

ROKEBY HOUSE, LAMBS CONDUIT STREET, LONDON EC1N

CODE FOR SUSTAINABLE HOMES PRE-ASSESSMENT



Rokeby House, Lambs Conduit Street, London EC1N

INTRODUCTION.

AHP Architects and Surveyors were commissioned in September 2011 by Farebrother Chartered Surveyors, to produce a Code for Sustainable Homes Assessment on a development consisting of the addition of a three bedroom, five person, apartment on the east wing of an existing five storey block of flats at 86, Lambs Conduit Street, London WC1N.

The method of appraisal is based on the Communities and Local Government Code for Sustainable Homes (the Code) which 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 was launched in December 2006 with the publication of *Code for Sustainable Homes: A step-change in sustainable home building practice* (Communities and Local Government, 2006) and became operational in April 2007; this assessment is made in accordance with the November 2010 Edition of the Code.

Where Building Regulations apply, compliance is necessary at all times, however the intention of the Code is to exceed Building Regulation Compliance

AHP Architects and Surveyors are authorised by the British Research Establishment (BRE) to carry out Code for Sustainable Homes Assessments under the BREEAM Core Licence Agreement.

It is understood that the development is required to achieve a **LEVEL 3** standard under the Code for Sustainable Homes.

DESIGN INFORMATION

The Pre-Assessment is made on the basis on the drawings presented at Planning and on commitments made by the Client and the Design team together with requirements that will form part of the Main Contract for the construction of the Works. The Design will incorporate, where appropriate, the standards and requirements of the Association of Chief Police Officers' Secured by Design together with those required by the Habinteg Housing Associations' Lifetimes Home Scheme.

Following a Design Group Pre-Assessment meeting a number of commitments have been made in regard to the detailed design. The Developer has entered into a number of commitments relating to the management of the construction process and the procurement strategy.

CONCLUSION

The Pre-Assessment produced a predicted rating of 'Code Level 3' returning a score of 59.16% exceeding the Level 3 threshold of 57%. A copy of the Pre-Assessment Estimator for the proposed apartment is attached to the report.

The 'Assumptions Made' column of the Estimator tool spreadsheet provides supplementary information briefly describing the design commitments agreed at the Pre-Assessment Design Group meeting and further sets out the commitments of the Developer.

The Developer has adopted a design strategy which demonstrates a commitment to deliver a sustainable development which exceeds the minimum standards required by the Homes and Communities Agency.

The Developer has committed to carefully monitor the Construction and Procurement processes to ensure that the standards as set out in the Pre-Assessment are met and that the **LEVEL 3** standard is achieved.



Results

Development Name:	Rokeby House, Lambs Conduit Street, London EC1N
Dwelling Description:	Penthouse extension on existing 4-storey building.
Name of Company:	AHP Architects and Surveyors
Code Assessor's Name:	Nigel Birchley
Company Address:	18 St John's Hill, Sevenoaks, Kent TH13 3NP
Notes/Comments:	Check with SC for Wat 1, Mat 1 and Hea 4

PREDICTED RATING - CODE LEVEL: 3

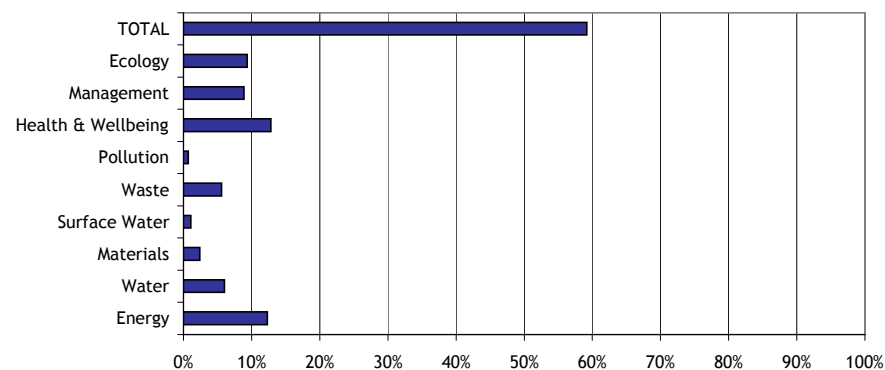
Mandatory Requirements: All Levels

% Points: 59.16% - Code Level: 3

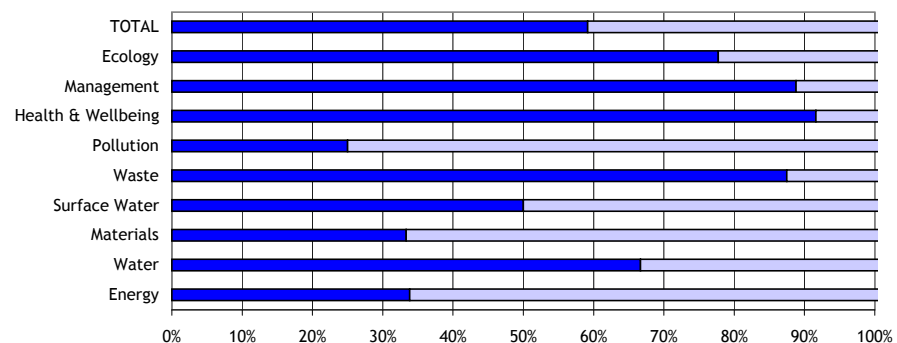
Breakdown: Energy - Code Level: 3

Water - Code Level: 4

Graph 1: Predicted contribution of individual sections to the total score and percentage of total achievable score



Graph 2: Predicted percentage of credits achievable: Total and by Category



NOTE: The rating obtained by using this Pre Assessment Estimator is for guidance only. Predicted ratings may differ from those obtained through a formal assessment, which must be carried out by a licensed Code assessor.

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CATEGORY 1 ENERGY		Overall Level: 3		Overall Score	59.16	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 33.87		Credits		Level			
Contribution to Overall % Score: 12.32 points		10.5 of 31 Credits		Level 3			
Ene 1 Dwelling Emission Rate	<p>Credits are awarded based on the percentage improvement of the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as calculated using SAP 2009. Minimum standards for each Code level apply. The Code energy calculator can be used to calculate a predicted score.</p> <div><div>Enter the predicted score _____</div><div><div>What is the predicted number of credits?</div><div>2.5</div></div><div>OR</div><div><div>Are zero net CO₂ emissions achieved?</div><div><input type="checkbox"/></div></div></div>	2.5 of 10 Credits	Level 3	Provisional SAP 2009 Assessments have been made by accredited assessor Mark Lydall (Accreditation no A449-001) which indicate a TER of 28.96 kg/m2 and a DER of 22.88 kg/m2 resulting in a 6.08% improvement in CO2 emissions.	Confirmation of the accredited energy assessors name and registration number. SAP 2009 Worksheets outputs. Building Regulation Compliance Certificates		
Ene 2 Fabric Energy Efficiency	<p>Credits are awarded based on the Fabric Energy Efficiency (kWh/m²/yr) of the dwelling. Minimum standards apply at Code levels 5 and 6. The Code energy calculator can be used to calculate a predicted score.</p> <div><div>Enter the predicted score _____</div><div><div>Apartments, Mid-terrace</div><div><input checked="" type="radio"/></div></div><div>OR</div><div><div>End terrace, Semi and Detached</div><div><input type="radio"/></div></div><div>OR</div><div><div>Staggered Mid terrace</div><div><input type="radio"/></div></div><div><div>What is the predicted number of credits?</div><div>0.0</div></div></div>	0.0 of 9 Credits	-	Provisional SAP Assessments have been made by accredited assessor Mark Lydall (Accreditation no A449-001) which indicate a Fabric Efficiency of 65.6.	Confirmation of the accredited energy assessors name and registration number. SAP 2009 Worksheets outputs. Building Regulation Compliance Certificates		
Ene 3 Energy Display Devices	<p>Credits are awarded where a correctly specified Energy Display Device is installed monitoring electricity and/or primary heating fuel consumption.</p> <div><div>Select whether the EDD monitors electricity and/or fuel _____</div><div><div>None Specified</div><div><input type="radio"/></div></div><div><div>Primary Heating only</div><div><input type="radio"/></div></div><div>OR</div><div><div>Electricity only</div><div><input type="radio"/></div></div><div>OR</div><div><div>Electricity and primary heating fuel</div><div><input checked="" type="radio"/></div></div></div>	2 of 2 Credits	-	An Energy Display Device will be installed to monitor both the electrical and main fuel consumption of the dwelling to assist the occupants in reducing the energy usage and costs.	Documentary evidence that the Energy Display Device provides Current mains consumption (kW and kWh), Current emissions (CO2), Current tariff and Current cost in pounds and pence. Display accurate account balance and visual presentaion of data to identify level of usage. Additionally the EDD should present Historical consumption data.		

Issue		Credits	Level	Assumptions Made	Evidence Required
Ene 4 Drying Space	One credit is awarded for the provision of either internal or external secure drying space with posts and footings or fixings capable of holding 4m+ of drying line for 1-2 bed dwellings and 6m+ for dwellings with 3 bedrooms or greater. <div><div>Will drying space meeting the criteria be provided? _____</div><div><div>Yes</div><div>OR No</div><div><div><input checked="" type="radio"/></div><div><input type="radio"/></div></div></div></div>	1 of 1 Credits	-	An internal dryer with a minimum of 6 metres of line will be will be fixed in the bathroom over the bath. The bathroom will have adequate ventilation provide by openable windows and a humidistat controlled extract fan.	Drawings indicating the poistion and fixings of the dryer. Confirmation of the make and model of the dryer confirming the length of the drying line.
Ene 5 Energy Labelled White Goods	Credits are awarded where each dwelling is provided with either information about the EU Energy Labelling Scheme, White Goods with ratings ranging from A+ to B or a combination of the previous according to the technical guide. <div><div>Select the appropriate option below _____</div><div><div>EU Energy labelling information only</div><div>A+ rated appliances</div><div>A+, A and B rated appliances</div><div>Combination of compliant rated white goods with EU Energy Labelling Scheme</div><div><div><input type="checkbox"/></div><div><input type="checkbox"/></div><div><input type="checkbox"/></div><div><input checked="" type="checkbox"/></div></div></div></div>	2 of 2 Credits	-	The kitchen will be fitted with an 'A+' rated fridge-freezer, an 'A' rated washing machine and an 'A' rated dishwasher. Information on the EU Energy Efficiency Labelling Scheme will be provided to thr dwelling	Manufacturer's literature confirming the Energy rating of each appliance provided. Confirmation that information on the EU Energy Efficiency Labelling Scheme will be provided to the dwelling
Ene 6 External Lighting	Credits are awarded based on the provision of space lighting* with dedicated energy efficient fittings and security lighting fittings with appropriate control gear.. <div><div>Space Lighting _____</div><div><div>None provided</div><div>OR Non Code compliant lighting</div><div>OR Code compliant lighting</div><div><div><input type="radio"/></div><div><input type="radio"/></div><div><input checked="" type="radio"/></div></div></div><div><div>Security Lighting _____</div><div><div>None provided</div><div>OR Non Code compliant lighting</div><div>OR Code compliant lighting and controls</div><div><div><input checked="" type="radio"/></div><div><input type="radio"/></div><div><input type="radio"/></div></div></div><div><div>Dual lamp luminaires _____</div><div><div>Compliant with both above criteria</div><div><input type="checkbox"/></div></div></div></div><div>* Statutory safety lighting is not covered by this requirement</div></div>	2 of 2 Credits	-	Space lighting will be provided to the roof terrace by dedicated energy efficient fittings which will be controlled by PIR detectors with a daylight sensor override. No Security Lighting is provided.	Drawings indicating the poistion of the external light and controls. Technical literature for the make and model of light fitting(s). Details of control system(s) applicable to the light fitting(s)

* Statutory safety lighting is not covered by this requirement

Issue		Credits	Level	Assumptions Made	Evidence Required
Ene 7 Low or Zero Carbon Technologies	<p>Credits are awarded where there is a 10% or 15% reduction in CO₂ emissions resulting from the use of low or zero carbon technologies.</p> <p>Select % contribution made by low or zero carbon technologies</p> <p>Less than 10% of demand <input checked="" type="radio"/></p> <p>OR 10% of demand or greater <input type="radio"/></p> <p>OR 15% of demand or greater <input type="radio"/></p>	0 of 2 Credits	-	Currently there is no energy strategy for the apartment that includes any low or zero carbon technologies.	Confirmation of the accredited energy assessors name and registration number. SAP 2009 Worksheets outputs. AND Evidence the technologies meet the requirements of Directive 2009/28/EC and are certified under the Microgeneration Scheme OR Are certified under the CHPQA standard.
Ene 8 Cycle Storage	<p>Credits are awarded where adequate, safe, secure and weather proof cycle storage is provided according to the Code requirements.</p> <p>Fill in the development details below</p> <p>Number of bedrooms: <input type="text" value="3"/></p> <p>Number of cycles stored per dwelling* <input type="text" value="0.0"/></p> <p>* if you have storage for 1 cycle per two dwellings insert 0.5 in number of cycles stored per dwelling</p>	0 of 2 Credits	-	Currently there is no indication that any cycle storage will be provided for the occupants of the apartment.	Drawing indentifying the cycle storage area for either 1 cycle (1 Credit) or 2 Cycles (2 Credits). The space must be fully enclosed and adequately sized. Provision must be made to secure both wheels and crossbar to the cycle stand.
Ene 9 Home Office	<p>A credit is awarded for the provision of a home office. The location, space and services provided must meet the Code requirements.</p> <p>Will there be provision for a Home Office?</p> <p>Yes <input checked="" type="radio"/></p> <p>OR No <input type="radio"/></p>	1 of 1 Credits	-	Provision will be made in the living room or third bedroom for a Home Office	Drawings indicating the position of the Home Office in relation to other furniture within the room. Electrical layout drawings confirming the provision of the required power and data points. Drawings to confirm the provision of adequate daylight and ventilation is provided.

CATEGORY 2 WATER		Overall Level: 3	Overall Score	59.16	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 66.66		Credits	Level			
Contribution to Overall Score: 6.00 points		4 of 6 Credits	Level 4			
Wat 1 Indoor Water Use	<p>Credits are awarded based on the predicted average household water consumption, calculated using the Code Water Calculator Tool. Minimum standards for each code level apply.</p> <p>Select the predicted water use / Mandatory Requirement</p> <p>greater than 120 litres/ person/ day <input type="radio"/></p> <p>OR ≤ less than 120 litres/ person/ day <input type="radio"/></p> <p>OR ≤ less than 110 litres/ person/ day <input type="radio"/></p> <p>OR ≤ less than 105 litres/ person/ day <input checked="" type="radio"/></p> <p>OR ≤ less than 90 litres/ person/ day <input type="radio"/></p> <p>OR ≤ less than 80 litres/ person/ day <input type="radio"/></p>	3 of 5 Credits	Level 3 AND Level 4		<p>All wc's will have 6/4 litre dual flush cisterns and a bath with a maximum capacity of 171 litres. The flow rates to Showers, Wash Hand Basins and Kitchen Sink will not exceed 6 litres/ minutes. The installation of either a rainwater and/or a grey water system will restrict the water usage to a maximum of 83 litres/person/year, gaining an additional credit.</p>	<p>Technical specifications for the Bath, WC's confirming their respective capacities. Technical specifications for the washing machine confirming the water consumption (litres/kilogram of dry load)and for the dishwasher (litres per place setting). Confirmation of the flow rates to the showers, whb and kitchen sink</p>
Wat 2 External Water Use	<p>A credit is awarded where a compliant system is specified for collecting rainwater for external irrigation purposes. Where no outdoor space is provided the credit can be achieved by default.</p> <p>Select the scenario that applies</p> <p>No internal or communal outdoor space <input checked="" type="radio"/></p> <p>OR Outdoor space with collection system <input type="radio"/></p> <p>OR Outdoor space without collection system <input type="radio"/></p>	1 of 1 Credits	-		<p>Only a roof terrace is provided and there are no private or communal spaces for the property this credit can be awarded by default.</p>	<p>Site layout drawing confirming that no communal or private garden is provided.</p>

CATEGORY 3 MATERIALS		Overall Level: 3	Overall Score	59.16	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 33.33		Credits		Level		
Contribution to Overall Score: 2.40 points		8 of 24 Credits		All Levels		
Mat 1 Environmental Impact of Materials	<p>Mandatory Requirement: At least three of the five key building elements must achieve a Green Guide 2008 Rating of A+ to D.</p> <p>Tradable Credits: Points are awarded on a scale based on the Green Guide Rating of the specifications. The Code Materials Calculator can be used to predict a potential score.</p> <p>Mandatory Requirement <input type="checkbox"/></p> <p>Will the mandatory requirement be met? <input checked="" type="checkbox"/></p> <p>Enter the predicted score <input type="text"/></p> <p>What is the predicted number of credits? <input type="text" value="8"/></p>	8 of 15 Credits	All Levels		Based on the planning drawings, The only element not to attain an A rating under the Green Guide for the Enviromental Impact of materials	Detailed drawings and/or specification detailing the construction details for the relevant building elements.
Mat 2 Responsible Sourcing of Materials - Basic Building Elements	<p>Credits are awarded where materials used in the basic building elements are responsibly sourced. The Code Materials Calculator can be used to predict a potential score.</p> <p>Enter the predicted Score <input type="text"/></p> <p>What is the predicted number of credits? <input type="text"/></p>	0 of 6 Credits	-		It is unlikely that this credit will be sought	Detailed documentary evidence that a minimum of 80% of the materials within the relevant element have been responsibly resourced.
Mat 3 Responsible Sourcing of Materials - Finishing Elements	<p>Credits are awarded where materials used in the finishing elements are responsibly sourced. The Code Materials Calculator can be used to predict a potential score.</p> <p>Enter the predicted Score <input type="text"/></p> <p>What is the predicted number of credits? <input type="text"/></p>	0 of 3 Credits	-		It is unlikely that this credit will be sought	Detailed documentary evidence that a minimum of 80% of the materials within the relevant element have been responsibly resourced.

CATEGORY 4 SURFACE WATER RUN-OFF		Overall Level: 3	Overall Score	59.16	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 50.00%		Credits	Level			
Contribution to Overall Score: 1.10 points		2 of 4 Credits	All Levels			
Sur 1 Management of Surface Water Run-off from developments	<p>Mandatory Requirement: Peak rate of run-off into watercourses is no greater for the developed site than it was for the pre-development site and that the additional predicted volume of rainwater discharge caused by the new development is entirely reduced as far as possible in accordance with the assessment criteria. Designing the drainage system to be able to cope with local drainage system failure. Tradable Credits: Where SUDS are used to improve water quality of the rainwater discharged or for protecting the quality of the receiving waters.</p> <div> <p>Mandatory Requirement</p> <p>Will the mandatory requirement be met? <input checked="" type="checkbox"/></p> </div> <div> <p>Select the appropriate option</p> <p>No SUDS <input checked="" type="checkbox"/></p> <p>No runoff into watercourses for the first 5 mm of rainfall <input type="checkbox"/></p> <p>Runoff from hard surfaces will receive an appropriate level of treatment <input type="checkbox"/></p> </div>	0 of 2 Credits	All Levels		<p>The rainwater run-off will be attenuated to restrict the volume to that of the Pre-development level either by the use of soakaways and/or rainwater harvesting to feed the WC's and washing machine.</p> <p>It is assumed that generally the existing drainage will be used and therefore SUDS drainage is not applicable.</p>	<p>Calculations from a suitably qualified consultant to confirm the post-completion surface water runoff is equal to or less than the pre-development runoff after the addition of the new stairwell and lift enclosure.</p>
Sur 2 Flood Risk	<p>Credits are awarded where developments are located in areas of low flood risk or where in areas of medium or high flood risk appropriate measures are taken to prevent damage to the property and its contents in accordance with the Code criteria in the technical guide.</p> <div> <p>Select the annual probability of flooding (from PPS25*)</p> <p>Zone 1 - Low <input checked="" type="radio"/></p> <p>OR Zone 2 - Medium <input type="radio"/></p> <p>OR Zone 3 - High <input type="radio"/></p> </div> <div> <p>Select the appropriate option(s)</p> <p>Low risk of flooding from FRA** <input checked="" type="checkbox"/></p> <p>All measures of protection are demonstrated in FRA <input type="checkbox"/></p> <p>Ground floor level and access routes are 600 mm above design flood level <input type="checkbox"/></p> </div> <p>* Planning Policy Statement 25 - Planning and Flood Risk</p> <p>** FRA - Flood Risk Assessment</p>	2 of 2 Credits	-		<p>The site lies in an area on Low Probability of Flooding as defined by the Environmental Agency. A simple Flood Risk Assessment will be provided to satisfy the requirements of this section of the Code</p>	<p>A simple Flood Risk Assessment will be required from a suitably qualified person</p>

CATEGORY 5 WASTE		Overall Level: 3	Overall Score	59.16	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 87.00%		Credits		Level		
Contribution to Overall Score: 5.60 points		7 of 8 Credits		All Levels		
Was 1 Storage of non-recyclable waste and recyclable household waste	Mandatory Requirement: The space provided for waste storage should be sized to hold the larger of either all external containers provided by the Local Authority or the min capacity calculated from BS 5906. <u>Tradable Credits</u> are awarded for adequate internal and/ or external recycling facilities.				Hackney Council operate an existing kerbside collection to the existing flats for recyclable materials providing a Green Box for paper, plastic, card, glass, metals, clothes and oil; a Blue bin for food waste and a Brown bin for garden waste. An internal recycling bin with a 30 litre capacity will be provided within a base unit in the kitchen.	A drawing confirming the location of the existing communal bin store. A completed Checklist Was 1 confirming access for disabled people. Confirmation from the Local Authority that it will collect recyclable waste from the development. Drawing showing the location of the internal recycling bin. The specification of the size and fixing of the internal recycling bin.
	<div>Mandatory Requirement</div> <div>Will the minimum space be provided and be accessible to disabled people? <input checked="" type="checkbox"/></div>					
	<div>Internal Recyclable household waste storage</div> <div>Where there is no external recyclable waste storage and no Local Authority collection scheme</div> <div>Internal storage (capacity 60 litres) <input type="checkbox"/></div>	0 of 2 Credits				
	<div>Local Authority collection Scheme</div> <div>Post Collection sorting</div> <div>Internal storage (capacity 30 litres) <input checked="" type="checkbox"/></div> <div>Pre-collection sorting</div> <div>Internal storage (3 separate bins, capacity 30 litres) <input type="checkbox"/></div>	4 of 4 Credits	All Levels			
	<div>External Storage, no Local Authority collection scheme</div> <div>3 separate internal storage bins (capacity 30 litres) <input type="checkbox"/></div> <div>AND</div> <div>Houses</div> <div>External Storage(capacity 180 litres) <input type="checkbox"/></div> <div>Flats <input type="checkbox"/></div> <div>Private recycling operator <input type="checkbox"/></div> <div>3 or greater types of waste collected <input type="checkbox"/></div>	0 of 4 Credits				

Issue	Credits	Level	Assumptions Made	Evidence Required
<p>Was 2 Construction Site Waste Management</p> <p>A credit is awarded where a compliant SWMP is provided with targets and procedures to minimise construction waste. Credits are available where the SWMP include procedures and commitments for diverting either 50% or 85% of waste generated from landfill.</p> <div> <p>SWMP details</p> <p>Does the SWMP include:</p> <p>+ No SWMP <input type="radio"/></p> <p>+ SWMP with targets and procedures to minimise waste? <input type="radio"/></p> <p>+ SWMP with procedures to divert 50% of waste <input checked="" type="radio"/></p> <p>+ SWMP with procedures to divert 85% of waste <input type="radio"/></p> </div>	2 of 3 Credits		The contractor will be required to submit a developed SWMP to include procedures and commitments to divert a minimum of 50% of waste generated from landfill.	A developed SWMP from the contractor which includes procedures and commitments to divert a minimum of 50% of waste generated from landfill.
<p>Was 3 Composting</p> <p>A credit is awarded where individual home composting facilities are provided, or where a community/ communal composting service, either run by the Local Authority or overseen by a management plan is in operation.</p> <div> <p>Select the facilities available</p> <p>No composting facilities <input type="radio"/></p> <p>Individual composting facilities <input checked="" type="radio"/></p> <p>OR Communal/ community composting*? <input type="radio"/></p> <p>Local Authority <input checked="" type="checkbox"/></p> <p>OR Private with management plan <input type="checkbox"/></p> </div> <p>* including if an automated waste collection system is in place</p>	1 of 1 Credit	-	Hackney Council operate an existing Blue bin system for kitchen waste collection to the existing flats.	Confirmation from the Local Authority that it will collect kitchen waste from the development.

CATEGORY 6 POLLUTION		Overall Level: 3	Overall Score	59.16	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 25.00%		Credits	Level			
Contribution to Overall Score: 0.70 points		1 of 4 Credits	All Levels			
Pol 1 Global Warming Potential (GWP) of Insulants	<p>A credit is awarded where <u>all</u> insulating materials only use substances (in manufacture AND installation) that have a GWP of less than 5.</p> <p>Select the most appropriate option</p> <p>All insulants have a GWP less than 5 <input checked="" type="radio"/></p> <p>OR Some insulants have a GWP of less than 5 <input type="radio"/></p> <p>OR No insulants have a GWP of less than 5 <input type="radio"/></p>	1 of 1 Credits	-		All insulating materials will have a Global warming Potential of less than 5	Drawings and/or specification confirming the insulating materials to be used within the building elements. Manufacturers technical data confirming the GWP of each insulant specified.
Pol 2 NOx Emissions	<p>Credits are awarded on the basis of NOx emissions arising from the operation of the space and water heating system within the dwelling.</p> <p>Select the most appropriate option</p> <p>Greater than 100 mg/kWh <input checked="" type="radio"/></p> <p>OR Less than 100 mg/kWh <input type="radio"/></p> <p>OR Less than 70 mg/kWh <input type="radio"/></p> <p>OR Less than 40 mg/kWh <input type="radio"/></p> <p>OR Class 4 boiler <input type="radio"/></p> <p>OR Class 5 boiler <input type="radio"/></p> <p>OR All space and hot water energy requirements are met by systems who do not produce NOx emissions <input type="radio"/></p>	0 of 3 Credits	-		The heating and hot water will be produced by Air Sourced Heat Pumps and as such the NOx level will be in excess of that required under this heading.	If an ASHP is not installed then confirmation of the boiler to be used will be required together with the manufacturer's literature confirming the level of Nox emission.

CATEGORY 7 HEALTH & WELLBEING		Overall Level: 3	Overall Score	59.16	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 91.00%		Credits	Level			
Contribution to Overall Score: 12.83 points		11 of 12 Credits	No level			
Hea 1 Daylighting	<p>Credits are awarded for ensuring key rooms in the dwelling have high daylight factors (DF) and a view of the sky.</p> <div> <p>Select the compliant areas</p> <p><u>Room</u></p> <p>Kitchen: Avg DF of at least 2% <input checked="" type="checkbox"/></p> <p>Living Room*: Avg DF of at least 1.5% <input checked="" type="checkbox"/></p> <p>Dining Room*: Avg DF of at least 1.5% <input checked="" type="checkbox"/></p> <p>Study*: Avg DF of at least 1.5% <input checked="" type="checkbox"/></p> <p>80% of working plane in all above rooms receive direct light from the sky? <input checked="" type="checkbox"/></p> </div> <p>Any room used for Ene 9 Home Office must also achieve a min DF of 1.5%.</p>	3 of 3 Credits	-		<p>Based on the Planning drawings the following daylight factors should be achieved assuming the windows are double glazed with low emissivity glass.</p> <p>Kitchen 2.66%</p> <p>Living/Dining Room 3.69%</p> <p>Study (Bed 3) 2.85%</p> <p>Given that the apartment is on top of an existing 4 storey building all rooms should have a clear view of the sky.</p>	<p>Plans and sections showing room dimensions. Position and dimensions of the glazed areas of windows and other glazed areas. Distance and relative levels of External Buildings and other potential obstructions.</p>
Hea 2 Sound Insulation	<p>Credits are awarded where performance standards exceed those required in Building Regulations Part E. This can be demonstrated by carrying out pre-completion testing or through the use of Robust Details Limited.</p> <div> <p>Select a type of property</p> <p>Detached Property <input type="radio"/></p> <p>Attached Properties:</p> <p>- Separating walls and floors only exist between non habitable spaces <input type="radio"/></p> <p>- Separating walls and floors exist between habitable spaces <input checked="" type="radio"/></p> </div> <div> <p>Select a performance standard</p> <p>Performance standard not sought <input type="radio"/></p> <p>Airborne: 3db higher; Impact: 3dB lower <input type="radio"/></p> <p>OR Airborne: 5db higher; Impact: 5dB lower <input checked="" type="radio"/></p> <p>OR Airborne: 8db higher; Impact: 8dB lower <input type="radio"/></p> </div>	3 of 4 Credits	-		<p>Only the floor will be subject to sound testing. The floor will be design to give an improvement in sound insulation of at least 5 dB on the requirements of the Building Regulations Approved Document E (2003 Edition, with 2004 amendments)</p>	<p>Confirmation from a suitably qualified sound accoustition that the construction will attain the required level of sound insulation.</p> <p>Site test results from a UKAS accredited ANC Registration Scheme company or individual</p>

Issue		Credits	Level	Assumptions Made	Evidence Required
Hea 3 Private Space	<p>A credit is awarded for the provision of an outdoor space that is at least partially private. The space must allow easy access to all occupants.</p> <div> <p>Will a private/ semi-private space be provided? _____</p> <p>Yes, private/semi-private space will be provided <input checked="" type="radio"/></p> <p>OR No private/semi-private space <input type="radio"/></p> </div>	1 of 1 Credits	-	Adequate private space will be provided by means of the terraced area adjoining the living/dining room. This space can be accessed by all occupants of the dwelling.	Drawing detailing the size of the terraced area.
Hea 4 Lifetime Homes	<p>Mandatory Requirement: Lifetime Homes is mandatory when a dwelling is to achieve Code Level 6.</p> <p>Tradable credits: Credits are awarded where the developer has implemented all of the principles of the Lifetime Homes scheme.</p> <div> <p>Mandatory Requirement _____</p> <p>Dwelling to achieve Code Level 6? <input type="checkbox"/></p> </div> <div> <p>Lifetime Homes Compliance _____</p> <p>All Lifetime Homes criteria will be met <input checked="" type="radio"/></p> <p>OR Exemption from LTH criteria 2/3 applied <input type="radio"/></p> <p>Credit not sought <input type="radio"/></p> </div>	4 of 4 Credits	No level	The requirement of Lifetime Homes will be met with the exception of Criterion 1 which is not relevant to developments that do not have any parking provision.	Drawing to confirm the criterion of Lifetime Homes together with a completed Lifetime Homes Checklist. DOOR TO THE LIVING DINING ROOM NEEDS TO BE OPPOSITE HAND.

CATEGORY 8 MANAGEMENT		Overall Level: 3	Overall Score	59.16	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 88.00%		Credits	Level			
Contribution to Overall Score: 8.88 points		8 of 9 Credits	All Levels			
Man 1 Home User Guide	<p>Credits are awarded where a simple guide is provided to each dwelling covering information relevant to the 'non-technical' home occupier, in accordance with the Code requirements.</p> <p>Tick the topics covered by the Home User Guide</p> <div> <p>Operational Issues? <input checked="" type="checkbox"/></p> <p>Site and Surroundings? <input checked="" type="checkbox"/></p> <p>Is available in alternative formats? <input checked="" type="checkbox"/></p> </div>	3 of 3 Credits	-		A simple non-technical Home User Guide will be produced explaining the operation and environmental performance of the apartments installation together with details of the site and its surroundings	Completed Checklists Man 1 Parts 1 and 2 or at least a proposed Index showing that the HUG will cover cover all of the issues covered by the Checklists. Confirmation that the HUG will be provide to each unit.
Man 2 Considerate Constructors Scheme	<p>Credits are awarded where there is a commitment to comply with best practice site management principles using either the Considerate Constructors Scheme or an alternative locally/ nationally recognised scheme.</p> <p>Select the appropriate scheme and score</p> <div> <p>No scheme used <input type="radio"/></p> <p><u>Considerate Constructors</u></p> <p>OR Best Practice: Score between 24 and 31.5 <input checked="" type="radio"/></p> <p>OR Best Practice+: Score between 32 and 40 <input type="radio"/></p> <p><u>Alternative Scheme*</u></p> <p>OR Mandatory + 50% optional requirements <input type="radio"/></p> <p>OR Mandatory + 80% optional requirements <input type="radio"/></p> </div> <p>* In the first instance, contact a Code Service Provider if you are considering to use an alternative scheme.</p>	1 of 2 Credits	-		The contractor will be required to register the development with The Considerate Constructors Scheme and that they will be required to attain a minimum score of 24 points, with no category scoring less that 3 points	Confirmation that the development has been registered with the Considerate Constructors Scheme prior to commencement of the development. Confirmation for the Contractor or developer they will comply with the CCS to achieve a minimum of a Pass. OR CCS's Site Monitors Report confirming the score attained with no section scoring less than 3 points
Man 3 Construction Site Impacts	<p>Credits are awarded where there is a commitment and strategy to operate site management procedures on site as following:</p> <p>Tick the impacts that will be addressed</p> <div> <p><u>Monitor, report and set targets, where applicable, for:</u></p> <p>- CO₂/ energy use from site activities <input checked="" type="checkbox"/></p> <p>- CO₂/ energy use from site related transport <input type="checkbox"/></p> <p>- water consumption from site activities <input checked="" type="checkbox"/></p> <p><u>Adopt best practice policies in respect of:</u></p> <p>- air (dust) pollution from site activities <input checked="" type="checkbox"/></p> <p>- water (ground and surface) pollution on site <input checked="" type="checkbox"/></p> <p><u>80% of site timber</u> is reclaimed, re-used or responsibly sourced <input checked="" type="checkbox"/></p> </div>	2 of 2 Credits	-		The contractor will be required to produce policies that will satisfy at least 4 of the Site Impacts listed and to confirm that at least 80% of site timber is reclaimed, re-used or responsibly sourced.	C

Issue		Credits	Level	Assumptions Made	Evidence Required
Man 4 Security	<p>Credits are awarded for complying with Section 2 - Physical Security from Secured by Design - New Homes. An Architectural Liaison Officer (ALO), or alternative, needs to be appointed early in the design process and their recommendations incorporated.</p> <div> <p>Secured by Design Compliance</p> <p>Credit not sought <input type="radio"/></p> <p>OR Secured by Design Section 2 Compliance <input checked="" type="radio"/></p> </div>	2 of 2 Credits	-	<p>A ALO/CPDA will be appointed for the development in order to ensure the development meets Section 2 - Physical Security of the Secured by Design- new Homes are met. Any recommendations required by the ALO/CPDA will be incorporated into the design.</p>	<p>Confirmation that a ALO/CPDA will be appointed at an early stage of the design works.</p> <p>Confirmation that any recommendations of the ALO/CPDA will be followed.</p>

CATEGORY 9 ECOLOGY		Overall Level: 3	Overall Score	59.16	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 77.00%		Credits	Level			
Contribution to Overall Score: 9.33 points		7 of 9 Credits	All Levels			
Eco 1 Ecological Value of Site	<p>One credit is awarded for developing land of inherently low value.</p> <div> <p>Select the appropriate option</p> <p>Credit not sought <input type="radio"/></p> <p>OR Land has ecological value <input type="radio"/></p> <p>OR Land has low/ insignificant ecological value* <input checked="" type="radio"/></p> </div> <p>* Low ecological value is determined either a) by using Checklist Eco 1 across the whole development site; or b) where an suitably qualified ecologist is appointed and can confirm or c) produces an independent ecological report of the site, that the construction zone is of low/ insignificant value; AND the rest of the development site will remain undisturbed by the works.</p>	1 of 1 Credits	-	The site currently has a low/insignificant ecological value.	Site visit by the assessor or a suitably qualified Ecologist that confirms the site has a Low Ecological Value.	
Eco 2 Ecological Enhancement	<p>A credit is awarded where there is a commitment to enhance the ecological value of the development site.</p> <div> <p>Tick the appropriate boxes</p> <p>Will a <i>Suitably Qualified Ecologist</i> be appointed to recommend appropriate ecological features? <input checked="" type="checkbox"/></p> <p>AND Will all key recommendations be adopted? <input checked="" type="checkbox"/></p> <p>AND 30% of other recommendations be adopted? <input checked="" type="checkbox"/></p> </div>	1 of 1 Credits	-	<p>An Ecologist will be appointed to advise on the enhancements that may be made to improve the Ecological Value of the site.</p> <p>The Key Recommendations and 30% of any Additional Recommendations will be incorporated into the development.</p>	<p>Confirmation that the Ecologist is suitably qualified.</p> <p>Confirmation that the visit took place prior to commencement of the works on site.</p> <p>Ecologists report confirming the Key and Additional Recommendations needed to enhance the ecological value of the site.</p> <p>Confirmation from the contractor that the Key Recommendation and 30% of the Additional Recommendations will be incorporated in the development.</p>	
Eco 3 Protection of Ecological Features	<p>A credit is awarded where there is a commitment to maintain and adequately protect features of ecological value.</p> <div> <p>Type and protection of existing features</p> <p>Site with features of ecological value? <input type="radio"/></p> <p>OR Site of low ecological value (as Eco 1)? <input checked="" type="radio"/></p> <p>AND All* existing features potentially affected by site works are maintained and adequately protected? <input type="checkbox"/></p> </div> <p>*If a suitably qualified ecologist has confirmed that a feature can be removed due to insignificant ecological value or poor health conditions, as long all the rest have been protected, then this box can be ticked.</p>	1 of 1 Credits	-	The credit is awarded by default as the site has a low/insignificant ecological value.	Site visit by the assessor or a suitably qualified Ecologist that confirms the site has a Low Ecological Value.	

Issue		Credits	Level	Assumptions Made	Evidence Required
Eco 4 Change of Ecological Value of Site	<p>Credits are awarded where the change in ecological value has been calculated in accordance with the Code requirements and is calculated to be:</p> <div> <p>Change in Ecological Value</p> <p>Major negative change: fewer than -9 <input type="radio"/></p> <p>Minor negative change: between -9 and -3 <input type="radio"/></p> <p>OR Neutral: between -3 and +3 <input checked="" type="radio"/></p> <p>Minor enhancement: between +3 and +9 <input type="radio"/></p> <p>Major enhancement: greater than 9 <input type="radio"/></p> </div>	2 of 4 Credits	-	As the site sits on the existing building it is probable that there will be a neutral change in the ecological value.	<p>A copy of the calculations completed by the assessor</p> <p>Drawing detailing the pre-development natural and built features.</p> <p>A Landscape drawing detailing the post development features. OR</p> <p>CSH Ecology Report Template completed by a suitably qualified Ecologist and written confirmation from the developer confirming how the ecologists recommendations will be implemented.</p>
Eco 5 Building Footprint	<p>Credits are awarded where the ratio of combined floor area of all dwellings on the site to their footprint is:</p> <div> <p>Ratio of Net Internal Floor Area: Net Internal Ground Floor Area</p> <p>Credit Not Sought <input type="radio"/></p> <p>OR Houses: 2.5:1 OR Flats: 3:1 <input type="radio"/></p> <p>OR Houses: 3:1 OR Flats: 4:1 <input checked="" type="radio"/></p> <p>OR Houses & Flats Weighted (2.5:1 & 3:1) <input type="radio"/></p> <p>OR Houses & Flats Weighted (3:1 & 4:1) <input type="radio"/></p> </div>	2 of 2 Credits		The development is built entirely within the footprint of the existing building. The existing building is a five storey block consisting of shops and flats to the ground floor with apartments on the remaining floors. The ratio of NIFA to NIGFA is 5:1	Calculations of the the ratio of NIFA to NIGFA