energycouncil
engineering sustainable buildings

Sustainability Statement

18No. Dwellings
Allcroft Road, Camden, London

For

Telford Homes Plc

Energy Council
Viridor House
No.3 Bolholt Terrace
Bury/Gtr Manchester
BL8 1PP
Tel: +44 (0)161-762 1055
Fax: +44 (0)161-761 1094
E-mail: mail@energycouncil.co.uk
Web: www.energycouncil.co.uk

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Produced by:	MH	Matthew Holland	19 Dec 2012
Checked by:		Andy Graves	19 Dec 2012
Approved by:		Matthew Gibson	19 Dec 2012

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Contents

1.0 Introduction

This Sustainability Statement has been developed in support of the planning application by Telford Homes Plc for the Allcroft Road Development in Camden, London. The proposal will see the area developed to provide 18No. apartments.

This assessment has been undertaken to strategically look at the technical and economical feasibility of sustainability measures to meet Code for Sustainable Homes level 4 rating and to maximise the schemes sustainable and environmental credentials.

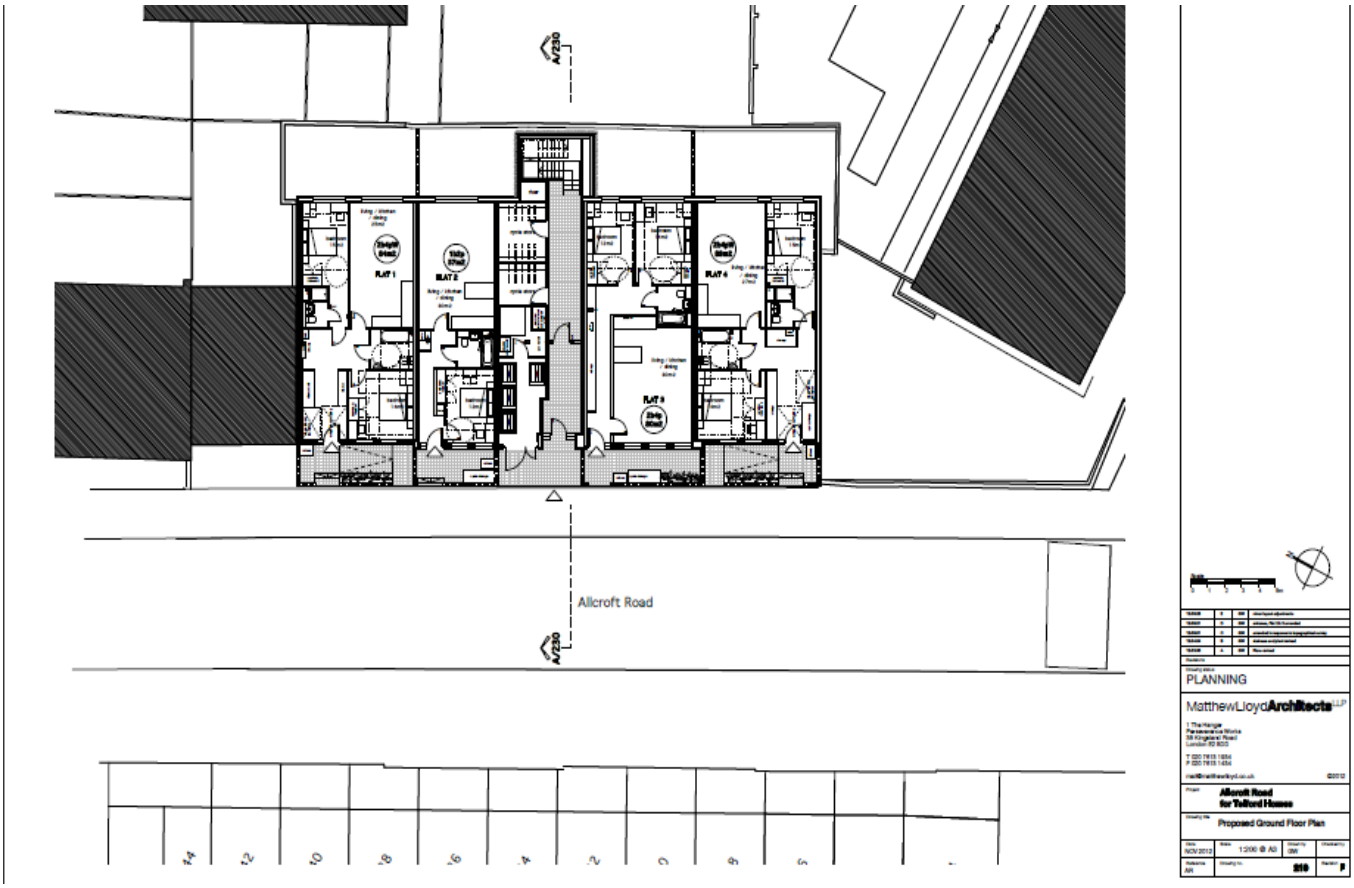
The Code seeks to minimise the adverse effects of new buildings on the environment at global and local scales, whilst promoting healthy indoor conditions for the occupants. The Code assessment is specifically targeted at assessing new build housing developments.

A comprehensive list of the proposals and sustainable techniques which will be undertaken are listed herein.

Location

The Allcroft Road development is located within London Borough of Camden.

Site Plan – Allcroft Road



1.1 Executive Summary

The Allcroft Road developments have been assessed to maximize their sustainability and environmental credentials.

This strategy considers many aspects of the design and construction of the development and the following issues have been identified:

1. Energy Efficiency
2. Transport
3. Pollution
4. Construction Materials and Waste
5. Water Consumption
6. Ecological Aspects incl. Land use and Ecology
7. Health and Wellbeing
8. Sustainable Management of the Construction process

Sustainable developments arise as a result of user interaction (or management operation) with the environment, buildings and their associated building services.

Achieving sustainable development requires action on four main fronts:

1. Promotion and encouragement of sustainable lifestyles.
2. Design and construction of quality buildings and building services and its surroundings.
3. Use, operation and maintenance of buildings, building services and its surroundings.
4. Selection and use of other sustainable equipment and surroundings incl. adoption of lifestyle changes, new methods and embracing the challenges ahead.

In addition by adopting the philosophies below the development can be developed sustainably:

- Designing buildings and the surrounding environments that are easy to operate and maintain.
- Pre-installing sustainable and energy efficient equipment and/or advising on such.
- Providing guidance on the efficient and sustainable use of the buildings and surroundings.

An energy hierarchy for Allcroft Road will consider the need to reduce energy use first, then use clean, efficient non-renewable systems and finally use renewable energy for the remaining energy requirements. This is the *BE LEAN, BE CLEAN, BE GREEN* approach.

The Allcroft Road Site is being evaluated under the Code for Sustainable Homes. The following information lists the assumptions made by the assessor for the Pre-Assessment.

For the apartments, this project assumes a Code for Sustainable Homes level 4 rating, which equates to a weighted final score of 68+ credits.

2.0 Code Requirements

The design currently includes a number of components that gives the scheme a head start in relation to the Code. The list below is not exhaustive but confirms the main elements the Design team and Contractor could include as part of their proposals:

Energy

- **Emissions –**

  Dwellings will be designed and constructed to achieve low energy and carbon dioxide emissions to meet current Building Regulations Part L using thermally efficient/airtight construction and energy efficient communal heating and hot water systems. Dwellings will achieve low carbon emissions on all dwelling types.

  Fabric Energy Efficiency –

  FEE is determined by the SAP calculations; preliminary SAP calcs indicate that the scheme has a projected fee score of 3.

- **Smart Meters –**

  Energy display devices will be considered for each dwelling so that all occupants can view their electricity consumption data.

- **Drying Space –**

  Internal or external drying facilities will be considered. These should offer a minimum of 4m drying line length and be in accordance with the Code Guidance.

- **Energy Efficient White Goods –**

  A DEFRA energy efficient white goods leaflet will be provided. In addition, if providing white goods, the specification is as follows: A+ rated fridge / freezers and B rated washer dryers. EU Leaflet will be contained in the Home User Guide (HUG).

- **Energy Efficient Lighting –**

  Energy efficient lighting will be considered internally and externally. Movement and daylight controlled lighting will be introduced where necessary. All external space and security lighting will be specified with low energy lamps, daylight controls and designed to reduce light pollution. All lighting will have an efficacy of 40lumens/circuit watt or better.

- **Cycle Storage –**

  Code compliant cycle stores to be considered to achieve one credit.

- **Low/Zero Carbon Technology –**

  LZCT technology will be implemented on the site in the form of PV. Full details provided in Energy Statement.

- **Home Office –**

  The scheme will consider the provision for small power and telephone facilities (broadband connections or similar) and a room to be used as a home office. The home office will be located in a non-obstructive location such as the open plan living area (for 1 beds) or within bed 2/3 for the 2/3 bed apartments. Subject to day-lighting calculations being undertaken to ensure the home office criteria can be met.

Water

- **Water Consumption –**

  Water consumption will be reduced to meet less than 90l/person/day. This compares favourably with the UK average of 150l/person/day. The design team will provide a schedule of all appliances listed below with manufacturer, type, flow rates all specified and how the flow rate is achieved (flow regulators, limiters etc). Suggested water appliance details are as follows:

Sanitary fittings	Flow rate or capacity		Consumption (L/person/day)
WC (Full Flush)	4	L/flush	13.53
WC (Half Flush)	2.6	L/flush	
Hand Basin Tap	3	L/min	6.32
Shower	6	L/min	26.22
Bath	140	L/capacity	15.40
Kitchen Tap	4	L/min	12.12
Washing Machine	8.17	L/kg dry load	17.16
Dishwasher	1.25	L/place setting	4.50
Total	Incl. normalization factor 0.91		**86.7**

Materials

- **Environmental Impact Of Materials –**

  The scheme will use Green Guide "A/A+" rated materials wherever possible. A score of 12 credits (out of 15) is possible for this scheme. Only A, B or C rated materials will be used on the project where possible.

- **Responsible Sourcing Of Materials –**

  All building and construction materials used on the schemes will be sought from environmentally managed accreditation schemes wherever possible (such as EMAS/ ISO 140001 accreditation). All timber will be sources from a certified chain of custody.

Surface Water

- **Reduction Of Surface Runoff –**

  Attenuation of hard surface and roof runoff water must be considered in the drainage strategy. This will limit the amount of water being discharged into the existing drainage network and reduce the impact of the development on the local infrastructure and flood risk. The peak and volume run off post development must achieve less than the pre-developed site. The design will follow the Code November 2010 Guidance, provide a completed Sur 1 template, and create a drainage strategy, that ensures compliance.

- **Flood Risk –**

  A Flood Risk Assessment must be carried out for the site in compliance with Code guidance. It is currently assumed that the site is situated in Zone 1 (a low flood risk area); Subject to a Code compliant flood risk assessment being undertaken in line with PPS 25.

Waste

- **Recycling Facilities –**

  Separate and dedicated colour coded bins (3x10l) for recycling must be provided internally within the kitchens' of each dwelling to provide all residents with a waste stream recycling facility. This will bring the development into line with Camden Council's recycling strategy.

  External bin storage must comply with Code Guidance incl. Code checklist Was 1 supplementary and the inclusive design principles (IDP) checklist. The external communal bins will be compliant in terms of location, size, specification etc. and disabled level access must be provided to all general and recyclable refuse bins.

- **Construction Waste –**

  The Contractor will operate a Code compliant SWMP. Consider use of SMART Waste or other equivalent Accredited Construction scheme on site. This helps to reduce construction waste and recycle waste wherever possible. It is assumed that the Contractor will ensure that at least 85% of weight or by volume of non hazardous construction waste generated by the project will be diverted from landfill.

Pollution

- **Insulant GWP –**

  Insulation values must be excellent and have low environmental impact in use and during manufacture. All products must be Global Warming Potential GWP<5 and the Contractor will provide manufacturer's literature and purchase orders to validate this item along with completed Code Pol 1 checklist.

- **NOx Emissions –**

  All heating will be provided by highly efficient gas fired boilers, these credits will be available for the low dry NOx emissions.

Health

- **Day lighting –**

  The design team will consider undertaking daylight and view of sky calculations to optimise these benefits which in turn will reduce the requirement to consume energy utilising electric lighting. A score of 2 (out of 3) should be achieved.

- **Sound Insulation –**

  The Contractor will consider Sound testing or sound insulation performance of dwellings in excess of Building Regs Part E requirements to achieve a minimum of 5dB better than regulations. Refer to RSD or Acoustic specialist for guidance and advice to meet this requirement. Where dwellings fail to achieve 5dB+ remedial works must be undertaken and a re-test to achieve standards.

- **Private Space –**

  A private garden space/balcony will be provided, accessible only to occupants of designated dwellings, proving suitable access to all in line with the IDP Checklist.

- **Lifetime Homes –**

  Lifetime Homes standards will be achieved on each dwelling.

Management

- **Home User Guide –**

  A comprehensive Code compliant Home User Guides (HUG) must be issued to occupants to meet 3 credits within Code (maximum). This will detail how to effectively and efficiently operate their home in a non-technical manner, explain what sustainability measures have been introduced and why, and provide emergency and local information about the area. Comprehensive consumer guidance on the management and maintenance of the property which explains the main features of the proposals to ensure the longevity of the elements will be provided and will comply with the Code HUG.

- **Considerate Constructors –**

  The Contractor will utilise the Considerate Constructors Scheme and aspire to meet an exemplar standard, which is a score of >32 at the final CCS check, with a minimum of 3 credits in each section.

- **Construction Site Impacts –**

  The Contractor will consider monitoring all environmental issues during construction process. This will include the monthly monitoring and management of energy and water consumption of site activities, separation, streaming and recycling of waste, the reduction of air, dust and ground pollution and using 80% FSC/PEFC etc. certified timber for all site timber. The Contractor must complete Code Man 3 checklist and provide a comprehensive monthly report detailing how they are monitoring, targeting and managing these issues.

- **Security –**

  External doors and windows must be secure; site will consider Secure by Design Certification.

Ecology

The design team will enlist a suitably qualified ecologist to recommend appropriate ecological features that will positively enhance the ecology of the site in line with CfSH Guidance. Significant ecological improvement must be undertaken to enhance the ecological value of the site once the development is built. The team will consider ecological improvement of the site based on suitably qualified ecologists guidance and site plan dwgs; utilising good practice planting, use of native species, under the direction of the ecologist to achieve an ecological score of between +3 and -3. Protection and mitigation measures will be considered as and when necessary to reduce the impact of the development on the existing site and to enhance the development where appropriate.

3.0 Conclusion

The scheme should ensure that a quality sustainable new development is created. This will offer residents/building occupiers, and the whole community added benefits in terms of quality of living standards and life, lower energy and water bills, enhanced/improved surroundings and facilities.

Energy Council has reviewed the current project and provided guidance to achieve a Level 4 and rating at pre-assessment stage. A Code for Sustainable Homes Level 4 rating is a score of 68+.

Allcroft Road
Code 4 - A final score of 71.31% is projected.
Code Level 4 will be achieved if all criteria are followed

4.0 Appendices

Appendix 1 – Code for Sustainable Homes Pre-Assessment

Section and brief description	Credits Available	Credits Scored Column A	Projected Credits Column B	Further credits Column C	Criteria and Assumptions Made
Ene1 - Dwelling Emission Rate (CATEGORY 1 - ENERGY/CO2)					Credits are awarded based on the percentage improvement of the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) which is calculated using SAP 2009. Minimum standards for each Code level apply.
"To minimise emissions of carbon dioxide (CO_2) to the atmosphere arising from the operation of a home and its services"	***10***	0	**3**	0	
Ene2 - Fabric Energy Efficiency					Credits are awarded based on the Fabric Energy Efficiency KWh/m²/year which is derived from the SAP 2009 calculations.
"To future proof the energy efficiency performace thus future-proofing reductions on CO_2 for the life of the dwelling"	***9***	0	3	0	
Ene3 - Energy Display Devices					Credits awarded for installing a correctly specified energy display device to every dwelling. 1 credit for a device displaying electricity or primary heating fuel consumption. 2 credits for electricity and primary heating fuel consumption being displayed.
"To promote the specification of equipment to display energy consumption data, thus empowering dwelling occupants to reduce energy use"	***2***	0	**1**	0	
Ene4 - Drying Space					Credits awarded for installing a rotary dryer or clothes line in the rear garden of every dwelling. Developer to allow for 6m+ drying space for 3+ bed dwellings. Retractable tidy dryers within bathrooms are also acceptable.
"To minimise the amount of energy used to dry clothes"	***1***	0	**1**	0	
Ene5 - White Goods					Credits are awarded where information is provided relating to the provision of energy efficient white goods, or where energy efficient white goods are supplied in accordance with the criteria in the technical guide: Fridges and freezers or fridge-freezers must have an A+ rating under the EU Energy Efficiency Labeling Scheme. Washing machines and dishwashers must have an A rating and washer-dryers or tumble dryers must have a B rating. It is assumed that an Energy Labelling Leaflet will be provided within the HUG for 1 credit.
"To encourage the provision or purchase of energy efficient white goods thus reducing the CO2 emissions from the dwelling"	***2***	0	**1**	0	
Ene6 - External Lighting					All space lighting to be dedicated low energy lighting (LEL) with PIR or daylight controls and all security lighting to be <150W with PIR and daylight (photocell).
"The purpose of this credit is to encourage the provision of energy efficient external and security lighting"	***2***	0	**2**	0	
Ene7 - Low/zero carbon technologies					Credits are awarded based on the percentage reduction in total carbon emissions that result from using Low or Zero Carbon (LZC) Energy Technologies for each dwelling using the BRE's calculation method: 10 percent reduction 1 Credit awarded. 15 percent reduction 2 Credits awarded.
"To use energy from local renewable or low carbon energy sources"	***2***	0	**2**	0	
Ene8 - Cycle Storage					Credits are awarded where adequately sized, safe, secure, convenient and weatherproof cycle storage is provided for each dwelling in accordance with the technical guide. The cycle storage must have a permanent lock (BS 3621:2004) and have a steel fixing set in concrete which allows the frame and wheel to be locked to it. (ie. Sheffield type frame). Assumed 1 credit will be achieved.
"To encourage the wider use of bicycles as transport and thus reduce the need for short car journeys by providing adequate and secure cycle storage facilities"	***2***	0	**1**	0	
Ene9 - Home Office					Where sufficient space and services (as defined in the technical guide) have been provided which allow the occupants to set up a home office in a suitable quiet room. A home office - 2 double socket outlets and 1 tel point and possible broadband connection (or 2 tel. points) located in a cluster will be provided to each dwelling.
"To reduce the need to commute to work by providing residents with the necessary space and services to be able to work from home"	***1***	0	**1**	0	
Wat1 - Internal Potable Water Use (CATEGORY 2 - WATER)					Up to 5 credits are available for specifying sanitary fittings which reduces the amount of potable water used in the dwelling. There are minimum mandatory performance requirements for achieving each levels of the Code. Credits are awarded according to the predicted average water consumption calculated using the Wat 1 calculator. To achieve code 4 water consumption will be ≤105l/p/day however to obtain 4 credits to optimise Code scoring we have specified appliances to meet <90l/p/day.
"To reduce consumption of potable water in the home"	***5***	0	**4**	0	
Wat2 - External Water Use					One credit is awarded for providing each dwelling with a correctly specified and sufficient sized rainwater collection system for use in external/internal irrigation where a garden, patio or communal garden space is present (examples of such systems include rainwater butts and central rainwater collection systems). Credits awarded by development.
"To encourage the recycling of rainwater and reduce the amount of water taken from the mains for use in landscape/garden watering"	***1***	0	**1**	0	

Section and brief description	Credits Available	Credits Scored Column A	Projected Credits Column B	Further credits Column C	Criteria and Assumptions Made
Mat1 -Environmental Impact Of Materials (CATEGORY 3 MATERIALS)					There is a mandatory requirement to achieve a Green Guide rating of between A+ and D for at least three of the five elements of the building envelope: See technical guide for elements and further information. In addition, the Green Guide rating of each of the 5 elements is used to complete the Mat 1 calculator to gain credits within this section.
"To encourage the use of materials that have less impact on the environment taking account of the full life-cycle"	***15***	0	**12**	0	
Mat2 - Responsible Sourcing Of Materials: Basic Building Elements					Points are awarded where materials used in key building elements are responsibly sourced according to the criteria set out in the technical guide. Consideration should be given to specifiy materials for the basic building elements from sustainable sources.
"To recognise and encourage the specification of responsibly sourced materials for key building elements"	***6***	0	4	0	
Mat3 - Responsible Sourcing Of Materials: Finishing Elements					Credits are awarded: Where 80% of the assessed materials in the Finishing Elements are responsibly sourced. See technical guide for full details.
"To recognise and encourage the specification of responsibly sourced materials for secondary building & finishing elements"	***3***	0	3	0	
Swr1 - Reduction Of Surface Runoff - (CATEGORY 4 SURFACE WATER RUN-OFF)					Mandatory elements must be achieved. Up to 2 credits are available for further improving management of rainfall runoff. It is currently assumed that only the mandatory requirement will be met.
'To reduce and delay water run-off from hard surfaces to public sewers or watercourses thus reducing the risk of flooding pollution and other environmental damage"	***2***	0	0	0	
Swr2 - Flood Risk					Up to 2 credits are awarded where the assessed dwelling is located either in an area of low annual probability of flooding, or where a Flood Risk Assessment (FRA) shows that appropriate measures have been taken to ensure safe access and escape routes and flood resilient and resistant construction. It is currently assumed that the site is in a flood risk zone 1 area and credits will be achieved.
"To encourage developments in areas with low risk of flooding or if developments are to be situated in areas with a medium risk of flooding that appropriate measures are taken to reduce the impact in an eventual case of flooding"	***2***	0	2	0	
Waste1 - Recycling Facilities - (CATEGORY 5 -WASTE)					There is a mandatory requirement for house hold waste storage, thought it does not carry any credits, it must be met if a Code rating is to be achieved. Credits are awarded for the provision of storage space for household and recycling waste, in accordance with the criteria within the technical guide. Adequate internal space and adequate external space are elucidated in the definitions section.
"To encourage developers to provide homeowners with the opportunity and facilities to recycle house hold waste"	***4***	0	**4**	0	
Waste 2 - Construction Waste					A credit is awarded where a compliant SWMP is introduced with targets and procedures to minimise construction waste. 3 Credits are available where the SWMP include procedures and commitments to divert 85 % of waste generated away from landfill.
"To encourage developers to minimise waste or reuse and recycle construction waste through external contractor"	***3***	0	**3**	0	
Waste 3 - Composting					Credits are awarded where home composting facilities are provided at each dwelling. The composting facilities should be suitable for normal domestic, green/garden, food and other compostable household waste, with provisions for collection made internally and externally, as outlined within the technical guidance. All facilities should be accompanied by information explaining how they work.
"Home composting provided in homes with gardens or communal service provided for other dwellings to cover compostable waste"	***1***	0	0	0	
Pol1 - Insulant GWP - (CATEGORY 6 POLLUTION)					Credits are awarded where all insulating materials in the following elements: roof, walls, floors, HW cylinders, cold water storage and external doors have a Global Warming Potential (GWP) < 5.
"To reduce the potential global warming from substances used in the manufacture or composition of insulating materials"	***1***	0	**1**	0	
Pol2 - NO_x Emissions					Credits are awarded based on NOX emissions arising from the operation of space heating and hot water systems. 1 credit for ≤100 mg/kWh, 2 credits ≤70 mg/kWh, 3 credits ≤40 mg/kWh. It is currently assumed that a boiler with Nox emissions less than 40mgdry NOx per kWhr will be specified.
To reduce the nitrous oxides (NOx) emitted into the atmosphere"	***3***	0	**3**	0	

Section and brief description	Credits Available	Credits Scored Column A	Projected Credits Column B	Further credits Column C	Criteria and Assumptions Made
Hea1 - Day lighting (CATEGORY 7 HEALTH & WELLBEING)					Credits are awarded for the dwelling meeting the daylighting factors (DF) listed in the technical guide. DF=1.5 for lounges, dining areas and home offices. DF=2.0 for all kitchen areas. 1 credit for View of Sky from all habitable rooms.
"To improve the quality of life in homes through good day lighting and to reduce the need for energy to light a home"	***3***	0	**2**	0	
Hea2 - Sound Insulation					Credits are awarded for achieving higher standards of sound insulation than those given in Approved Document E of the Building Regulations and demonstrating it by either using pre-completion testing or Robust Details as set out in the technical guide. It is currently assumed that all party walls and floors will better Part E of building regs by at least +5dB. Normal program of testing to meet Part E applies (i.e. 1 set of every 10 dwellings in a group or subgroup). Alternatively if sound testing is not carried out Robust Details (RD) may be implemented. RD is deemed to be approved for Code credits only where the 90th percentile of results from the last 100 site tests indicate the required level is achieved. Refer to www.robustdetails.com for further info. In addition, the sound testing organisation must be UKAS (or ANC approved meeting Code requirements).
"To ensure the provision of sound insulation and reduce the likelihood of noise complaints"	***4***	0	**3**	0	
Hea3 - Private Space					Where outdoor space (private or semi-private) has been provided that is: • of a minimum size that allows all occupants to sit outside • allows easy access to all occupants, including wheelchair users • accessible only to occupants of designated dwellings
"To improve the occupiers' quality of life by providing an outdoor space for their use which is at least partially private"	***1***	0	**1**	0	
Hea4 - Lifetime Homes					It is assumed that dwellings will be designed/constructed in accordance with Lifetimes Homes criteria. See technical guide for full details.
"To ensure the provision of accessibility and future adaptability"	***4***	0	**4**	0	
Man1 - Home User Guide - (CATEGORY 8 MANAGEMENT)					Credits are awarded for the provision of a simple home user guide which covers information relevant to the 'non-technical' tenant/owner on the operation and environmental performance of their home, see technical guide for full details.
"To recognise and encourage the provision of guidance to enable home occupiers to understand &operate their home efficiently in line with current good practice & in the manner envisage by the developer & to make best use of local facilities"	***3***	0	**3**	0	
Man2 - Considerate Constructors					Credits are awarded where there is a commitment to comply with best practice site management principles as set out in the technical guide. For 2 credits a CCS score of 32+ is required, with 3 in each section.
"To recognise and encourage sites managed in an environmentally and socially considerate and accountable manner"	***2***	0	**2**	0	
Man3 - Construction Site Impacts					Credits are awarded where there is a commitment and strategy to operate site management procedures as detailed in the technical guide.
"To recognise and encourage construction sites managed in an environmentally sound manner in terms of resource use energy consumption waste management & pollution"	***2***	0	**2**	0	
Man4 - Security					Credits are achieved by complying with Section 2 – Physical Security from 'Secured by Design New Homes', as follows: where an Architectural Liaison Officer (ALO) or Crime Prevention Design Advisor (CPDA) from the local police force is consulted at the design stage and their recommendations are incorporated into the design of the dwelling (actual Secured by Design Certificate is not required).
"To encourage the design of developments where people feel safe and secure; where crime and disorder or the fear of crime does not undermine the quality of life or community cohesion"	***2***	0	**2**	0	
Eco1 - Ecological Value Of Site (CATEGORY 9 - ECOLOGY)					Credits are awarded where the site is defined as land of inherently low ecological value in accordance with the information set out in the technical guide. This credit has been assumed as the site is on previously developed land, subject to a Code compliant ecology report being provided.
"To encourage development on land that already has a limited value to wildlife and discourage the development of ecologically valuable sites"	***1***	0	**1**	0	
Eco2 - Ecological Enhancement					Where there is a commitment to enhance the ecological value of the development site in accordance with the following criteria: where a Suitably Qualified Ecologist has been appointed to recommend appropriate ecological features that will positively enhance the ecology of the site and where the developer adopts all key recommendations and 30% of additional recommendations.
To enhance the ecological value of the site"	***1***	0	**1**	0	
Eco3 - Protection Of Ecological Features					Where there is a commitment to maintain and adequately protect features of ecological value during site preparation and construction works in accordance with the criteria detailed in the technical guide.
"To protect existing ecological features from substantial damage during the clearing of the site and the completion of construction works"	***1***	0	**1**	0	

Section and brief description	Credits Available	Credits Scored Column A	Projected Credits Column B	Further credits Column C	Criteria and Assumptions Made
Eco4 - Change Of Ecological Value Of Site					The ecological value before and after development is measured, and the overall change in species per hectare is: • between –9 and less than or equal to –3: 1 Credit • greater than –3 and less than or equal to +3: 2 Credits • greater than 3 and less than or equal to 9: 3 Credits • greater than +9 : 4 Credits.
"The aim of this credit is to reward steps taken to minimise reductions in ecological value and to encourage an improvement"	***4***	0	**2**	0	
Eco5 - Building Footprint					This issue is assessed on a site wide basis. Credits are awarded where the ratio of combined net internal floor area to footprint area meets the Code criteria. Drawings provided indicate the dwellings have a 4:1 ratio so 2 credit can be awarded.
"To promote the most efficient use of a building's footprint by ensuring that land and material use is optimised across the development"	***2***	0	**2**	0	
TOTAL	***107***	**0.00**	**78.00**	**0.00**	

Credit Summary **Categories:**	**Total available credits**	*(A) Credits currently scored*	***(B) Projected Credits***	***(C) Possible Further Credits***
Category 1 - Energy	**31**	**0**	**15.00**	**0**
Category 2 - Water	**6**	**0**	**5.00**	**0**
Category 3 - Materials	**24**	**0**	**19.00**	**0**
Category 4 - Surface Run-off	**4**	**0**	**2.00**	**0**
Category 5 - Waste	**8**	**0**	**7.00**	**0**
Category 6 - Pollution	**4**	**0**	**4.00**	**0**
Category 7 - Health and Wellbeing	**12**	**0**	**10.00**	**0**
Category 8 - Management	**9**	**0**	**9.00**	**0**
Category 9 - Ecology	**9**	**0**	**7.00**	**0**
TOTALS		**0**	**78.00**	**0**
		(A)	**(A+B)**	**(A+B+C)**
WEIGHTED SCORE		**0.00**	**71.31**	**71.31**