ID	Criteria			Comments	Target Credits
	and annual volumes of run-off post development will be no greater than the previous conditions for the site. Where rainwater holding facilities/ sustainable drainage systems(SUDs) are used to provide attenuation of water run-off to either natural watercourses or surface water drainage systems, providing percentage peak time attenuation* should be provided as follows: • 50% in low flooding risk areas • 75% in medium flooding risk areas • 100% in high flooding risk areas			surface water runoff attenuation from the roofs. This will provide a considerable improvement over the existing situation where the site is all consisting of hard landscaping and all surface water runoff is going directly to drainage. Calculations have not yet been carried out to establish whether the green and brown roofs provide sufficient surface water attenuation to achieve one credit, however potentially this credit could be achieved. No credits have currently been assumed but one credit for reduction of surface water runoff from the roofs could potentially be achieved.	
	From • Hard Surfaces	1			
	AND Optionally • Roofs	1			
	The requirements for water run-off attenuation in a flood zone defined as having a high annual probability of flooding can be reduced by 25% to 75%, where the site was previously occupied by buildings or hard surfaces. The easing of the requirements in such cases is to recognise the benefit of not locating the development on an undeveloped site in a zone with a high annual probability of flooding, and therefore not contributing further to the flooding risk in such zones.				
	Default Cases When the drainage system already discharges all surface run-off to a properly designed soakaway system including permeable paving or other SUDs device for the appropriate design storms, then the credit may be awarded without the need to specify additional attenuation measures.				

<table>
<tr><th>ID</th><th>Criteria</th><th>Comments</th><th>Target Credits</th></tr>
<tr><td></td><td>Confirmation that the system is designed to cope with the required water run-off is required.
If all run off is discharged directly from the site to either the sea, estuaries covered by a shoreline management plan or designated wildlife/SSSI areas (as part of habitat management), then the credit may be awarded without the need to specify additional attenuation measures where such runoff has been approved by the appropriate statutory or management bodies.
*Where the local authority (or statutory body) requires a greater attenuation than the percentages above, and/or a more onerous design flooding frequency than that recommended in BS EN752-4, then the higher requirements must be met in order to achieve credits for this issue.</td><td></td><td></td></tr>
<tr><td>Sur 2</td><td>Flood Risk

Credits are awarded where evidence is provided to demonstrate that the assessed dwelling is located in an area of reduced flood risk.

<table><tr><th>Criteria</th><th>Credits</th></tr><tr><td>EITHER
• low annual probability of flooding</td><td>2</td></tr><tr><td>OR
• medium/high annual probability of flooding (subject to plans being approved by the relevant statutory bodies) and where:
the ground level of all dwellings, access routes to the ground level and the site must be designed so they are at least 600mm above the design flood level of the flood zone in which the assessed development is located.
OR
• Where the development has been permitted even though the ground levels of the topography/infrastructure immediately adjacent to the site fall below the 600mm threshold, the credit can still be awarded, provided</td><td>1</td></tr></table></td><td>The site is located in a low risk flood area (0.1%), as shown on the Environment Agency Flood Risk Map (http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=floodmap&ep=map&lang=_e&x=528769.0&y=183605.0&scale=5&layerGroups=1,&layerGroupToQuery=1&location=NW1%207NB).

Two credits have been targeted</td><td>T (2)</td></tr>
</table>

ID	Criteria	Comments	Target Credits
	– there are no other practical solutions for site access above this level And – safe access to the site and the dwellings can still be provided by raising both the access and the lowest occupied rooms to at least 600mm above the notional flood level OR • Undertake an assessment of how the building and its contents will react to flooding and where necessary, use flood resilient construction to mitigate risk. OR • Maintained flood defences are in place Or • Non-structural measures are used to control risk to the development, e.g. flood storage potential either within the development or upstream. In all case, credits will be withheld if the defence schemes considered for this credit reduce the performance of functional flood plains elsewhere.		
WASTE			
Was 1	**Household Waste Storage and Recycling Facilities** Credits are awarded for the adequate provision of storage space for household and recycling waste. **Criteria** / **Credits** / **Mandatory Levels** *Mandatory requirement:* Household Waste Storage The space allowed for waste storage should be sized to hold the larger of the two (by volume) of the following: EITHER — Credits: – — Mandatory Levels: Level 1	The design of all the flats will provide internal storage space for household and recycling waste to meet the requirements of the CSH. All residents will have access to communal external bin stores that will have provision for the storage of recyclable waste according to Local Authority requirements. Four credits have been targeted for the provision of internal and external recyclable waste storage in accordance with CSH requirements.	T (4)

ID	Criteria			Comments	Target Credits
	• All external containers provided under the relevant Local Authority refuse collection/recycling schemes. Containers should not be stacked to ensure ease of access and use. OR • The minimum capacity of waste storage as calculated from BS 5906 (Code of Practice for Storage and On-Site Treatment of Solid waste from Buildings (2005) All containers must be accessible to disabled people, particularly wheelchair users and sited on a hard, level surface.				
	Non mandatory requirement: Household Recycling Facilities Where there is no external storage for recyclable waste, and no Local Authority Collection Scheme*, dedicated internal storage for recyclable waste is provided as detailed below: Three internal storage bins: – with a minimum total capacity of 60 litres; – where no individual bin is smaller than 15 litres; and – located in an *adequate internal space.*	2	–		
	Where there is a combination of adequate internal storage plus either a Local Authority Collection Scheme or external storage consisting of: Either Three internal storage bins for recyclable waste: – with a minimum total capacity of	4	–		

ID	Criteria			Comments	Target Credits
	30 litres; – where no individual bin is smaller than 7 litres; OR a single 30 litre bin linked with a Local Authority service that collects at least 3 types of recyclable material in a single bin – located in an *Adequate Internal Space.* AND EITHER Provision of adequate external storage space for bins plus a *Local Authority* scheme collecting at least three types of recyclable waste: OR – For individual dwellings;- an *adequate external space* for storing three external bins for recyclable waste – a minimum total capacity of 180 litres; – no individual bin smaller than 40 litres; – located within 10m of an external door. OR – For blocks of flats, *a private recycling scheme* operator is appointed to maintain the bins and collect recyclable waste on a regular basis. The recycling containers must: – be located in an *adequate external space*; – be sized dependent on the frequency of collection, based on guidance from the *recycling scheme*				

ID	Criteria	Comments	Target Credits
	operator. – store at least 3 types of recyclable waste; – be located within 50m of an external door.		
Was 2	**Construction Site Waste Management** Credits are awarded for the production of a Site Waste Management Plan which includes procedures and commitments for minimising waste generated on site accordance with the relevant guidance and procedures and commitments to sort, reuse and recycle construction waste, either on site or through a licensed external contractor.	It is understood that Site Waste Management Plans (SWMP) will be a statutory requirement for all developments above a value of £250,000 from 1st April 2008. It was agreed at the meeting that a Site Waste Management Plan will be produced for the development meeting all CSH requirements. Two credits have been targeted.	T (2)

Criteria	Credits	Mandatory Level
Mandatory Element: Site Waste Management A *Site Waste Management Plan* must be produced and implemented. This will require the monitoring of waste generated on site and the setting of targets to promote resource efficiency in accordance with the *relevant guidance*. Specific targets are not required.	-	All Levels
Default Cases For a development costing less than £200,000 this element will be awarded by default.	1	-
Minimising Construction Waste The *Site Waste Management Plan* must include procedures and commitments for minimising waste generated on site accordance with the *relevant guidance*. AND (for an additional credit) The *Site Waste Management Plan*	1	-

ID	Criteria	Comments	Target Credits
	must include procedures and commitments to sort, reuse and recycle construction waste, either on site or through a *licensed external contractor.*		
Was 3	**Composting** One credit is awarded where home composting facilities are provided. **Criteria** / **Credits**: • Individual *home composting facilities*; OR for dwellings without gardens • A *communal or community composting service* (within 50m of the external door) where Local Authority run or where there is a management plan in place OR • A Local Authority kitchen waste collection scheme — 1 All facilities must be in a dedicated position and be accessible to disabled people.	Given the fact that this development consists of flats and that Camden Council do not currently provide weekly food waste collection, this credit has not been targeted at this stage.	T (0)
POLLUTION			
Pol 1	**Global Warming Potential (GWP) of Insulants** Credits are awarded where insulation within the dwelling avoids the use of substances that have a significant GWP	All insulants used within the development will be chosen to avoid the use of substances with GWP greater or equal to 5. This credit has been targeted.	T (1)
Pol 2	**NO_x Emissions** Credits are awarded on the basis of NO_x emissions arising from the operation of space heating and hot water systems. **Dry NOx level** / **Boiler class** / **Credits**	It was stated in the meeting that high efficiency gas condensing boilers will be specified. It was also agreed that the boilers would be specified to have NOx emissions of less than 40mg/kWh, as per CSH requirements. Three credits have been targeted.	T (3)

ID	Criteria	Comments	Target Credits
	(mg/kWh) | (BS EN 297) | ≤ 100 | 4 | 1 ≤ 70 | 5 | 2 ≤ 40 | – | 3		
HEALTH AND WELL-BEING			
Hea 1	**Daylighting** Credits will be awarded for the provision of good daylighting to improve the quality of life and reduce the need for energy within the dwellings. **Criteria** | **Credits** Kitchens must achieve a minimum average daylight factor of at least 2% | 1 All living rooms, dining rooms and studies (including any room designated as a home office under Ene 9 – Home Office) must achieve a minimum average daylight factor of at least 1.5% | 1 80% of the working plane in kitchens, living rooms, dining rooms and studies (including any room designated as a home office under Ene 9 – Home Office) must have a view of the sky. | 1	A daylighting study has not been carried out at this stage and no credits are currently targeted, however there is the potential for at least one credit to be achieved for the daylighting factor of living rooms, dining rooms and studies (inc. home offices). One credit could potentially be achieved.	T (0) P(1)
Hea 2	**Sound Insulation** Credits are awarded for achieving higher standards of sound insulation that those given in Approved Document E of the Building regulations and demonstrating it through post-completion testing or Robust details. **Criteria** | **Credits** A commitment to carry out a programme of pre-completion testing based on the *Normal programme of testing* described in Approved Document E for every group or sub-group* of houses or flats, and to achieve airborne sound | 1	It is predicted that the sound performance of the building will exceed Building Regulations Part E, however it is currently uncertain how extensive this improvement will be. No credits have currently been assumed however there is a potential for at least one credit to be achieved.	T (0) P(1)

ID	Criteria		Comments	Target Credits
	insulation values that are at least 3dB higher, and impact sound insulation values that are at least 3dB lower, than the performance standards set out in the Building Regulations for England and Wales, Approved Document E (2003 Edition, with amendments 2004) OR A commitment to use constructions for all relevant building elements that have been assessed and approved by Robust Details Limited, and found to achieve the above performance standards			
	A commitment to carry out a programme of pre-completion testing based on the *Normal programme of testing* described in Approved Document E for every group or sub-group* of houses or flats, and to achieve airborne sound insulation values that are at least 5dB higher, and impact sound insulation values that are at least 5dB lower, than the performance standards set out in the Building Regulations for England and Wales, Approved Document E (2003 Edition, with amendments 2004). OR A commitment to use constructions for all relevant building elements that have been assessed and approved by Robust Details Limited, and found to achieve the above performance standards	3		
	A commitment to carry out a programme of pre-completion testing based on the *Normal programme of testing* described in Approved Document E for every group or sub-group* of houses or flats, and to achieve airborne sound insulation values that are at least 8dB higher, and impact sound insulation values that are at least 8dB lower, than the performance	4		

ID	Criteria	Comments	Target Credits
	standards set out in the Building Regulations for England and Wales, Approved Document E (2003 Edition, with amendments 2004). OR A commitment to use constructions for all relevant building elements, that have been assessed and approved by Robust Details Limited, and found to achieve the above performance standards. **Default cases** 1. Detached dwellings: 4 2. Attached dwellings where separating walls or floors only occur between non habitable rooms: 3		
Hea 3	**Private Space** One credit is awarded for the provision of outdoor space for the private use of residents that is: ▪ of a minimum size that allows all occupants to sit outside ▪ allows easy access by all occupants, including wheelchair users ▪ accessible only to occupants of designated dwellings.	The flats will be provided with individual balconies that are predicted to meet CSH space requirements to classify as private outdoor amenity space. This credit has been targeted.	T (1)
Hea 4	**Lifetime Homes** Credits are awarded for the compliance of dwellings with the Lifetime Homes standard.	All dwellings will be designed to meet all the principles of the Lifetime Homes standard. All available credits have therefore been targeted.	T (4)
MANAGEMENT			
Man 1	**Home User Guide** Credits are awarded for the provision of a simple user guide which covers operational and environmental information relevant to the non-technical tenant/owner of the dwelling. **Criteria** / **Credits** A stand-alone Home User Guide, compiled: 2	Home User Guides will be produced and distributed to all dwellings providing key environmental and operation information on the house as well as important information about the site and surroundings. Three credits have been targeted.	T (3)

ID	Criteria	Comments	Target Credits
	using *Checklist Man 1 Part 1* together with information that the guide is available in alternative accessible formats.		
	Where the guide also covers information relating to the site and its surroundings, compiled using *Checklist Man 1 Part 2*. — 1		
Man 2	**Considerate Constructors Scheme** Credits are awarded where there is a commitment to comply with best practice site management principles. **Criteria** — **Credits** Where there is a regular audit under a nationally or locally recognised independent certification scheme such as certification under the Considerate Constructors Scheme. — 1 Where the commitments is to go significantly beyond best practice including a regular audit under a nationally or locally recognised independent certification scheme such as, or comparable to the Considerate Constructors Scheme and a CCS score above 32. — 2	The contractor will be required to register the site to the Considerate Constructors Scheme and to achieve a score of at least 32. Two credits have been targeted.	T (2)
Man 3	**Construction Site Impacts** Credits are awarded where there is a commitment and strategy to operate site management procedures on site to mitigate environmental impacts. **Criteria** — **Credits**	AS Leisure will require that the Contractor has all procedures in place to cover at least four of the environmental impacts identified in the CSH during the construction phase of the development. Two credits have been targeted.	T (2)

ID	Criteria		Comments	Target Credits
	Procedures that cover 2 or more of the following items: a. Monitor, report and set targets for CO_2 production or energy use arising from site activities; b. Monitor and report CO_2 or energy use arising from commercial transport to and from site; c. Monitor, report and set targets for water consumption from site activities; d. Adopt best practice policies in respect of air (dust) pollution arising from site activities; e. Adopt best practice policies in respect of water (ground and surface) pollution occurring on the site; f. 80% of site timber is reclaimed, reused or responsibly sourced.	1		
	Where there are procedures that covers 4 or more of the items listed above.	2		
Man 4	**Security** Two credits are awarded by compliance with Section 2 – Physical Security from '*Secured by Design – New Homes*'.		An Architectural Liaison Officer/Crime Prevention Design Advisor will be consulted and their recommendations will be incorporated into the design in order to achieve the Secure by Design Award. Two credits have been targeted.	T (2)
ECOLOGY				
Eco 1	**Ecological Value of Site** One credit is awarded for developing land of inherently low ecological value		It was indicated in the meeting that the site is currently occupied by a tyre repair and fitting workshop and hard landscaping. There appears to be no vegetation as the site is completely covered by buildings and hard landscaping. Based on the information provided it can be assumed that the site meets the defined criteria for low ecological value using the EcoHomes checklist. It is assumed that one credit shall be achieved for developing land of low/no ecological value.	T (1)
	Criteria	**Credits**		
	Where the *development site* is confirmed as land of inherently *low ecological value* EITHER • By meeting the criteria for *low ecological value* (using *Checklist Eco 1 – Land of Low Ecological Value* under *Checklists and*	1		

ID	Criteria	Comments	Target Credits
	Tables below) OR • By being confirmed by a *Suitably Qualified Ecologist.* OR • Where an independent ecological report of the site, prepared by a *Suitably Qualified Ecologist*, states that: – The *construction zone* is of low or insignificant ecological value AND – Any land of ecological value outside the *construction zone* but within the *development site* will remain undisturbed by the construction works.		
Eco 2	**Ecological Enhancement** One credit is awarded where ecological features have been designed-in for positive enhancement of the site ecology in accordance with advice from a Registered Ecological Consultant. **Criteria** / **Credits** Where a *Suitably Qualified Ecologist* has been appointed to recommend appropriate ecological features that will positively enhance the ecology of the site. AND Where the developer adopts all key recommendations and 30% of additional recommendations. — 1	It was stated in the meeting that an ecologist will be commissioned to provide ecological advice and to recommend measures to enhance the ecological value of the site. The recommendations are likely to include measures such as indigenous planting and features to encourage the colonisation of new and existing species (such as brown and green roofs, bat boxes and roosting boxes). The credit has been targeted.	T (1)
Eco 3	**Protection of Existing Ecological Features** One credit is awarded where the contract specification ensures that all features of ecological value are adequately protected from damage during clearing and construction works.	It was stated in the meeting that the site has no ecological features (e.g. trees) to protect, therefore this credit shall be achieved by default. It is assumed that one credit shall be achieved.	T (1)

ID	Criteria	Comments	Target Credits
	Criteria / **Credits** Where all existing features of ecological value on the development site potentially affected by the works, are maintained and adequately protected during site clearance, preparation and construction works. / 1 **Default Cases** The credit can be awarded by default where the site has been classified as having *low ecological value* in accordance with *Eco 1 – Ecological Value of the Site* and no features of ecological value have been identified. If a *Suitably Qualified Ecologist* has confirmed a feature can be removed due to insignificant ecological value or poor health/condition (e.g. diseased trees which require felling, either for health and safety and/or conservation reasons), the credit can be achieved provided all other features are adequately protected in accordance with the ecologist's recommendations.		
Eco 4	**Change of Ecological Value of the Site** Up to 4 credits are awarded depending on the level of change of ecological value of natural species. **Criteria** / **Credits** The ecological value before and after development is measured, and the overall change in species per hectare is: • Minor negative change: between –9 and –3 / 1 • Neutral: between –3 and +3 / 2 • Minor enhancement: between +3 and +9 / 3 • Major enhancement: greater than +9 / 4	Given that the site with hard landscaping and buildings is being replaced by buildings, urban garden planting and green and brown roofs it is assumed that there will be a neutral or positive change in the ecological value of the site. Careful landscaping could significantly increase the number of natural species on site. It was agreed in the meeting that an ecologists will be commissioned to provide ecological advice and to recommend measures to enhance the ecological value of the site. The ecological consultant will be briefed to provide ecological recommendations that would increase the number of species per hectare as far as possible. Given the small surface area available for landscaping, three credits have currently been targeted, assuming that the ecologist can identify sufficient species to introduce to the site. A fourth credit could potentially be achieved, pending on the ecologist's recommendations. Three credits have been targeted and a fourth may potentially be achieved.	T (3) P(4)

ID	Criteria	Comments	Target Credits
Eco 5	**Building Footprint** Credits awarded for dwellings in the development have a floor area/footprint ratio greater than 2.5.	All of the residential units are in a building that is 5 storeys high therefore 2 credits can be assumed.	T (2)

Criteria	Credits
For houses: Where the Net Internal Floor Area: Net Internal Ground Floor Area ratio is greater than 2.5:1 OR For blocks of flats: Where the Net Internal Floor Area: Net Internal Ground Floor Area is greater than 3:1 OR for a combination of houses and flats , a ratio of total net Internal Floor area : total ground floor area greater than the area weighted average of the two ratios above	1
For houses: Where the Net Internal Floor Area: Net Internal Ground Floor Area ratio is greater than 3:1 OR For block of flats: Where the Net Internal Floor Area: Net Internal Ground Floor Area is greater than 4:1 OR For a combination of houses and flats, a ratio of total Net Internal Floor Area : Total Ground Floor Area greater than the area weighted average of the two ratios above	2

End of Report