

Athlone House

Code for Sustainable Homes

Pre-Assessment

Revision: 2

Date: 01-Jul-09



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 STRUCTURES  GEOMETRICS  SUSTAINABILITY

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Introduction

The Code for Sustainable Homes (CSH) was developed and launched in April 2007 by DCLG with support from BRE.

The Code is intended as a single national standard to guide industry in the design and construction of sustainable homes. It is a means of driving continuous improvement, greater innovation and exemplary achievement in sustainable home building.

CSH is an independent, transparent, environmental labelling scheme for housing. The scheme covers houses and apartments, both at the design stage and post- construction of new-builds and major refurbishments.

CSH assesses the environmental quality of a development by considering the broad concerns of climate change, use of resources, pollution, and impacts on bio-diversity. These concerns are balanced against the need for a high quality internal environment.

Categories

The issues assessed by CSH are grouped into the nine categories listed below:

Energy/CO2: Operational energy and CO2

Water: Consumption issues

Materials: Environmental implications of materials selection, recyclable materials

Surface water run-off: Flood risk

Waste: Reduction and recycling of household and construction waste

Pollution: Air and water pollution (excluding CO2)

Health and well-being : Internal and external issues relating to health and comfort

Management: Site management and security

Ecology: Ecological value of the site, planting and landscaping

Scale

		Energy	Water	Total score
Code Level		Min. improvement over DER (Part L 2006) in %	Max. consumption in litres per person per day	Min. points needed
1	*	10	120	36
2	**	18	120	48
3	***	25	105	57
4	****	44	105	68
5	*****	100	80	84
6	*****	100+	80	90

Credits are available for each category meeting the specified levels of performance. The number of credits available in each category does not necessarily reflect the relative importance of the issues being assessed. Before the final score is calculated each of the scores in the nine category areas have a weighting factor applied before the final score is calculated.

The CSH scale runs from 'LEVEL 1' to 'LEVEL 6' as depicted below. The final rating is determined by the Code assessor and quality assured and certified by BRE.

Level 1 Most developments should be able to achieve this with minor design/ specification changes at a minimal additional cost.

Level 2 The developer has been able to demonstrate good practice in most areas.

Level 3 Developments pushing forward the boundaries of environmental performance will achieve this.

Level 4 Developments demonstrating exemplary environmental performance across the full range of issues will achieve this.

Level 5 Developments with zero carbon emissions[1], very low water consumption and demonstrating exemplary environmental performance across the full range of issues will achieve this.

Level 6 Developments with "true" zero carbon emissions[2], very low water consumption and demonstrating exemplary environmental performance across the full range of issues will achieve this.

Development Athlone House
 Dwelling Type: House
 Project Number: 16885

PREDICTED RATING - CODE LEVEL: 3

Breakdown:
 Energy - Code Level: 3
 Water - Code Level: 4

Mandatory Requirements: All met
 % Tradable Credits: 57%

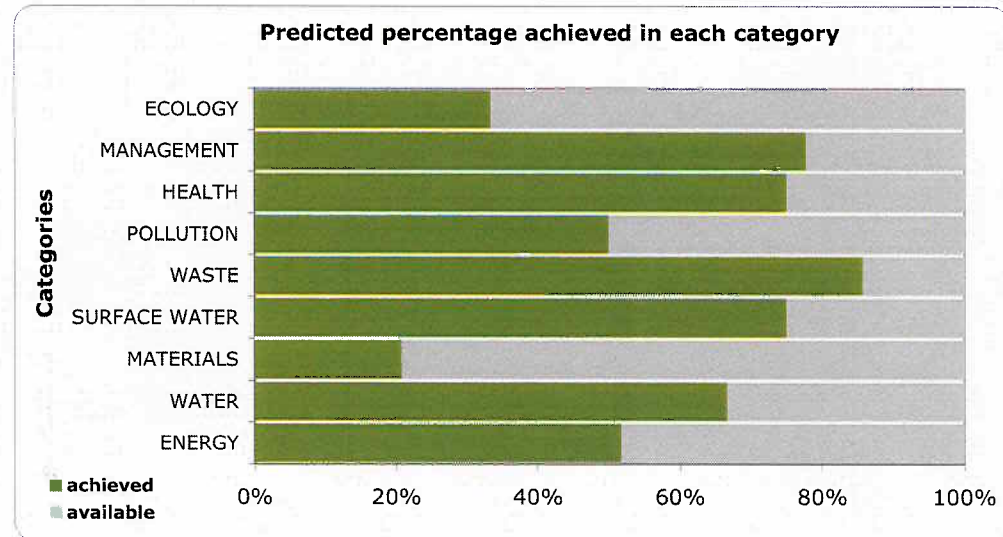
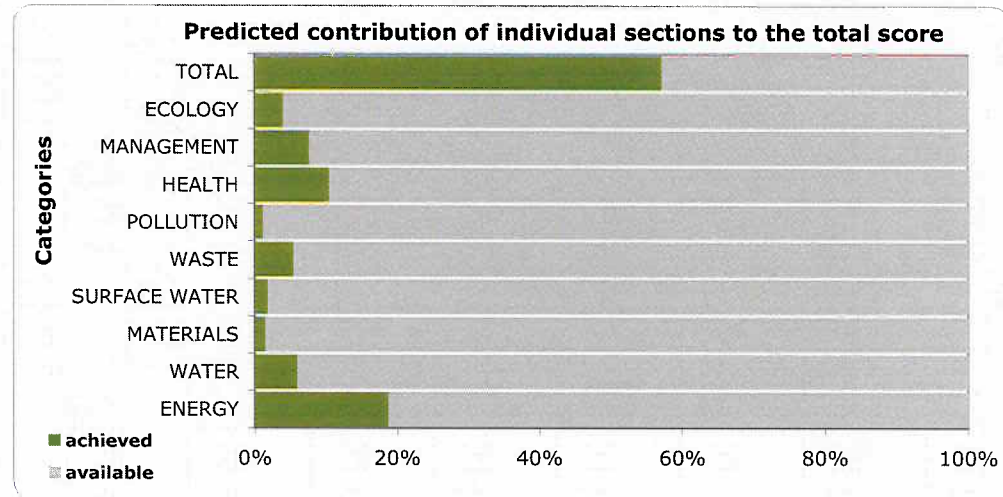
Development Summary

This report relates to the construction of a new dwelling on the site of Athlone House. It is based on the assumption that the building will be constructed in accordance with the designs of Robert Adam Architects, the structural report prepared by Price & Myers and the M&E report prepared by the Slender Winter Partnership.

The development has the potential to achieve Level 3 with the measures assumed in this report.

The mandatory requirements for carbon emissions reduction and low water use will be met. The scheme performs well in the management and waste sections due to commitments to sustainability in the construction process. A high score is also achieved in the health and wellbeing section, particularly due to the incorporation of the Lifetime homes Criteria.

It is key to remain in contact with the assessor throughout the process and to check all specifications are in line with the pre-assessment to ensure the required level is achieved on construction. It is recommended that further credits are targeted in due course to provide some flexibility in the later stages as credits are often lost later on.



NOTE: The rating obtained in this Pre Assessment 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	Assumptions made	Evidence Required	Overall Score	57.14
% of Section Credits Predicted: 52% Contribution to Overall Score: 18.83 points					Overall Credits	Level
					15 of 29 Credits	Level 3
Ene 1 % DER improvement over TER	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 <ul style="list-style-type: none"> 0% improvement <input type="radio"/> OR 10% Improvement <input type="radio"/> OR 14% Improvement <input type="radio"/> OR 18 % Improvement <input type="radio"/> OR 22% Improvement <input type="radio"/> OR 25% Improvement <input checked="" type="radio"/> OR 31% Improvement <input type="radio"/> OR 37% Improvement <input type="radio"/> OR 44% Improvement <input type="radio"/> OR 52% Improvement <input type="radio"/> OR 60% Improvement <input type="radio"/> OR 69% Improvement <input type="radio"/> OR 79% Improvement <input type="radio"/> OR 89% Improvement <input type="radio"/> OR 100% Improvement <input type="radio"/> OR True Zero Carbon* <input type="radio"/> 	A 25% improvement in the DER over the TER must be achieved for the development to meet Code Level 3. This will be achieved through a combination of energy efficient building form and renewable technologies.	SAP calculation by accredited assessor	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 <ul style="list-style-type: none"> Greater than 1.30 <input checked="" type="radio"/> OR Less than or equal to 1.30 <input type="radio"/> OR Less than or equal to 1.10 <input type="radio"/> 	HLP is greater than 1.3	SAP calculation by accredited assessor	0 of 2 Credits	-	

Issue		Assumptions made	Evidence Required	Credits	Level
Ene 3 Internal Lighting	<p>Credits are awarded based on the percentage of dedicated energy efficient lighting provided in habitable spaces within the dwelling.</p> <p>Select the % of dedicated energy efficient lighting</p> <p>Less than 40% <input checked="" type="radio"/></p> <p>OR Greater than or equal to 40% <input type="radio"/></p> <p>OR Greater than or equal to 75% <input type="radio"/></p>	Meets minimum building requirements.	Lighting drawings and luminaire schedule showing fitting type	0 of 2 Credits	-
Ene 4 Drying Space	<p>One credit is awarded for the provision of either internal or external 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.</p> <p>Will drying space meeting the criteria be provided?</p> <p>Yes <input checked="" type="radio"/></p> <p>OR No <input type="radio"/></p>	Provisions for drying lines will be provided.	Drawings showing drying line	1 of 1 Credits	-
Ene 5 Energy Labelled White Goods	<p>Credits are awarded where each dwelling is provided with either information about the EU Energy Labelling Scheme or White Goods with the ratings stated below:</p> <p>Select the appropriate option below</p> <p>EU Energy labelling information <input type="checkbox"/></p> <p>OR A+ Rated Fridges and Freezers <input checked="" type="checkbox"/></p> <p>AND/OR A Rated washing machines & dishwashers <input checked="" type="checkbox"/></p> <p>AND B Rated Washer dryers and tumble dryers <input checked="" type="checkbox"/></p>	White good will be provided (A+ rated fridge/freezer and A rated washing machine)	Product information on white goods provided.	2 of 2 Credits	-

Issue	Assumptions made	Evidence Required	Credits	Level
<p>Ene 8 Cycle Storage</p> <p>Credits are awarded where safe, secure and weather proof cycle storage is provided according to the Code requirements.</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>Fill in the development details below</p> <p>Number of bedrooms: <input type="text" value="4"/></p> <p>Number of cycles stored per dwelling <input type="text" value="4"/></p> <p>Will the storage be communal? <input type="checkbox"/></p> </div> <p>1 Credit - 1 storage for every 2 one bedroom dwellings. 1 storage per 2 or 3 bedroom dwelling. 2 storage per 4+ bedroom dwelling. 2</p> <p>Credits - 1 storage per 1 bedroom dwelling. 2 storage per 2 or 3 bedroom dwelling. 4 storage per 4+ bedroom dwelling.</p>	<p>Safe, secure, weatherproof cycle storage will be provided.</p>	<p>Drawings and specification of bike rack</p>	<p>2 of 2 Credits</p>	<p>-</p>
<p>Ene 9 Home Office</p> <p>One credit is awarded for the provision of space for a home office. The location, space and services provided must meet the Code requirements.</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>Will there be provision for a Home Office?</p> <p>Yes <input checked="" type="radio"/></p> <p>OR No <input type="radio"/></p> </div> <p>Home office space must include wall space of at least 1.8m in length to allow for a desk and filing cabinet or bookshelf. 2 double power sockets, 2 telephone points of 1 phone point where there is a connection to cable or broadband, window, adequate ventilation either through openable window or alternative ventilation.</p>	<p>Provisions for a home office space will be provided.</p>	<p>Drawings</p>	<p>1 of 1 Credits</p>	<p>-</p>

CATEGORY 2 WATER		Overall Level: 3	Assumptions made	Evidence Required	Overall Score	57.14
% of Section Credits Predicted: 67% Contribution to Overall Score: 6.00 points					Overall Credits	Level 4
					4 of 6 Credits	Level 4
Wat 1 Internal Potable 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 <ul style="list-style-type: none"> greater than 120 litres/ person/ day <input type="radio"/> OR less than 120 litres/ person/ day <input type="radio"/> OR less than 110 litres/ person/ day <input type="radio"/> OR less than 105 litres/ person/ day <input checked="" type="radio"/> OR less than 90 litres/ person/ day <input type="radio"/> OR less than 80 litres/ person/ day <input type="radio"/> 	WC: 6/4l dual flush 2.64l Bidet: Shower flow rate: <= 12l/min Hand basin flow rate: <= 4l/min Bath tub overflow volume: 150l Kitchen sink flow rate: <= 6l/min Dish washer: <=13l/run Washing machine: <=49l/run Rain water harvesting for toilet flushing and washing machine: - 39L/person/day Total water consumption = 104.61 l/person/day	Drawings and specifications	3 of 5 Credits	Level 3 Level 4	
Wat 2 External Potable Water Use	One 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 <ul style="list-style-type: none"> No internal or communal outdoor space <input type="radio"/> OR Outdoor space with collection system <input checked="" type="radio"/> OR Outdoor space without collection system <input type="radio"/> Sufficient size: Terraces and patios - 100L. 1-2 bedroom dwelling - 150L. 3+ bedroom dwelling - 200L. For communal garden - 1L/m ² of land with a max of 30L/dwelling	Water butts will be provided for use of external irrigation	Drawings and specifications	1 of 1 Credits	-	

CATEGORY 3 MATERIALS		Overall Level: 3	Assumptions made	Evidence Required	Overall Score Credits 5 of 24 Credits	57.14 Level 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 2007 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>Enter the predicted score _____</p> <p>Will the mandatory requirement be met? <input checked="" type="checkbox"/></p> <p>What is the predicted number of credits? <input type="text" value="3"/></p>	<p>Ground floor: tbc Upper floors: tbc Roof: tbc .</p> <p>External walls: C-rated or better, TBC.</p> <p>Internal walls: C-rated or better, TBC.</p> <p>Windows: Softwood, A- rated or better</p>	Drawings and specifications	3 of 15 Credits	All Levels	
Mat 2 Responsible Sourcing of Materials - Basic Building Elements	<p>Credits are awarded where materials used in the key building elements are responsibly sourced. The Code Materials Calculator can be used to predict a potential score.</p> <p>Predicted Score _____</p> <p>What is the predicted number of credits? <input type="text" value="2"/></p>	Use of FSC certified timber, certified brick and concrete	Certificates and specifications	2 of 6 Credits	-	
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>Predicted Score _____</p> <p>What is the predicted number of credits? <input type="text" value="0"/></p>	credit not sought		0 of 3 Credits	-	

CATEGORY 4 SURFACE WATER RUN-OFF		Overall Level: 3			Overall Score	57.14
% of Section Credits Predicted: 75%				Evidence Required	Overall Score Credits	Level
Contribution to Overall Score: 1.65 points					3 of 4 Credits	All Levels
Sur 1 Reduction of Surface Water Run-off from Site	<p>Mandatory Requirement: Peak run-off rates and annual run-off volumes post development must not exceed the previous conditions for the site. Tradable Credits: Where rainwater holding facilities / SUDs are used to provide attenuation of water run-off for the volumes required and in accordance with the Code criteria.</p> <p>Provide the following information</p> <p>Will the mandatory requirement be met? <input checked="" type="checkbox"/></p> <p>Will appropriate attenuation be provided from Hard Surfaces? <input checked="" type="checkbox"/></p> <p>from Roofs? <input type="checkbox"/></p> <p>50% for low flooding areas. 75% for moderate flood areas. 100% for significant flooding areas.</p>	Measures will be implemented such that 50% of rain water will be attenuated from hard surfaces through soak aways.		1 of 2 Credits	All Levels	
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.</p> <p>Select the appropriate option</p> <p>Low Flood Risk <input checked="" type="radio"/></p> <p>OR Medium flood risk with measures <input type="radio"/></p> <p>OR Medium flood risk without measures <input type="radio"/></p> <p>OR High flood risk with measures <input type="radio"/></p> <p>OR High flood risk without measures <input type="radio"/></p>	Low risk flood zone, tbc	Flood map from EA	2 of 2 Credits		

CATEGORY 5 WASTE		Overall Level: 3	Assumptions made	Evidence Required	Overall Score Credits 6 of 7 Credits	57.14 Level All Levels													
Was 1 Household Waste Storage	<p>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.</p> <p>Tick the boxes that apply</p> <table border="1"> <tr> <td>Will the minimum space be provided?</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Internal storage (capacity 60 litres)</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Internal storage (capacity 30 litres)</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Local Authority Collection Scheme</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>External storage (180 litres)</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Private recycling operator</td> <td><input type="checkbox"/></td> </tr> <tr> <td>3 types of waste or greater collected?</td> <td><input checked="" type="checkbox"/></td> </tr> </table>	Will the minimum space be provided?	<input checked="" type="checkbox"/>	Internal storage (capacity 60 litres)	<input type="checkbox"/>	Internal storage (capacity 30 litres)	<input checked="" type="checkbox"/>	Local Authority Collection Scheme	<input checked="" type="checkbox"/>	External storage (180 litres)	<input type="checkbox"/>	Private recycling operator	<input type="checkbox"/>	3 types of waste or greater collected?	<input checked="" type="checkbox"/>	<p>Space will be large enough to accommodate minimum capacity calculated by BS 5906. 30L internal storage will be provided for Local Authority collection.</p>	<p>Drawings and specifications</p>	<p>4 of 4 Credits</p>	<p>All Levels</p>
Will the minimum space be provided?	<input checked="" type="checkbox"/>																		
Internal storage (capacity 60 litres)	<input type="checkbox"/>																		
Internal storage (capacity 30 litres)	<input checked="" type="checkbox"/>																		
Local Authority Collection Scheme	<input checked="" type="checkbox"/>																		
External storage (180 litres)	<input type="checkbox"/>																		
Private recycling operator	<input type="checkbox"/>																		
3 types of waste or greater collected?	<input checked="" type="checkbox"/>																		

Issue	Assumptions made	Evidence Required	Credits	Level
<p>Was 2 Site Waste Management Plan (SWMP)/ Construction Waste</p> <p><u>Mandatory Requirements:</u> 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. <u>Tradable Credits:</u> The SWMP should also include procedures and commitments for minimising waste and/ or commitments to sort, reuse and recycle construction waste.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Contents of the SWMP</p> <p>Is the development cost less than £200K? <input type="checkbox"/></p> <p>Does the SWMP include:</p> <ul style="list-style-type: none"> + monitoring of waste generated on site? <input checked="" type="checkbox"/> + targets to promote resource efficiency? <input checked="" type="checkbox"/> + procedures for minimising waste? <input checked="" type="checkbox"/> + commitments for minimising waste? <input checked="" type="checkbox"/> + procedures to sort, reuse and recycle waste? <input checked="" type="checkbox"/> + commitments to sort, reuse and recycle waste? <input checked="" type="checkbox"/> </div>	<p>SWMP will be produced and implemented with procedures and commitments to minimise waste generated on site and to sort, reuse and recycle construction waste.</p>	<p>Copy of site waste management plan</p>	<p>2 of 2 Credits</p>	<p>All Levels</p>
<p>Was 3 Composting</p> <p>One 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 style="border: 1px solid black; padding: 5px;"> <p>Select the facilities available</p> <p>No composting facilities <input checked="" type="radio"/></p> <p>Individual composting facilities <input type="radio"/></p> <p>OR Communal/ community composting? <input type="radio"/></p> <p>Local Authority <input type="checkbox"/></p> <p>OR Private with management plan <input type="checkbox"/></p> </div>	<p>Composting facilities will not be provided.</p>	<p>Drawings and specifications</p>	<p>0 of 1 Credit</p>	<p>-</p>

CATEGORY 6 POLLUTION		Overall Level: 3	Assumptions made	Evidence Required	Overall Score	57.14
% of Section Credits Predicted: 50%					Overall Credits	Level
Contribution to Overall Score: 1.40 points					2 of 4 Credits	All Levels
Pol 1 Global Warming Potential (GWP) of Insulants	<p>One credit is awarded where all insulating materials have a Global Warming Potential (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> <p>Insulants include: Roofs (including loft access). Walls, internal and external (including lintels and all acoustic insulation). Floors (including ground and upper floors). Hot water cylinder, pipe insulation and other thermal stores. Coldwater storage tanks where provided. External doors.</p>	All insulants will have a GWP of less than 5	Drawings and specifications	1 of 1 Credits	-	
Pol 2 NOx Emissions	<p>Credits are awarded on the basis of NOx emissions arising from the operation of the space heating system within the dwelling.</p> <p>Select the most appropriate option _____</p> <p>Greater than 100 mg/kWh <input type="radio"/></p> <p>OR Less than 100 mg/kWh <input checked="" 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>	Biomass system backed up by gas combi boiler will be assumed to have emissions of NOx less than 100mg/kWh.	Boiler specifications	1 of 3 Credits	-	

CATEGORY 7 HEALTH & WELLBEING		Overall Level: 3		Overall Score 57.14															
% of Section Credits Predicted: 75%		Assumptions made		Credits Level															
Contribution to Overall Score: 10.50 points		Evidence Required		9 of 12 Credits All Levels															
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> <p>Select the compliant areas</p> <table border="1"> <tr> <td><u>Room</u></td> <td></td> </tr> <tr> <td>Kitchen: Avg DF greater than 2%</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Living Room*: Avg DF greater than 1.5%</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Dining Room*: Avg DF greater than 1.5%</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Study*: Avg DF greater than 1.5%</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Do all above rooms have a view of the sky?</td> <td><input type="checkbox"/></td> </tr> </table> <p>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.</p>	<u>Room</u>		Kitchen: Avg DF greater than 2%	<input type="checkbox"/>	Living Room*: Avg DF greater than 1.5%	<input type="checkbox"/>	Dining Room*: Avg DF greater than 1.5%	<input type="checkbox"/>	Study*: Avg DF greater than 1.5%	<input type="checkbox"/>	Do all above rooms have a view of the sky?	<input type="checkbox"/>	Daylight studies will show that there is sufficient daylight.	Copy of results from daylighting analysis showing that view of the sky and all daylighting factors listed are achieved	0 of 3 Credits	-		
<u>Room</u>																			
Kitchen: Avg DF greater than 2%	<input type="checkbox"/>																		
Living Room*: Avg DF greater than 1.5%	<input type="checkbox"/>																		
Dining Room*: Avg DF greater than 1.5%	<input type="checkbox"/>																		
Study*: Avg DF greater than 1.5%	<input type="checkbox"/>																		
Do all above rooms have a view of the sky?	<input type="checkbox"/>																		
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.</p> <p>Select a performance standard or type of property</p> <table border="1"> <tr> <td>Credit not sought</td> <td><input type="radio"/></td> </tr> <tr> <td>Airborne: 3db higher; Impact: 3dB lower</td> <td><input type="radio"/></td> </tr> <tr> <td>OR Airborne: 5db higher; Impact: 5dB lower</td> <td><input type="radio"/></td> </tr> <tr> <td>OR Airborne: 8db higher; Impact: 8dB lower</td> <td><input type="radio"/></td> </tr> <tr> <td>OR Detached Property</td> <td><input checked="" type="radio"/></td> </tr> <tr> <td>OR Separating walls and floors only occur between non habitable spaces</td> <td><input type="radio"/></td> </tr> <tr> <td>OR Separating walls and floors only occur between habitable and non-habitable spaces</td> <td><input type="radio"/></td> </tr> </table>	Credit not sought	<input type="radio"/>	Airborne: 3db higher; Impact: 3dB lower	<input type="radio"/>	OR Airborne: 5db higher; Impact: 5dB lower	<input type="radio"/>	OR Airborne: 8db higher; Impact: 8dB lower	<input type="radio"/>	OR Detached Property	<input checked="" type="radio"/>	OR Separating walls and floors only occur between non habitable spaces	<input type="radio"/>	OR Separating walls and floors only occur between habitable and non-habitable spaces	<input type="radio"/>	Detached property	Sound testing results from accredited assessor	4 of 4 Credits	-
Credit not sought	<input type="radio"/>																		
Airborne: 3db higher; Impact: 3dB lower	<input type="radio"/>																		
OR Airborne: 5db higher; Impact: 5dB lower	<input type="radio"/>																		
OR Airborne: 8db higher; Impact: 8dB lower	<input type="radio"/>																		
OR Detached Property	<input checked="" type="radio"/>																		
OR Separating walls and floors only occur between non habitable spaces	<input type="radio"/>																		
OR Separating walls and floors only occur between habitable and non-habitable spaces	<input type="radio"/>																		

Issue		Assumptions made	Evidence Required	Credits	Level
Hea 3 Private Space	<p>One 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 style="border: 1px solid black; padding: 5px;"> <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>	Dwelling is accompanied by a garden of sufficient size	Drawings	1 of 1 Credits	-
Hea 4 Lifetime Homes	<p>Credits are awarded where the developer has implemented all of the principles of the Lifetime Homes scheme.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Lifetime Homes Compliance _____</p> <p>All Lifetime Homes criteria will be met <input checked="" type="radio"/></p> <p>OR Credit not sought <input type="radio"/></p> </div>			4 of 4 Credits	-

CATEGORY 8 MANAGEMENT		Overall Level: 3	Assumptions made	Evidence Required	Overall Score Credits	57.14 Level													
% of Section Credits Predicted: 78%					7 of 9 Credits	All Levels													
Contribution to Overall Score: 7.78 points																			
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. The guide must be available in alternative formats on request.</p> <p>Tick the topics covered by the Home User Guide</p> <table border="1"> <tr> <td>Operational Issues</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Site and Surroundings</td> <td><input checked="" type="checkbox"/></td> </tr> </table>	Operational Issues	<input checked="" type="checkbox"/>	Site and Surroundings	<input checked="" type="checkbox"/>	Home Users Guide will be provided.	Copy of home user guide	3 of 3 Credits	-										
Operational Issues	<input checked="" type="checkbox"/>																		
Site and Surroundings	<input checked="" type="checkbox"/>																		
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> <table border="1"> <tr> <td>No scheme used</td> <td><input type="radio"/></td> </tr> <tr> <td><u>Considerate Constructors</u></td> <td><input type="radio"/></td> </tr> <tr> <td>OR Best Practice: Score between 24 and 31.5</td> <td><input type="radio"/></td> </tr> <tr> <td>OR Best Practice+: Score between 32 and 40</td> <td><input checked="" type="radio"/></td> </tr> <tr> <td><u>Alternative Scheme*</u></td> <td><input type="radio"/></td> </tr> <tr> <td>OR Mandatory + 50% optional requirements</td> <td><input type="radio"/></td> </tr> <tr> <td>OR Mandatory + 80% optional requirements</td> <td><input type="radio"/></td> </tr> </table> <p>* In the first instance, contact BRE if you are considering using an alternative scheme.</p>	No scheme used	<input type="radio"/>	<u>Considerate Constructors</u>	<input type="radio"/>	OR Best Practice: Score between 24 and 31.5	<input type="radio"/>	OR Best Practice+: Score between 32 and 40	<input checked="" type="radio"/>	<u>Alternative Scheme*</u>	<input type="radio"/>	OR Mandatory + 50% optional requirements	<input type="radio"/>	OR Mandatory + 80% optional requirements	<input type="radio"/>	Contractors will follow Considerate Constructors Scheme and surpass best practice.	Copy of CCS score sheet	2 of 2 Credits	-
No scheme used	<input type="radio"/>																		
<u>Considerate Constructors</u>	<input type="radio"/>																		
OR Best Practice: Score between 24 and 31.5	<input type="radio"/>																		
OR Best Practice+: Score between 32 and 40	<input checked="" type="radio"/>																		
<u>Alternative Scheme*</u>	<input type="radio"/>																		
OR Mandatory + 50% optional requirements	<input type="radio"/>																		
OR Mandatory + 80% optional requirements	<input type="radio"/>																		

Issue	Assumptions made	Evidence Required	Credits	Level	
<p>Man 3 Construction Site impacts</p>	<p>Credits are awarded where procedures meeting the Code requirements are in place for the following:</p> <div style="border: 1px solid black; padding: 5px;"> <p>Tick the impacts that will be addressed</p> <p><u>Monitor, report and set targets for:</u></p> <ul style="list-style-type: none"> - CO₂/ energy use from site activities <input checked="" type="checkbox"/> - CO₂/ energy use from site related transport <input checked="" type="checkbox"/> - water consumption from site activities <input checked="" type="checkbox"/> <p><u>Adopt best practice policies in respect of:</u></p> <ul style="list-style-type: none"> - air (dust) pollution from site activities <input checked="" type="checkbox"/> - water (ground and surface) pollution <input type="checkbox"/> - 80% of site timber is responsibly sourced <input type="checkbox"/> </div>		<p>Documents to be provided by contractor</p>	<p>2 of 2 Credits</p>	<p>-</p>
<p>Man 4 Security</p>	<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 style="border: 1px solid black; padding: 5px;"> <p>Secured by Design Compliance</p> <p>Credit not sought <input checked="" type="radio"/></p> <p>OR Secured by Design Section 2 Compliance <input type="radio"/></p> </div>	<p>Credit not sought</p>	<p>Copy of letter from ALO stating Secured By Design potential</p>	<p>0 of 2 Credits</p>	<p>-</p>

CATEGORY 9 ECOLOGY		Overall Level: 3	Assumptions made	Evidence Required	Overall Score Credits 3 of 9 Credits	57.14 Level All Levels
<p>Eco 1 Ecological Value of Site</p> <p>One credit is awarded for developing land of inherently low value.</p> <p>Select the appropriate option</p> <p>Credit not sought <input checked="" type="radio"/></p> <p>OR Land has ecological value <input type="radio"/></p> <p>OR Land has low/ insignificant ecological value* <input type="radio"/></p> <p>* Low ecological value is determined either a) by using Checklist Eco 1 across the whole development site; or b) where an ecologist is appointed and can confirm that the construction zone is of low/ insignificant value and the rest of the development site will remain undisturbed by the works.</p>		Credit not sought		0 of 1 Credits	-	
<p>Eco 2 Ecological Enhancement</p> <p>One credit is awarded where there is a commitment to enhance the ecological value of the development site.</p> <p>Tick the appropriate boxes</p> <p>Will a <i>Suitably Qualified Ecologist</i> be appointed to recommend appropriate ecological features? <input type="checkbox"/></p> <p>AND Will all key recommendations be adopted? <input type="checkbox"/></p> <p>AND 30% of other recommendations be adopted? <input type="checkbox"/></p>		Credit not sought		0 of 1 Credits	-	
<p>Eco 3 Protection of Ecological Features</p> <p>One credit is awarded where there is a commitment to maintain and adequately protect features of ecological value.</p> <p>Tick the appropriate boxes</p> <p>OR Is the site of low ecological value (Eco 1)? <input type="checkbox"/></p> <p>OR If the site has ecological features, will they be maintained and adequately protected during site clearance, preparation and construction works? <input checked="" type="checkbox"/></p>		No trees or other features of ecological value have to be removed to make way for the new build dwellings.		1 of 1 Credits	-	

Issue	Assumptions made	Evidence Required	Credits	Level
<p>Eco 4 Change of Ecological Value of Site</p> <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 style="border: 1px solid black; padding: 5px;"> <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>	<p>Credit not sought</p>		<p>2 of 4 Credits</p>	
<p>Eco 5 Building Fabric</p> <p>Credits are awarded where the ratio of combined floor area of all dwellings on the site to their footprint is:</p> <div style="border: 1px solid black; padding: 5px;"> <p>Ratio of Net Internal Floor Area: Net Internal Ground Floor Area</p> <p>Credit Not Sought <input checked="" 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 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>	<p>Footprint ratio lower than 2.5</p>		<p>0 of 2 Credits</p>	