



# **Greggs Bakery** / Twickenham

Residential Led Scheme Sustainability Checklist

> Jan 2023 Revision 04

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

Residential Led Scheme - Residential

Rev 04

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 - Residential	Application No. (if known): London Square	
Address (include. postcode) Completed by:	Gould Road, Tickenham, TW2 6RT Desco (Design & Consultancy) Ltd		
For Non-Residential Size of development (m2)	0	For Residential Number of dwellings 116	
1 MINIMUM COMPLIA	NCE (RESIDENTIAL AND NON-RESIDENTIAL)		
	sment been submitted that demonstrates the expected energy and carbon dioxide emi asures, including the feasibility of CHP/CCHP and community heating systems? If yes		TRUE
	duction rbon dioxide emissions reduction against a Building Regulations Part L (2013) baselinated London Plan Policy 9.2.5 require a 35% onsite reduction in $CO_2$ emissions beyon		66 %
Policy LP 22 C. and D	e reduction from efficiency measures alone praft London Plan Policy 9.2.6 require a 10% onsite reduction in CO2 emissions ulations 2013 from efficiency measures for residential and 15% for non-residential.		15 %
Percentage of total si	te CO2 emissions saved through renewable energy installation?		51 %
	ining carbon to be offset braft London Plan Policy 9.2.4 require Major developments to achieve Zero Carbon aft	er offsetting.	1,377 Tonne
Are remaining emission	ons going to be offset through offset fund payment in accordance with current guidelin	es issued for the cost per tonne of CO2?	TRUE
What is the total predi The London Plan sets	cted cost of offset? this as £95/tonne per year over 30 years, this should be updated based on As Build (	calculations.	82,638 £
1A MINIMUM POLICY C	OMPLIANCE (NON-RESIDENTIAL AND DOMESTIC REFURBISHMENT)		
Environmental Rating of deve	Please check the Guidance Section of this SPD for the po	licy requirements	
Non-Residential new-build (100 BREEAM Level Excellent required under Policy	Osqm or more)  Please Select	Have you attached a pre-assessment to support this?	
Extensions and conversions for BREEAM Domestic R Excellent required under Policy	efurbishment Please Select / LP22 A 4	Have you attached a pre-assessment to support this?	
Extensions and conversions for BREEAM Level Excellent required under Polic	Please Select	Have you attached a pre-assessment to support this?	
Score awarded for En BREEAM:	vironmental Rating: Good = 0 , Very Good = 4, Excellent = 8, Outstanding = 16		Subtotal 0
1B MINIMUM POLICY C	OMPLIANCE (RESIDENTIAL)		Score
consumption). Calcula	ofter gray/rainwater systems limited to 105 litres person per day. (Excluding an allowar ations using the water efficiency calculator for new dwellings have been submitted. The new dwellings under Policy LP22 A 2 105/p/d required under Draft London Plan Police.	,	1 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 demonition 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

a.		residential, wil	term use of structures Il it meet the requirements of the nationally described space standard for internal space and layout?	1
		If the standar	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	residential wil	Il it meet Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings'?	2
۵.	the development is		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 Ichair user dwellings'?	1
OR		Wi4 (3) Wileel	iciali usei uweilings !	
C.	If the development is	non-residentia	al, does it comply with requirements included in Richmond's Local Plan LP1, LP28.B, LP30 & LP45	2
		Diogga preside	de details of the accessibility measures specified in the Local Plan that will be included in the development	
		riease provid	ae details of the accessionity measures specified in the Local Main that will be included in the development	
				Subtotal
Pleas	e give any additional relev	ant comments	to the Design Standards and Accessibility Section below	
BRUT S			oring Matrix for <i>New Construction</i> (Non-Residential and domestic refurb)	TOTAL
BRUT S	Score	Rating	Significance	TOTAL
BRUT S	Score 84 or more	Rating A+	Significance Project strives to achieve highest standard in energy efficient sustainable development	TOTAL
BRUT S	Score	Rating	Significance	TOTAL
BRUT S	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	ΤΟΤΑΙ.
BRUT S	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
	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
	Score  84 or more  75-83  56-74  40-55  39 or less  ustainable Construction	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
	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  oring Matrix for New Construction Residential new-build Significance	TOTAL
	Score   84 or more   75-83   56-74   40-55   39 or less   Score   85 or more   85 or more	Rating A+ A B C FAIL  Checklist- Sco	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	TOTAL
	Score   84 or more   75-83   56-74   40-55   39 or less   sustainable Construction   Score   85 or more   68-84	Rating A+ A B C FAIL  Checklist- Sco 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	ΤΟΤΑΙ
	Score   84 or more   75-83   56-74   40-55   39 or less   sustainable 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  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
	Score 84 or more 75-83 56-74 40-55 39 or less sustainable Construction Score 85 or more 68-84 59-67 39-58	Rating A+ A B C FAIL  Checklist- Sco 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 Makes a major contribution towards achieving sustainable development in Richmond Helps to significantly improve the Borough's stock of sustainable developments	TOTAL
	Score   84 or more   75-83   56-74   40-55   39 or less   sustainable Construction   Score   85 or more   68-84   59-67	Rating A+ A B C FAIL  Checklist-Sco 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 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
	Score 84 or more 75-83 56-74 40-55 39 or less sustainable 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  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
BRUT S	Score 84 or more 75-83 56-74 40-55 39 or less sustainable Construction Score 85 or more 68-84 59-67 39-58 24-38 23 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	ΤΟΤΑΙ
BRUT S	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  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
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BRUT S	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  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	707AL
BRUT S	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  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  S Bennett (Desco)	
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# 1B MINIMUM POLICY COMPLIANCE (RESIDENTIAL)

Score awarded for Environmental Rating:

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.

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

Good = 0, Very Good = 4, Excellent = 8, Outstanding = 16

Subtotal 0

Subtotal

Score

Rev 04

Residential Led Scheme - Commercial

	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 round 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			

7 7.1	ACCESSIBILITY	alala amal le	-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
۵.	ii tiio uovoiopiiioiitio 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 a	residential. w	ill it meet Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings'?	2
			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
		M4 (3) 'whee	Ichair user dwellings'?	
OR c.	If the development is	non rocidonti	al, does it comply with requirements included in Richmond's Local Plan LP1, LP28.B, LP30 & LP45	2
U.	ii tile developillelit is i	iioii-resideiiti	ai, ades it comply with requirements included in McIlliona's Local Fian LF1, LF26.B, LF30 & LF43	2
		Please provi	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 St			oring Matrix for New Construction (Non-Residential and domestic refurb)	TOTAL 61.5
BRUT St	Score	Rating	Significance	TOTAL 61.5
BRUT 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
BRUT Su	Score 84 or more	Rating A+	Significance Project strives to achieve highest standard in energy efficient sustainable development	TOTAL 61.5
BRUT 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
BRUT 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	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	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
	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  oring Matrix for New Construction  Residential new-build	TOTAL 61.5
	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 61.5
	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 61.5
	Score   84 or more   75-83   56-74   40-55   39 or less   Istainable Construction   Score   85 or more   68-84	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	TOTAL 61.5
	\$core 84 or more 75-83 56-74 40-55 39 or less istainable 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  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 61.5
	Score   84 or more   75-83   56-74   40-55   39 or less   Istainable 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 61.5
	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  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 61.5
	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 Minimal effort to increase sustainability beyond general compliance	TOTAL 61.5
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   tion:	Rating A+ A B C FAIL  Checklist- Sc Rating A++ A+ A B C FAIL 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 61.5
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   tion:	Rating A+ A B C FAIL  Checklist- Sc Rating A++ A+ A B C FAIL 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 Does not comply with SPD Policy	
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   tion:	Rating A+ A B C FAIL  Checklist- Sc Rating A++ A+ A B C FAIL 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  Toring 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 61.5
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   tion:	Rating A+ A B C FAIL  Checklist- Sc Rating A++ A+ A B C FAIL 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 Does not comply with SPD Policy	
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   tion:	Rating A+ A B C FAIL  Checklist- Sc Rating A++ A+ A B C FAIL 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 Does not comply with SPD Policy	
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   tion:	Rating A+ A B C FAIL  Checklist- Sc Rating A++ A+ A B C FAIL 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 Does not comply with SPD Policy	
BRUT 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   tion:	Rating A+ A B C FAIL  Checklist- Sc Rating A++ A+ A B C FAIL 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 Does not comply with SPD Policy	

Residential Led Scheme - Site Wide

Rev 04

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	NCE (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	duction		
	rbon dioxide emissions reduction against a Building Regulations Part L (2013) basel		66 %
Policy LP 22 B. and D	raft London Plan Policy 9.2.5 require a 35% onsite reduction in CO $_2$ emissions bey	rond Building Regulations 2013.	
What is the percentag	e reduction from efficiency measures alone		16 %
	raft London Plan Policy 9.2.6 require a 10% onsite reduction in CO2 emissions		
beyond Building Regu	ulations 2013 from efficiency measures for residential and 15% for non-residential.		
Percentage of total sit	te CO2 emissions saved through renewable energy installation?		50 %
What is the total rema	ining carbon to be offset		1,216 Tonne
	raft London Plan Policy 9.2.4 require Major developments to achieve Zero Carbon a	fter offsetting.	1,210
Δre remaining emissio	ons going to be offset through offset fund payment in accordance with current guideli	ines issued for the cost per toppe of CO22	TRUE
rate remaining emission	no going to be onset amough onset rand payment in decordance with current galden	nes issued for the east per terme or east:	
What is the total predi	cted cost of offset? this as £95/tonne per year over 30 years, this should be updated based on As Build	d coloulations	72,959 £
		r carcurations.	
1A MINIMUM POLICY CO	OMPLIANCE (NON-RESIDENTIAL AND DOMESTIC REFURBISHMENT)		
	Please check the Guidance Section of this SPD for the p	olicy requirements	
Non-Residential new-build (100			<del></del>
BREEAM Level	Please Select	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	LP22 A 4	, , , , , , , , , , , , , , , , , , , ,	
Extensions and conversions fo BREEAM Level	r non-residential buildings  Please Select	Have you attached a pre-assessment to support this?	
Excellent required under Police		riave you attached a pre-assessment to support this!	
Score awarded for En	vironmental Rating:		Subtotal 0
BREEAM:	Good = 0, Very Good = 4, Excellent = 8, Outstanding = 16		
1B MINIMUM POLICY CO	OMPLIANCE (RESIDENTIAL)		
			Score
Water Usage	fter gray/rainwater systems limited to 105 litres person per day. (Excluding an allowa	ance 5 litres per person per day for external water	
	tions using the water efficiency calculator for new dwellings have been submitted.	and o nitred per person per day for external water	1
110l/p/d Required for I	new dwellings under Policy LP22 A 2 105l/p/d required under Draft London Plan Pol	licy SI5	Subtotal 1
			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	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)	
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 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			
_				
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 areas of planning to the front and real 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 <sup>a</sup>	?	%
	What percentage of demolition waste will be recycled?			96
	What percentage of demonstrative 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			

-	ACCECCIBILITY			
7 7.1	ACCESSIBILITY	able and less	torm use of etrustures	
7.1 a.			term use of structures Il it meet the requirements of the nationally described space standard for internal space and layout?	1
			ds are not met, in the space below, please provide details of the <u>functionality</u> of the <u>internal space and layout</u>	
AND				
b.	If the development is	residential, wi	ll 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 ichair user dwellings?	1
OR		WH (3) WHEE	Criair user dwellings ?	
C.	If the development is	non-residentia	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	
ъ.				Subtotal 6
	e give any additional relev		to the Design Standards and Accessibility Section below	
riease	e reier to access section i	II lile DAS		
BRUT S			oring Matrix for New Construction (Non-Residential and domestic refurb)	TOTAL 75.5
BRUT S	Score	Rating	Significance	TOTAL 75.5
BRUT Si			(11011110111011111111111111111111111111	TOTAL 75.5
BRUT Si	Score 84 or more	Rating A+ A B	Significance Project strives to achieve highest standard in energy efficient sustainable development	TOTAL 75.5
BRUT 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 75.5
BRUT S	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
	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 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  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 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	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	TOTAL 75.5
	Score  84 or more  75-83  56-74  40-55  39 or less  ustainable Construction  Score  85 or more  68-84	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  Signifficance Project strives to achieve highest standard in energy efficient sustainable development Project strives to achieve higher standard in energy efficient sustainable development	TOTAL 75.5
	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 75.5
	\$core 84 or more 75-83 56-74 40-55 39 or less  ustainable Construction \$core 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 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
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_BRUT 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	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
LBRUT Si	Score   84 or more   75-83   56-74   40-55   39 or less   stimulation   Score   85 or more   68-84   59-67   39-58   24-38   23 or less   stion:	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  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 75.5
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