

# Sustainable Design and Construction Checklist FAQs

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Planning

*26 October 2018*

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## **Sustainable Design and Construction Frequently Asked Questions**

A series of frequently asked questions have been put together to answer some of the queries raised on the guidance set out in the Local Plan and the Sustainable Construction Checklist SPD.

### **1. Conversion of two flats into one house. What standard and targets should apply?**

The targets and standards would depend upon the scale of the internal works. Conversions that can be assessed under the BREEAM Domestic Refurbishment scheme are required to meet the “excellent” standard. If the proposal relates to minor internal remodelling work, written confirmation that it cannot be assessed under BREEAM from an accredited assessor should be provided.

### **2. One house is being divided into six flats. What standard and targets should apply?**

Creating six units will require meeting the targets of a 35% reduction in CO2 emissions over Building Regulations (2013) and the national water standard of 110l/p/d. There are opportunities to source low water usage and low energy products for the flats and the internal works offer the opportunity for sustainable construction methods. An energy statement and the Sustainable Construction Checklist should be submitted with the planning application.

### **3. A first floor commercial premises last used as an osteopath clinic seeks planning permission for change of use into a two bed flat. What standard should apply?**

Proposals for change of use to residential will be required to meet BREEAM Domestic Refurbishment “Excellent” standard.

### **4. Does this apply to me as I am building an extension to my own home?**

It does. A residential extension that does not result in a new dwelling will be required to meet BREEAM Domestic Refurbishment “Excellent” where feasible. Where it is considered that the works proposed are insufficient to allow a full assessment against BREEAM Domestic Refurbishment, then written confirmation is required by an accredited assessor to state that a specific proposal cannot be assessed against this scheme.

### **5. The proposal is for an increase in size of over 100sqm consisting of a single storey extension of 80sqm and another side extension of 25sqm. Do I have to meet the 35% CO2 reduction target and BREEAM excellent, as it is difficult in these small spaces that are below the 100sqm threshold?**

**a)** If this is a residential proposal: No you do not have to meet the 35% reduction in CO2 emissions target. However, you do need to meet BREEAM Domestic Refurbishment “Excellent” where feasible. Where it is considered that the works proposed are insufficient to allow a full assessment against BREEAM Domestic Refurbishment, then written confirmation is required by an accredited assessor to state that a specific proposal cannot be assessed against this scheme.

**b)** If this is a non-residential proposal: The proposal should aim to meet BREEAM “Excellent” and the target of a 35% reduction in CO2 emissions over Building Regulations (2013). The applicant must provide an energy statement and is encouraged to comply with the Sustainable Construction Checklist.

## **6. How can I get more specific advice about sustainable construction?**

The Council only has limited resources to respond to general queries. Planning policy may be able to offer **generic advice** on the application of the Sustainable Design and Construction Policy and Sustainable Construction Checklist SPD. Please send an email to [Ldf@richmond.gov.uk](mailto:Ldf@richmond.gov.uk) including all the context and details, and we will aim to acknowledge your email within seven working days.

For **site specific advice**, it is advisable to follow the formal pre-application advice route with Development Control. This will cover all planning aspects of a proposal and advise how to submit an application. The onus is on developers / agents / applicants to submit the checklist, which is in MS Excel along with any supporting information, with an application.