

BREEAM Domestic Refurbishment Exemption Statement

2 Verdun Road, Barnes

Background

2 Verdun Road is a two-storey, mid-terrace dwellinghouse. Its entrance faces Verdun Road.

70 Ullswater Road comprises a two-storey, end of terrace dwellinghouse. The entrance to this house is via a side access which fronts Ullswater Road.

Both dwellings have been extended at roof level towards the rear and at ground floor level along the rear.

Both properties have one garage each (which are accessed via Ullswater Road), and benefit from front and rear garden areas.

Now, there are proposals for the amalgamation of two dwellings into a single family 4 bedroom dwelling; alterations to existing rear dormers; addition of front porch; addition of side entrance door; and conversion of a single garage into a garden room.

London Borough of Richmond upon Thames

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

6.3.21 states that *if a scheme cannot be assessed under BREEAM (such as where the proposal only relates to minor internal re-modelling work), written confirmation will have to be provided as part of the planning application by an accredited assessor.*

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.

The Current Proposals 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.

In this instance, it is important to note that the overall aim of the proposals is to amalgamate two dwellings into a single family dwelling primarily through minor internal remodelling.

As such, the modest scope of the proposals limits the credits that could feasibly be achieved. In particular:

- A Home User Guide would not be required, as the Client will be the Occupier of the dwelling
- Considerate Constructors is tailored to large scale projects
- Secured by Design is also tailored towards larger projects, and would be excessive for proposals of this scale
- No significant upgrades to the fabric and services are proposed and therefore it would not be possible to achieve the minimum energy standards associated with the higher BREEAM DR ratings – *please note that 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*
- The requirement for a Site Waste Management Plan would be excessive given the small scale of the proposals

On this basis, without giving consideration to, and including the above in the BREEAM assessment, it would be extremely difficult to achieve even the lower ratings of BREEAM DR.

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:

- A home office / study will be provided
- Rooflights will be installed to enhance natural daylight
- The property will be a detached dwelling and therefore would achieve the sound insulation credits in BREEAM DR by default
- Energy efficient internal and external lighting will be provided
- Recycling facilities will be provided
- There will be soft landscaping
- The proposals will not increase hardstanding areas and therefore will not increase surface water runoff

Whilst the above would not result in BREEAM certification, and we recommend that the requirement for BREEAM certification is removed from the application, the measures proposed would bring tangible sustainable benefits to the owners of the dwelling and would provide betterment in terms of sustainability when compared with the existing situation.

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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BREEAM Licensed Assessor CC41

30 September 2024