

Rear Extension
Albany House, 41 Judd Street
London WC1H 9QS

CODE FOR SUSTAINABLE HOMES NOV 2010

INFORMATION TRACKING SCHEDULE

Category	To Achieve Code Level 3	Proposal	Credits	Assumptions Made	Comments
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Category 1

Energy and CO2 Emissions

Ene 1 Dwelling Emission Rate	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.	Where predicted number of credits is 5 5 of 10 Credits	% Improvement of -25%.	3	To achieve CSH level 3 under the Code for Sustainable Homes the minimum percentage reduction in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) must be 25%. It is anticipated that CHP will be used to reduce carbon emissions from the site. It is predicted that the minimum percentage reduction in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) will be in 25% for each of the apartments. The mandatory requirements are met to enter at CSH	Fabric thickness is severely limited by existing building & neighbouring building & need to achieve maximum headroom & plan area for decent apartments.
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.	Where predicted number of credits is 5 5 of 9 Credits	Compliance with current Building Regulations U values is proposed.	3	The Heat Loss Parameter is a statistic which combines the impact of both external surface area, insulation value of construction and air tightness.	Fabric thickness is severely limited by existing building & neighbouring building & need to achieve maximum headroom & plan area for decent apartments.
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.	Where Electricity only is monitored number of credits - 1 1 of 2 Credits	This is not proposed	0		Most of the systems are existing communal & not monitored locally to the apartment.
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.	Where criteria are met number of credits - 1 1 of 1 Credits	This is not proposed	0		
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.	where White Goods with ratings ranging from A+ to B or Combination of compliant rated white goods with EU Energy Labelling Scheme number of credits - 2 2 of 2 Credits	This is proposed	2		

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.	Where both code compliant space and security lighting is provided number of credits - 2 2 of 2 Credits	Default credit only	1		No security lighting is proposed associated with these three apartments
Ene 7 Low or Zero Carbon Technologies	Credits are awarded where there is a 10% or 15% reduction in CO2 emissions resulting from the use of low or zero carbon technologies	Where 10% of demand or greater number of credits - 1 1 of 2 Credits	This is not proposed	0		Most of the systems are existing communal & not proposed locally to the apartment.
Ene 8 Cycle Storage	Credits are awarded where adequate, safe, secure and weather proof cycle storage is provided according to the Code requirements.	Where 0.5 allowance is made for every 2 dwellings number of credits - 1 1 of 2 Credits	This is not proposed	0		
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.	1 credit available	This is proposed	1		
Ene Total				10	Weighting factor 36.4%	

Category 2

Water

Wat 1 Indoor Water Use	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.	Where \leq 105 litres/ person/ day number of credits - 3 3 of 5 Credits	105l/p/d is proposed	3	The units will have to be designed to use no more than 105 litres of water per person per day. This will be achieved by fitting a number of appliances such as: 4/2.6 Litre dual flush wc Flow reducing / aerating taps throughout, i.e. kitchen taps to have maximum flow rate of 4.50 L/min and bathroom whb taps to have maximum flow rate of 3.75 L/min. 6 litre/minute showers and a no bath	
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.		Default credit only	1		No new outdoor space is proposed in the new rear extension
Wat Total				4	Weighting factor 9%	

Category 3

Materials

Mat 1 Environmental 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.	Where mandatory requirement be met and predicted number of credits is 5 number of credits - 5 5 of 10 Credits	Proposal is for all elements to be A or A+ rating	10		
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.	Where predicted number of credits is 5 number of credits - 5 5 of 6 Credits	Proposal is for full credits	6	80% of the assessed materials must be responsibly sourced. Five elements required: upper floors, roof, external walls, internal walls and staircase. Additionally 100% of all timber must be responsibly sourced.	
Mat 3 Responsible Sourcing 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.	Where predicted number of credits is 2 number of credits - 5 2 of 3 Credits	Proposal is for full credits	3	80% of the finishing elements must be responsibly sourced. Additionally 100% of all timber must be responsibly sourced.	
Mat Total				19	Weighting factor 7.2%	

Category 4

Surface Water Run-off

Sur 1 Management of Surface Water Run-off from development	Mandatory Requirement: Peak rate of run-off into watercourses is no greater for the developed site than it was for the predevelopment 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.	Where mandatory requirement be met and No runoff into watercourses for the first 5 mm of rainfall number of credits - 1 1 of 2 Credits	No credit sought	0		The requirement is mandatory. There is no credit obtainable, even though there is no increase in the surface water run off. The roof is moved up three storeys, but still discharges into the existing system.
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.	Where Flood risk is Low Risk under PPS25 and low risk under FRA number of credits - 2 2 of 2 Credits	Site is in Zone 1	2		
Sur Total				2	Weighting factor 2.2%	

Category 5

Waste

Was 1 Storage of Non-recyclable Waste and Recyclable House	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.	Where mandatory requirement is met with minimum space be provided and be accessible to disabled people Local Authority collection Scheme is available providing Post Collection sorting Internal storage (capacity 30 litres) and Pre-collection sorting Internal storage (3 separate bins, capacity 30 litres) number of credits - 4 4 of 4 Credits	No credit sought	0	The block is managed by a single Management Company. The storage & management of waste method is already in place.	
Was 2 Construction Site Waste Management	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.	Plus SWMP with procedures to divert 50% of waste number of credits - 2 2 of 3 Credits	Proposal is for full credits	3	A site waste management plan (SWMP) will be put in place on site and monitored by the site manager. A detailed site waste management plan is required. This document sets out best practice in assessing ways of reducing, re-using and recycling waste products produced during construction.	
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.	Communal/ community composting combined with Local Authority number of credits - 1 1 of 1 Credits	No credit sought	0		
Was Total				3	Weighting factor 6.4%	

Category 6

Pollution

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.	Where all insulants have a GWP less than 5 number of credits - 1 1 of 1 Credits	Proposal is for full credits	1	All insulants used in the construction of this building will meet the requirements to gain a credit here.	
Pol 2 Nox Emissions	Credits are awarded on the basis of NOx emissions arising from the operation of the space and water heating system within the dwelling.	Where Less than 70 mg/kWh number of credits - 2 2 of 3 Credits	No credit sought	0	This credit relates to the dry NOx levels emitted from the gas boiler. The manufacturer's details are required to ascertain the NOx emissions however at this stage it is assumed that the NOx emissions will be less than 40mg/kWh.	Systems are existing communal & replacement is not proposed as part of this development.
Pol Total				1	Weighting factor 2.8%	

Category 7

Health and Wellbeing

Hea 1 Daylighting	Credits are awarded for ensuring key rooms in the dwelling have high daylight factors (DF) and a view of the sky.		Proposal is for 2 of 3 credits	2		
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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.	Where Property type is attached Separating walls and floors exist between habitable spaces and performance standard Airborne: 5db higher; Impact: 5db lower number of credits - 3 3 of 4 Credits	No credit sought	0		Fabric thickness is severely limited by existing building & neighbouring building & need to achieve maximum headroom & plan area for decent apartments. Therefore floor construction will be to Building Regs. Separating walls can be designed to enhanced levels, however this alone obtains no 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.	Where private/semi-private space will be provided number of credits - 1 1 of 1 Credits	No credit sought	0		
Hea 4 Lifetime Homes	Mandatory Requirement: Lifetime 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.	Where Exemption from LTH criteria 2/3 applied Credit not sought number of credits - 3 3 of 4 Credits	No credit sought	0		Lifetime Homes criteria will apply to all of the units within this development. See separate report.
Hea Total				3	Weighting factor 14%	

Category 8

Management

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.	Where topics covered by the Home User Guide include: *Operational Issues *Site and Surroundings *Is available in alternative formats number of credits -3 3 of 3 Credits	Proposal is for full credits	3		A simple stand alone Home user guide to be produced for the property that covers information relevant to the non technical occupant with regards to the operation and environmental performance of their home, all in accordance with CSH methodology.
Man 2 Considerate Construction Scheme	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.	Best Practice+ Score between 32 and 40 number of points - 2 2 of 2 Credits	Proposal is for full credits	2		The contractor shall register with and fully comply with the requirements of the Considerate Constructors scheme and achieve a score of between 32 - 40 points. Final certification under the scheme will also have to be achieved.
Man 3 Construction Site Impacts	Credits are awarded where there is a commitment and strategy to operate site management procedures on site as following:	water consumption from site activities adopt best practice policies in respect of: *air (dust) pollution from site activities *water (ground and surface) pollution on site *80% of site timber is reclaimed, re-used or responsibly sourced number of credits - 2 2 of 2 Credits	Proposal is for full credits	2		The contractor shall adopt best practice policies on site committing to meeting the requirement of at least 4 of the 6 items (water and dust pollution policies plus monitor water activities on site and confirm that 80% of site timber is reclaimed, re-used or responsibly sourced) as laid down in MAN 3 of the Code. The assessor will be providing the checklists applicable to this credit in order that the contractor can fully appreciate his obligations.
Man 4 Security	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.	Secured by Design Section 2 Compliance number of credits - 2 2 of 2 Credits	Proposal is for full credits	2		The contractor shall register with and fully comply with the requirements of the Secure by Design scheme and will achieve a formal award under the scheme.
Man Total				9	Weighting factor 10%	

Category 9

Ecology

Eco 1 Ecological Value of Site	One credit is awarded for developing land of inherently low value.	Where Land has low/ insignificant ecological value* number of credits - 1 1 of 1 Credits	Proposal is for full credits	1		
Eco 2 Ecological Enhancement	A credit is awarded where there is a commitment to enhance the ecological value of the development site.	Where a Suitably Qualified Ecologist be appointed to recommend appropriate ecological features AND Will all key recommendations be adopted AND 30% of other recommendations be adopted number of credits - 1 1 of 1 Credits	No credit can be obtained without an Ecologists report	0		Credit requires appointment of an Ecologist. This is not proposed however a sedum roof is proposed to the flat roof.
Eco 3 Protection of Ecological Features	A credit is awarded where there is a commitment to maintain and adequately protect features of ecological value.		Default credit	1		Existing roof area has no 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.	Where Minor negative change: between -9 and -3 number of credits - 1 1 of 4 Credits	No credit can be obtained with an Ecologists report	0		Credit requires appointment of an Ecologist. This is not proposed. There will be a minor enhancement of the roof area by introduction of a sedum roof.
Eco 5 Building Footprint	Credits are awarded where the ratio of combined floor area of all dwellings on the site to their footprint		Credits not available for a single storey extension	0		
Eco Total				2	Weighting factor 12%	