



Report Reference: BEC/GGC/PERCY
Site Registration:
Site Name: 31 Percy Street
Assessor Number: STRO003305
Company: Briary Energy Consultants
Assessor: Gary Nicholls



Site Details

Site Name: 31 Percy Street
Site Registration:
Site Address: 31
 Percy Street

City/Town: London
County: Greater London
Postcode: W1T 2DD
No. of Dwellings: 1
No. of Dwelling Types: 1
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
Email: gary@briaryenergy.co.uk

Client Details

Company: Path Estates Ltd
Contact Name: Chris Protopapas
Job Title:
Email:
Tel:
Address: 37 Church Way

City/Town: London
County:
Postcode: N20 0JZ

Architect Details

Company: GGC Design Ltd
Contact Name: Georgia Calton
Job Title:
Email: g.g.calton11@btinternet.com
Tel: 01895 251323
Address:

City/Town:
County:
Postcode:

Developer Details

Company: Path Estates Ltd
Contact Name: Chris Protopapas
Job Title:
Email:
Tel:
Address: 37 Church Way

City/Town: London
County:
Postcode: N20 0JZ

Dwelling ID	Plot No.	Address	Social Unit
1	1	88 Kilburn Park Road London	No

Development Summary & Ratings

Dwelling ID	Dwelling Type	Description	Level	Score
		88Kilburn Park Road	3	58.6

Deviations from Standard

No deviations from standard

Score Sheet for 31 Percy 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	0	1	7	4	2	1	2	2	0	0	1	3	0	11	4	3	0	2	4	3	0	1	3	2	3	1	0	3	2	2	2	0	0	1	2	0	58.6	3

Summary Score Sheet

Dwelling Type: 88 Kilburn Park Road

Dwelling ID: 1

			Score Assessment					
	Credit Score	Credits Available	Sub Total	Credits Available	%	Weighting Factor	Points Score	
Energy & CO2 Emissions								
ENE 1	Dwelling Emission Rate	0.1	10	15.5	31	50	36.4	18.2
ENE 2	Fabric Energy Efficiency	7.4	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	0	2					
ENE 8	Cycle Storage	0	2					
ENE 9	Home Office	1	1					
Water								
WAT 1	Internal Water Use	3	5	3	6	50	9	4.5
WAT 2	External Water Use	0	1					
Materials								
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					
Surface Water Run-off								
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					
Waste								
WAS 1	Household Waste Storage and Recycling Facilities	4	4	7	8	87.5	6.4	5.6
WAS 2	Construction Site Waste Management	3	3					
WAS 3	Composting	0	1					
Pollution								
POL 1	Global Warming Potential of Insulants	1	1	4	4	100	2.8	2.8
POL 2	NOx Emissions	3	3					
Health & Wellbeing								
HEA 1	Daylighting	2	3	6	12	50	14	7
HEA 2	Sound Insulation	3	4					
HEA 3	Private Space	1	1					
HEA 4	Lifetime Homes	0	4					
Management								
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					
Ecology								
ECO 1	Ecological Value of Site	0	1	3	9	33.33	12	4
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	0	2					
			Level Achieved: 3	Total Points Scored: 58.6				

Evidence for ENE 1 (Dwelling Emission Rate)

Improvement above Part L Building Regulations 2010. 0.1 credits allocated

SAP Reports meeting code Level 3 energy requirement

Assumptions for ENE 1

Working Drawings

SAPs

Construction Specification;

Wall u-values = 0.25 / Floor = 0.18 / Roof = 0.18 / Windows = 1.50

Design Air Permeability = 6.0

Gas Combi boiler 89% efficient

100% dedicated low energy lighting

Enhanced accredited details used

Evidence for ENE 2 (Fabric Energy Efficiency)

Mid Terrace

7.4 credits allocated

SAP Reports meeting code Level 3 energy requirement

Assumptions for ENE 2

Working Drawings

SAPs

Construction Specification;

Wall u-values = 0.25 / Floor = 0.18 / Roof = 0.18 / Windows = 1.50

Design Air Permeability = 6.0

Gas Combi boiler 89% efficient

100% dedicated low energy lighting

Enhanced accredited details used

Evidence for ENE 3 (Energy Display Device)

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 provided

Working drawings showing location and note

Smart Meter Product Literature

Cover letter ENE3

Evidence for ENE 4 (Drying Space)

Compliant internal drying space

Internal Drying space over bath of 4m+

Assumptions for ENE 4

Internal drying space to be provided - over bath lines

Evidence for ENE 5 (Energy Labelled White Goods)

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)

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)

Credit(s) not sought or contribution of low or zero carbon technologies less than 10%

no renewables assumed

Assumptions for ENE 7**Evidence for ENE 8 (Cycle Storage)**

Credit(s) not sought or no compliant cycle storage

no space for cycle storage

Assumptions for ENE 8

Design access statement

External Works Layout

Working Drawings

Cycle Fixings data sheet

Evidence for ENE 9 (Home Office)

Compliant home office

Compliant home office

Assumptions for ENE 9

Study shown on the plans

Broadband available

daylight calculations will meet the requirement

Evidence for WAT 1 (Internal Water Use)

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)

Credit not sought or no external rainwater collection system provision

no rainwater collection system

Assumptions for WAT 2**Evidence for MAT 1 (Environmental Impact of Materials)**

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))

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))

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)

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)

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)

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)

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)

Local authority green waste collection scheme

Credit not sought

Assumptions for WAS 3**Evidence for POL 1 (Global Warming Potential of Insulants)**

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)

NOx emissions less than or equal to 40mg/kWh

Low Nox boilers to be used

Assumptions for POL 2

Working drawings & specification - Dry Nox & Boiler Classes

SAP report

Evidence for HEA 1 (Daylighting)

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)

Accredited Part E sound testing has been undertaken

Airborne 5dB higher, impact 5dB lower

Assumptions for HEA 2

Part E sound testing to prove airborne 5db higher, and Impact 5db lower

Evidence for HEA 3 (Private Space)

Individual private space provided.

Private space to comply with Code requirements

Assumptions for HEA 3

Working drawings

Checklist IDP

Site Layout showing rear courtyard

Evidence for HEA 4 (Lifetime Homes)

Credits not sought

credit not sought

Assumptions for HEA 4**Evidence for MAN 1 (Home User Guide)**

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)

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)

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)

Secured by design section 2 compliant

Secure by design compliant

Assumptions for MAN 4**Evidence for ECO 1 (Ecological Value of Site)**

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)

Credit not sought or no compliant enhancement

Assumptions for ECO 2**Evidence for ECO 3 (Protection of Ecological Features)**

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)

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)

Credit not sought

credit not sought

Assumptions for ECO 5

2 storey building - no credits

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
28 January 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.

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