DESIGN AND ACCESS STATEMENT
LIFE TIME HOMES STATEMENT
SUSTAINABLE HOME ASSESMENT ESTIMATE

21 ROSE JOAN MEWS
(Land to Rear of 78 FORTUINE GREEN ROAD)
LONDON NW6 1DQ

Michael Beacom Architecture and Design

October 2011

DESIGN AND ACCESS STATEMENT

21 Rose Joan Mews, London NW6 1DQ
(Land to Rear of 78 Fortune Green Road)
A New Single Family Mews House

This statement is in support of the application for Planning Consent, in accordance with the circular *Guidance on changes to the development control system* and is based on the guidance given in *Design and access statements – How to write, read and use them*, published by CABE.

Design

Use & Amount
This proposal is for the demolition of a private garage and the building of a three storey single family mews house in between the adjoining rear lot developments. The new residential use is consistent with the recently built 3-12 Rose Joan Mews apartments, with the recently approved neighbouring residential mews houses, and with the councils ambition to provide more housing.

Layout & Landscaping
To achieve a satisfactory design on this very narrow site (2.65m at the narrowest to 3.5m at very widest) it is proposed that the Ground Floor be the whole site with an open plan Kitchen-Dining-Living design.
The First Floor then steps back for a skylight to light the Living Room at the back of the lot.
On the Second Floor a setback at the front forms a generous Terrace adding amenity space. A 'brown roof' rock garden bordering the Terrace adds to the biodiversity potential. The larger width of the border to the mews side distances terrace users from the balcony edge that is mostly screened by the façade's vision screen that rises 1.8m above the Terrace finish level. The front border together with the other smaller side and entrance boarders surround a timber deck forming a carpet of amenity space.

In keeping with the mews building typology, the proposal's front wall is along the mews street edge like that of the existing and approved developments to the North.

Although typically, mews dwellings have public space up to their front doors, in this mews, the gate at the mews entrance, renders Rose Joan Mews a semi-private space.

Scale
The height of the mews street façade matches that of the approved developments a few lots to the North and is comparable with the existing three storey apartment building a few lots the South.

Appearance
To enhance the unity and contemporary design ethos of the mews, it is proposed to use the same window frame material (dark grey powder coated aluminium frames) and façade screening materials (light grey powder coated aluminium mesh) as the approved mews house designs a few lots North (16, 14 & 13 Rose Joan Mews aka rear of 88, 94 & 92 Fortune Green Road), and use the same roofing material, (dark grey standing seam zinc roofing) and wall material (grey-white render) as 3-12 Rose Joan Mews.

Access

Access to the front door is along the existing asphalt paved mews street. The front door landing, the mews street, has an approximate 1:50 slope, which as a cross fall to the entrance door, is in line with that in Life Time Homes guidance. A level threshold is also planned.

LIFETIME HOMES STATEMENT

This statement is prepared in accordance with and in reference to the Lifetime Homes Revised Criteria July 2010

Criterion 1 – 'On Plot' Parking
Not applicable – no parking on site

Criterion 2 – Approach to Dwelling from Parking (distance, gradients & widths)
Not applicable – no parking on site

Criterion 3 – Approach to Mews House Entrance
YES, the approach is gently sloping to LTH standards. The approach to the mews house is along the existing mews street, which has a downwards slope of approximately 1:50

Criterion 4 – Entrances (to house and to terrace)

a) YES, there is illumination above entrances – 2nd Fl. Terrace entrance will have a light in the canopy overhead, and the Ground Floor entrance will have a bulkhead light above the door.
b) YES, the criterion is met for level access across entrances – 2nd Fl. Terrace entrance is exempt due to it being over a habitable room, whereas the Ground Floor entrance will have a level threshold entrance.
c) YES, the 2nd Fl. Terrace and Ground Floor entrances will have 800mm clear openings and 300mm 'nibs' on the pull side of the doors.
d) Due to the proposal's front wall being at the mews street boundary plus the existing right of way requirement for vehicle access along the narrow mews, no weather protection is proposed over the main entrance door.
e) YES, the entrance landing (the mews street) is level to LTH standards (maximum 1:40 slope) - The crossfall of the landing, the mews street slope, is approximately 1:50.

Criterion 5 – Communal Stairs & Lifts
Not applicable – proposal is for a single family house.

Criterion 6 – Internal Doorways and Hallways
YES, on the GROUND FLOOR, the one internal door, the WC door, which is approached at a right angle, has a clear opening of 775mm and effectively 300mm a clear space on the door's pull side leading edge. The Ground Floor open plan design satisfies the LTH criteria for hallway widths.
WHEREAS, on the FIRST and SECOND FLOORS because of the extremely narrow site (2.65m at the narrowest to 3.5m at very widest), 726mm door leafs with narrow hallways have had to be utilized. However, because the hallways are the length of the stair flights, greater 'elbow room' is achieved over the balustrades and at the landings for all hallway areas.

Criterion 7 – Circulation Space
YES, Wheelchair turning space is available for a wide range of occupants and visitors including those using sticks and mobility aids. As marked on the Ground, First & Second Floor Plans (drawings 8002 007 & 008) the Living Room has a 1500mm turning circle – see Criterion 8 and Criterion 9 for means of wheelchair access. The Kitchen has a 1200mm circulation space in front of the cabinets. The main bedroom has a 750mm clear space to both sides and to the foot of the double bed as well as to the window. The two other bedrooms both have a 750mm space to at least one side of the bed and to the window.
NOTE, Although the Ground Floor is a split level to maximize the living room space, the two steps, designed to ambulant disabled criteria, each have a rise of only 17cm and an extra wide going of 70cm. A hand rail is built into the adjacent cabinetry.

Criterion 8 – Entrance Level Living Space
YES, the living space is on the Ground Floor – Although the main socializing space is at the back of the house and is reached by two gentle steps, there is also a socializing space in the kitchen / entrance area. SHOULD the need arise during the Lifetime of the Home, the floor of the rear area may be raised with a built platform to accommodate level access throughout the Ground Floor. Alternatively, for occasional wheel chair access, a ramp that folds down from the wall may be fitted to negotiate the two steps down to Living Room. See drawings 8002 007 & 008.

Criterion 9 – Provision for Entrance Level Bed-Space
YES to accommodate a temporarily disabled resident, there is ample space in the Living Room for a temporary bed space, which could be reached by a temporarily rented 1:15 ramp.
See drawings 8002 007 & 008.

Criterion 10 – Entrance Level WC and Shower Drainage
YES, a WC with the potential for a level threshold shower is accessible on the Ground Floor,
PROVIDED the house hold member or visitor is able to negotiate two shallow ambulant disabled steps (see Criterion 7), or a ramp for the split level is temporarily rented (see Criterion 9), or the through floor lift is installed (see Criterion 12). See drawings 8002 007 & 008.
NOTE: this WC is designed to Part M residential standards for an entrance storey WC. However, if needed during the Lifetime of the Home, the WC compartment width may be increased by moving the side partition.

Criterion 11 – WC and Shower Room Walls
YES, the WC and Shower Room walls will be built of a robust construction capable of taking grab rails for firm support in the future.

Criterion 12 – Through-Floor Lift
YES, a through-the-floor lift can be accommodated from the Ground Floor into the First Floor rear bedroom as indicated on drawings 8002 007 & 008.
NOTE: a stair lift is impractical because of the necessarily narrow stairs.

Criterion 13 – Potential for Fitting of Hoists and Bedroom / Bathroom Relationship
YES, the structure above the First Floor ceilings will be of robust construction capable of supporting the installation of a hoist.

Criterion 14 – Bathrooms
BECAUSE of the extremely narrow site, a Lifetime Homes wheelchair accessible shower room for the main bedroom on the First Floor is not feasible. However, this Shower Room is designed to accommodate an ambulant disabled person. If desired in the Lifetime of the Home, a sliding door can be fitted and the Shower Room will accommodate a Part M wheelchair bound person as detailed in the Building Regulation Part M Diagram 32. Also, the shower will have a level threshold for ease of use.

Criterion 15 – Glazing & Window Handle Heights
YES, all windows in the proposed development have sills lower than 800mm above finish floor level (most are floor to ceiling), with controls no higher than 1200mm above finish floor level and have a 750mm approach route.

Criterion 16 – Location of Service Controls
For ease of operation by all, the frequently used service controls will be installed between 450mm to 1200mm above finish floor level.

ENERGY EFFICIENCY AND SUSTAINABILITY

It is intended that the design, construction, on-going running of the dwelling as well as its future adaptability all make a positive contribution towards an efficient, low carbon emission and sustainable house development.

The measures outlined below are accounted for in the following Sustainability Pre-Assessment Estimate.

The demand for fossil fuel and electricity use inside the dwelling will be kept to a minimum by including the following building design measures:

- An extension to gas service that currently serves only 3-12 Rose Joan Mews will be sought to utilize the most 'green' energy service.
- Heat loss is being naturally reduced through the smaller surface area of an infill building.
- Heat loss is being reduced through compliance with the latest Building Control requirements (Part L – revised October 2010).
- The heating system is being designed for underfloor heating, which has a lower water circulation temperature than that for radiators. The underfloor heating in combination with the insulated concrete ground floor slab will act as a heat sink, levelling out energy demands.
- A high efficiency, low NO_X boiler designed for the lower water temperatures of underfloor heating will be specified.
- Natural ventilation is being proposed to reduce the need for mechanical ventilation. In Toilets and Shower Rooms where mechanical ventilation is necessary, if make-up air is needed, heat recovery within the ventilation unit will be used to pre-heat replacement fresh air.
- Natural lighting is designed to reduce the need for electrical lighting. Where additional light is needed, conservative wattage and low energy task lighting will be specified. External lights will also be low energy and have automatic cut-off controls.
- Ample space to for air drying of cloths is being planned for.
- Appliances that have high energy efficiency will be specified.
- Energy displays will be incorporated in the dwellings service controls to encourage a thrifty use of power supplies. The home information pack will also go into detail on low energy household provisions and appropriate ways of conserving energy.

The potential demand for energy by the occupants coming and going to home will be reduced through the following natural amenities and design measures:

- The situation of the home across from the Hampstead Cemetery and park and close to Golders Green and West Hampstead shopping districts (via frequent bus service) provides for local leisure and shopping without the need for a private car. The close proximity of Golders Green and West Hampstead overgound, underground, & rail links further provide a convenient use of public transportation to shopping, work, and leisure that is farther away.
- The proposed home will be a car free development and provide cycle storage for the potential of a less energy dependent life style.
- Several car club sites nearby provide shared low emission vehicles if needed.
- The space available for a home office provides the possibility of minimizing travel energy.

Construction strategies in the development will contribute to a sustainable and efficient use of natural resources in the following ways:

- The contractor will be expected to have a Site Waste Management Plan (SWMP) utilizing Waste & Resources Action Programme (WRAP) toolkits and guidance targeting timber, plasterboard, and packing waste to be segregated on site then sent for recycling, diverting significant amounts of site waste from landfill.
- For timber that is temporarily needed in construction, the contractor will be expected to use recycled or sustainable sourced timber.
- As well as a commitment for the contractor to enrol and perform well in the Considerate Contractors Scheme, the contractor will be expected to use water conservatively and following best practice policies for reducing surface and ground water pollution.

The choice of building materials in the development will contribute to a sustainable and efficient use of natural resources in the following ways:

- Designing out waste - At least 10% of materials used are intended to be derived from recycled and reused sources. Materials from demolition will be considered for recycling and where viable reused. For example, the existing concrete garage floor may be ground up and used as hardcore beneath the ground floor, and bricks from demolition may be reused in the construction.
- Building materials from off of the site will as far as economically practical be chosen for their high recycled content, as well as their good Green Rating and local sourcing.
- Natural materials will be extensively specified for the interior finish materials.
- All timber used in home will be expected to come from FSC (or equal) certified sources.

In addition to design strategies noted above, the development will contribute to a sustainable and efficient use of natural resources in the following ways:

- Recycling space is provided in the design of the home in complement with Camden's recycling service.
- Water use (and the energy need to heat it) will be reduced through the provision of showers instead of baths and by utilizing low volume fittings including dual-flush WC's.
- A water butt will collect rainwater for the use on the terrace.
- The development, which is in a Low Flood Risk Area, is designed to make no greater impact on rain water run off than the pre-development site.
- An ecologist will be employed to affect the best use of small 'brown roof' area, making a small contribution to the sustainable affects of biodiversity in the ecosystem.
- In addition to being constructed to Robust Details, the design will be developed with advice from the local Secure by Design Liaison Officer and where possible according to the principles of Lifetime Homes to form a home that will be safe and adaptable to the needs of maturing owners.

Code for Sustainable Homes
PRE ASSESSMENT ESTIMATE
October 2011

RESULTS

Development Name: 21 Rose Joan Mews (aka LRO 78 Fortune Green Road), London NW6 1DQ

Dwelling description: Single family mews house

PREDICTED RATING - CODE LEVEL 3

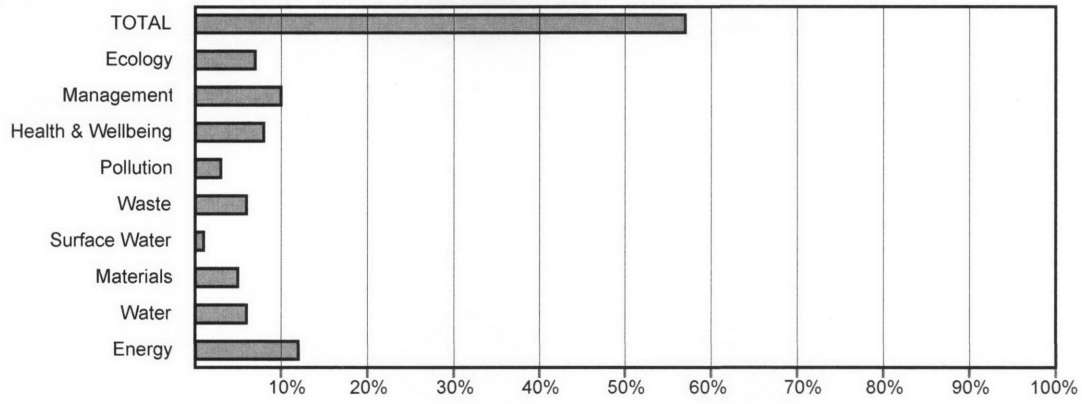
Mandatory Requirements: **All Met**

% Points: **57.2% - Code Level 3**

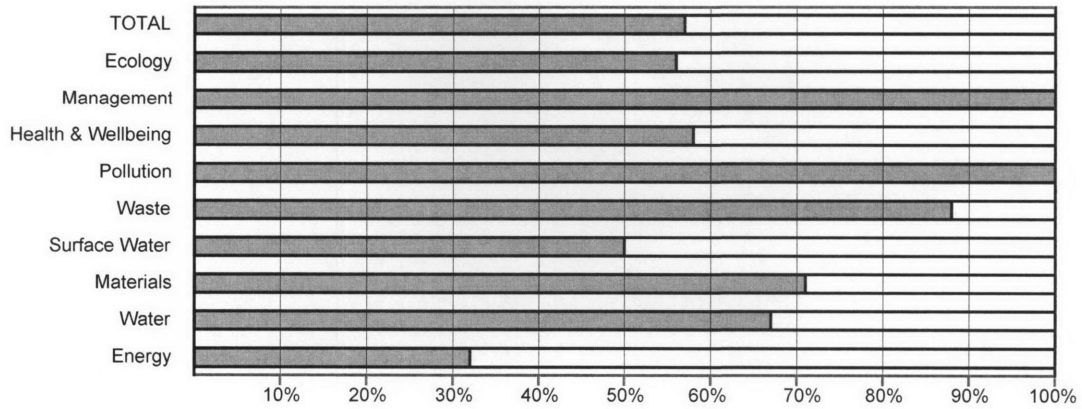
Breakdown: **Energy - Code Level 3**

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 in 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.

CATEGORY 1 ENERGY	Overall Level: 3	Overall Score: 57.4		
Ene 1 Dwelling Emission Rate	Credits are awarded based on the percentage improvement of the Dwelling Emission Rate (DER) over the Target Emission Rage (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. Enter the predicted score What is the predicted number of credits? [0] OR Are zero net CO_2 emissions achieved? [ ]	0 of 10 Credits	Level 3	The mews house will comply with Building Regulations Part L 2010, which is the minimum for a CSH rating of Levels 1- 3 (CSH Tech.Guidance, Tbl. 1.2)
Ene 2 Fabric Energy Efficiency	Credits are awarded based on the fabric Energy Efficiency (kWh/m^{2}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. Enter the predicted score Apartments, Mid-terrace ○ OR End terrace, Semi and Detached ○ OR Staggered Mid-terrace ◉ What is the predicted number of credits? [0]	0 of 9 Credits	–	
Ene 3 Energy Display Devices	Credits are awarded where a correctly specified Energy Display Device is installed monitoring electricity and/or primary heating fuel consumption. Select whether the EDD monitors electricity and/or fuel None Specified ○ Primary Heating only ○ OR Electricity only ○ OR Electricity and primary heating fue ◉	2 of 2 Credits	–	It is anticipated that electricity and primary heating fuel consumption data will be displayed to occupants via a display instrument(s)
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. Will drying space meeting the criteria be provided? Yes ◉ OR No ○	1 of 1 Credits	–	Minimum six meters of drying line will be installed in the Ground Floor WC if not on the Terrace.
Ene 5 Energy Labeled White Goods	Credits are awarded where each dwelling is provided with either information about the EU Energy Labeling Scheme, White Goods with ratings ranging from A+ to B or a combination of the previous according to the technical guide. Select the appropriate option below EU Energy labeling information only ○ A+ rated appliances ○ OR A+, A and B rated appliances ○ OR Combination of compliant rated white goods with EU Energy Labeling Scheme ◉	2 of 2 Credits	–	It is anticipated that all white goods provided within the dwelling will be rated (under the EU Energy Labeling Scheme): 'A+' for fridges and freezers,' A' for washing machines and dishwashers, 'B' for tumble dryers or washer-dryers. Additionally, EU Energy Labeling Scheme details will be provided within the Home User Guide.
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. Space Lighting None provided ○ OR Non code compliant lighting ○ OR Code compliant lighting ◉ Security Lighting None provided ○ OR Non Code compliant lighting ○ OR Code compliant lighting and controls ◉ Dual lamp luminaries Compliant with both above criteria ○ Statutory safety lighting is not covered by this requirement	2 of 2 Credits	–	External lighting will be specified to be dedicated energy efficient fittings. Security lighting will be designed for energy efficiency and be adequately controlled such that all burglary security lights have: A max. wattage of 150W Movement detecting control devices (PIR) Daylight cut-off sensors

Ene 7 Low or Zero Carbon Technologies	Credits are awarded where there is a 10% or 15% reduction in CO_2 emissions resulting form the use of low or zero carbon technologies. Select % contribution made by lower zero carbon technologies Less than 10% of demand ◉ OR 10% of demand or greater ○ OR 15% of demand or greater ○	0 of 2 Credits	–	
Ene 8 Cycle Storage	Credits are awarded where adequate, safe, secure and weather proof cycle storage is provided according to the Code requirements. Fill in the development details below Number of bedrooms: 3 Number of cycles stored per dwelling* 2 * If you have storage for 1 cycle per two dwellings insert 0.5 in number of cycles stored per dwelling	2 of 2 Credits	–	Cycles will be stored beneath the stairs
Ene 9 Home Office	A credit is awarded for the provision of a home office. The location, space and services provided must meet the Code requirements. Will there be provision for a Home Office? Yes ◉ OR No ○	1 of 1 Credits	–	Other than in the Living Rm, Kitchen, Master Bedroom, or a Bathroom, a Code compliant space will be provided with appropriate services and have a minimum 1.5% daylight factor for the potential use as a home office.

CATEGORY 2 WATER		Overall Level: 3	Overall Score 57.4		Assumptions Made
% of Section Credits Predicted: Contribution to Overall & Score:		67% 6.0 percentage points	Credits 4 of 6 Credits	Level Level 4	
Wat 1 Fabric Energy Efficiency	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. Select the predicted water use / Mandatory Requirement greater than 120 liters / person / day ○ OR ≤ less than 120 liters / person / day ○ OR ≤ less than 110 liters / person / day ○ OR ≤ less than 105 liters / person / day ◉ OR ≤ less than 90 liters / person / day ○ OR ≤ less than 80 liters / person / day ○		3 of 5 Credits	Level 4	Internal water consumption will be limited to no more than 105 liters per person per day through the use of low flush WCs, water efficient fittings and appliances as well as other water saving devices & strategies.
Wat 2 External Water Use	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. Select the scenario that applies No internal or communal outdoor space ○ OR Outdoor space with collection system ◉ OR Outdoor space without collection system ○		1 of 1 Credits	–	As per Code Guidance, the hard landscaped terrace will have a 50 liter water butt (with diverter) for the collection and use of rainwater from the roof above.

CATEGORY 3 MATERIALS	Overall Level: 3	Overall Score 57.4		Assumptions Made
% of Section Credits Predicted:	71%	Credits	Level	
Contribution to Overall & Score:	5.1 percentage points	17 of 24 Credits	All Levels	
Mat 1 Environ-mental Impact of Materials	Mandatory Requirement: At least three of the five key building elements must achieve a Green Guide 2008 Rating of A+ to D. 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. Mandatory Requirement Will the mandatory requirement be met? ☑ Enter the predicted score What is the predicted number of credits? 11	11 of 15 Credits	All Levels	The average rating of materials used for the 'Mat 1' five building elements (Roof, External Walls, Internal Walls, Floors, and Windows) will be 'A'
Mat 2 Responsible Sourcing of Materials - Basic Building Elements	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. Enter the predicted Score What is the predicted number of credits? 4	4 of 6 Credits	–	Basic Building Elements (Frame, Roof, External Walls, Internal Walls, Foundation/substructure, and Stairs) will be responsibly sourced according to the Code's legally and responsibly sourcing scheme criteria
Mat 3 Responsible Scorching of Materials - Finishing Elements	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. Will drying space meeting the criteria be provided? What is the predicted number of credits? 2	2 of 3 Credits	–	The Finish Building Elements (Stair furniture, Windows, External & internal doors, Skirting, Paneling, Fitted kitchen and bathroom furniture, Fascias, and other finishing elements of significant amount) will be responsibly sourced according to the Code's legally and responsibly sourcing scheme criteria.

CATEGORY 4 SURFACE WATER RUN-OFF Overall Level: 3		Overall Score 57.4		Assumptions Made
% of Section Credits Predicted: 50% Contribution to Overall & Score: 1.1 percentage points		Credits 2 of 4 Credits	Level All Levels	
Sur 1 Dwelling Emission Rate	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 received waters. Mandatory Requirement Will the mandatory requirement be met? ☑ Select the appropriate option No SUDS ◉ No runoff into watercourse for the first 5 mm of rainfall ○ Runoff from hard surfaces will receive an appropriate level of treatment ○	0 of 2 Credits	All Levels	There will be no increase in the man-made impermeable area as a result of the new development.
Sur 2 Flood Risk	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. Select the annual probability of flooding (from PPS25* Zone 1 - Low ◉ OR Zone 2 - Medium ○ OR Zone 3 - High ○ Select the appropriate option(s) Low risk of flooding from FRA** ◉ All measures of protection are demonstrated in the FRA ○ Ground floor level and access routes are 600mm above design flood level ○ Combination of compliant rated white goods with EU Energy Labeling Scheme ○ * Planning Policy Statement 25 - Planning and Flood Risk ** FRA - Flood Risk Assessment	2 of 2 Credits	–	

CATEGORY 5 WASTE	Overall Level: 3	Overall Score 57.4		Assumptions Made
% of Section Credits Predicted:	88%	Credits	Level	
Contribution to Overall & Score:	5.6 percentage 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. Tradable Credits: are awarded for adequate internal and / or external recycling facilities. **Mandatory Requirement** Will the minimum space be provided and be accessible to disabled people? ☑ **Internal Recyclable household waste storage** Where there is no external recyclable waste storage and no Local Authority collectior scheme: Internal storage (capacity 60 liters) ○ **Local Authority collection scheme** Post-collection sorting: Internal storage (capacity 30 liters) ◉ Pre-collection sorting Internal storage (3 separate bins, capacity 30 liters) ○ **External Storage, no Local Authority collection scheme** 3 separate internal storage bins (capacity 30 liters) ○ **AND** ○ HOUSES: External storage (capacity 180 liters) ○ FLATS: 3 or greater types of waste collected ○	4 of 4 Credits	All Levels	Adequate provision for general waste plus recyclable materials will be provided to the standards given in the Code. A local authority collection scheme is in place that does not require all recyclable waste to be sorted prior to collection
Was 2 Construction Site Waste Manage-ment	A credit is awarded where a compliant SWMP is provided with targets and procedures to minimize construction waste. Credits are available where the SWMP includes procedures and commitments for diverting either 50% or 85% of waster generated from landfill. **SWMP details** Does the SWMP include: No SWMP ○ SWMP with targets & procedures to minimize waste? ○ SWMP with procedures to divert 50% of waste? ◉ SWMP with procedures to divert 85% of waste? ○	2 of 3 Credits	–	There will be a Site Waste Management Plan (SWMP) by the contractor that contains benchmarks and commitments according to the assessment criteria in the CSH Technical Guide 2010. Additionally, at least 50% of non-hazardous construction waste will be diverted from landfill according the assessment criteria in the CSH Technical Guide 2010
Was 3 Composting	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. **Select the facilities available** No composting facilities ○ Individual composting facilities ○ OR Communal / community composting?* ○ OR Local Authority ◉ OR Private with management plan ○ * Included if an automated waste collection system is in place	1 of 1 Credits	–	In lieu of a garden with composting facilities, there is a local authority kitchen collection scheme for which a 7 liter container will be provided in the kitchen.

CATEGORY 6 POLLUTION	Overall Level: 3	Overall Score 57.4		Assumptions Made
% of Section Credits Predicted: Contribution to Overall & Score:	100% 2.8 percentage points	Credits 4 of 4 Credits	Level All Levels	
Pol 1 Global Warming Potential (GWP) of insulants	A credit is awarded where all insulating materials only use substances (in manufacture AND installation) that have a GWP of less than 5. Select the most appropriate option All insulants have a GWP less than 5 ◉ OR Some insulants have a GWP of less than 5 ○ OR No insulants have a GWP of less than 5 ○	1 of 1 Credits	–	All insulation materials with in the development will have a Global Warming Potential of less than 5.
Pol 2 NO_X Emissions	Credits are awarded on the basis of NO_X emissions arising from the operation of the space and water heating system within the dwelling. Select the most appropriate option Greater than 100mg/kWh ○ OR Less than 100 mg/kWh ○ OR Less than 70 mg/kWh ○ OR Less than 40mg/kWh ◉ OR Class 4 boiler ○ OR Class 5 boiler ○ OR All space and hot water energy requirements are met by systems who do not produce NO_X emissions ○	3 of 3 Credits	–	A high efficiency gas boiler with a NO_X emission less than 40mg/kWh will be specified.

CATEGORY 7 HEALTH & WELLBEING	Overall Level: 3	Overall Score 57.4		Assumptions Made
% of Section Credits Predicted: 58%		Credits	Level	
Contribution to Overall & Score: 8.2 percentage points		7 of 12 Credits	All Levels	
Hea 1 Day-lighting	Credits are awarded for ensuring key rooms in the dwelling have high daylight factors (DF) and a view of the sky. Select the compliant areas Room Kitchen: Avg. DF of at least 2% ◉ Living Room*: Avg. DF of at least 1.5% ◉ Dining Room*: Avg DF of at least 1.5% ◉ Study*: Avg DF of at least 1.5% ◉ 80% of working plan in all above rooms receive direct light form the sky? ○ * Any room used for Ene 9 Home Office must also achieve a min. DF of 1.5%	2 of 3 Credits	–	
Hea 2 Sound Insulation	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. Select a type of property Detached Property ○ Attached Properties: Separating walls and floors only exist between non-habitable spaces ○ Separating walls and floors exist between habitable spaces ◉ Select a performance standard Performance standard not sought ○ Airborne: 3db higher; Impact 2db lower ○ OR Airborne: 5db higher; Impact: 5db lower ○ OR Airborne: 8db higher; Impact 8db lower ◉	4 of 4 Credits	–	The existing one storey building to the north of the proposal is not residential and so not within the scope of the assessment. The existing two storey building to the south of the proposal is believed to be residential. Although the internal layout is not known, it is assumed that habitable spaces are next to the party wall. An acoustic engineer will be employed to advise on the appropriate non-standard construction details to achieve the full credits.
Hea 3 Private Space	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. Will a private / semi-private space be provided? Yes, private / semi-private space will be provided ◉ OR No private / semi-private space ○	1 of 1 Credits	–	
Hea 4 Lifetime Homes	Mandatory Requirement: Lilvetime Homes is mandatory when a dwelling is to achieve Code Level 6. Tradable Credits: Credits are awarded where the developer has implemented all of the principles of the Lifetime Homes scheme. Mandatory Requirement Dwelling to achieve Code Level 6? ○ Space Lighting All lifetime Homes criteria will be met ○ OR Exemption from LTH criteria 2, 7 & 3 applied ○ OR Credit not sought ◉	0 of 4 Credits	–	

CATEGORY 8 MANAGEMENT	Overall Level: 3	Overall Score 57.4		Assumptions Made
% of Section Credits Predicted:	100%	Credits	Level	
Contribution to Overall & Score:	10.0 percentage points	9 of 9 Credits	All Levels	
Man 1 Home User Guide	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. Tic the topics covered by the Home User Guide Operational Issues? ☑ Site and Surroundings? ☑ Is available in alternative formats? ☑	3 of 3 Credits	–	A Home User Guide, compiled in accordance with the CSH Technical Guidance 2010 'Man 1' Checklist Part 1 and Part 2 will be provided to the occupants.
Man 2 Fabric Energy Efficiency	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. Select the appropriate scheme a No scheme used ○ Considerate Constructors OR Best Practice: Score between 24 and 31.5 ○ OR Best Practice + : Score between 32 and 40 ◉ Alternative Scheme* OR Mandatory / 50% optional requirements ○ OR Mandatory / 80% optional requirements ○ * In the first instance, contact a Code Service Provider if you are considering to use an alternative scheme.	2 of 2 Credits	–	The contractor will be expected to register in the Considerate Contractor Scheme and achieve a score of at least 32, which is achievable by scoring an average of 4 points ('Good') in each of the eight categories (Considerate, Environmentally Aware, Site Cleanliness, Good Neighbour, Respectful, Safe, Responsible, & Accountable)
Man 3 Considerate Site Impacts	Credits are awarded where there is a commitment and strategy to operate site management procedures on site as following: Tic the impacts that will be addressed Monitor, report and set targets, where applicable, for CO2 / energy use from site activities ☐ Co2 / energy use from site related transport ☐ Water consumption form site activities ☑ Adopt best practice policies in respect of: Air (dust) pollution form site activities ☑ Water (ground and surface) pollution on site ☑ 80% of site timber is reclaimed, re-used or responsibly sourced ☑	2 of 2 Credits	–	The contractor will be expected to ensure that the 4 of 6 commitments ticked are undertaken during construction.
Man 4 Security	Credits are awarded for complying with Section 2 - Physical Security form Secured by Design - New Homes. An Architecture Liaison Officer (ALO), or alternative, needs to be appointed early in the design process and their recommendations incorporated. Secure by Design Compliance Credit not sought ○ OR Secured by Design Section 2 Compliance ◉	2 of 2 Credits	–	It is anticipated that a Crime Prevention Design Advisor from the local police force will be consulted and that Secured by Design compliance will be achieved.

CATEGORY 9 ECOLOGY	Overall Level: 3	Overall Score 57.4		Assumptions Made
% of Section Credits Predicted:	56%	Credits	Level	
Contribution to Overall & Score:	6.7 percentage points	5 of 9 Credits	All Levels	
Eco 1 Ecological Value of Site	One credit is awarded for developing land of inherently low value. Select the appropriate option Credit not sought ○ OR Land has ecological value ○ OR Land has low / insignificant ecological value* ◉ * Low ecological value is determined either a) by using Checklist Eco1 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.	1 of 1 Credits	–	The CSH Tech. Guidance 2010, 'Checklist Eco 1' indicates that the site is of low ecological interest.
Eco 2 Ecological Enhance-ment	A credit is awarded where there is a commitment to enhance the ecological value of the development site. Tic the appropriate boxes Will a Suitably Qualified Ecologist be appointed to recommend appropriate ecological features? ☑ AND End terrace, Semi and Detached ☑ AND 30% of other recommendations be adopted? ☑	1 of 1 Credits	–	An ecologist will be employed to improve the ecology of the site.
Eco 3 Protection of Ecological Features	A credit is awarded where there is a commitment to maintain and adequately protect features of ecological value. Type and protection of existing features Site with features of ecological value? ○ Site of low ecological value (as Eco 1)? ◉ All* existing features potentially affected by site works are maintained and adequately protected? na * 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.	1 of 1 Credits	–	The credit is claimed as default because of the Low Ecological Value of the site. It is assumed the employed ecologist will not identify any features of ecological value.
Eco 4 Change of Ecological Value of Site	Credits are awarded where the change in ecological value has been calculated in accordance with the Code requirements and is calculated to be: Change in Ecological Value Manor negative change: fewer than -9 ○ OR Minor negative change: BETWEEN -9 and-3 ○ OR Neutral: between -3 and +3 ◉ OR Minor enhancement: between +3 and +9 ○ OR Major enhancement: greater than 9 ○	2 of 4 Credits	–	Although the existing site is of very low ecological value, it is assumed that in the proposal the small amount of (terrace and roof) area available for ecological improvement will not amount to more than a neutral development.
Eco 5 Building Footprint	Credits are awarded where the ratio of combined floor area of all dwellings on the site to their footprint is: Ratio of Net Internal Fl. Area: Net Internal Ground Fl. Area Credit not sought ◉ OR Houses: 2.5:1 OR Flats: 3:1 ○ OR Houses: 3:1 OR Flats: 4:1 ○ OR Houses & Flats Weighted (2.5:1 & 3:1) ○ OR Houses & Flats Weighted (3:1 & 4:1) ○	0 of 2 Credits	–	