



**Report Reference:** BEC/SAVILLS/PARKER  
**Site Registration:**  
**Site Name:** 40-42 Parker Street  
**Assessor Number:** STRO003305  
**Company:** Briary Energy Consultants  
**Assessor:** Gary Nicholls



**Site Details**

**Site Name:** 40-42 Parker Street  
**Site Registration:**  
**Site Address:** 40-42  
 Parker Street  
  
**City/Town:** London  
**County:** Greater London  
**Postcode:**  
**No. of Dwellings:** 3  
**No. of Dwelling Types:** 2  
**Planning Authority:** Camden Council  
**Funding Body:**

**Assessor Details**

**Company:** Briary Energy Consultants  
**Assessor Name:** Gary Nicholls  
**Cert Number:** STRO003305  
**Address:** 5 Granville Road  
  
**City/Town:** Barnet  
**County:** Hertfordshire  
**Postcode:** EN5 4DU  
**Tel:** 02030913391  
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**Client Details**

**Company:** Savills  
**Contact Name:** Charlotte Handscomb  
**Job Title:**  
**Email:**  
**Tel:**  
**Address:** 33 Margaret Street  
  
**City/Town:** London  
**County:**  
**Postcode:** W1G 0JD

**Architect Details**

**Company:** Peek Architecture & Design Ltd  
**Contact Name:** Peek Architecture & Design Ltd  
**Job Title:**  
**Email:**  
**Tel:**  
**Address:** 12-13 Poland Street  
  
**City/Town:** London  
**County:**  
**Postcode:** W1F 8QB

**Developer Details**

**Company:** Savills  
**Contact Name:** Charlotte Handscomb  
**Job Title:**  
**Email:**  
**Tel:**  
**Address:** 33 Margaret Street  
  
**City/Town:** London  
**County:**  
**Postcode:** W1G 0JD

Dwelling ID	Plot No.	Address	Social Unit
1	1	40-42 Parker Street	No
2	2	40-42 Parker Street	No
3	3	40-42 Parker Street	No

Development Summary & Ratings

Dwelling ID	Dwelling Type	Description	Level	Score
1	Flats 4-6 Parker Street	Flats 4-6	4	72.81
2	Flats 4-6 Parker Street	Flats 4-6	4	68.11
3	Flats 4-6 Parker Street	Flats 4-6	4	68.46

Deviations from Standard

No deviations from standard

## Score Sheet for 40-42 Parker Street

Dwelling ID	ENE									WAT		MAT			SUR		WAS			POL		HEA				MAN				ECO					Summary	
	1	2	3	4	5	6	7	8	9	1	2	1	2	3	1	2	1	2	3	1	2	1	2	3	4	1	2	3	4	1	2	3	4	5	Score	Level
1	3.3	4.1	2	1	2	2	1	2	1	3	1	11	4	3	0	2	4	3	1	1	3	2	4	1	4	3	2	2	2	0	0	1	2	2	72.81	4
2	3.4	0	2	1	2	2	1	2	1	3	1	11	4	3	0	2	4	3	1	1	3	2	4	1	4	3	2	2	2	0	0	1	2	2	68.11	4
3	3.7	0	2	1	2	2	1	2	1	3	1	11	4	3	0	2	4	3	1	1	3	2	4	1	4	3	2	2	2	0	0	1	2	2	68.46	4

**Summary Score Sheet**

Dwelling Type: Flats 4-6 Parker Street

Dwelling ID: 1

			Score Assessment					
	Credit Score	Credits Available	Sub Total	Credits Available	%	Weighting Factor	Points Score	
<b>Energy &amp; CO2 Emissions</b>								
ENE 1	Dwelling Emission Rate	3.3	10	18.4	31	59.35	36.4	21.61
ENE 2	Fabric Energy Efficiency	4.1	9					
ENE 3	Energy Display Device	2	2					
ENE 4	Drying Space	1	1					
ENE 5	Energy Labelled White Goods	2	2					
ENE 6	External Lighting	2	2					
ENE 7	Low or Zero Carbon Energy Technologies	1	2					
ENE 8	Cycle Storage	2	2					
ENE 9	Home Office	1	1					
<b>Water</b>								
WAT 1	Internal Water Use	3	5	4	6	66.67	9	6
WAT 2	External Water Use	1	1					
<b>Materials</b>								
MAT 1	Environmental Impact of Materials	11	15	18	24	75	7.2	5.4
MAT 2	Responsible Sourcing (Basic Building Elements)	4	6					
MAT 3	Responsible Sourcing (Finishing Elements)	3	3					
<b>Surface Water Run-off</b>								
SUR 1	Management of Surface Water Run-Off from Site	0	2	2	4	50	2.2	1.1
SUR 2	Flood Risk	2	2					
<b>Waste</b>								
WAS 1	Household Waste Storage and Recycling Facilities	4	4	8	8	100	6.4	6.4
WAS 2	Construction Site Waste Management	3	3					
WAS 3	Composting	1	1					
<b>Pollution</b>								
POL 1	Global Warming Potential of Insulants	1	1	4	4	100	2.8	2.8
POL 2	NOx Emissions	3	3					
<b>Health &amp; Wellbeing</b>								
HEA 1	Daylighting	2	3	11	12	91.67	14	12.83
HEA 2	Sound Insulation	4	4					
HEA 3	Private Space	1	1					
HEA 4	Lifetime Homes	4	4					
<b>Management</b>								
MAN 1	Home User Guide	3	3	9	9	100	10	10
MAN 2	Considerate Constructors Scheme	2	2					
MAN 3	Construction Site Impacts	2	2					
MAN 4	Security	2	2					
<b>Ecology</b>								
ECO 1	Ecological Value of Site	0	1	5	9	55.56	12	6.67
ECO 2	Ecological Enhancement	0	1					
ECO 3	Protection of Ecological Features	1	1					
ECO 4	Change of Ecological Value of Site	2	4					
ECO 5	Building Footprint	2	2					
			<b>Level Achieved: 4</b>	<b>Total Points Scored: 72.81</b>				

**Summary Score Sheet**

Dwelling Type: Flats 4-6 Parker Street

Dwelling ID: 2

			Score Assessment					
	Credit Score	Credits Available	Sub Total	Credits Available	%	Weighting Factor	Points Score	
<b>Energy &amp; CO2 Emissions</b>								
ENE 1	Dwelling Emission Rate	3.4	10	14.4	31	46.45	36.4	16.91
ENE 2	Fabric Energy Efficiency	0	9					
ENE 3	Energy Display Device	2	2					
ENE 4	Drying Space	1	1					
ENE 5	Energy Labelled White Goods	2	2					
ENE 6	External Lighting	2	2					
ENE 7	Low or Zero Carbon Energy Technologies	1	2					
ENE 8	Cycle Storage	2	2					
ENE 9	Home Office	1	1					
<b>Water</b>								
WAT 1	Internal Water Use	3	5	4	6	66.67	9	6
WAT 2	External Water Use	1	1					
<b>Materials</b>								
MAT 1	Environmental Impact of Materials	11	15	18	24	75	7.2	5.4
MAT 2	Responsible Sourcing (Basic Building Elements)	4	6					
MAT 3	Responsible Sourcing (Finishing Elements)	3	3					
<b>Surface Water Run-off</b>								
SUR 1	Management of Surface Water Run-Off from Site	0	2	2	4	50	2.2	1.1
SUR 2	Flood Risk	2	2					
<b>Waste</b>								
WAS 1	Household Waste Storage and Recycling Facilities	4	4	8	8	100	6.4	6.4
WAS 2	Construction Site Waste Management	3	3					
WAS 3	Composting	1	1					
<b>Pollution</b>								
POL 1	Global Warming Potential of Insulants	1	1	4	4	100	2.8	2.8
POL 2	NOx Emissions	3	3					
<b>Health &amp; Wellbeing</b>								
HEA 1	Daylighting	2	3	11	12	91.67	14	12.83
HEA 2	Sound Insulation	4	4					
HEA 3	Private Space	1	1					
HEA 4	Lifetime Homes	4	4					
<b>Management</b>								
MAN 1	Home User Guide	3	3	9	9	100	10	10
MAN 2	Considerate Constructors Scheme	2	2					
MAN 3	Construction Site Impacts	2	2					
MAN 4	Security	2	2					
<b>Ecology</b>								
ECO 1	Ecological Value of Site	0	1	5	9	55.56	12	6.67
ECO 2	Ecological Enhancement	0	1					
ECO 3	Protection of Ecological Features	1	1					
ECO 4	Change of Ecological Value of Site	2	4					
ECO 5	Building Footprint	2	2					
			<b>Level Achieved: 4</b>	<b>Total Points Scored: 68.11</b>				

**Summary Score Sheet**

Dwelling Type: Flats 4-6 Parker Street

Dwelling ID: 3

			Score Assessment					
		Credit Score	Credits Available	Sub Total	Credits Available	%	Weighting Factor	Points Score
<b>Energy &amp; CO2 Emissions</b>								
<b>ENE 1</b>	Dwelling Emission Rate	3.7	10	14.7	31	47.42	36.4	17.26
<b>ENE 2</b>	Fabric Energy Efficiency	0	9					
<b>ENE 3</b>	Energy Display Device	2	2					
<b>ENE 4</b>	Drying Space	1	1					
<b>ENE 5</b>	Energy Labelled White Goods	2	2					
<b>ENE 6</b>	External Lighting	2	2					
<b>ENE 7</b>	Low or Zero Carbon Energy Technologies	1	2					
<b>ENE 8</b>	Cycle Storage	2	2					
<b>ENE 9</b>	Home Office	1	1					
<b>Water</b>								
<b>WAT 1</b>	Internal Water Use	3	5	4	6	66.67	9	6
<b>WAT 2</b>	External Water Use	1	1					
<b>Materials</b>								
<b>MAT 1</b>	Environmental Impact of Materials	11	15	18	24	75	7.2	5.4
<b>MAT 2</b>	Responsible Sourcing (Basic Building Elements)	4	6					
<b>MAT 3</b>	Responsible Sourcing (Finishing Elements)	3	3					
<b>Surface Water Run-off</b>								
<b>SUR 1</b>	Management of Surface Water Run-Off from Site	0	2	2	4	50	2.2	1.1
<b>SUR 2</b>	Flood Risk	2	2					
<b>Waste</b>								
<b>WAS 1</b>	Household Waste Storage and Recycling Facilities	4	4	8	8	100	6.4	6.4
<b>WAS 2</b>	Construction Site Waste Management	3	3					
<b>WAS 3</b>	Composting	1	1					
<b>Pollution</b>								
<b>POL 1</b>	Global Warming Potential of Insulants	1	1	4	4	100	2.8	2.8
<b>POL 2</b>	NOx Emissions	3	3					
<b>Health &amp; Wellbeing</b>								
<b>HEA 1</b>	Daylighting	2	3	11	12	91.67	14	12.83
<b>HEA 2</b>	Sound Insulation	4	4					
<b>HEA 3</b>	Private Space	1	1					
<b>HEA 4</b>	Lifetime Homes	4	4					
<b>Management</b>								
<b>MAN 1</b>	Home User Guide	3	3	9	9	100	10	10
<b>MAN 2</b>	Considerate Constructors Scheme	2	2					
<b>MAN 3</b>	Construction Site Impacts	2	2					
<b>MAN 4</b>	Security	2	2					
<b>Ecology</b>								
<b>ECO 1</b>	Ecological Value of Site	0	1	5	9	55.56	12	6.67
<b>ECO 2</b>	Ecological Enhancement	0	1					
<b>ECO 3</b>	Protection of Ecological Features	1	1					
<b>ECO 4</b>	Change of Ecological Value of Site	2	4					
<b>ECO 5</b>	Building Footprint	2	2					
				<b>Level Achieved: 4</b>		<b>Total Points Scored: 68.46</b>		



**Evidence for ENE 1 (Dwelling Emission Rate) - Flats 4-6 Parker Street ID: 1**

Improvement above Part L Building Regulations 2010. 3.3 credits allocated

SAP Report

**Assumptions for ENE 1**

minimum 25% improvement over building regulation PartL to meet Code level 4

Working Drawings

SAPs

Construction Specification

Heating and Ventilation specification

Enhanced accredited details used

Highly efficient Fabric make up used

**Evidence for ENE 1 (Dwelling Emission Rate) - Flats 4-6 Parker Street ID: 2**

Improvement above Part L Building Regulations 2010. 3.3 credits allocated

SAP Report

**Assumptions for ENE 1**

minimum 25% improvement over building regulation PartL to meet Code level 4

Working Drawings

SAPs

Construction Specification

Heating and Ventilation specification

Enhanced accredited details used

Highly efficient Fabric make up used

**Evidence for ENE 1 (Dwelling Emission Rate) - Flats 4-6 Parker Street ID: 3**

Improvement above Part L Building Regulations 2010. 3.3 credits allocated

SAP Report

**Assumptions for ENE 1**

minimum 25% improvement over building regulation PartL to meet Code level 4

Working Drawings

SAPs

Construction Specification

Heating and Ventilation specification

Enhanced accredited details used

Highly efficient Fabric make up used

**Evidence for ENE 2 (Fabric Energy Efficiency) - Flats 4-6 Parker Street ID: 1**

Apartment

4.1 credits allocated

SAP Report

**Assumptions for ENE 2**

minimum 25% improvement over building regulation PartL to meet Code level 4

Working Drawings

SAPs

Construction Specification

Heating and Ventilation specification

Enhanced accredited details used

Highly efficient Fabric make up used

**Evidence for ENE 2 (Fabric Energy Efficiency) - Flats 4-6 Parker Street ID: 2**

Apartment

4.1 credits allocated

SAP Report

**Assumptions for ENE 2**

minimum 25% improvement over building regulation Part L to meet Code level 4  
 Working Drawings  
 SAPs  
 Construction Specification  
 Heating and Ventilation specification  
 Enhanced accredited details used  
 Highly efficient Fabric make up used

**Evidence for ENE 2 (Fabric Energy Efficiency) - Flats 4-6 Parker Street ID: 3**

Apartment  
 4.1 credits allocated

SAP Report

**Assumptions for ENE 2**

minimum 25% improvement over building regulation Part L to meet Code level 4  
 Working Drawings  
 SAPs  
 Construction Specification  
 Heating and Ventilation specification  
 Enhanced accredited details used  
 Highly efficient Fabric make up used

**Evidence for ENE 3 (Energy Display Device) - Flats 4-6 Parker Street**

Correctly specified display device showing current primary heating fuel consumption data.  
 Correctly specified display device showing current consumption data.

Correctly specified display device showing current primary heating fuel consumption data will be installed  
 Correctly specified display device showing current consumption data will be installed

**Assumptions for ENE 3**

display devices for each apartment  
 Working drawings showing location and note  
 Smart Meter Product Literature  
 Cover letter ENE3

**Evidence for ENE 4 (Drying Space) - Flats 4-6 Parker Street**

Compliant internal drying space

Internal Drying space over bath of 4m+ in each apartment

**Assumptions for ENE 4**

Internal drying space to be provided to all apartments - over bath lines -

**Evidence for ENE 5 (Energy Labelled White Goods) - Flats 4-6 Parker Street**

A+ rated fridge & freezers or fridge/freezer  
 A rated washing machine and dishwasher, AND EITHER a tumble dryer (a washer-dryer would be an acceptable alternative to a standalone tumble dryer) with a B rating or where a tumble dryer is not provided, the EU Energy Efficiency Labelling Scheme Information will be provided.

Efficiency Labelling Scheme to be provided (Supplied by DEFRA)  
 White goods A+ rated

**Assumptions for ENE 5**

Copy of EU Energy Efficiency Labelling Scheme  
 If any white goods are to be provided, detailed documentary evidence confirming: The appliances to be provided with their applicable ratings under the EU Energy Efficiency Labelling Scheme.

**Evidence for ENE 6 (External Lighting) - Flats 4-6 Parker Street**

Compliant space lighting, no security lighting installed

Compliant external lighting provided.

**Assumptions for ENE 6**

Compliant security lighting will be installed  
 Working drawings & Spec showing the location of all external light fittings

**Evidence for ENE 7 (Low or Zero Carbon Energy Technologies) - Flats 4-6 Parker Street**

Contribution of low or zero carbon technologies greater than or equal to 10%

Air Source Heat Pump to each apartment

**Assumptions for ENE 7**

**Evidence for ENE 8 (Cycle Storage) - Flats 4-6 Parker Street**

Studio or 1 bedroom dwelling - Storage for 1 cycle per dwelling  
2 or 3 bedroom dwelling - Storage for 2 cycles per dwelling

Cycle Storage in basement

**Assumptions for ENE 8**

Design access statement  
External Works Layout  
Working Drawings  
Cycle Fixings data sheet

**Evidence for ENE 9 (Home Office) - Flats 4-6 Parker Street**

Compliant home office

Compliant home office in each apartment

**Assumptions for ENE 9**

Study shown on the plans  
Broadband available  
daylight calculations will meet the requirement

**Evidence for WAT 1 (Internal Water Use) - Flats 4-6 Parker Street**

Internal water use less than or equal to 105 litres per person per day

Code 3 compliant water fittings provided.

- Basins 4 x l/min flow restriction
- Toilets 4/2 x litre part flush, x litre full flush
- Kitchen taps 6 x litre flow restriction
- Showers 8 x litre flow restriction
- Baths 125 x litre capacity to overflow

**Assumptions for WAT 1**

Working Drawings & Spec - show water reducing equipment, flow rate, capacities & note 'designed to avoid risk of microbial contamination in line with best practice'  
Or Cover Letter  
Completed Water Calc Tool (Assessor to provide)  
Sanitaryware Specification  
Sanitaryware technical data sheets showing flow rates

**Evidence for WAT 2 (External Water Use) - Flats 4-6 Parker Street**

Compliant communal rainwater collection system

Compliant communal rainwater collection system

**Assumptions for WAT 2**

External Works Layout  
Garden Water Butts Product literature

**Evidence for MAT 1 (Environmental Impact of Materials) - Flats 4-6 Parker Street**

Mandatory requirements met: At least 3 elements rated A+ to D, 11 credits scored

Materials used will score 11 credits under the Green Guide

**Assumptions for MAT 1**

Working Drawings & Spec - Location & area of elements  
Mat 1 Calculator tool (Assessor to provide)  
Green Guide Reference no.s

**Evidence for MAT 2 (Responsible Sourcing (Basic Building Elements)) - Flats 4-6 Parker Street**

4 credits scored

The Code material calculator will generate 4 credits for Mat 2

**Assumptions for MAT 2**

Volume calculations for each material  
Chain of Custody Certificates  
Mat 2 Calculator Tool (Assessor to provide)

**Evidence for MAT 3 (Responsible Sourcing (Finishing Elements)) - Flats 4-6 Parker Street**

3 credits scored

The Code material calculator will generate 3 credits for Mat 3

**Assumptions for MAT 3**

Volumes calculations for each material  
 Working Drawings & Spec - Location & area of elements  
 Mat 3 Calculator Tool (Assessor to provide)  
 Chain of Custody Certificates

**Evidence for SUR 1 (Management of Surface Water Run-Off from Site) - Flats 4-6 Parker Street**

Mandatory Met: Peak rate of run-off and annual volume of run-off is no greater for the developed than for the pre-development. The system has also been designed for local drainage system failure.  
 Credits not sought, water quality criteria not met/sought.

Flood risk assessment to be provided to show run off calculations as per the SUR 1 template

**Assumptions for SUR 1**

Cover letter SUR 1  
 Statement from appropriately qualified professional confirming that they are qualified in line with code definition  
 Flood Risk Assessment  
 Drainage report (addressing all issues listed in Code)  
 Pre-development drawings  
 Engineering layout  
 SUR 1 Template

**Evidence for SUR 2 (Flood Risk) - Flats 4-6 Parker Street**

Low flood risk - zone 1

Evidence to support the Flood Zone 1 - FRA  
 Sur01 - Flood Risk Assessment

**Assumptions for SUR 2**

Code complaint Flood Risk Assessment

**Evidence for WAS 1 (Household Waste Storage and Recycling Facilities) - Flats 4-6 Parker Street**

Mandatory requirements met: Adequate storage of household waste with accessibility in line with checklist WAS 1. Local authority collection: Before collection sorting with appropriate internal storage of recyclable materials

Details to be provided to show the local; authority collection scheme, along with recycle bins and non recycle waste bins to kitchens

**Assumptions for WAS 1**

Local Authority Collection Scheme - details  
 Internal recycle bins - data sheet & location  
 External Bin Stores size & location  
 External Works Layout  
 Working Drawings  
 Type, dimensions & volumes of refuse bins from LA  
 Table Cat 5.1 - Supplementary Information sheet for Was 1  
 Checklist IDP

**Evidence for WAS 2 (Construction Site Waste Management) - Flats 4-6 Parker Street**

Compliant site waste management plan containing benchmarks, procedures and commitments for the minimizing and diverting 80% waste from landfill in line with the criteria and with Checklist WAS 2a, 2b & 2c

Site Waste Management Plan will be in place to comply  
 Was02/Checklists 2a,2b,2c,2d (Undated)  
 02\_Checklist\_Was\_2\_(Rev00\_2010)

**Assumptions for WAS 2**

SWMP / Specification of what SWMP will contain or, Cover Letter WAS 2- confirmation of SWMP and description  
 Was 2a -Minimum Construction wastes Generated on Site  
 Was 2b - Waste Groups  
 Was 2c - Diversion for Landfill Construction Waste Generated on Site

**Evidence for WAS 3 (Composting) - Flats 4-6 Parker Street**

Communal/community composting service run by the local authority  
 Communal composting in place

**Assumptions for WAS 3**

Location & size of internal & external storage  
 IDP Checklist  
 External Works Layout  
 Compost bins - data sheet  
 Local authority kitchen/garden waste collection scheme

**Evidence for POL 1 (Global Warming Potential of Insulants) - Flats 4-6 Parker Street**

All insulants have a GWP of less than 5  
 All insulants have a GWP of less than 5 - checklist to be provided

**Assumptions for POL 1**

Checklist Pol 1  
 Insulation Data sheets for all insulants

**Evidence for POL 2 (NOx Emissions) - Flats 4-6 Parker Street**

NOx emissions less than or equal to 40mg/kWh  
 Low Nox boilers to be used  
 Gas Community boiler in basement feeding all apartments

**Assumptions for POL 2**

Working drawings & specification - Dry Nox & Boiler Classes  
 SAP report

**Evidence for HEA 1 (Daylighting) - Flats 4-6 Parker Street**

Kitchen: Average daylight factor of at least 2%  
 Living room: Average daylight factor of at least 1.5%  
 Dining room: Average daylight factor of at least 1.5%  
 Home office: Average daylight factor of at least 1.5%  
 Daylight calculations to prove the daylight factors have been met

**Assumptions for HEA 1**

Working drawings  
 Window spec - Glass transmission factor  
 Approved Calculations (assessor)

**Evidence for HEA 2 (Sound Insulation) - Flats 4-6 Parker Street**

Accredited Part E sound testing has been undertaken  
 Airborne 8dB higher, impact 8dB lower

**Assumptions for HEA 2**

Part E sound testing to prove airborne 8db higher, and Impact 8db lower

**Evidence for HEA 3 (Private Space) - Flats 4-6 Parker Street**

Individual private space provided.  
 Private space to comply with Code requirements

**Assumptions for HEA 3**

Working drawings  
 Checklist IDP  
 Site Layout showing rear garden & balconies

**Evidence for HEA 4 (Lifetime Homes) - Flats 4-6 Parker Street**

All criteria of Lifetime Homes in line with all 16 principals of Lifetime Homes  
 Planning statement submitted and conditioned

**Assumptions for HEA 4**

Built to Lifetime Homes Standard

**Evidence for MAN 1 (Home User Guide) - Flats 4-6 Parker Street**

All criteria inline with checklist MAN 1 Part 1 - Operational Issues will be met  
 All criteria inline with checklist MAN 1 Part 2 - Site and Surroundings will be met

Home User guide - code complaint

**Assumptions for MAN 1**

Checklist Man 1 - Home User Guide  
 Home User Guide

**Evidence for MAN 2 (Considerate Constructors Scheme) - Flats 4-6 Parker Street**

Considerate constructors scheme: Significantly beyond best practise, a score of between 35 - 50, and at least a score of 7 in each section\*

Considerate Constructors Registration required

**Assumptions for MAN 2**

Considerate Constructors Scheme Pro forma  
To achieve Best Practise score

**Evidence for MAN 3 (Construction Site Impacts) - Flats 4-6 Parker Street**

Monitor, report and set targets for water consumption from site activities  
Adopt best practise policies in respects to air (dust) pollution from site activities  
Adopt best practise policies in respects to water (ground and surface) pollution  
80% of timber reclaimed, re-used or responsibly sourced

Detailed monitoring of water consumption and adoption of best practice methods for air/water pollution and the responsible sourcing of timber

**Assumptions for MAN 3**

Checklist Man 3

**Evidence for MAN 4 (Security) - Flats 4-6 Parker Street**

Secured by design section 1 & 2 compliant

Secure by Design compliant

**Assumptions for MAN 4****Evidence for ECO 1 (Ecological Value of Site) - Flats 4-6 Parker Street**

Credit not sought

Credit not sought

**Assumptions for ECO 1**

Completed ECO checklist  
Cover letter ECO1  
Ecology Report - see Technical Doc

**Evidence for ECO 2 (Ecological Enhancement) - Flats 4-6 Parker Street**

Credit not sought or no compliant enhancement

**Assumptions for ECO 2****Evidence for ECO 3 (Protection of Ecological Features) - Flats 4-6 Parker Street**

Ecological features will be adequately protected and maintained

Any features will be protected during the construction phase

**Assumptions for ECO 3**

Tree Protection Plan  
Survey Drawing  
Measurement of Proposed Vegetation  
Completed ECO checklist  
Ecology Report - see Technical Doc  
Any features will be protected during the construction phase

**Evidence for ECO 4 (Change of Ecological Value of Site) - Flats 4-6 Parker Street**

Neutral: Greater than -3 and less than or equal to +3

No real change in Ecology as existing site

**Assumptions for ECO 4**

ECO4 Calculation Form - 20.16.11  
Completed ECO checklist  
Ecology Report - see Technical Doc  
Site Plan  
Measurement of Proposed Vegetation

**Evidence for ECO 5 (Building Footprint) - Flats 4-6 Parker Street**

Flats ratio of 4:1

Floor plans to all storeys

**Assumptions for ECO 5**

5 storey building

Assessor Declaration

I Gary Nicholls, can confirm that I have compiled this report to the best of my ability, I have based all findings on the information that is referenced within this report, and that this report is appropriate for the registered site.

To the best of my knowledge all the information contained within this report is correct and accurate. I have within my possession all the reference material that relates to this report, which is available for inspection by the client, the clients representative or Stroma Certification for Quality Assurance monitoring.

Signed:



Gary Nicholls  
Briary Energy Consultants  
24 March 2014



## Information about Code for Sustainable Homes

The Code for Sustainable Homes (the Code) is an environmental assessment method for rating and certifying the performance of new homes. It is a national standard for use in the design and construction of new homes with a view to encouraging continuous improvement in sustainable home building. The Code is based on EcoHomes®.

It was launched in December 2006 with the publication of 'Code for Sustainable Homes: A stepchange in sustainable home building practice' (Communities and Local Government, 2006), and became operational in England from April 2007.

The Code for Sustainable Homes covers nine categories of sustainable design. Each category includes a number of environmental issues. Each issue is a source of impact on the environment which can be assessed against a performance target and awarded one or more credits. Performance targets are more demanding than the minimum standards needed to satisfy Building Regulations or other legislation. They represent good or best practice, are technically feasible, and can be delivered by the building industry. The issues and categories are as follows:

- Energy & CO2 Emissions
  - Dwelling Emission Rate
  - Building Fabric
  - Internal Lighting
  - Drying Space
  - Energy Labelled White Goods
  - External Lighting
  - Low or Zero Carbon Technologies
  - Cycle Storage
  - Home Office
- Water
  - Internal Water Use
  - External Water Use
- Materials
  - Environmental Impact of Materials
  - Responsible Sourcing of Materials - Basic Building Elements
  - Responsible Sourcing of Materials - Finishing Elements
- Surface Water Run-off
  - Management of Surface Water Run-off from the Development
  - Flood Risk
- Waste
  - Storage of Non-Recyclable Waste and Recyclable Household Waste
  - Construction Site Waste Management
  - Composting
- Pollution
  - Global Warming Potential of Insulants
  - NOx Emissions

- Health & Wellbeing
  - Daylighting
  - Sound Insulation
  - Private Space
  - Lifetime Homes
- Management
  - Home User Guide
  - Considerate Constructors Scheme
  - Construction Site Impacts
  - Security
- Ecology
  - Ecological Value of Site
  - Ecological Enhancement
  - Protection of Ecological Features
  - Change in Ecological Value of Site
  - Building Footprint

The Code assigns one or more performance requirements (assessment criteria) to all of the above environmental issues. When each performance requirement is achieved a credit is awarded (with the exception of the four mandatory requirements which have no associated credits). The total number of credits available to a category is the sum of credits available for all the issues within it.

Mandatory minimum performance standards are set for some issues. For four of these, a single mandatory requirement is set which must be met, whatever Code level rating is sought. Credits are not awarded for these issues. Confirmation that the performance requirements are met for all four is a minimum entry requirement for achieving a level 1 rating. The four un-credited issues are:

- Environmental Impacts of Materials
- Management of Surface Water Run-off from Developments
- Storage of Non-Recyclable Waste and Recyclable Household Waste
- Construction Site Waste Management

If the mandatory minimum performance standard is met for the four un-credited issues, four further mandatory issues need to be considered. These are agreed to be such important issues that separate Government policies are being pursued to mitigate their effects. For two of these, credits are awarded for every level of achievement recognised within the Code, and minimum mandatory standards increase with increasing rating levels.

The two issues with increasing mandatory minimum standards are:

- Dwelling Emission Rate
- Indoor Water Use

For one issue a mandatory requirement at Level 5 or 6:

- Fabric Energy Efficiency

The final issue with a mandatory requirement for Level 6 of the Code is:

- Lifetime Homes

Further credits are available on a free-choice or tradable basis from other issues so that the developer may choose how to add performance credits (converted through weighting to percentage points) achieve the rating which they are aiming for.

The environmental impact categories within the Code are not of equal importance. Their relative value is conveyed by applying a consensus-based environmental weighting factor (see details below) to the sum of all the raw credit scores in a category, resulting in a score expressed as percentage points. The points for each category add up to 100.

The weighting factors used in the Code have been derived from extensive studies involving a wide range of stakeholders who were asked to rank (in order of importance) a range of environmental impacts. Stakeholders included international experts and industry representatives.

It is also important to note that achieving a high performance in one category of environmental impact can sometimes result in a lower level of performance for another. For instance, if biomass is used to meet heating demands, credits will be available for performance in respect of energy supplied from a renewable source, but credits cannot be awarded for low NOX emission. It is therefore impossible to achieve a total percentage points score of 100.

The Code uses a rating system of one to six stars. A star is awarded for each level achieved. Where an assessment has taken place by where no rating is achieved, the certificate states that zero stars have been awarded:

Code Levels	Total Points Score (Equal to or Greater Than)
Level 1 ★☆☆☆☆	36 Points
Level 2 ★★☆☆☆	48 Points
Level 3 ★★★☆☆	57 Points
Level 4 ★★★★☆	68 Points
Level 5 ★★★★★	84 Points
Level 6 ★★★★★★	90 Points

Formal assessment of dwellings using the Code for Sustainable Homes may only be carried out using Certified assessors, who are qualified 'competent persons' for the purpose of carrying out Code assessments.

### Energy & CO2 Emissions

**ENE 1:**Dwelling Emission Rate

**Available Credits:**10

**Aim:**To limit CO2 emissions arising from the operation of a dwelling and its services in line with current policy on the future direction of regulations.

**ENE 2:**Fabric Energy Efficiency

**Available Credits:**9

**Aim:**To improve fabric energy efficiency performance thus future-proofing reductions in CO2 for the life of the dwelling.

**ENE 3:**Energy Display Device

**Available Credits:**2

**Aim:**To promote the specification of equipment to display energy consumption data, thus empowering dwelling occupants to reduce energy use.

**ENE 4:**Drying Space

**Available Credits:**1

**Aim:**To promote a reduced energy means of drying clothes.

**ENE 5:**Energy Labelled White Goods

**Available Credits:**2

**Aim:**To promote the provision or purchase of energy efficient white goods, thus reducing the CO2 emissions from appliance use in the dwelling.

**ENE 6:**External Lighting

**Available Credits:**2

**Aim:**To promote the provision of energy efficient external lighting, thus reducing CO2 emissions associated with the dwelling.

**ENE 7:**Low or Zero Carbon Technologies

**Available Credits:**2

**Aim:**To limit CO2 emissions and running costs arising from the operation of a dwelling and its services by encouraging the specification of low and zero carbon energy sources to supply a significant proportion of energy demand.

**ENE 8:**Cycle Storage

**Available Credits:**2

**Aim:**To promote the wider use of bicycles as transport by providing adequate and secure cycle storage facilities, thus reducing the need for short car journeys and the associated CO2 emissions.

**ENE 9:**Home Office

**Available Credits:**1

**Aim:**To promote working from home by providing occupants with the necessary space and services thus reducing the need to commute.

### Water

**WAT 1:**Indoor Water Use

**Available Credits:**5

**Aim:**To reduce the consumption of potable water in the home from all sources, including borehole well water, through the use of water efficient fittings, appliances and water recycling systems.

**WAT 2:**External Water Use

**Available Credits:**1

**Aim:**To promote the recycling of rainwater and reduce the amount of mains potable water used for external water uses.

### Materials

**MAT 1:**Environmental Impact of Materials

**Available Credits:**15

**Aim:**To specify materials with lower environmental impacts over their life-cycle.

**MAT 2:**Responsible Sourcing of Materials - Basic Building Elements

**Available Credits:**6

**Aim:**To promote the specification of responsibly sourced materials for the basic building elements.

**MAT 3:**Responsible Sourcing of Materials - Finishing Elements

**Available Credits:**3

**Aim:**To promote the specification of responsibly sourced materials for the finishing elements.

### Surface Water Run-off

**SUR 1:**Management of Surface Water Run-off from developments

**Available Credits:**2

**Aim:**To design surface water drainage for housing developments which avoid, reduce and delay the discharge of rainfall run-off to watercourses and public sewers using SuDS techniques. This will protect receiving waters from pollution and minimise the risk of flooding and other environmental damage in watercourses.

**SUR 2:**Flood Risk

**Available Credits:**2

**Aim:**To promote housing development in low flood risk areas, or to take measures to reduce the impact of flooding on houses built in areas with a medium or high risk of flooding.

### Waste

**WAS 1:**Storage of non-recyclable waste and recyclable household waste

**Available Credits:**4

**Aim:**To promote resource efficiency via the effective and appropriate management of construction site waste.

**WAS 2:**Construction Site Waste Management

**Available Credits:**3

**Aim:**To promote resource efficiency via the effective and appropriate management of construction site waste.

**WAS 3:**Composting

**Available Credits:**1

**Aim:**To promote the provision of compost facilities to reduce the amount of household waste sent to landfill.

### Pollution

**POL 1:**Global Warming Potential of Insulants

**Available Credits:**1

**Aim:**To promote the reduction of emissions of gases with high GWP associated with the manufacture, installation, use and disposal of foamed thermal and acoustic insulating materials.

**POL 2:**NOx Emissions

**Available Credits:**3

**Aim:**To promote the reduction of nitrogen oxide (NOX) emissions into the atmosphere.

### Health & Wellbeing

**HEA 1:**Daylighting

**Available Credits:**3

**Aim:**To promote good daylighting and thereby improve quality of life and reduce the need for energy to light the home.

**HEA 2:**Sound Insulation

**Available Credits:**4

**Aim:**To promote the provision of improved sound insulation to reduce the likelihood of noise complaints from neighbours.

**HEA 3:**Private Space

**Available Credits:**1

**Aim:**To improve quality of life by promoting the provision of an inclusive outdoor space which is at least partially private.

**HEA 4:**Lifetime Homes

**Available Credits:**4

**Aim:**To encourage the construction of homes that are accessible and easily adaptable to meet the changing needs of current and future occupants.

### Management

**MAN 1:**Home User Guide

**Available Credits:**3

**Aim:**To promote the provision of guidance enabling occupants to understand and operate their home efficiently and make the best use of local facilities.

**MAN 2:**Considerate Constructors Scheme

**Available Credits:**3

**Aim:**To promote the environmentally and socially considerate, and accountable management of construction sites.

**MAN 3:**Construction Site Impacts

**Available Credits:**2

**Aim:**To promote construction sites managed in a manner that mitigates environmental impacts.

**MAN 4:**Security

**Available Credits:**2

**Aim:**To promote the design of developments where people feel safe and secure- where crime and disorder, or the fear of crime, does not undermine quality of life or community cohesion.

### Ecology

**ECO 1:**Ecological value of site

**Available Credits:**1

**Aim:**To promote development on land that already has a limited value to wildlife, and discourage the development of ecologically valuable sites.

**ECO 2:**Ecological enhancement

**Available Credits:**1

**Aim:**To enhance the ecological value of a site.

**ECO 3:**Protection of ecological features

**Available Credits:**1

**Aim:**To promote the protection of existing ecological features from substantial damage during the clearing of the site and the completion of construction works.

**ECO 4:**Change in ecological value of site

**Available Credits:**4

**Aim:**To minimise reductions and promote an improvement in ecological value.

**ECO 5:**Building footprint

**Available Credits:**2

**Aim:**To promote the most efficient use of a building's footprint by ensuring that land and material use is optimised across the development.

## Disclaimer

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