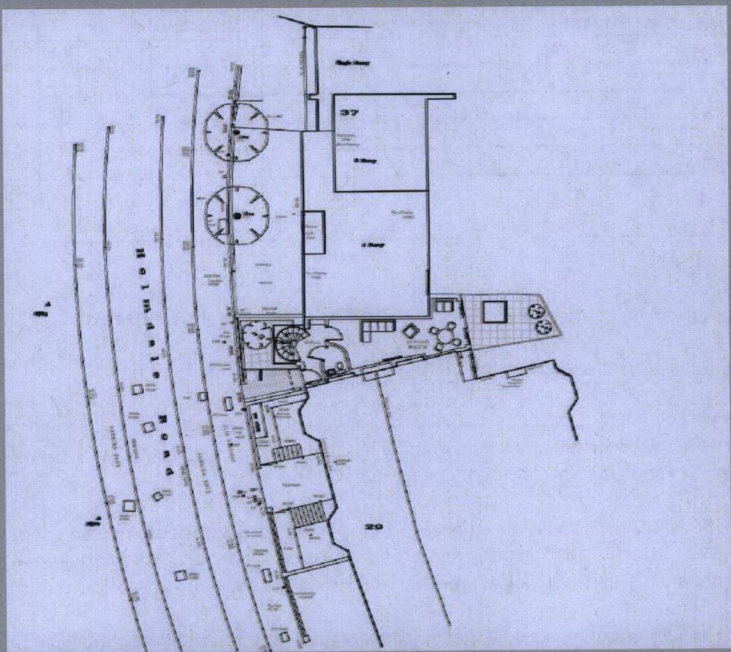




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Code For Sustainable Homes Strategy Report

Development Name:	Holmdale Road	
Site Address	London, NW6 1BJ	
No of Units	1	
Plot No's	1	
Code Requirement	Code Level 4 Version: Nov 2010	Matt Fitzpatrick - BREEAM- ASSESSOR-192
Report Issue Date	15/03/2012	
Developer	Briffa Phillips	
Address	19-21 Holywell Hill, St Albans, AL1 1EZ	
Site Description		

Notes

15/03/12 Planning Strategy

Executive Summary

This Code For Sustainable Homes Pre-Assessment has been prepared by Matt Fitzpatrick, a registered and accredited BREEAM and Code Assessor. (BREEAM- ASSESSOR-192)

It has been prepared to support a detailed planning application on land at Holmdale Road, London , NW6 1BJ
It has been measured under the Code Version November 2010.

A summary of the section scores is detailed in the table below:

No	Section	Maximum Score	Current Credits	Weighting	Actual Score
1	Energy & Carbon Dioxide Emissions	31	18	1.17	21.06
2	Water	6	4	1.50	6.00
3	Materials	24	13	0.30	3.90
4	Surface Water Run off	4	2	0.55	1.10
5	Waste	8	7	0.80	5.60
6	Pollution	4	4	0.70	2.80
7	Health & Wellbeing	12	8	1.17	9.36
8	Management	9	9	1.11	9.99
9	Ecology	9	7	1.33	9.31
				Total	69.12

It can be confirmed that:

All mandatory requirements and targets required to achieve Code Level 4 have been met.

The total score is in excess of 68 points and therefore Level 4 would be met.

The site scores well within the energy section boosted by good fabric energy efficiency, the provision of an energy display device for both electricity and primary heating fuel, dedicated cycle storage and the provision home office facilities and external clothes drying facilities for the occupants.

The mandatory Code 3 and 4 requirements to restrict water use to 105 litres per person per day, under the internal potable water section, will be achieved through the use of suitable flow restrictors and dual flush WC's. The developer has also agreed to install a rainwater harvesting system.

The developer has committed to use only timber from certified renewable sources achieving valuable credits under Mat3.

The provision of both internal and external recycling facilities together with the development of a fully code compliant Site Waste Management Plan ensures near maximum credits have been achieved within the Waste Section.

Health and Wellbeing issues have been well addressed by the developer, who has agreed to meet Lifetime Homes criteria, achieve sound insulation values which are at least 5db better than that required under Building Regulations Approved Document E and by providing a pleasant and secluded outdoor space for use by the residents.

The developers decision to provide fully compliant Home User Guides, register the site with the Considerate Constructors Scheme, take steps to reduce the construction site impacts and achieve Secured By Design section 2 compliance should ensure maximum credits within the Management section of the code.

The following pages detail the commitments made by the developer.

Site Strategy - Holmdale Road

	House
Targeted Score	69.12
Total Required	68.00

Strategy to achieve Code Level 4 compliance assessed under the November 2010 version of CfSH

Credit Issue	Description of Credit Issue	Maximum Score	House	Weighted Value of credit	Strategy
Ene 1	Dwelling Emission Rate	10	3	1.17	The mandatory requirement to achieve a 25% improvement of 2010 DER/TER must be achieved to meet Code Level 4 criteria. This will result in 3 credits being achieved. This is to be proven through full SAP calculations by an accredited Energy assessor
Ene 2	Fabric Energy Efficiency	9	5	1.17	A Fabric Energy efficiency of less than 43 kWh/m2/year is to be achieved. This is to be proven through full SAP calculations by an accredited Energy assessor
Ene 3	Energy Display Devices	2	2	1.17	Electricity <u>and</u> Primary heating fuel consumption data will be displayed to occupants by a correctly specified energy display device. This is a system comprising a self charging sensor(s) fixed to the incoming mains supply/supplies, to measure and transmit energy consumption data to a visual display unit. As a minimum the visual display unit will be capable of displaying the following information: Local time Current mains energy consumption (kilowatts and kilowatt hours) Current emissions (g/kg CO2) Current tariff Current Cost (in pounds and pence) Display accurate account balance information (amount in credit or debit) Visual presentation of data (non-numeric) to allow consumers to identify high and low levels of usage. Historical consumption data so that consumers can compare their current and previous usage. This should include cumulative consumption data in any of the following forms day/week/month/billing period.
Ene 4	Drying Space	1	1	1.17	A rotary dryer will be installed in the garden. The post support must be concreted in.

Credit Issue	Description of Credit Issue	Maximum Score	House	Weighted Value of credit	Strategy
Ene 5	Energy Labelled White Goods	2	2	1.17	<p>A full white goods package to be supplied as standard, together with a leaflet describing the EU energy efficiency labelling scheme.</p> <p>The white goods are must comply with the following energy ratings: Fridge/freezers A+ rated Washing Machines A Rated Dishwashers A rated Washer Dryer/tumble dryer B Rated</p> <p>In addition the washing machine or washer dryer must have a manufacturers certified water consumption figure of less than 8 litres per kg (dry load) and the dishwasher must have a manufacturers certified water consumption figure of less than 1.25 litres per place setting</p>
Ene 6	External Lighting	2	2	1.17	All external space lighting is to be Dedicated Low Energy fittings and controlled by PIR or timer switches. Any Security lighting will have a maximum wattage of 150W, be controlled by PIR and daylight cut-off sensors.
Ene 7	Low or Zero Carbon Technologies	2	0	1.17	These credits are not being sought at this time.
Ene 8	Cycle Storage	2	2	1.17	<p>Cycle storage will be provided to accommodate 2No cycles within a proprietary cycle storage system.</p> <p>The storage will be safe, secure, convenient, weather-proof and have direct access to a public right of way without going through the dwelling.</p>
Ene 9	Home Office	1	1	1.17	The developer has agreed that sufficient space and services will be provided within Bedroom 2 to allow the occupants to set up a home office. The home office location will be situated on a 1.8m wall length with two double power sockets, two telephone points(or single telephone point where broadband is available). It will be situated in a room with a window, adequate ventilation and a daylight factor of 1.5%.

Credit Issue	Description of Credit Issue	Maximum Score	House	Weighted Value of credit	Strategy
Wat 1	Internal Water Use	5	3	1.50	<p>The developer will ensure that the following specification (or similar) will be adopted to achieve a reduction in water consumption to achieve a usage of no greater than 105 litres per person per day allowing 3 credits to be awarded.</p> <p>Cisterns: 6/4 Dual flush Bath: Maximum Volume to overflow 170 Litres Basin Taps: 5 Litres per minute Kitchen Taps: 12 Litres per minute Shower : 6 Litres per minute Washing Machine: Max consumption 8 litres per kg (dry load) Dishwasher : Max consumption 1.2 litres per place setting</p> <p>The figures shown above are for a unit where all fittings are the same.</p>
Wat 2	External Water Use	1	1	1.50	The developer has agreed that a rainwater harvesting system is to be incorporated within the development, with storage contained to the front of the property.
Mat 1	Environmental Impact of Materials	15	11	0.30	The material specification will be assessed under the Green Guide as produced by the BRE. Abbey Consultants estimate that 11 credits may be achieved.
Mat 2	Responsible Sourcing - Basic	6	0	0.30	These credits are not being sought.
Mat 3	Responsible Sourcing - Finishing	3	2	0.30	<p>All material , primarily timber , will be responsibly sourced. The percentages of timber within the scheme should be sufficient for 2 credits to be assumed awarded. The following areas are considered:</p> <p>a) Stair b) Window c) External & internal door d) Skirting e) Panelling f) Furniture g) Fascia's h) Any other significant use</p>

Credit Issue	Description of Credit Issue	Maximum Score	House	Weighted Value of credit	Strategy
Sur 1	Reduction Surface Water Run-off	2	0	0.55	The developer has agreed that there will be no increase in either the peak rate of run off or the volume of run off as a result of the new development. This is being dealt with through the use of rainwater harvesting and green roofs.
Sur 2	Flood Risk	2	2	0.55	Initial investigations indicate that the site lies within Flood Zone 1. This will be confirmed by a Flood Risk assessment.
Was 1	Household Waste Storage and Recycling	4	4	0.80	Full recycling both internally (30 litres) and externally (suitable base and covered) is to be provided for all plots. The individual internal storage will comprise 3No internal bins with no individual bin being less than 7 litres.
Was 2	Construction Site Waste Management	3	2	0.80	<p>The site will have the benefit of a Site Waste Management Plan that contains :</p> <ul style="list-style-type: none"> a) target benchmarks for resource efficiency b) procedures for minimizing non-hazardous waste. Specifying waste minimisation actions relating to at least 3 waste groups and support them by appropriate monitoring of waste c) procedures for minimizing hazardous waste d) monitoring, measuring and reporting of hazardous and non-hazardous waste site waste production according o defined waste groups. <p>The SWMP will include procedures for diverting waste from landfill though re-use on site, re-use on other sites, salvage, return to supplier (take back scheme), recovery and recycling through an approved waste contractor, compost</p> <p>and</p> <p>At least <u>50%</u> by weight or by volume of non- hazardous waste will be diverted from landfill.</p>
Was 3	Composting	1	1	0.80	An individual composting container will be sited within the rear garden and a composting leaflet is to be provided to the dwelling.
Pol 1	Global Warming Potential	1	1	0.70	All Insulants used within the roofs, walls, floors, cylinder, pipework, cold water storage tanks, external doors and loft access traps are to have a GWP of less than 5:
Pol 2	NOx emissions	3	3	0.70	Heating and hot water will be provided by a gas boiler with NOx emissions of less than 40mg/kWh .
Hea 1	Daylighting	3	0	1.17	These credits are not being sought.

Credit Issue	Description of Credit Issue	Maximum Score	House	Weighted Value of credit	Strategy
Hea 2	Sound Insulation	4	3	1.17	The developer has agreed to carry out a series of sound tests to the party walls and has committed to achieving an improvement of at least 5db over the requirements of Building Regulations Approved Document E.
Hea 3	Private Space	1	1	1.17	The dwelling has its own private rear garden and the developer has agreed that the garden is to be provided with inclusive access and usability as per the attached checklist IDP.
Hea 4	Lifetime Homes	4	4	1.17	The developer has agreed that this dwelling to be constructed to meet Lifetime Homes criteria.
Man 1	Home User Guide	3	3	1.11	A Home User Guide that complies with Checklist Man1 Parts 1 & 2 as issued by the BRE , will be prepared and handed to the purchaser and therefore 3 credits will be achieved.
Man 2	Considerate Constructors Scheme	2	2	1.11	The developer will ensure that the site will be registered under the Considerate Constructors Scheme and commits to achieving a score of in excess of 32 with no section scoring less than 4 enabling 2 credits to be awarded.
Man 3	Construction Site Impacts	2	2	1.11	<p>The developer has agreed that the following is to be adopted on site:</p> <p>Monitor, report and set targets for CO2 production or energy use arising from site activities</p> <p>Monitor, report and set targets for water consumption from site activities</p> <p>Adopt best practice policies in respect of air (dust) pollution arising from site activities</p> <p>Adopt best practice policies in respect of water (ground and surface) pollution occurring on the site</p>
Man 4	Security	2	2	1.11	An ALO will be appointed at an early stage in the design process and their advice followed to ensure that the properties comply with Section 2 of Secured By Design allowing 2 credits to be assumed awarded.
Eco 1	Ecological Value	1	1	1.33	A suitably qualified ecologist is to be commissioned and requested to complete an Ecology Report. It is assumed that the site will be classified as being of low ecological value.
Eco 2	Ecological Enhancements	1	1	1.33	The ecologist will make a number of recommendations within the ecology report. The developer will agree to incorporate all of the main recommendations and at least 30% of the additional recommendations made by the ecologist.
Eco 3	Ecological Protection	1	1	1.33	The ecologist should make recommendations for the protection of any ecological features which, the developer agrees to implement. This will enable this credit to be awarded.
Eco 4	Change in Ecological Value	4	2	1.33	It is assumed that the change in ecological value will be broadly neutral. I.e. a change in species count of between +3 and -3.
Eco 5	Building Footprint	2	2	1.33	The planning drawings suggest that the building footprint ratio is in excess of 3:1.