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Kaye Coleman
37 Mortlake Road
Richmond
Surrey
TW9 3JQ

Sent by Email: kaye.coleman@btopenworld.com

2 May 2024

Dear Sirs,

RE: 22/2410/FUL, 37 Mortlake Road, Richmond, Surrey, United Kingdom, TW9 3JQ

We have completed an initial assessment of the above development under the BREEAM refurbishment scheme for the proposed de-conversion of the dwelling. Under BREEAM, it might be deemed unsuitable due to several factors:

- 1. De-conversion Nature:** The project involves de-converting the dwelling back into its original single dwelling state. This is a restoration rather than a substantial renovation or new construction. BREEAM assessments are typically designed for new constructions or major renovations rather than reversions to previous states.
- 2. Minimal Changes:** The proposed works entail minimal alterations to both the exterior and interior of the dwelling. With a single external door returned to a wall and a living/dining room converted back to a bedroom. BREEAM assessments often require a significant level of modification or improvement to the building's sustainability features to justify the cost and effort involved in the assessment process.
- 3. Cost of Assessment vs. Benefits:** Given the limited scope of changes and the relatively low environmental impact of the project, the cost of undergoing a full BREEAM assessment may outweigh the benefits gained in terms of sustainability certification. This cost-effectiveness consideration is especially relevant for smaller-scale projects with minimal environmental impact.
- 4. Existing Commitments:** While the homeowner has committed to certain sustainable practices such as installing low-flow sanitaryware (as detailed under WAT1), these commitments may not align with the broader requirements of BREEAM assessment. BREEAM encompasses a comprehensive set of sustainability criteria across various aspects of building design and operation, which may not be fully addressed by isolated measures such as sanitaryware upgrades.

 Sadler Energy and Environmental Services Limited

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5. **No Changes to External Fabric or Heating System:** The absence of proposed changes to critical elements like the external fabric and heating system further diminishes the potential impact of the refurbishment on the building's overall sustainability performance. BREEAM assessments typically focus on holistic improvements that address multiple aspects of building performance, including energy efficiency, resource conservation, and occupant comfort.

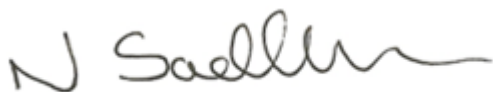
In summary, the nature and scale of the proposed dwelling refurbishment, coupled with the minimal changes and existing commitments, make it unsuitable for a comprehensive assessment under BREEAM. Alternative sustainability assessment frameworks or tailored approaches may be more appropriate for evaluating and enhancing the project's environmental performance without incurring unnecessary costs or administrative burdens. Enclosed are details of the initial feasibility of the scheme and assessment under the individual credits.

BNG Statement: as can be shown in the floorplans, the scheme does not increase the footprint and/or floorspace of the existing dwelling. This is a self-build application, and an exemption applies to this type of development as it meets all the following conditions:

- consists of no more than 9 dwellings
- on a site that has an area no larger than 0.5 hectares
- consists exclusively of dwellings that are self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015

Should you have any questions, please do not hesitate to contact me.

Yours sincerely,



Naomi Sadler
Director





Initial BREEAM Refurbishment Analysis

37 Mortlake Road, Richmond

REPORT STATUS: 1.0



BREEAM Domestic Refurbishment - Analysis Document Control Sheet



REPORT STATUS: 1.0

Client	PAD Architects		
Development	37 Mortlake Road, Richmond, Surrey, TW9 3 JQ		
Report Title	Initial BREEAM Refurbishment Analysis		
Author	Naomi Sadler	Reviewed by	Jayne Dakin
Date	02/05/2024	Revision No.	1.0
Reason for Issue	For Comment		

Revision History				
Revision	Date	Description	Prepared by	Checked by
1.0	02/05/2024	Initial Assessment for Planning Permission	Naomi Sadler	Jayne Dakin

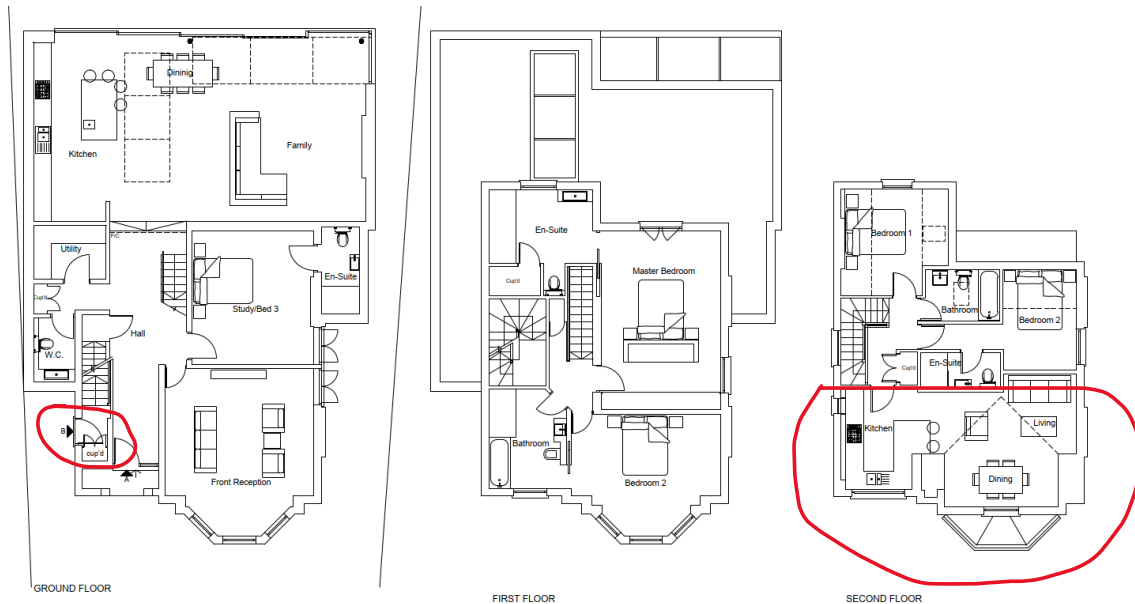
About Sadler Energy and Environmental Services Ltd.

Our team of technical specialists offer advanced levels of expertise and experience to our clients. We have a wide experience of the construction and development industry from the concept and planning stage through to the completion of the project.

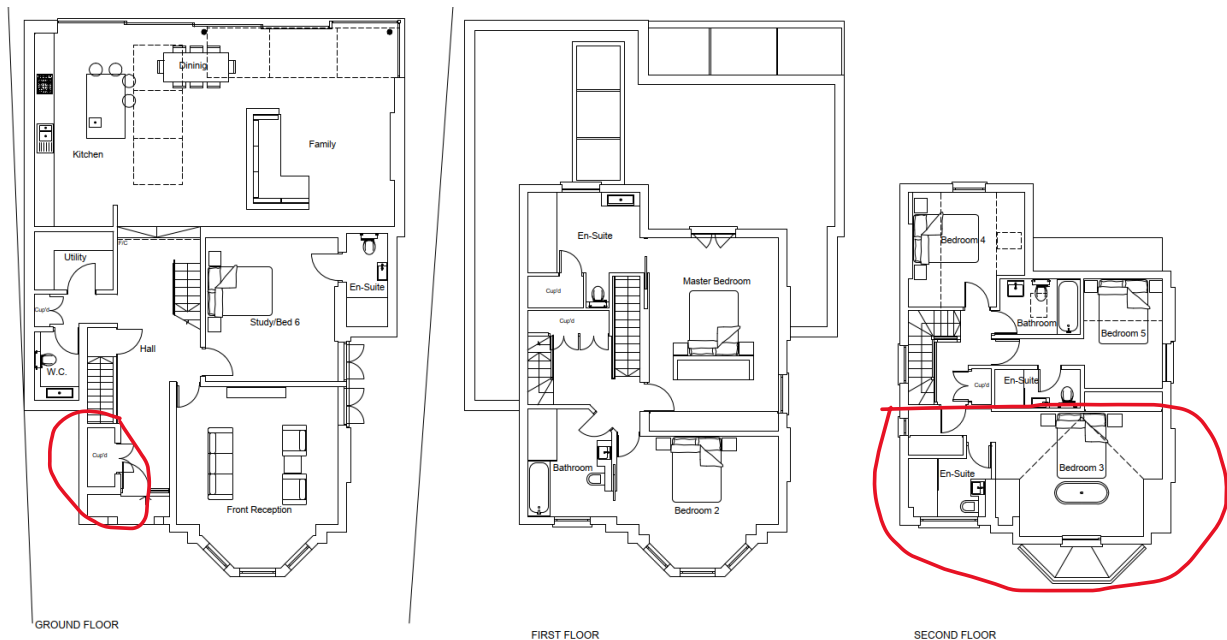
Our emphasis is to provide innovative and cost-effective solutions that respond to increasing demands for energy efficiency, quality and practical on-site applications.

Initial BREEAM Refurbishment Analysis

Existing: Floor Plans (Red highlighted areas to be changed)



Proposed: Floor Plans (Red highlighted areas to be changed)



In summary the changed (highlighted in red) are as follows:

- Removal of door on ground floor and wall put back to the original
- Removal of Kitchen/Dining de-converted into Bedroom with an en-suite on second floor.

BREEAM Domestic Refurbishment

- Analysis



Management

Issue	Credits	
Man 01 – Home Users guide	3	Private homeowner does not require a home user guide. Major part of the building is same as before so no requirement for a HUG.
Man 02 – Responsible construction practices	2	Due to the small scale of works as can be seen from the images above, it would not be feasible to enrol in such a scheme.
Man 03 – Construction Site Impacts	1	Due to the small scale of proposed works the site would have little to no construction impacts.
Man 04 - Security	2	Security would be the same as before proposed works, only changes are the removal of one door and conversion of Dining into Bedroom, which does not have any bearing on the security of the property.
Man 05 – Protection and Enhancement of Ecological Features	1	No works carried out outside the building, hence no changes to ecology due to the proposed works.
Man 06 – Project Management	2	Proposed works planned to be completed inside one month, hence no extensive project management would be required.

Health and Wellbeing

Issue	Credits	
Hea 01 – Daylighting	2	Proposed work has no bearing on the daylighting as no windows are installed or removed.
Hea 02 – Sound Insulation	4	Building would remain the same for the most part, due to which sound testing would not be feasible or required due to building regulations.
Hea 03 – VOCs'	1	INCOMPLETE
Hea 04 – Inclusive Design	2	No major changes in design as can be seen from the proposed works plans.
Hea 05 – Ventilation	2	Ventilation would be untouched in the works, hence not warranting any testing for it.
Hea 06 – Safety		INCOMPLETE

Energy

Issue	Credits	
Ene 01 – Improvement in Energy Efficiency Rating	6	Scope of works is not enough to provide major improvements in energy efficiency.
Ene 02 – Energy Efficiency Rating Post Refurbishment	4	Scope of works is not enough to provide major improvements in energy efficiency. It may not be appropriate to assess the project under the scheme where no improvements are being made to the existing dwelling as a whole. It is unlikely to meet

BREEAM Domestic Refurbishment

- Analysis



		the minimum standards for Ene 02.
Ene 03 – Primary Energy Demand	7	Scope of works is not enough to make a difference in the primary energy demand.
Ene 04 – Renewable Technologies	2	Renewable technologies are not part of the proposed works. The scale of works do not warrant installation of renewable technologies, it would be highly unfeasible.
Ene 05 – Energy Labelled White Goods		All white goods are to be retained; no changes proposed to the white goods.
Ene 06 – Drying Space	1	Drying spaces to remain untouched in the refurbishment.
Ene 07 – Lighting	2	All lighting to be retained from before.
Ene 08 – Display Energy Devices	2	No Display Energy Devices.
Ene 09 – Cycle Storage	2	No cycle storage spaces in dwelling.
Ene 10 – Home Office	1	No home office space in the dwelling.

Water

Issue	Credits	
Wat 01 – Internal Water Use	3	All of the internal water fittings remain the same with the exception of one en-suite on the second floor. Proposals for the new en-suite as follows: <ul style="list-style-type: none"> • Toilet: 6/4 litre dual flush • Bath: 180 litre maximum capacity bath • Taps: flow restricted to 4 l/m
Wat 02 – External Water Use	1	Size of the scope of works do not warrant installation of a rainwater collection system, no change to the external works.
Wat 03 – Water Meter	1	INCOMPLETE

Materials

Issue	Credits	
Mat 01 – Environmental Impact of Materials	25	All the walls (external & internal), roofs, windows, floors to be retained with the exception of one door (to be removed) part of one wall on the second floor (to be taken down), as can be seen from the proposed plans.
Mat 02 – Responsible Sourcing of Materials	12	No timber to be used in the proposed refurbishment.
Mat 03 – Insulation	8	All walls and floors to be retained, no new insulation to be installed.

Waste

Issue	Credits	
Was 01 – Household Waste	2	No changes proposed to the existing facilities proposed.
Was 02 – Refurbishment Site Waste Management	3	Due to the small scope of works, minimal site waste would be produced, would not warrant a SWMP.

Pollution

Issue	Credits	
Pol 01 – Nitrogen Oxide Emissions	3	Space heating and hot water systems to remain unchanged from the existing gas boiler.
Pol 02 – Surface Water Runoff	3	Due to the scope of works, there would be no effect on the surface water runoff.
Pol 3 - Flooding	2	Due to the minimal nature of the refurbishment, there would be no requirement for a flood risk assessment.