3 Hampshire Street
London NW5

CODE FOR SUSTAINABLE HOMES
PRE-ASSESSMENT

Prepared For:

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Camden
NW52TE

Prepared By:

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1. Executive summary

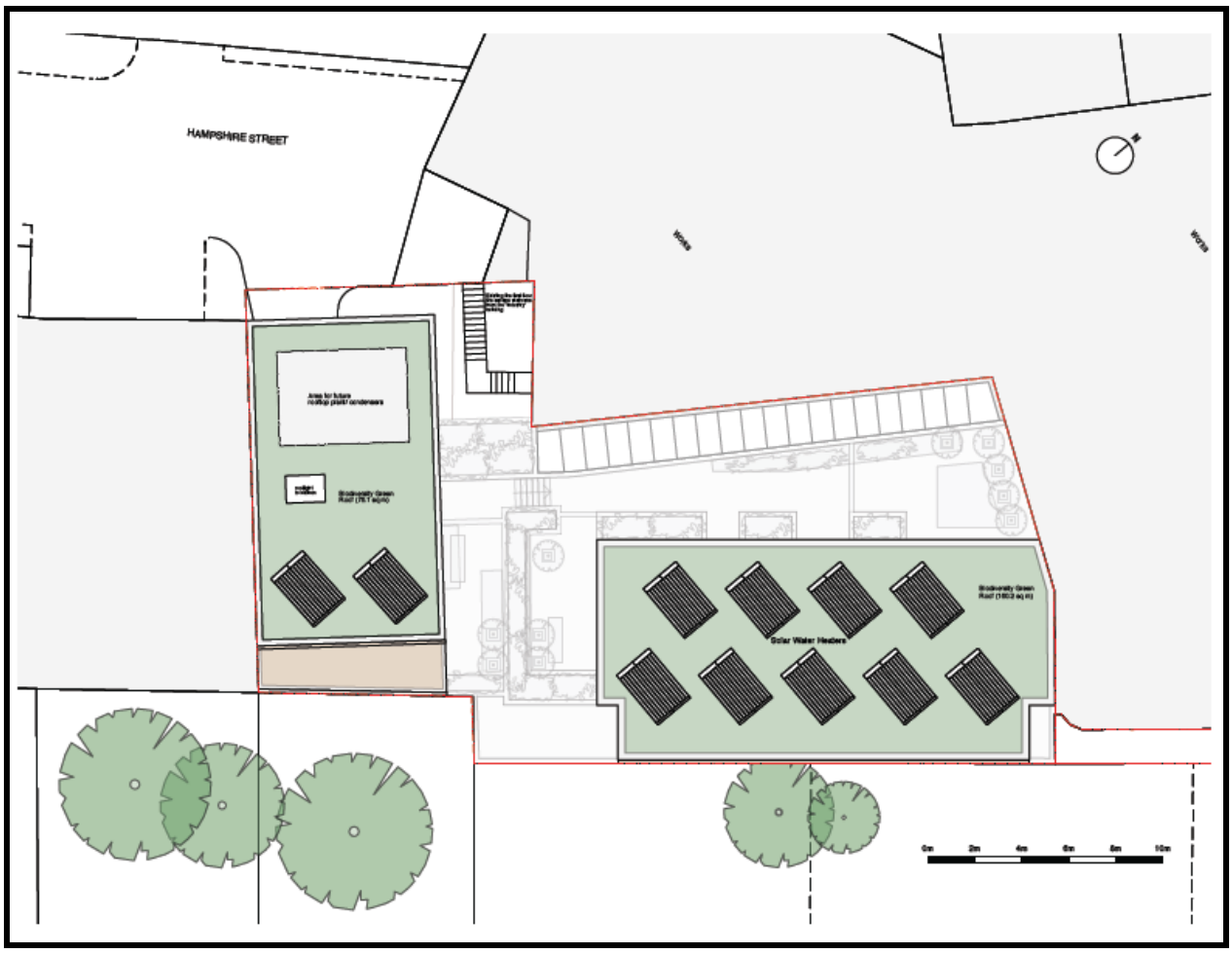
DSA Engineering was commissioned by Horizon Laundry to undertake a Code for Sustainable Homes 2008 Design and Procurement (D&P) Pre-Assessment Estimator for a typical flat of the proposed development. Code of Sustainable Homes is a voluntary, standard environmental assessment method by which the environmental impact of a building is assessed against a range of issues. Credits are awarded where the building achieves a specific performance benchmark and the Code Scale runs from 'Level 1' to 'Level 6', as depicted below in Table 1 and a Code Level is awarded on the basis of achieving both a set of mandatory minimum standards and a minimum overall score.

This report summarises the results of the Code of Sustainable Homes 2008 pre-assessment.

Based on the information provided by the design team and the commitments made by them, the proposed development at **3 Hampshire Street, has a predicted Code Level 3 rating** (see Appendix 1).

2. Summary of site proposals

The proposed development comprises 7 flats occupying 449.3m^2 and 443m^2 of offices/light industrial space.



3. Methodology

The Department for Communities and Local Government (DCLG), with the support from the Building Research Establishment (BRE), has developed a standard environmental assessment method for dwellings known as the Code for Sustainable Homes, by which the environmental impact of a dwelling is assessed against a range of issues. Credits are awarded where the dwelling achieves a benchmark performance. The Code seeks to bring about reductions in the environmental impact of dwellings through improvements in policy, legislation and best practice as well as providing greater regulatory certainty for the homebuilding industry.

The method addresses impacts of a building on the global, local and indoor environments across a range of categories, grouped under the headings of:

- Energy and CO2
- Water
- Materials
- Surface Water Run-off
- Waste
- Pollution
- Health and Wellbeing
- Management
- Ecology

A dwelling is given a score to indicate its overall environmental performance. This is referred to as the Code rating which is expressed as a rating from Level 1 to 6. The rating achieved depends on the total score achieved, as well as a number of mandatory credit standards being met which become increasingly onerous the higher the Code rating.

Minimum mandatory standards are required to achieve a Level 1 rating, below which a certificate is issued which shows a summary of the performance achieved, but does not show a rating.

From 1st May 2008 it is mandatory for a Code sustainability certificate or a nil rated certificate (where an assessment has not taken place) to be included in the Home Information Packs as information to prospective purchasers of new properties in England.

A Pre-Assessment Estimator provides a quick evaluation of the Code rating likely to be achieved under a formal assessment. The results can be used to feed into the design process in order to maximise the score achieved. Its completion is a means of monitoring the sustainability performance of the development against an established benchmark.

It should be noted that, as the Pre-Assessment Estimator is a simplified version of the full method, it only provides an estimate of the final Code rating. As a consequence, the final rating may vary following a formal assessment.

On completion of the design stage, a Code Design Stage Assessment will be undertaken and an interim certificate will be issued by the BRE. Once the Post Construction Review is undertaken and submitted to the BRE and approved the final Code for Sustainable Homes certificate is issued.

4. Code for sustainable homes scoring

The Code Scale runs from 'Level 1' to 'Level 6', as illustrated below in Table 1. A Code Level is awarded on the basis of achieving both a set of mandatory minimum standards and a minimum overall score.

Table 1 Indicates the sustainability performance associated different levels of the Code

Code Level 1	Above regulatory standards and a similar standard to the BRE's EcoHomes PASS level and the Energy Saving Trust (EST) Good Practice Standard for energy efficiency.
Code Level 2	A similar standard to the BRE's EcoHomes GOOD level.
Code Level 3	A broadly similar standard to the BRE's EcoHomes VERY GOOD level and the EST's Best Practice Standard for energy efficiency.
Code Level 4	Broadly set at current exemplary performance.
Code Level 5	Based on exemplary performance with high standards of energy and water efficiency.
Code Level 6	Aspirational standard based on zero carbon emissions for the dwelling and high performance across all environmental categories.

The following credits have mandatory standards: Ene 1, Wat 1, Mat 1, Sur 1, Was 1 and Was 2.

Before a final score is awarded an environmental weighting factor is applied to each category based on its relative environmental importance. These weightings are shown in Table 2 and the number of points required to attain each Code Level is shown in Table 3.

Table 2 Shows the Environmental Categories and the scoring of each category

Environmental Impact Category	No. of Credits in Category	Environmental Weighting Factor (%)	Approximate Score per credit (%)
Energy/CO_2	29	36.4	1.26
Water	6	9	1.50
Materials	24	7.2	0.30
Surface Water Run-off	4	2.2	0.55
Waste	7	6.4	0.91
Pollution	4	2.8	0.70
Health and Wellbeing	12	14.0	1.17
Management	9	10.0	1.11
Ecology	9	12.0	1.33
Total	**104**	**100%**	

Table 3 Shows the number of points required to attain each Code for Sustainable Homes level

Mandatory Levels Assumed	Code Rating	Points Score
Level 1	Level 1	36
Level 2	Level 2	48
Level 3	Level 3	57
Level 4	Level 4	68
Level 5	Level 5	84
Level 6	Level 6	90

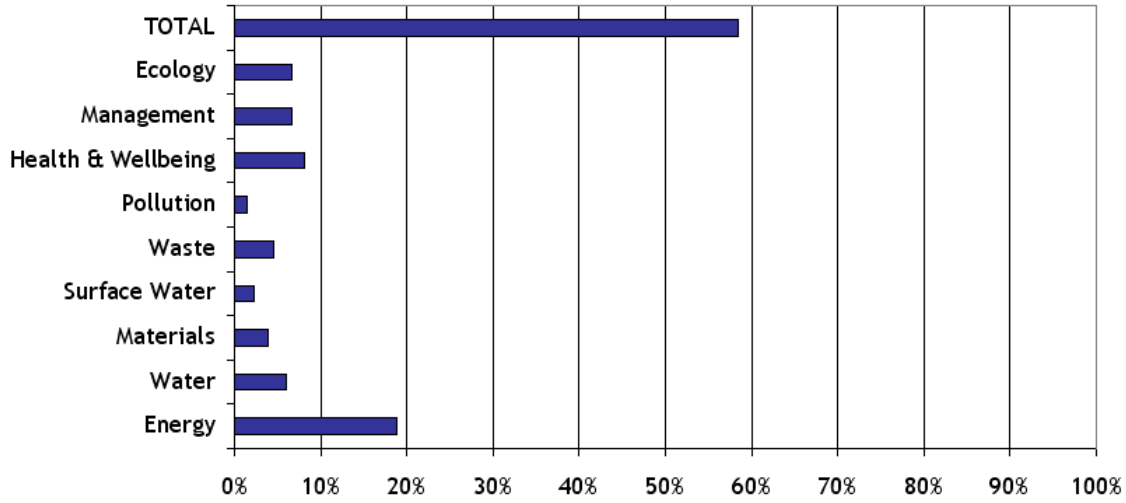
5. Code for sustainable homes rating summary

It is predicted that this development will achieve a Code Level of 3 based on discussions with the design team and the client (see Appendix 1).

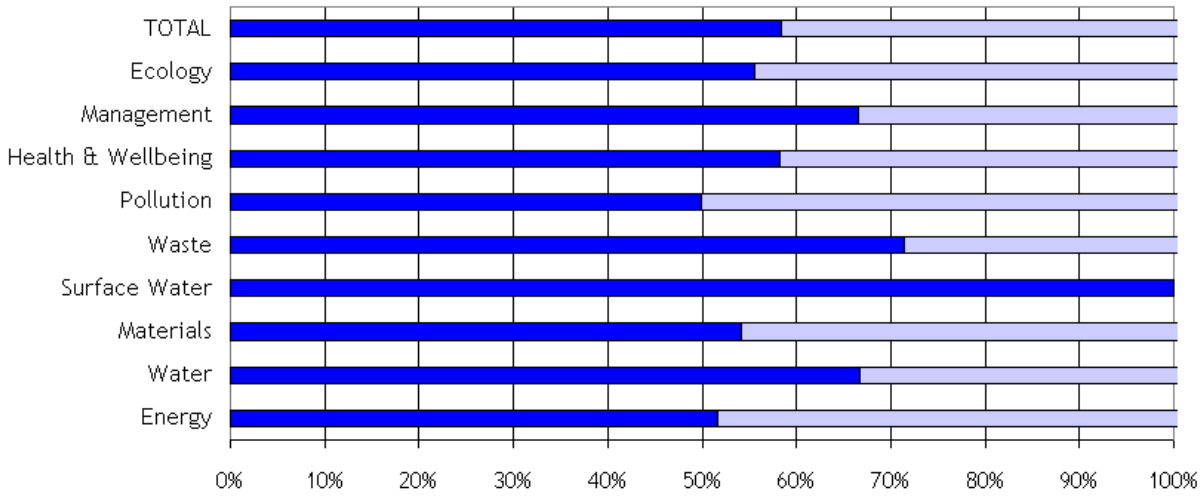
This development will exceed the minimum standard set out by Camden Council of achieving a minimum score of 50/50/50 in the Energy/Water/Material sections.

Graphs 1 and 2 below present the summary of the results of the Code for Sustainable Homes pre-assessment:

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



APPENDIX 1 – Full CSH pre-assessment

RESULTS

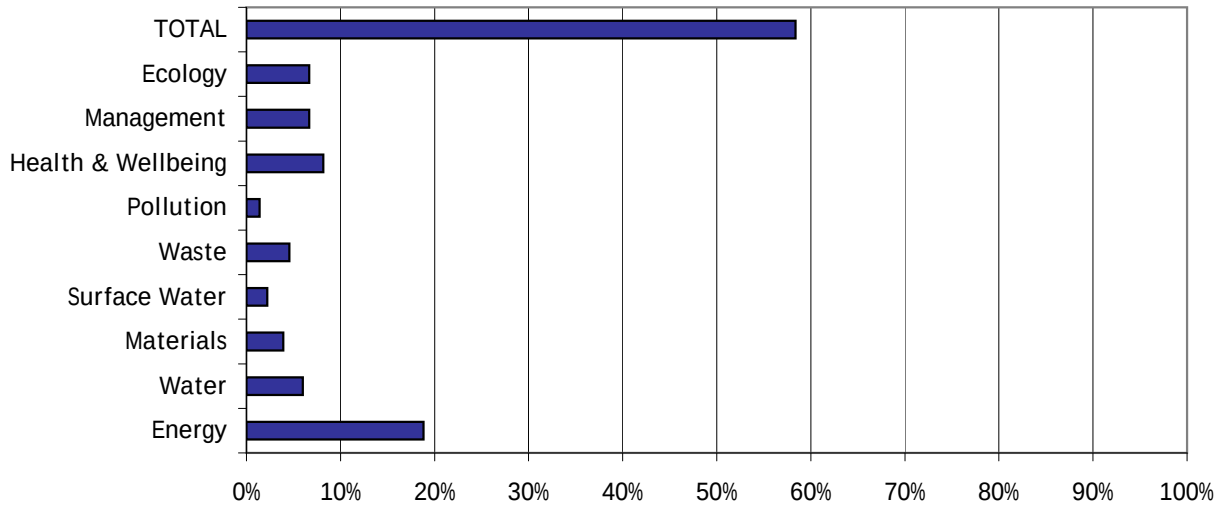
Development Name:	3 Hampshire Street
Dwelling Description:	7 dwellings
Name of Company:	DSA Engineering
Code Assessor's Name:	David Apple
Company Address:	77-79 Farringdon Road, LONDON EC1M 3JU
Notes/Comments:	

PREDICTED RATING - CODE LEVEL: 3

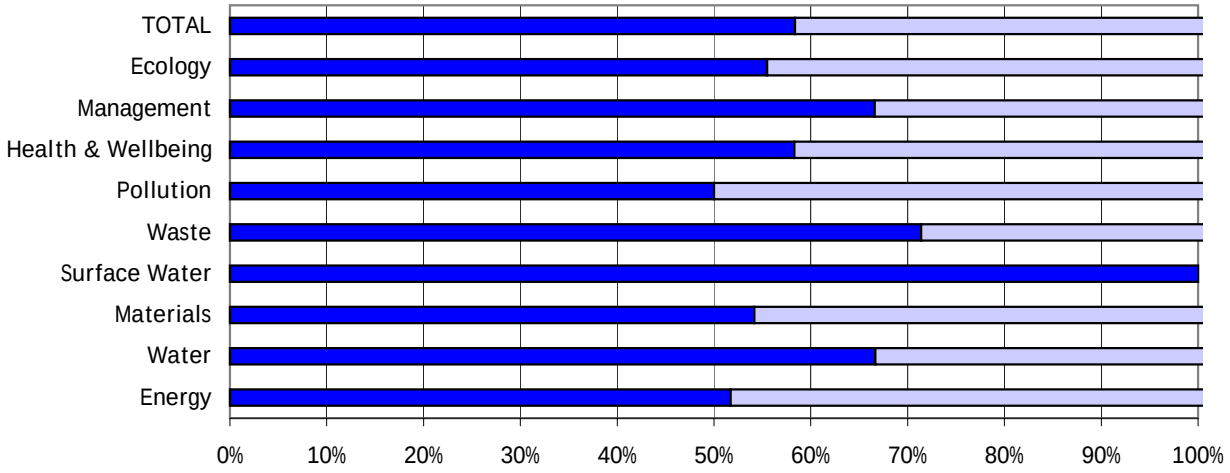
Mandatory Requirements: **All Levels**

% Points:	**58.37%**	**- 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.

CATEGORY 1 ENERGY	Overall Level: 3	Overall Score	58.37
% of Section Credits Predicted: 51.00%		Credits	Level
Contribution to Overall Score: 18.82 points		15 of 29 Credits	Level 3

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 2005. Minimum standards for each Code level apply. Select the % improvement / Mandatory Requirement 0% improvement ○ OR 10% Improvement ○ OR 14% Improvement ○ OR 18 % Improvement ○ OR 22% Improvement ○ OR 25% Improvement ◉ OR 31% Improvement ○ OR 37% Improvement ○ OR 44% Improvement ○ OR 52% Improvement ○ OR 60% Improvement ○ OR 69% Improvement ○ OR 79% Improvement ○ OR 89% Improvement ○ OR 100% Improvement ○ OR Zero Carbon Home* ○ * as defined in the Code Technical Guide	**5 of 15 Credits**	**Level 3**
Ene 2 Building Fabric	Credits are awarded based on the Heat Loss Parameter (HLP) obtained from the SAP 2005 calculations. This is based on the level of insulation provided in the dwellings. Select a HLP range Greater than 1.30 ○ OR Less than or equal to 1.30 ◉ OR Less than or equal to 1.10 ○	**1 of 2 Credits**	**-**
Ene 3 Internal Lighting	Credits are awarded based on the percentage of fixed internal fittings that are dedicated energy efficient provided in habitable spaces within the dwelling. Select the % of dedicated energy efficient fittings Less than 40% ○ OR Greater than or equal to 40% ◉ OR Greater than or equal to 75% ○	**1 of 2 Credits**	**-**

Issue		Credits	Level
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 ◉	**0 of 1 Credits**	**-**
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 acording to the technical guide. Select the appropriate option below EU Energy labelling information ☑ A+ Rated Fridges and Freezers ☐ Combination of rated white goods with EU Energy Labelling Scheme ☑	**2 of 2 Credits**	-
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 OR provision of dual lamp luminaires with both space and security lamps compliant with the above energy efficciency requirements. 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 luminaires Compliant with both above criteria ☐ * Statutory safety lighting is not covered by this requirement	**2 of 2 Credits**	**-**

Issue		Credits	Level
Ene 7 Low or Zero Carbon Technologies	Credits are awarded where either there is a 10% or 15% reduction in total carbon emissions that result from using low or zero carbon technologies. Note that where funding has not been granted through the Low Carbon Buildings Programme, a feasibility study is required that meets the Code requirements. Select % contribution made by low or zero carbon technologies Less than 10% of demand ○ OR 10% of demand or greater ○ OR 15% of demand or greater ◉	**2 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: 2 Number of cycles stored per dwelling* 1.0 * if you have storage for 1 cycle per two dwellings insert 0.5 in number of cycles stored per dwelling	**1 of 2 Credits**	-
Ene 9 Home Office	A credit is awarded for the provision of space for 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**	**-**

CATEGORY 2 WATER	Overall Level: 3	Overall Score	58.37
% of Section Credits Predicted: 66.00%		Credits	Level
Contribution to Overall Score: 6.00 points		4 of 6 Credits	Level 4

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. Select the predicted water use / Mandatory Requirement greater than 120 litres/ person/ day ○ OR less than 120 litres/ person/ day ○ OR less than 110 litres/ person/ day ○ OR less than 105 litres/ person/ day ◉ OR less than 90 litres/ person/ day ○ OR less than 80 litres/ person/ day ○	**3 of 5 Credits**	**Level 3** AND **Level 4**
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**	**-**

CATEGORY 3 MATERIALS	Overall Level: 3	Overall Score	58.37
% of Section Credits Predicted: 54.00%		Credits	Level
Contribution to Overall Score: 3.90 points		13 of 24 Credits	All Levels

Mat 1 Environm-ental 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? 8	8 of 15 Credits	All Levels
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? 3	3 of 6 Credits	-
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. Enter the predicted Score What is the predicted number of credits? 2	2 of 3 Credits	-

CATEGORY 4 SURFACE WATER RUN-OFF	Overall Level: 3	Overall Score	58.37
% of Section Credits Predicted: 100.00%		Credits	Level
Contribution to Overall Score: 2.20 points		4 of 4 Credits	All Levels

Sur 1 Management of Surface Water Run-off from developments	Mandatory Requirement: Peak rate of run-off into watercourses is no greater for the developed site than it was for the pre-development site. Tradable Credits: Where SUDS are used to improve water quality of the rainwater discharged or for protecting the quality of the receiving waters. Mandatory Requirement Will the mandatory requirement be met? ☑ Select the appropriate option No SUDS or default case compliance ○ Code compliant SUDS systems ○ Non Code compliant SUDS systems ◉ Site discharges rainwater directly to a tidal estuary or the sea ○	2 of 2 Credits	All Levels
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 apropriate option(s) Low risk of flooding from FRA** ☑ All measures of protection are demonstrated in FRA ☐ Ground floor level and access routes are 600 mm above design flood level ☐ * Planning Policy Statement 25 - Planning and Flood Risk ** FRA - Flood Risk Assessment	2 of 2 Credits	-

CATEGORY 5 WASTE	Overall Level: 3	Overall Score	58.37
% of Section Credits Predicted: 71.00%		Credits	Level
Contribution to Overall Score: 4.57 points		5 of 7 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 — 0 of 2 Credits

Where there is no external recyclable waste storage and no Local Authority collection scheme

Internal storage (capacity 60 litres) ☐

Local Authority collection Scheme — 4 of 4 Credits — All Levels

Post Collection sorting

Internal storage (capacity 30 litres) ☑

Pre-collection sorting

Internal storage (capacity 30 litres) ☐

External Storage, no Local Authority collection scheme — 0 of 4 Credits

3 separate internal storage bins (capacity 30 litres) ☐

Houses

External Storage(capacity 180 litres) ☐

Flats

Private recycling operator ☐

3 or greater types of waste collected ☐

Issue		Credits	Level
Was 2 Construction Site Waste Management	Mandatory Requirements: A SWMP plan including the monitoring of waste generated on site and the setting of targets to promote resource efficiency must be produced and implemented. Tradable Credits: The SWMP should also include procedures and commitments for minimising waste and/ or commitments to sort, reuse and recycle construction waste. Mandatory Requirement Is the development cost less than £300K? ☐ Contents of the SWMP Does the SWMP include: + monitoring of waste generated on site? ☑ + targets to promote resource efficiency? ☑ + the waste groups? ☑ + compliance with best practice? ☑ + procedures for reducing waste? ☑ + commitments for reducing waste? ☑ + procedures to sort, reuse and recycle waste? ☐ + commitments to sort, reuse and recycle waste? ☐	**1 of 2 Credits**	**All Levels**
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*? ○ Local Authority ☐ OR Private with management plan ☐ * including if a automated waste collection system is in place	**0 of 1 Credit**	**-**

CATEGORY 6 POLLUTION	Overall Level: 3	Overall Score	58.37
% of Section Credits Predicted: 50.00%		Credits	Level
Contribution to Overall Score: 1.40 points		2 of 4 Credits	All Levels

Pol 1 Global Warming Potential (GWP) of Insulants	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. 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 ◉	0 of 1 Credits	-
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. Select the most appropriate option Greater than 100 mg/kWh ○ OR Less than 100 mg/kWh ○ OR Less than 70 mg/kWh ◉ OR Less than 40 mg/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 NOx emissions ○	2 of 3 Credits	-

CATEGORY 7 HEALTH & WELLBEING	Overall Level: 3	Overall Score	58.37
% of Section Credits Predicted: 58.00%		Credits	Level
Contribution to Overall Score: 8.16 points		7 of 12 Credits	-

Hea 1 Daylighting	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 plane in all above rooms receive direct light from the sky? ☐ Any room used for Ene 9 Home Office must also achieve a min DF of 1.5%. *Tick the box if there is no study/ home office as this aspect of the credit will be awarded by default.	**1 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: 3dB lower ◉ OR Airborne: 5db higher; Impact: 5dB lower ○ OR Airborne: 8db higher; Impact: 8dB lower ○	**1 of 4 Credits**	-

Issue		Credits	Level
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: 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. Mandatory Requirement Dwelling to achieve Code Level 6? (☐) Lifetime Homes Compliance All Lifetime Homes criteria will be met (◉) OR Credit not sought (○)	**4 of 4 Credits**	-

CATEGORY 8 MANAGEMENT	Overall Level: 3	Overall Score	58.37
% of Section Credits Predicted: 66.00%		Credits	Level
Contribution to Overall Score: 6.66 points		6 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. Tick the topics covered by the Home User Guide Operational Issues? ☑ Site and Surroundings? ☑ Is available in alternative formats? ☑	3 of 3 Credits	-
Man 2 Considerate Constructors 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. Select the appropriate scheme and score 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	-
Man 3 Construction Site Impacts	Credits are awarded where there is a commitment and strategy to operate site management procedures on site as following: Tick the impacts that will be addressed Monitor, report and set targets, where applicable, for: - CO_2/ energy use from site activities ☐ - CO_2/ energy use from site related transport ☐ - 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 ☐	1 of 2 Credits	-

Issue		Credits	Level
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 Compliance Credit not sought ◉ OR Secured by Design Section 2 Compliance ○	**0 of 2 Credits**	-

CATEGORY 9 ECOLOGY	Overall Level: 3	Overall Score	58.37
% of Section Credits Predicted: 55.00%		Credits	Level
Contribution to Overall Score: 6.66 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*	◉

1 of 1 Credits | **-**

* 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.

Eco 2 Ecological Enhancement

A credit is awarded where there is a commitment to enhance the ecological value of the development site.

Tick the appropriate boxes

	Will 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?	☐

0 of 1 Credits | **-**

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?	○
OR	Site of low ecological value (as Eco 1)?	◉
AND	All* existing features potentially affected by site works are maintained and adequately protected?	☐

1 of 1 Credits | -

*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.

Issue		Credits	Level
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 Major negative change: fewer than -9 ○ Minor negative change: between -9 and -3 ○ OR Neutral: between -3 and +3 ○ Minor enhancement: between +3 and +9 ◉ Major enhancement: greater than 9 ○	**3 of 4 Credits**	-
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 Floor Area: Net Internal Ground Floor 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**	