BRIDCES

Bridges Healthcare (Richmond) Limited



RICHMOND INN

Sustainable Construction Checklist Hoare Lea

LBRUT Sustainable Construction Checklist - June 2020

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

Property Name (if relevant):	Richmond Inn	Application No. (if known):		
Address (include a set ode)	Disharand Iran 50 50 Charan Band Bisharand TIMO 4110			
Address (include. postcode) Completed by:	Richmond Inn, 50-56 Sheen Road, Richmond TW9 1UG			
Completed by:	Hoare Lea			
For Non-Residential		For Residential		
Size of development (m2)	2,698.24	Number of dwellings N/A		
1 MINIMUM COMPLIAN	NCE (RESIDENTIAL AND NON-RESIDENTIAL)			
	(123) ETTIME THE HOLT REGISERTINE)			
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 TRUE.		
Carbon Dioxide emissions re	eduction			
	rbon dioxide emissions reduction against a Building Regulations Part L (2013) base	eline	67 %	
Policy LP 22 B. and D	Praft London Plan Policy 9.2.5 require a 35% onsite reduction in CC 2 emissions bey	yond Building Regulations 2013		
What is the percentag	ge reduction from efficiency measures alone		32 %	
Policy LP 22 C. and D	Praft London Plan Policy 9.2.6 require a 10% onsite reduction in CO2 emissions			
beyond Building Regi	ulations 2013 from efficiency measures for residential and 15% for non-residential.			
			0.5107	
Percentage of total si	ite CO2 emissions saved through renewable energy installation?		35 %	
What is the total rema	aining carbon to be offset		2456.5 Tonne	
	Praft London Plan Policy 9.2.4 require Major developments to achieve Zero Carbon	after 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 predi	1-1-111		233,374 £	
	s this as £95/tonne per year over 30 years, this should be updated based on As Buil	ld calculations	200,574 E	
1A MINIMUM POLICY CO	OMPLIANCE (NON-RESIDENTIAL AND DOMESTIC REFURBISHMENT)			
	Please check the Guidance Section of this SPD for the	policy requirement:		
Environmental Rating of dev	relopment:			
Non-Residential new-build (100	0sqm or more)			
BREEAM Level	Excellent	Have you attached a pre-assessment to support this?		TRUE
Excellent required under Policy				
Extensions and conversions fo BREEAM Domestic R		Have you attached a pre-assessment to support this?		Please Select:
Excellent required under Policy		riave you attached a pre-assessment to support this:		Not Applicable
Extensions and conversions fo				
BREEAM Level	Please Select	Have you attached a pre-assessment to support this?		Please Select:
Excellent required under Police	ry LP 22			Not Applicable
Score awarded for En	ovironmental Rating:		Subtotal 8	
BREEAM:	Good = 0, Very Good = 4, Excellent = 8, Outstanding = 16			
1B MINIMUM POLICY CO	OMPLIANCE (RESIDENTIAL)			
Water Usage			Score	
	after gray/rainwater systems limited to 105 litres person per day. (Excluding an allow	vance 5 litres per person per day for external water		
	ations using the water efficiency calculator for new dwellings have been submitted.	varioc o ilitos poi porsoni por day foi external water	1	Please Select:
	new dwellings under Policy LP22 A 2 105l/p/d required under Draft London Plan Po	olicy SI:	•	Not Applicable
		•	Subtotal 0	••

The wides the development incorporate cooling measures? Tick all that apply: Begin and the process of the proc	а.	leed for Cooling	Score	
Energy efficient design incorporating specific heat demand to less than or equal to 15 KW/Nopen Related anthoring a Michael sending in Sending Producty Eupoced thereal meas and high ceilings Related very entitlation Mechanical ventilation with heat recovery Sere Dreft Looroon Pies 2. **Relations of the Production of Pies 2. **Relations of Pi				
Reduce heat entering a building monoph heading Passes ventilation Receive your deferred man and thigh ceilings Receive ventilation Receive the property of the			6	TRU
Episce di Bernal mass ant high cellings Methanical versitation with land in concey Methanical versitation with half in concey See Deat London Plan Si West Cercurition Next				TRU
Passive ventilation Mechanical variations with heat accounty Active coming systems, i.e., Air Conditioning Unit See Draft London Plan Sid *** **Heat Concretation **Heat accounts and the developments.** 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 side be used in the development. **Control Control Side Side Air Cooling Side Side Side Side Side Side Side Side				TRU
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	Pro	ANSPORT rovision for the safe efficient and sustainable movement of people and goods Does your development provide opportunities for occupants to use innovative travel technologies? Le explain: Staff and visitors can make use of real time information available on the internet and specialist applications such as citymapper. This allows individuals to effectively plan their jour 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? 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 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? See Local Plan Appendix 3 Will the development create or improve links with local and wider transport networks? If yes, please provide details.	Score 2 5 5 2 2 2 2	FAL TRI FAL TRI TRI
	TRA I Pro	ANSPORT rovision for the safe efficient and sustainable movement of people and goods Does your development provide opportunities for occupants to use innovative travel technologies? Le explain: Staff and visitors can make use of real time information available on the internet and specialist applications such as citymapper. This allows individuals to effectively plan their jour 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? 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 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? See Local Plan Appendix 3 Will the development create or improve links with local and wider transport networks? If yes, please provide details.	Score 2 5 5 2 2 2 2	FAL TRI FAL TRI TRI

4.1	1 Minimisina t	ie threat to biodiversity from new buildings, lighting, hard surfacing and people		
а.		ir development involve the loss of an ecological feature or habitat, including a loss of garden or other green space? (Indicate if yes) If so, please state how much in sqm?	-2 75 sqm	TRUE
b.	Does yo	ir development involve the removal of any tree(s)? (Indicate if yes) If so, has a tree report been provided in support of your application? (Indicate if yes)		TRUE TRUE
c.	Does yo	or development plan to add (and not remove) any tree(s) on site? (Indicate if yes)		TRUE
d.	Please it	dicate 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 Garden space Additional native and/or wildlife friendly planting to peripheral areas Additional planting to peripheral areas A living wall Bat boxes Bird boxes Other Othe	5qm 77.149 sqm sqm 253 sqm 22.4 sqm 6.312 sqm 87.243 sqm	FALSE TRUE FALSE TRUE TRUE TRUE TRUE TRUE TRUE FALSE TRUE TRUE TRUE TRUE TRUE TRUE TRUE
e.	Does you	ir development use at least 70% of available roof plate as green/brown roof 177 requires 70%	1	FALSE
DI		dditional relevant comments to the Biodiversity Section below	Subtotal 15.5	
5 5 1 Mi		VG AND DRAINAGE ks of flooding and other impacts of climate change in the borough		
a.		ks or nooting and other impacts of climate change in the borough te located in a high flood risk cane (Zone 3)? (Indicate if yes) Have you submitted a Flood Risk Assessment? (Indicate if yes)	-2	FALSE TRUE
	See Poli Please g Please p ease give any a	the following measures of the drainage hierarchy are incorporated onto your site? (lick all that apply) Store rainwater for later use Use of infiltration techniques such as porous surfacing materials to allow drainage on-site Attenuate rainwater in ponds or open water features Store rainwater in tanks for gradual release to a watercourse Discharge rainwater directly to watercourse Discharge rainwater to surface water drain Discharge rainwater to combined sewer Have you submitted a Drainage Statement (Indicate if yes) by LP 21 and Draft London Plan St. 13 we the change in area of permeable surfacing which will result from your development proposal: please represent a loss in permeable area as a negative number dditional relevant comments to the Flooding and Drainage Section below	5 3 4 3 2 1 0 0 sqm	FALSE FALSE FALSE TRUE FALSE TRUE FALSE TRUE FALSE TRUE
6	IMPROV 1 Reduce wast	ING RESOURCE EFFICIENCY e generated and amount disposed of by landfill though increasing level of re-use and recycling		
а.	Will dem	sililion be required on your site prior to construction? [Points will only be awarded if 10% or greater of demolition waste is reused/recycled,	1	TRUE
		If so, what percentage of demolition waste will be reused in the new development?	%	
		What percentage of demolition waste will be recycled?	%	
b. c.		r site have any contaminated land? Have you submitted an assessment of the site contamination? Are plans in place to remediate the contamination? Have you submitted a remediation plan? Are plans in place to include composting on site? ste management plan and facilities be in place in line with Policy LP24	1 2 2 1 1	FALSE TRUE FALSE FALSE FALSE
6.2		els of water waste		
a.		ollowing measures of water conservation be incorporated into the development? (Please tick all that apply): Fitting of water efficient taps, shower heads etc Use of water efficient A or B rated appliances Rainwater harvesting for internal use Greywater systems Fit a water meter	1 1 4 4 4 1	TRUE TRUE FALSE FALSE TRUE
Di	naco alua an	dditional relevant comments to the Improving Resource Efficiency Section below	Subtotal 5	
716	sase give any a	uomoniar relevant comments to the improving Resource Emidericly Section below		

	ACCESSIBILITY					
7.1		table and long	term use of structures			
a.			Il it meet the requirements of the nationally described space standard for internal space and layout?		1	Please Select:
			ds are not met, in the space below, please provide details of the functionality of the internal space and layout		·	Not Applicable
						• • • • • • • • • • • • • • • • • • • •
AND	If the development in	realdential	Il it meet Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings'?		2	Disease Oals str
b.	ii the development is		et, in the space below, please provide details of any accessibility measures included in the development.		2	Please Select: Not Applicable
		11 (1113 13 110(11	et, in the space below, please provide details of any accessionity measures included in the development.			140t Applicable
			dential developments, are 10% or more of the units in the development to Building Regulation Requirement		1	Please Select:
OR		M4 (3) Whee	chair user dwellings'?			Not Applicable
	If the development is	nan raaldanti	al does it comply with requirements included in Dishmond's Local Dish LD1 LD28 B. LD20 8 LD45		2	TOUE
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	TRUE
		Please provid	e details of the accessibility measures specified in the Local Plan that will be included in the development			
		r iodoo provid	to all levels of the development			
			- 1500mm square level landing on approach	to the main		
			entrance			
			- 5% of cycle parking accommodates adapte	ed cycles		
Diagon	aire any additional value	ant commonts	to the Design Standards and Accessibility Section below		Subtotal 2	
			mpliant accessible entrance off Sydney Road			
			minimum standards set out in Approved Document M. with the aim of exceeding these, where it is possible to	do so, providing acce	ss for all, as set	
out in p	olicy L28.B	ng will meet the	minimum standards set out in Approved Document M, with the aim of exceeding these, where it is possible to	do so, providing acce	ss for all, as set	
	olicy L28.B	· ·	minimum standards set out in Approved Document M, with the aim of exceeding these, where it is possible to signed and constructed to be inclusive, allowing access to and use of the outside landscaped space. This will			
	olicy L28.B	· ·				
The ext	olicy L28.B ernal approach and cou	rtyard will be de	signed and constructed to be inclusive, allowing access to and use of the outside landscaped space. This will			
The ext	olicy L28.B ernal approach and cou stainable Construction	rtyard will be de	signed and constructed to be inclusive, allowing access to and use of the outside landscaped space. This will oring Matrix for New Construction (Non-Residential and domestic refurb)			
The ext	olicy L28.B ernal approach and cou stainable Construction Score	rtyard will be de	signed and constructed to be inclusive, allowing access to and use of the outside landscaped space. This will oring Matrix for New Construction (Non-Residential and domestic refurb) [Significance		n Policy LP30	
The ext	stainable Construction Score 84 or more	rtyard will be de	signed and constructed to be inclusive, allowing access to and use of the outside landscaped space. This will oring Matrix for New Construction (Non-Residential and domestic refurb) Significance Project strives to achieve highest standard in energy efficient sustainable development		n Policy LP30	
The ext	stainable Construction Score 84 or more 75-83	rtyard will be de	signed and constructed to be inclusive, allowing access to and use of the outside landscaped space. This will oring Matrix for New Construction (Non-Residential and domestic refurb) [Significance] Project strives to achieve highest standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond		n Policy LP30	
The ext	stainable Construction Score 84 or more 75-83 56-74	n Checklist- Sc Rating A+ A B	signed and constructed to be inclusive, allowing access to and use of the outside landscaped space. This will oring 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		n Policy LP30	
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The ext	stainable Construction Score 84 or more 75-83 56-74	n Checklist- Sc Rating A+ A B	signed and constructed to be inclusive, allowing access to and use of the outside landscaped space. This will oring 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		n Policy LP30	
The ext	stainable Construction Score 84 or more 75-83 56-74 40-55 39 or less	n Checklist- Sc Rating A+ A B C FAIL	signed and constructed to be inclusive, allowing access to and use of the outside landscaped space. This will oring Matrix for New Construction (Non-Residential and domestic refurb) Significance Project strives to achieve highest standard in energy efficient sustainable development I Makes a major contribution towards achieving sustainable development in Richmond Helpis to significantly improve the Borough's stock of sustainable developments Minimal effort to increase sustainability beyond general compliance Does not comply with SPD Policy		n Policy LP30	
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The ext	Stainable Construction Score	rtyard will be de rtyard will	oring Matrix for New Construction (Non-Residential and domestic refurb) Significance		n Policy LP30	
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