

BREEAM Domestic Refurbishment Statement Rev1
319 and 319A Richmond Road, Twickenham, TW1 2PB

Background

There are proposal for the conversion of two flats into a single-family dwelling (including remedial work) at 319 and 319A Richmond Road.

London Borough of Richmond

Richmond Upon Thames Local Plan – Adopted 2018

Policy LP 22 Sustainable Design and Construction:

Developments will be required to achieve the highest standards of sustainable design and construction to mitigate the likely effects of climate change.

Applicants will be required to complete the following:

- 1. Development of 1 dwelling unit or more, or 100sqm or more of non-residential floor space (including extensions) will be required to complete the Sustainable Construction Checklist SPD. A completed Checklist has to be submitted as part of the planning application.*
- 2. Development that results in a new residential dwelling, including conversions, change of use, and extensions that result in a new dwelling unit, will be required to incorporate water conservation measures to achieve maximum water consumption of 110 litres per person per day for homes (including an allowance of 5 litres or less per person per day for external water consumption).*
- 3. New non-residential buildings over 100sqm will be required to meet BREEAM 'Excellent' standard.*
- 4. Proposals for change of use to residential will be required to meet BREEAM Domestic Refurbishment 'Excellent' standard (where feasible).*

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.

319 and 319A Richmond Road 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 building is located in a designated conservation area; as part of the proposals, historic and original parts of the building are to be maintained and preserved.

This limits the BREEAM credits that could be achieved, particularly in terms of fabric upgrades within the Energy section of BREEAM DR.

The credits within the Energy section 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 existing building fabric and services.

However, it is important to note that 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:

- Insulation to the existing loft & ground floor
- Cycle storage
- Recycling bins and food waste boxes
- Legally harvested timber and responsibly sourced materials wherever appropriate
- New appliances to be energy efficient
- Internal water use in compliance with Approved Document Part G
- No increase hardstanding areas and therefore no increase surface water runoff
- Flood resilience measures including sleeping accommodation relocated to the upper floors
- Existing window & door replacement
- New extension with improved thermal performance
- New sanitary fittings

Whilst the above would not result in BREEAM certification, and we strongly recommend that the requirement for BREEAM certification is removed from the application, the building 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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BREEAM Licensed Assessor CC41