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, 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):	Avalon House		Application No. (ii	f known):		
Address (include, postcode)	72 Lower Mortlake Rd, Richmond TW9 2JY					
Completed by:						
	Imogen Christodoulou, Associate Director, I	Hoare Lea				
For Non-Residential			For Residential			
Size of development (m2)	4068		Number of dwellings			
1 MINIMUM COMPLIA	NCE (RESIDENTIAL AND NON-RESIDENTIA	AL)				
Fueren Assessment						
Energy Assessment Has an energy asses	sment been submitted that demonstrates the e	expected energy and carbon dioxide	emissions saving from energy e	fficiency and	TRUE	
	asures, including the feasibility of CHP/CCHP					
Carbon Dioxide emissions re	aduction					
	rbon dioxide emissions reduction against a Bu	ilding Regulations Part L (2013) base	eline		73 %	
Policy LP 22 B. and I	Oraft London Plan Policy 9.2.5 require a 35% o	onsite reduction in CO 2 emissions be	eyond Building Regulations 201	3.		
What is the percentage	ge reduction from efficiency measures alone				41.9 %	
	Oraft London Plan Policy 9.2.6 require a 10% o	onsite reduction in CO2 emissions			41.5 /6	
	ulations 2013 from efficiency measures for res					
Percentage of total s	ite CO2 emissions saved through renewable e	nergy installation?			31.1 %	
r crocinage or total s	tic CO2 cillissions saved through renewable c	nergy installation:			31.1 /6	
	aining carbon to be offset		6 66 111		16 Tonne	
Policy LP 22 B. and L	Oraft London Plan Policy 9.2.4 require Major de	evelopments to achieve Zero Carbon	after offsetting.			
Are remaining emissi	ons going to be offset through offset fund payn	nent in accordance with current guide	elines issued for the cost per to	nne of CO2?	TRUE	
What is the total pred	icted cost of offset?				44166 £	
	s this as £95/tonne per year over 30 years, this	s should be updated based on As Bui	ild calculations.		44100 L	
1A MINIMUM POLICY C	OMPLIANCE (NON-RESIDENTIAL AND DON	VESTIC DEFLIDBISHMENT				
TA WINNIWOW FOLICT C		lance Section of this SPD for the p	olicy requirements	_		
Environmental Batina of day		iance Section of this 3r D for the p	oncy requirements			
Environmental Rating of dev Non-Residential new-build (10						
BREEAM Level	Pleas	se Select	Have you attached a pre-ass	essment to support this?		FALSE
Excellent required under Police Extensions and conversions for						
BREEAM Domestic F		se Select	Have you attached a pre-ass	essment to support this?		FALSE
Excellent required under Police		_				
Extensions and conversions for BREEAM Level		cellent	Have you attached a pre-ass	essment to support this?		TRUE
Excellent required under Poli			riavo you allaonou a pro aco	occinent to capport and.		11102
Score awarded for Er	vironmental Rating:				Subtotal 8	
BREEAM:	Good = 0, Very Good = 4, Excellent = 8, Or	utstanding = 16				
1B MINIMUM POLICY C	OMPLIANCE (RESIDENTIAL)					
	OMITEIANOE (NEOIDENTIAE)	·			Score	
Water Usage	the second secon		5 8			
	after gray/rainwater systems limited to 105 litre ations using the water efficiency calculator for		vance 5 litres per person per d	ay ror external water	1	Please Select:
	new dwellings under Policy LP22 A 2 1051/p/d		olicy SI5		·	5400 00.001
					Subtotal 0	

	RGY USE AND POLLUTION		
2.1 No	ed 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/sgm	6	TRUE
	Reduce heat entering a building through providing/improving insulation and living roofs and walls	2	TRUE
	Reduce heat entering a building through shading	3	TRUE
	Exposed thermal mass and high ceilings	4	TRUE
	Passive ventilation	3	FALSE
	Mechanical ventilation with heat recovery	1	TRUE
	Active cooling systems, i.e. Air Conditioning Unit	Ó	TRUE
	See Draft London Plan SI4	U	IRUE
	at Generation		
٥.	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	FALSE
	Connection to existing heating or cooling networks powered by gas or electricity	5	FALSE
	Site wide CHP network powered by renewable energy	4	FALSE
	Site wide CHP network powered by gas	3	FALSE
	Communal heating and cooling powered by renewable energy	2	TRUE
	Communal heating and cooling powered by gas or electricity	1	TRUE
	Individual heating and cooling	0	FALSE
	See Draft London Plan SI3		
	llution: Air, Noise and Light		
а.	Does the development plan to implement reduction strategies for dust emissions from construction sites?	2	TRUE
b.	Does the development plan to include a biomass boiler?		FALSE
	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.		
) .	Has an air quality impact assessment been provided		TRUE
	If yes, has 'Emissions Neutral' been achieved	1	TRUE
	If yes, have occupants of new development been protected from existing pollution	1	TRUE
	If no to any of the above are there any sensitive receptors as defined in Policy LP 10 present?	-1	FALSE
	see Policy LP 10		
d.	Please tick only one option below		
14	Has the development taken measures to reduce existing noise and enhance the existing soundscape of the site?	3	FALSE
	has the development taken rine to not create any new noise and enhance the existing sournescape or the site? Has the development taken care to not create any new noise generation/transmission issues in its intended operation?	1	TRUE
	see Policy LP 10	,	INUE
	See Folia, E. F.		
э.	Has the development taken measures to reduce light pollution impacts on character, residential amenity and biodiversity?	3	TRUE
	see Policy LP 10		
f.	Have you attached a Lighting Pollution Report?	-	
		Subtotal	27
	give any additional relevant comments to the Energy Use and Pollution Section below		

The project is targeting all credits under Man 03 in the BREEAM 2014 RFO certification, in which reducing dust impacts from construction forms part of the criteria for the contractor to be certified under the Considerate Constructors Scheme (see BREEAM pre-assessment for further details).

Regarding light and noise pollution, all credits under Pol 04 and Pol 05 are being targeted to ensure these issues are addressed in the design (see pre-assessment for details). Relevant

3. TRANS	SPORT			
3.1 Provi	sion for the safe efficient and sustainable movement of people and goods	·		
а. [Does your development provide opportunities for occupants to use innovative travel technologies?			TRUE
			_	
Please ex	xplain:			
All credits	s are being targeted for credit Tra 01 under the BREEAM 2014 RFO scheme. The criteria for this credit stipulate that multiple modes of sustainable transport should t	pe provided for		
building u	isers. It has also been made explicit that improved cyclist facilities and EV chargers will be installed as part of the redevelopment.			
		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			
b. (operate satisfactorily in the future expectation of all vehicles being electrically powered?	2	l.	TRUE
_				
c.	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.	5	L	FALSE
	See policy LP44	_	r	
d.	For smaller developments ONLY: Have you provided a Transport Statement?	5	L	TRUE
	Does your development provide cycle storage? (Standard space requirements are set out in the Council's Parking Standards - Local Plan Appendix 3)	2	г	TRUE
e. I	Does your development provide cycles storage? (standard space requirements are set out in the Council's Parking Standards - Local Plan Appendix 3) If so, for how many bicycles?	61	L	IRUE
	ir so, ior now many bicycles? Is this shown on the site plans?	01	F	TRUE
	s this shown on the site plans? See Local Plan Appendix 3		Ų	IRUE
	Will the development create or improve links with local and wider transport networks? If yes, please provide details.	2		TRUE
1.	will the development create of improve links with local and wider transport networks? If yes, please provide details.	2	Ų	INUE
		Subtotal	11	
Please si	ve any additional relevant comments to the Transport Section below	Jubiotai		
riease gi	ve any auditional relevant comments to the Transport Section below			

Improvements to facilities will encourage building users to take up sustainable transport options alongside taking advantage of existing routes to access the site. The site area has most recently attained a score of 6a (second-highest rating) on the PTAL Index, as calculated in TfL's WebCAT tool.

4	BIODIVERSITY				
4.1 Mir	imising 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 lf so, please state how much in sqm?		reen space? (Indicate if yes)	-2	FALSE
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)			FALSE FALSE
c.	Does your development plan to add (and not remove) any tree(s) on site? (Indicate if yes)				FALSE
d.	Please indicate which features and/or habitats that your development will incorporate to impro	ove on site biodive	rsity:		
	Pond, reedbed or extensive native planting	6	Area provided:	sqm	FALSE
	An extensive green roof	5	Area provided:	311 sqm	TRUE
	An intensive green roof	4	Area provided:	sqm	FALSE
	Garden space	4	Area provided:	292 sqm	TRUE
	Additional native and/or wildlife friendly planting to peripheral areas	3	Area provided:	sqm	FALSE
	Additional planting to peripheral areas	2	Area provided:	389 sqm	TRUE
	A living wall	2	Area provided:	29 sqm	TRUE
	Bat boxes	0.5	·		FALSE
	Bird boxes	0.5			TRUE
	Swift boxes	0.5			FALSE
	Other	0.5			TRUE
e.	Does your development use at least 70% of available roof plate as green/brown roof Policy LP 17 requires 70%			1	FALSE
				Subtotal 14]
Please	give any additional relevant comments to the Biodiversity Section below				
Bioph	ilia is a key driver behind the current design proposals. Planting across the site will be enhance	ed, with the installa	ition of a blue-green roof and ex	tensive green roofs, terraced planting,	

Biophilia is a key driver behind the current design proposals. Planting across the site will be enhanced, with the installation of a blue-green roof and extensive green roofs, terraced planting, climbers and enriched planting within the site's landscaping. The development is targeting credits LE 02, LE 04 and LE 05 under the BREEAM 2014 RFO scheme, which aim to protect existing ecological features, enhance site ecology and stimulate positive long term impacts on biodiversity. Further information is detailed in the preliminary ecological appraisal and biodiversity net gain assessment.

Mile part the risks of flooding and other impacts of climates clange in the borough as a so you sile located in a high flood risk zone (20ne 3)? (indicated ity se) 2. Which of the following measures of the datings pleared year incorporated onto you ref? (tick all that apply) 2. Which of the following measures of the datings pleared year incorporated onto you ref? (tick all that apply) 3. Size animate for later use 3. FALSE 4. Alternate raniwater in ponds or open water features 3. Give animater in ponds or open water features 3. Give animater in ponds or open water features 3. Give animater in ponds or open water features 3. Give animater in ponds or open water features 3. Give animater in ponds or open water features 3. Give animater in ponds or open water features 3. Give animater in ponds or open water features 3. Give animater in ponds or open water features 3. Give animater in ponds or open water features 3. Give animater in ponds or open water features 3. Give animater in ponds or open water features 4. Give animater in ponds or open water features 3. Give animater in ponds or open water features 4. Give animater in ponds or open water features 5. Give animater directly to watercourses 5. Give animater of control ponds or open water features 5. Give animater directly to watercourses 5. Give animater of control ponds or open water features 5. Give animater of control ponds or open water features 5. Give animater of control ponds or open water features 5. Give animater of control ponds or open water features 5. Give animater of control ponds or open water features 5. Give animater of control ponds or open water features 5. Give animater of control ponds or open water features 5. Give animater of control ponds or open water features 5. Give animater of control ponds or open water features 5. Give animater of control ponds of the features 5. Give animater of control ponds of the features 5. Give animater of control ponds of the features 5. Give animater of control ponds of	5 FLOODING AND DRAINAGE			
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Store minwater for later use Use of infiltration techniques such as porous surfacing materials to allow drainage on-site Attenuate rainwater in lands for gradual reflees to a valeerouse Store minwater in lands for gradual reflees to a valeerouse Discharge rainwater to surface water drain Discharge rainwater to water water drain Discharge rainwater to water drain Please give any additional relevant comments to the Flooding and Drainage Section below Discussions on the application of SuDS such as permeable paving are afready being discussed amongst the design team. Under the BREEAM 2014 RFO scheme, the development is also seeking to statin credits for Pol 03 which stipulation on the flood risk management measures applied is detailed in Elitol Wood's Flood BREAV Assessment, including more detailed information on the areas cooping on the flood risk attenuation measures. BREAV Water permitted on your site prior to construction? Plonts will only be awarded if 10% or greater of demolition waste is reused/recycled? If So, that percentage of demolition waste will be reused in the new development? What percentage of demolition waste will				TRUE
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Have you submitted a Drainage Statement (Indicate if yes) See Policy LP 21 and Drain London Plan St. 13 c. Please give the change in area of permeable surfacing which will result from your development proposal: Please provide details of the permeable surfacing which will result from your development proposal: Please provide details of the permeable surfacing which will result from your development proposal: Please provide details of the permeable surfacing which will result from your development proposal: Please give any additional relevant comments to the Flooding and Drainage Section below Discussions on the application of SuDS such as permeable paving are already being discussed amongst the design team. Under the BREEAM 2014 RFO scheme, the development is also seeking to attain credits for Pol 03 which stipulates criteria to reduce levels of flood risk. Further information on the flood risk management measures applied is detailed in Elliot Wood's Flood Risk Assessment, including more detailed information on the areas occupied by certain flood risk sternuation measures. Image: Comparison of the Suds of Pol 03 which stipulates criteria to reduce levels of flood risk sternuation measures. Image: Comparison of Pol 03 which stipulates criteria to reduce levels of flood risk sternuation measures. Image: Comparison of Pol 03 which stipulates criteria to reduce levels of flood risk sternuation measures. Image: Comparison of Pol 03 which stipulates criteria to reduce levels of flood risk sternuation measures. Image: Comparison of Pol 03 which stipulates criteria to reduce levels of flood risk sternuation measures. Image: Comparison of Pol 03 which stipulates criteria to reduce levels of flood risk sternuation measures. Image: Comparison of Pol 03 which stipulates criteria to reduce levels of flood risk sternuation measures. Image: Comparison of Pol 03 which stipulates are reduced in Elliot Wood's Flood Results and recycling and recycling and recycling and recycling and recycling and recycling an	Discharge	e rainwater to surface water drain	1	
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Please provide details of the permeable surfacing below please represent a loss in permeable area as a regative number Please give any additional relevant comments to the Flooding and Drainage Section below	See Policy LP 21 and Draft Londo	on Plan SL 13		
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Subtotal 3			4	
	Fit a wate	r meter	1	TRUE
Please give any additional relevant comments to the Improving Resource Efficiency Section below			Subtotal 3	
	Please give any additional relevant comm	ents to the Improving Resource Efficiency Section below		
The development is targeting credit Mat 01 under the BREEAM 2014 RFO scheme, which will require a whole life carbon assessment to be carried out during the building's design. The site is			during the building's design. The site is	
not located on contaminated land. Details on the levels of reused and recycled building materials produced during demolition will be specified in the upcoming pre-refurbishment audit (the				

targets above are based on similar projects elsewhere in London). The current waste store is being retained as part of the refurbishment.

The development is pursuing credits Wat 01 and Wat 02 under the BREEAM 2014 RFO scheme. These credits require the use of water-conserving appliances and fittings in addition to water

7	ACCESSIBILITY				
7.1		table and long-	term use of structures		
a.			it meet the requirements of the nationally described space standard for internal space and layout?	1	FALSE
		If the standard	s are not met, in the space below, please provide details of the functionality of the internal space and layout		
AND					
AND b.	If the development is	recidential wil	it meet Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings'?	2	FALSE
D.	ii tile developillelit is		et, in the space below, please provide details of any accessibility measures included in the development.	2	FALSE
		11 1113 13 1101 111	at, if the space below, please provide details of any accessioning measures monaded in the development.		
			· · · · · · · · · · · · · · · · · · ·		
			dential developments, are 10% or more of the units in the development to Building Regulation	1	FALSE
		Requirement I	M4 (3) 'wheelchair user dwellings'?		
OR					
C.	If the development is	non-residentia	I, does it comply with requirements included in Richmond's Local Plan LP1, LP28.B, LP30 & LP45	2	TRUE
		Diagon provide	a data illa of the accessibility management and in the Land Diag that will be included in the description		
		Please provid	e details of the accessibility measures specified in the Local Plan that will be included in the development		
			inspirations to ensure the design is highly sustainable a		
			compatible with the existing townscape (LP1). 2 access parking bays have been provided on site as part of the ac		
			strategy, which will be further refined in the upcoming Trai		
			addog; who was a data to have a speciming that		
				Subtotal 2	
Please	give any additional relev	vant comments	to the Design Standards and Accessibility Section below	<u></u>	
LBRUT Su			oring Matrix for <i>New Construction</i> (Non-Residential and domestic refurb)	TOTAL 72	
LBRUT Su	Score	Rating	Significance	TOTAL 72	
LBRUT Su	Score 84 or more	Rating A+	Significance Project strives to achieve highest standard in energy efficient sustainable development	TOTAL 72	
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 72	
LBRUT Su	Score 84 or more 75-83 56-74	Rating A+ A B	Significance Project strives to achieve highest standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond Helps to significantly improve the Borough's stock of sustainable developments	TOTAL 72	
LBRUT Su	Score 84 or more 75-83 56-74 40-55	Rating A+ A B C	Significance Project strives to achieve highest standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond Helps to significantly improve the Borough's stock of sustainable developments Minimal effort to increase sustainability beyond general compliance	TOTAL 72	
LBRUT Su	Score 84 or more 75-83 56-74	Rating A+ A B	Significance Project strives to achieve highest standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond Helps to significantly improve the Borough's stock of sustainable developments	TOTAL 72	
	Score 84 or more 75-83 56-74 40-55 39 or less	Rating A+ A B C FAIL	Significance Project strives to achieve highest standard in energy efficient sustainable development Makes a major contribution towards achieving sustainable development in Richmond Helps to significantly improve the Borough's stock of sustainable developments Minimal effort to increase sustainability beyond general compliance Does not comply with SPD Policy	TOTAL 72	
	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 pring Matrix for New Construction Residential new-build	TOTAL 72	
	Score	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 pring Matrix for New Construction Residential new-build Significance	TOTAL 72	
	Score	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 pring Matrix for New Construction Residential new-build Significance Project strives to achieve highest standard in energy efficient sustainable development	TOTAL 72	
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