

## **BREEAM Domestic Refurbishment Statement**

**31 The Green, Richmond, TW9 1LX**

### **Background**

31 The Green a Grade 2 listed building dating back to the late 18th Century, accessed from the South-East of Richmond's historic green.

The property has undergone various internal and external alterations since its original construction, with little original details remaining internally.

The property has most recently been used as office space.

Now, there are proposals to look to reinstate the property back to its original use as a family dwelling through minor remodelling to the existing building, along with associated refurbishment and restoration works.

### **London Borough of Richmond**

Under Local Plan Policy LP22, conversions and refurbishments (where relevant) are expected to meet BREEAM Domestic Refurbishment 'excellent' rating.

### **BREEAM Domestic Refurbishment Assessment**

BREEAM Domestic Refurbishment (BREEAM DR) is a performance-based assessment method and certification scheme for domestic buildings undergoing refurbishment. The main aim of the assessment is to improve the environmental performance of existing dwellings in a robust and cost-effective manner. 'Domestic Refurbishment' is classified under two categories: 1) alterations to existing dwellings and extensions, and 2) domestic conversions and change of use projects.

Under BREEAM DR there are seven categories of sustainable design, within which are a number of sub-categories. Credits are awarded where evidence can be provided to demonstrate compliance with the criteria in the sub-categories (some of which include 'minimum standards' which, depending on the targeted BREEAM rating, must be achieved).

The credits, which carry varying 'weightings', are then converted into a points total and this determines the rating of BREEAM DR achieved.

To achieve a BREEAM 'excellent' rating, minimum score of 70% is required, and there are minimum standards which must be achieved.

### **31 The Green and BREEAM**

From our experiences with BREEAM DR, the applicability and feasibility of many of the categories are dependent upon both the scale and nature of the development proposals, and the constraints of the existing site.

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In this instance, it is important to note that the building is Grade II listed; as part of the refurbishment, historic and original parts of the building will be maintained and preserved (including external windows and doors), and this limits the BREEAM credits that could be achieved, particularly in terms of fabric upgrades.

The credits within the Energy section of BREEAM are 'heavily weighted' and have a significant impact on the overall score. Furthermore, under 'Ene 02 Energy Efficiency Rating Post Refurbishment', a minimum of 2.5 (out of 4) credits are required for BREEAM 'excellent' and it would not be possible to meet these minimum standards without making significant improvements to the building fabric and services.

However, the proposals do afford the opportunity for some elements of BREEAM DR to be incorporated, along with other sustainable measures which are not included in BREEAM but would provide significant betterment when compared with the existing situation. These include:

- Cycle storage in the courtyard
- Recycling bins and food waste boxes in a wooden store also located in the courtyard
- Legally harvested timber and responsibly sourced materials wherever appropriate
- New appliances will be energy efficient
- Internal water use will be in compliance with Approved Document Part G
- No increase hardstanding areas and therefore no increase surface water runoff
- The soft landscaping to the rear courtyard will include small trees and ornamental plants along the southern fence boundary which will enhance biodiversity

Whilst the above would not result in BREEAM certification, and we strongly recommend that the requirement for BREEAM certification is removed from the application, 31 The Green would be significantly improved when compared to the existing situation and the measures proposed would bring tangible sustainable benefits to the owners of the dwelling.

I trust this clarifies the situation, but please do let me know if I can provide any further information to assist.

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