

LBRUT Sustainable Construction Checklist - June 2020			
<p>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.</p>			
Property Name (if relevant):	21 Broad Street	Application No. (if known):	
Address (include. postcode)	21 Broad Street, Teddington TW11 8QZ		
Completed by:			
For Non-Residential		For Residential	
Size of development (m2)		Number of dwellings	3
1 MINIMUM COMPLIANCE (RESIDENTIAL AND NON-RESIDENTIAL)			
Energy Assessment			
Has an energy assessment been submitted that demonstrates the expected energy and carbon dioxide emissions saving from energy efficiency and renewable energy measures, including the feasibility of CHP/CCHP and community heating systems? If yes, please select TRUE.			TRUE
Carbon Dioxide emissions reduction			
What is the on site carbon dioxide emissions reduction against a Building Regulations Part L (2013) baseline <i>Policy LP 22 B. and Draft London Plan Policy 9.2.5 require a 35% onsite reduction in CO₂ emissions beyond Building Regulations 2013.</i>			76 %
What is the percentage reduction from efficiency measures alone <i>Policy LP 22 C. and Draft London Plan Policy 9.2.6 require a 10% onsite reduction in CO₂ emissions beyond Building Regulations 2013 from efficiency measures for residential and 15% for non-residential.</i>			5 %
Percentage of total site CO ₂ emissions saved through renewable energy installation?			71 %
What is the total remaining carbon to be offset <i>Policy LP 22 B. and Draft London Plan Policy 9.2.4 require Major developments to achieve Zero Carbon after offsetting.</i>			0 Tonne
Are remaining emissions going to be offset through offset fund payment in accordance with current guidelines issued for the cost per tonne of CO ₂ ?			FALSE
What is the total predicted cost of offset? <i>The London Plan sets this as £95/tonne per year over 30 years, this should be updated based on As Build calculations.</i>			0 £
1A MINIMUM POLICY COMPLIANCE (NON-RESIDENTIAL AND DOMESTIC REFURBISHMENT)			
<i>Please check the Guidance Section of this SPD for the policy requirements</i>			
Environmental Rating of development:			
Non-Residential new-build (100sqm or more)	BREEAM Level	Have you attached a pre-assessment to support this?	
	Please Select		Please Select:
<i>Excellent required under Policy LP22 A 3</i>			
Extensions and conversions for residential dwellings	BREEAM Domestic Refurbishment	Have you attached a pre-assessment to support this?	
	Excellent		TRUE
<i>Excellent required under Policy LP22 A 4</i>			
Extensions and conversions for non-residential buildings	BREEAM Level	Have you attached a pre-assessment to support this?	
	Please Select		Please Select:
<i>Excellent required under Policy LP 22</i>			
Score awarded for Environmental Rating:			Subtotal
BREEAM: Good = 0, Very Good = 4, Excellent = 8, Outstanding = 16			8
1B MINIMUM POLICY COMPLIANCE (RESIDENTIAL)			
			Score
Water Usage			
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.		1	TRUE
110/p/d Required for new dwellings under Policy LP22 A 2 105/p/d required under Draft London Plan Policy SI5			
		Subtotal	1
2. ENERGY USE AND POLLUTION			
2.1 Need for Cooling			
a. How does the development incorporate cooling measures? Tick all that apply:		Score	
Energy efficient design incorporating specific heat demand to less than or equal to 15 kWh/sqm		6	FALSE
Reduce heat entering a building through providing/improving insulation and living roofs and walls		2	TRUE
Reduce heat entering a building through shading		3	FALSE
Exposed thermal mass and high ceilings		4	FALSE
Passive ventilation		3	TRUE
Mechanical ventilation with heat recovery		1	FALSE
Active cooling systems, i.e. Air Conditioning Unit		0	FALSE
See Draft London Plan SI4			
2.2 Heat Generation			
b. How have the heating and cooling systems, with preference to the heating system hierarchy, been selected (defined in London Plan policy SI3) 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	FALSE
Communal heating and cooling powered by gas or electricity		1	FALSE
Individual heating and cooling		0	FALSE
See Draft London Plan SI3			
2.3 Pollution: Air, Noise and Light			
a. Does the development plan to implement reduction strategies for dust emissions from construction sites?		2	FALSE
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.			
c. Has an air quality impact assessment been provided			FALSE
If yes, has 'Emissions Neutral' been achieved		1	FALSE
If yes, have occupants of new development been protected from existing pollution		1	FALSE
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			
Has the development taken measures to reduce existing noise and enhance the existing soundscape of the site?		3	FALSE
Has the development taken care to not create any new noise generation/transmission issues in its intended operation?		1	TRUE
see Policy LP 10			
e. Has the development taken measures to reduce light pollution impacts on character, residential amenity and biodiversity?		3	FALSE
see Policy LP 10			
f. Have you attached a Lighting Pollution Report?		-	
		Subtotal	6
Please give any additional relevant comments to the Energy Use and Pollution Section below			
3. TRANSPORT			
3.1 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?			Please Select:
Please explain:			

						Score		
b.	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		Please Select:	
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. <i>See policy LP44</i>				5		Please Select:	
d.	For smaller developments ONLY: Have you provided a Transport Statement?				5		TRUE	
e.	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? <i>See Local Plan Appendix 3</i>				2		TRUE	
f.	Will the development create or improve links with local and wider transport networks? If yes, please provide details.				2		FALSE	
						Subtotal	7	
Please give any additional relevant comments to the Transport Section below								
4 BIODIVERSITY								
4.1 Minimising 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 garden or other green space? (Indicate if yes) If so, please state how much in sqm?				-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)						Please Select: 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 improve on site biodiversity:							
	Pond, reedbed or extensive native planting	6	Area provided:		sqm		FALSE	
	An extensive green roof	5	Area provided:	10	sqm		TRUE	
	An intensive green roof	4	Area provided:		sqm		FALSE	
	Garden space	4	Area provided:	10	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:		sqm		FALSE	
	A living wall	2	Area provided:		sqm		FALSE	
	Bat boxes	0.5					Please Select:	
	Bird boxes	0.5					Please Select:	
	Swift boxes	0.5					Please Select:	
	Other	0.5					Please Select:	
e.	Does your development use at least 70% of available roof plate as green/brown roof <i>Policy LP 17 requires 70%</i>				1		FALSE	
						Subtotal	9	
Please give any additional relevant comments to the Biodiversity Section below								
5 FLOODING AND DRAINAGE								
5.1 Mitigating 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		Please Select: TRUE	
b.	Which of the following measures of the drainage hierarchy are incorporated onto your site? (tick all that apply)							

	For major residential developments, are 10% or more of the units in the development to Building Regulation Requirement M4 (3) 'wheelchair user dwellings'?	1	Please Select:																					
OR																								
c.	If the development is non-residential, does it comply with requirements included in Richmond's Local Plan LP1, LP28.B, LP30 & LP45	2	Please Select:																					
	Please provide details of the accessibility measures specified in the Local Plan that will be included in the development																							
		Subtotal	0																					
	Please give any additional relevant comments to the Design Standards and Accessibility Section below																							
LBRUT Sustainable Construction Checklist- Scoring Matrix for New Construction		TOTAL																						
		34																						
	(Non-Residential and domestic refurb)																							
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	Signature	Date																						