6 1 Po	IMPROVING RESOURCE EFFICIENCY duce waste generated and amount disposed of by landfill though increasing level of re-use	and rocycl	ina	
a.	Will demolition be required on your site prior to construction? [Points will only be awarded if 10			1
	, , , , , , , , , , , , , , , , , , , ,			<u> </u>
	If so, what percentage of demolition waste will be reused in the new de-	evelopment?		%
	What percentage of demolition waste will be recycled?			0/2
	What percentage of demonstron waste 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	ducing levels of water waste			
а.	Will the following measures of water conservation be incorporated into the development? (Plea	ase tick all th	at 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
	Fit a water meter			,
				Subtotal 10
Please	e give any additional relevant comments to the Improving Resource Efficiency Section below			

	A COECOIDII ITY			
7.1	ACCESSIBILITY	able and less	-term use of structures	
7.1 a.			-term use of structures III it meet the requirements of the nationally described space standard for internal space and layout?	1
u.	ii tile developilient 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	rosidontial w	Ill it meet Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings'?	2
ъ.	ii tile developilient is i		net, in the space below, please provide details of any accessibility measures included in the development.	-
		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	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 4
			to the Design Standards and Accessibility Section below	
Please	refer to access section in	n the DAS		
DDIIT C	ustainable Construction	Charlint Sc	noting Matrix for New Construction	707.11 74.5
.BRUT Si			coring Matrix for New Construction (Non-Residential and domestic refurb)	TOTAL 74.5
.BRUT Si	Score	Rating	Significance	TOTAL 74.5
BRUT Si			-	TOTAL 74.5
BRUT S	Score 84 or more	Rating A+	Significance Project strives to achieve highest standard in energy efficient sustainable development	TOTAL 74.5
BRUT Si	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 74.5
BRUT Si	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 74.5
	Score 84 or more 75-83 56-74 40-55 39 or less	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 74.5
	\$core 84 or more 75-83 56-74 40-55 39 or less ustainable Construction	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 74.5
	Score 84 or more 75-83 56-74 40-55 39 or less	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 74.5
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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	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	TOTAL 74.5
	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 74.5
	Score 84 or more 75-83 56-74 40-55 39 or less stainable Construction Score 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 74.5
	Score 84 or more 75-83 56-74 40-55 39 or less ustainable Construction Score 85 or more 68-84 59-67 39-58	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 74.5
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LBRUT Sustainable Construction Checklist - June 2020

Industrial Led Scheme - Site Wide Rev 02

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 - Industrial 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 Size of development (m2)	1000	For Residential Number of dwellings	
1 MINIMUM COMPLIAN	CE (RESIDENTIAL AND NON-RESIDENTIAL)		
Energy Assessment			
Has an energy assess	ment been submitted that demonstrates the expected energy and carbon dioxide sures, including the feasibility of CHP/CCHP and community heating systems? I		TRUE
	duction bon dioxide emissions reduction against a Building Regulations Part L (2013) baraft London Plan Policy 9.2.5 require a 35% onsite reduction in CO $_2$ emissions is		73 %
What is the percentage	e reduction from efficiency measures alone		17 %
	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-residentia	ıl.	
Percentage of total site	e CO2 emissions saved through renewable energy installation?		10 %
	ning carbon to be offset aft London Plan Policy 9.2.4 require Major developments to achieve Zero Carbo	n after offsetting.	779 Tonne
Are remaining emission	ns going to be offset through offset fund payment in accordance with current qui	delines issued for the cost per tonne of CO2?	TRUE
What is the total predic	ted cost of offset? this as £95/tonne per year over 30 years, this should be updated based on As B		74,005.00 £
	OMPLIANCE (NON-RESIDENTIAL AND DOMESTIC REFURBISHMENT)	ulia calculations.	
IA WINIWOW POLICY CC	Please check the Guidance Section of this SPD for the	e policy requirements	
Environmental Rating of deve		o ponoy roquiromento	
Non-Residential new-build (100 BREEAM Level	sqm or more) Excellent	Have you attached a pre-assessment to support this?	
Excellent required under Policy Extensions and conversions for BREEAM Domestic Re Excellent required under Policy	residential dwellings furbishment Please Select LP22 A 4	Have you attached a pre-assessment to support this?	
Extensions and conversions for BREEAM Level Excellent required under Policy	Please Select	Have you attached a pre-assessment to support this?	
Score awarded for Env BREEAM:	rironmental Rating: Good = 0, Very Good = 4, Excellent = 8, Outstanding = 16		Subtotal 8
1B MINIMUM POLICY CO	DMPLIANCE (RESIDENTIAL)		
Water Usage			Score
Internal water usage at consumption). Calcula	iter gray/rainwater systems limited to 105 litres person per day. (Excluding an alli- tions using the water efficiency calculator for new dwellings have been submitted new dwellings under Policy LP22 A 2 105l/p/d required under Draft London Plan	i.	1
Troupia required for i	on anomings and, i vindy at \$2.50 L routing togethed and of blatt Edition Hall.	. 6.10, 5.0	Subtotal 1

	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 He	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 Communal heating and cooling powered by gas or electricity	2
	Individual heating and cooling powered by gas of electricity	0
	See Draft London Plan SI3	•
2.3 Po	Ilution: 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	
u.	Please lick only one opinion 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?	1
	see Policy LP 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?	-
		Cubtetel 40
Please	give any additional relevant comments to the Energy Use and Pollution Section below	Subtotal 13
	Inling pollution report, please refer to the Desco External Lighting Report. Ref 1823-63-RPT-03 & Supplementary Report 1823-63-RPT-02	
.5.		

3. TRANSPORT

- 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? 226 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	BIODIVERSITY	
4.1 Min 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 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 improve on site biodiversity: Pond, reedbed or extensive native planting An extensive green roof An intensive green roof 4 Area provided: An intensive green roof 4 Area provided: Additional native and/or wildlife friendly planting to peripheral areas 3 Area provided: Additional planting to peripheral areas 2 Area provided: A living wall Bat boxes 0.5 Bird boxes 0.5 Swift boxes 0.5 Other 0.5	262 sqm 507 sqm 611 sqm 412 sqm 893 sqm 3184 sqm
e.	Does your development use at least 70% of available roof plate as green/brown roof Policy LP 17 requires 70%	1
Diagon	rive any additional valences assumed to the Disdiversity Continuous	Subtotal 25.5
	give any additional relevant comments to the Biodiversity Section below Assael architects proposed urban greening factor drawing № GBT-ASA-ZZ-00-DR-L-0160	
5	FLOODING AND DRAINAGE	
5.1 Mitigati 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
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 surface water drain Discharge rainwater to surface water drain See Policy LP 21 and Draft London Plan St. 13 Please give the change in area of permeable surfacing which will result from your development proposal: Please provide details of the permeable surfacing below please represent a loss in permeable a give any additional relevant comments to the Flooding and Drainage Section below	5 3 4 4 3 2 2 1 0 0 sqm rea as a negative number Subtotal 10
Permea	ble surfacing would be provided in gardens and areas of planting to the front and rear of the proposed units.	
6	IMPROVING RESOURCE EFFICIENCY	
6.1 Red a.	luce waste generated and amount disposed of by landfill though increasing level of re-use and recycling Will demolition be required on your site prior to construction? [Points will only be awarded if 10% or greater of demolition waste is reused/recy	cled] 1
	If so, what percentage of demolition waste will be reused in the new development?	9%
	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
	· · · · · · · · · · · · · · · · · · ·	
C.	Will a waste management plan and facilities be in place in line with Policy LP24	
6.2 Red a.	lucing levels of water waste 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	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
Diago:	sing any additional relevant comments to the Improving Page uses Efficiency Continued to the Improving Page uses	Subtotal 10
riease	give any additional relevant comments to the Improving Resource Efficiency Section below	

7	ACCESSIBILITY	abla and le	Assum the of standards	
7.1 a.			term use of structures Il it meet the requirements of the nationally described space standard for internal space and layout?	1
u.	ii tile developilient is i		ds 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	residential, wi	Il 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.	_
				_
			idential developments, are 10% or more of the units in the development to Building Regulation Requirement	1
OR		IVI4 (3) Whee	chair user dwellings'?	
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	_
				<u> </u>
				Subtotal 6
	e give any additional relevant refer to access section in		to the Design Standards and Accessibility Section below	
riease	rielei to access section ii	I IIIE DAS		
LBRUT S			oring Matrix for New Construction (Non-Residential and domestic refurb)	TOTAL 84.5
LBRUT St	Score	Rating	Significance	TOTAL 84.5
LBRUT S			(**************************************	TOTAL 84.5
LBRUT St	Score 84 or more	Rating A+	Significance Project strives to achieve highest standard in energy efficient sustainable development	TOTAL 84.5
LBRUT St	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 84.5
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 84.5
	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 84.5
	Score	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 84.5
	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 84.5
	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 84.5
	Score	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 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	TOTAL 84.5
	Score 84 or more 75-83 56-74 40-55 39 or less ustainable Construction Score 85 or more 68-84 59-67	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	TOTAL 84.5
	Score 84 or more 75-83 56-74 40-55 39 or less ustainable Construction Score 85 or more 68-84 59-67 39-58	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 84.5
	Score 84 or more 75-83 56-74 40-55 39 or less ustainable Construction Score 85 or more 68-84 59-67 39-58 24-38	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 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 84.5
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LBRUT Si	Score 84 or more 75-83 56-74 40-55 39 or less ustainable 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 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 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	TOTAL 84.5
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