

Code for Sustainable Homes **bre**

## **Preliminary Report - for Planning**

INCLUDING CURRENT STATUS, ASSUMPTIONS & BASIS FOR DATA,  
AND EVIDENCE REQUIRED TO ACHIEVE TARGET CODE LEVEL

**PROPOSED NEW FLATS AT THE LODGE, COLLEGE  
PLACE, HIGHGATE ROAD, LONDON NW5 1BS  
for TRIDENT PROPERTY DEVELOPMENTS**

**Issue date: 27.07.2007**

**BRE Reference no: Pending confirmation from CSH at the BRE**

 **ECD Project Services**  
sustainable design advice

**RECEIVED**  
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### Background

Full Code for Sustainable Homes Technical Guidance can be downloaded from the Code for Sustainable Homes webpage at [www.planningportal.gov.uk](http://www.planningportal.gov.uk). If you notice any errors or experience any difficulties when using the tool, you can report the problem at [cs@bre.co.uk](mailto:cs@bre.co.uk) writing Code Tools in the title or body of text.

The pre-assessment estimator tool allows an evaluation of the potential rating achievable under a formal Code for Sustainable Homes assessment for a single dwelling type.

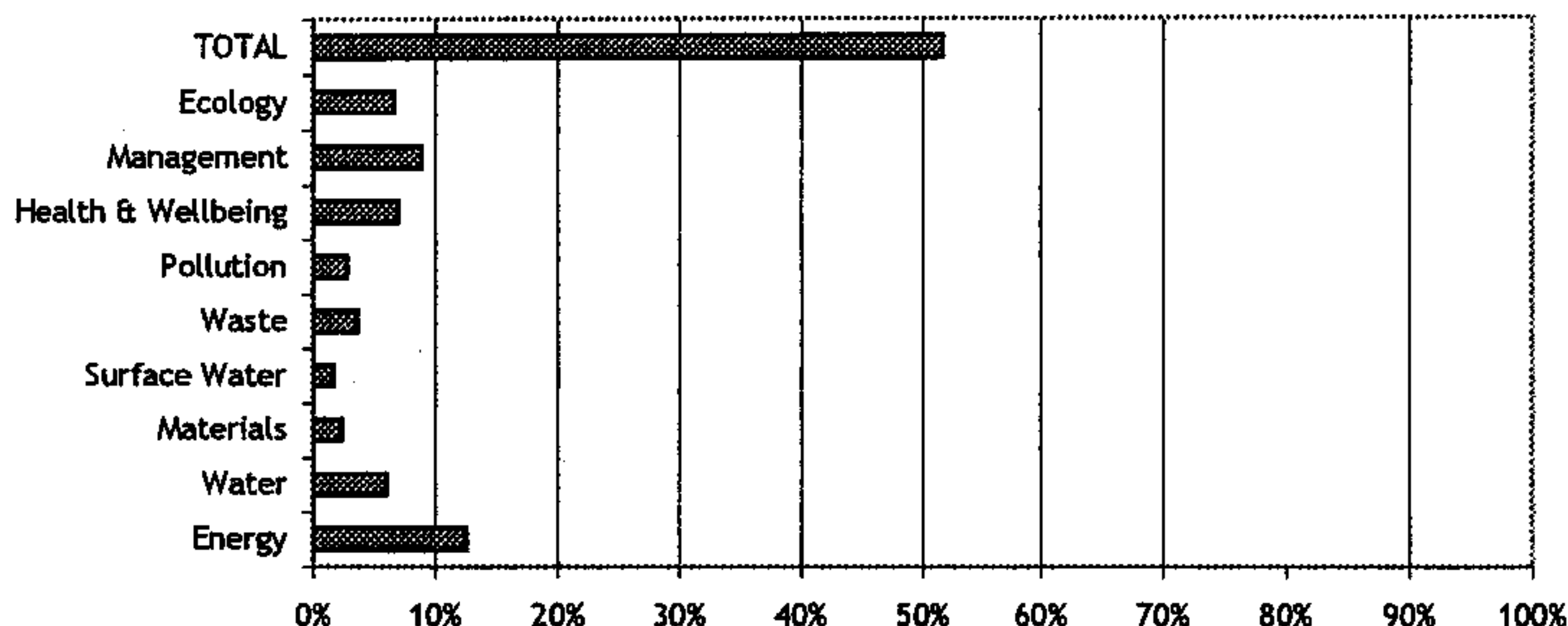
Several dwellings on the same site may achieve different levels and scores. Under a formal assessment, where there are any differences in how any of the credits are achieved, a new dwelling type must be created. However, a new pre-assessment estimator should only be created where there are changes between dwellings that affect any individual credit score.

Development Name: The Lodge, College Place, Highgate Road, London NW3 1BS  
Dwelling Description: Worst case 3-bed 5-person mansard roof apartment CURRENT STATUS

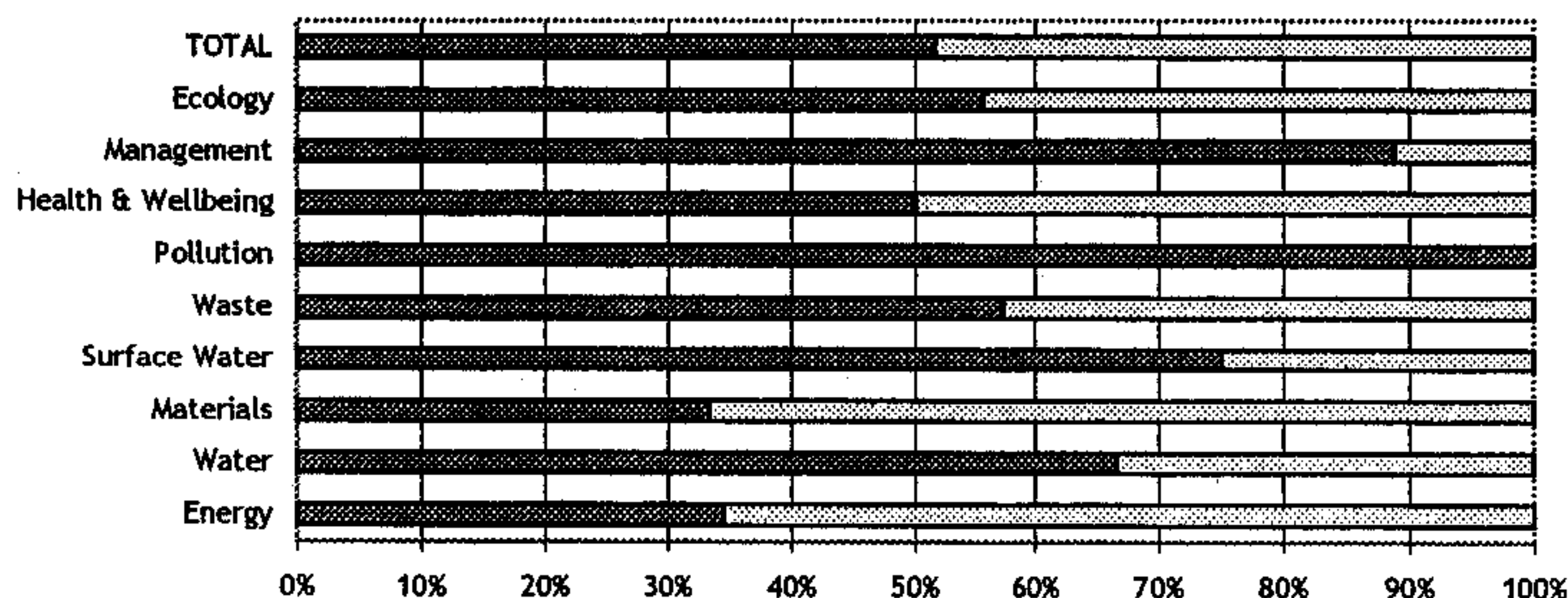
PREDICTED RATING - CODE LEVEL: No Level

Breakdown: Energy - Code Level: No Level Mandatory Requirements: Not met  
Water - Code Level: 4 % Points: 51.61% - Code Level: 2

Graph 1: Predicted contribution of individual sections to the total score



Graph 2: Predicted percentage of each credit and total score achievable



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.

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The pre-assessment estimator tool allows an evaluation of the potential rating achievable under a formal Code for Sustainable Homes assessment for a single dwelling type.

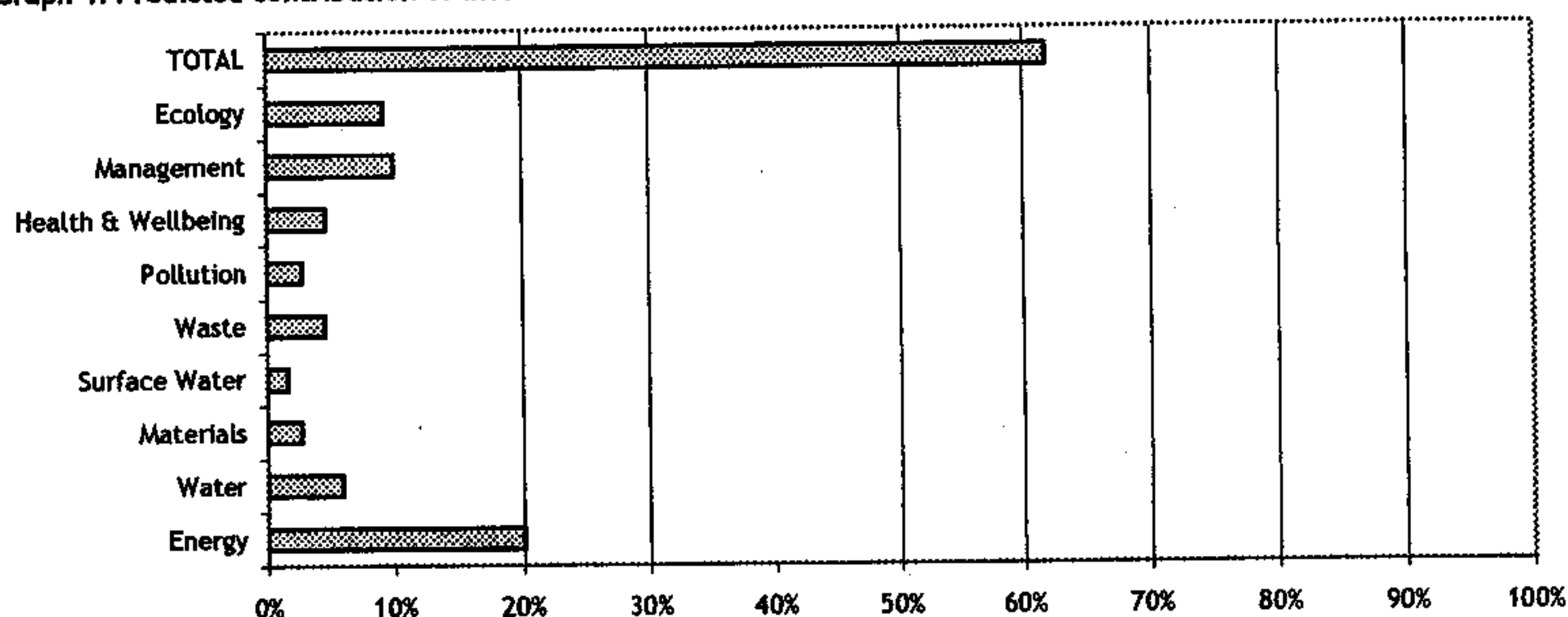
Several dwellings on the same site may achieve different levels and scores. Under a formal assessment, where there are any differences in how any of the credits are achieved, a new dwelling type must be created. However, a new pre-assessment estimator should only be created where there are changes between dwellings that affect any individual credit score.

Development Name: The Lodge, College Place, Highgate Road, London NW5 1BS  
Dwelling Description: 'Worst case' apartment RECOMMENDATIONS TO ACHIEVE TARGET LEVEL

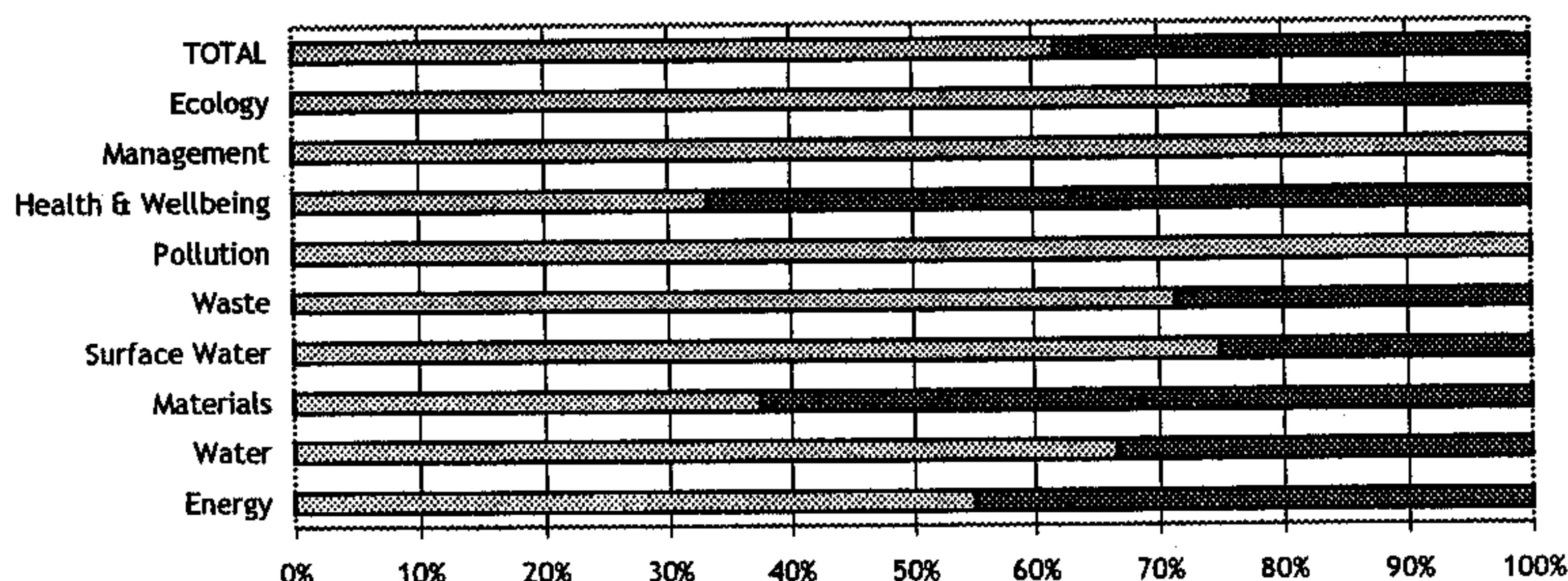
### PREDICTED RATING - CODE LEVEL: 3

Breakdown: Energy - Code Level: 3      Mandatory Requirements: All met  
Water - Code Level: 4      % Points: 61.80% - Code Level: 3

Graph 1: Predicted contribution of individual sections to the total score



Graph 2: Predicted percentage of each credit and total score achievable



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CATEGORY 1 ENERGY		Overall Level: 3	Overall Score: 61.80	
% of Section Credits Predicted: 55%			Credits: Level 3	
Contribution to Overall Score: 20.08 points		16 of 29 Credits	Level 3	Assumptions Made
Ene 1 DER Improvement over TER	<p>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.</p> <p>Select the % improvement</p> <p>0% improvement <input type="radio"/></p> <p>OR 10% Improvement <input type="radio"/></p> <p>OR 14% Improvement <input type="radio"/></p> <p>OR 18 % Improvement <input type="radio"/></p> <p>OR 22% Improvement <input type="radio"/></p> <p>OR 25% Improvement <input checked="" type="radio"/></p> <p>OR 31% Improvement <input type="radio"/></p> <p>OR 37% Improvement <input type="radio"/></p> <p>OR 44% Improvement <input type="radio"/></p> <p>OR 52% Improvement <input type="radio"/></p> <p>OR 60% Improvement <input type="radio"/></p> <p>OR 69% Improvement <input type="radio"/></p> <p>OR 79% Improvement <input type="radio"/></p> <p>OR 89% Improvement <input type="radio"/></p> <p>OR 100% Improvement <input type="radio"/></p> <p>OR True Zero Carbon* <input type="radio"/></p>	5 of 15 Credits	Level 3	<p>High u-values assumed to achieve Code level 3.</p> <p>Assumptions to achieve Level 3 reduction in CO2 emissions(SAP version 2):-</p> <p>U-values: wall 0.17; Roof 0.1; windows 1.4; door 1.5;</p> <p>Air permeability 4; Gas system condensing combi boiler efficiency 91% with programmer, room thermostat and TRVs on radiators;</p> <p>Aperture area of solar panel 2.4 m<sup>2</sup>, 70 litres solar store ; 75% low-e lighting. DER 17.82.</p>
Ene 2 Building Fabric	<p>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.</p> <p>Select a HLP range</p> <p>Greater than 1.30 <input type="radio"/></p> <p>OR Less than or equal to 1.30 <input checked="" type="radio"/></p> <p>OR Less than or equal to 1.10 <input type="radio"/></p>	1 of 2 Credits	-	<p>Brick cavity. Full fill insulation to achieve Building Regs. - this is insufficient to satisfy the Code requirements. Higher level improvements required by Ene 1 will assume better HLP score. In this worst case the SAP 2005 calculation obtained is 1.18 so one credit can be awarded.</p>
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 type="radio"/></p> <p>OR Greater than or equal to 40% <input type="radio"/></p> <p>OR Greater than or equal to 75% <input checked="" type="radio"/></p>	2 of 2 Credits	-	<p>Low-e lights throughout with task lights in kitchen. Fittings that comprise of the lamp, control gear, and an appropriate housing, reflector, shade or diffuser. The fitting must be dedicated in that it must be capable of only accepting lamps having a luminous efficacy greater than 40 lumens per circuit Watt. The fitting must be permanently fixed to the ceiling or wall. Compact or tubular fluorescent lighting fittings would normally meet this requirement. Lighting fittings for GLS tungsten lamps with bayonet cap or Edison screw bases, or tungsten halogen lamps would not comply.</p>

Issue	Credits	Level	Assumptions Made
<b>Ene 4</b> 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>	1 of 1 Credits	-	Tidy dry lines over bath or in wetroom. Adequate, controlled ventilation, complying with Building Regulations AD F (Ventilation). The fixing/ fitting needs to be a permanent feature of the room.
<b>Ene 5</b> 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 checked="" type="checkbox"/></p> <p>OR A+ Rated Fridges and Freezers <input checked="" type="checkbox"/></p> <p>AND/OR A Rated washing machines &amp; dishwashers <input checked="" type="checkbox"/></p> <p>AND B Rated Washer dryers and tumble dryers <input checked="" type="checkbox"/></p>	2 of 2 Credits	-	A+ rated fridge, 'A' rated 45 litre/use washing machine and 'A' rated 15 litre/use dishwasher. Energy labelling information in handover pack.
<b>Ene 6</b> External Lighting <p>Credits are awarded based on the provision of space lighting with dedicated energy efficient fittings and security lighting with appropriate control gear.</p> <p>Space Lighting</p> <p>None provided <input type="radio"/></p> <p>OR Non Code compliant lighting <input type="radio"/></p> <p>OR Code compliant lighting <input checked="" type="radio"/></p> <p>Security Lighting</p> <p>None provided <input type="radio"/></p> <p>OR Non Code compliant lighting <input type="radio"/></p> <p>OR Code compliant lighting and controls <input checked="" type="radio"/></p>	1 of 1 Credits  1 of 1 Credits	-  -	Space or security lighting (Communal lobbies, main external entrances, internal entrance porches, external steps & pathways) to have dedicated fluorescent fittings (or more efficient luminaires) & to be controlled by time clock or daylight sensor. Hallways, landings, stairwells, internal corridors and garages to have dedicated fluorescent fittings, controlled by push button time switches/ PIR sensors or equivalent. Communal rooms e.g. laundries, cycle and other storage spaces etc. to have dedicated fluorescent fittings & manual switching or occupant sensors. Security (Burglar) lighting to have max.150W + PIRs + daylight sensors.
<b>Ene 7</b> Low or Zero Carbon Technologies <p>Credits are awarded where either 10% or 15% of the dwellings heating energy requirements (SAP 2005) are met by 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.</p> <p>Select % contribution made by low or zero carbon technologies</p> <p>Less than 10% of demand <input checked="" type="radio"/></p> <p>OR 10% of demand or greater <input type="radio"/></p> <p>OR 15% of demand or greater <input type="radio"/></p>	0 of 2 Credits	-	Some on-site renewables required to help increase the SAP ratings in Ene1 but no feasibility study will be commissioned although contribution from solar thermal flat plate or evacuated tube technology may contribute 10% of demand. The Code requires a more rigorous approach to renewables to ensure the appropriate technology is used for the site and its specific conditions. No credit can be assumed at this stage.

Issue	Credits	Level	Assumptions Made
<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> <p>Fill in the development details below</p> <p>Number of bedrooms: <input type="text" value="3"/></p> <p>Number of cycles stored per dwelling <input type="text" value="2.0"/></p> <p>Will the storage be communal? <input checked="" type="checkbox"/></p>	2 of 2 Credits	-	<p>Two cycle spaces allocated for Top Floor 3-bed Mansard apartment.</p> <p>4no. other cycle spaces allocated for 4no. x 1-bed flats and 8no. further cycle spaces for 4no. x 2-bed flats giving a total of 14no. cycle spaces in communal storage area.</p> <p>NB - See Appendix A for Cycle storage and minimum area requirements.</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> <p>Will there be provision for a Home Office? <input checked="" type="radio"/></p> <p>OR No <input type="radio"/></p>	1 of 1 Credits	-	<p>Drawings with text (or dwgs + specifications) showing: location, type and size of storage; access to cycle storage; any security measures; details of the proprietary system (if applicable)</p> <p>OR formal letter giving the specific undertaking.</p>

**Evidence Required**

Ene 1 - Design Stage - SAP 2005 Worksheet\* for each dwelling type and accompanying list of specifications from an accredited energy assessor /Part L 'Competent person' or documentary evidence from a Building Control officer confirming full AD L1A compliance.

A copy of the 'Design stage' Part L1A Building regulations Compliance Checklist\* showing full compliance for each dwelling type.

*Copy of plans, elevations and sections as designed and construction details sufficient to check building details.*

\*Full worksheet and Building regulations checklist, dated with assessor name, registration number where appropriate and address of development, prepared at plans approval stage.

Ene 2 - As above in Ene1.

Ene 3 - Relevant design stage drawings clearly showing location and type of ALL light fittings in all rooms. Text describing on drawings or in specification the location and type of all light fittings in all rooms, OR a formal (letter-headed) letter of instruction to a contractor/supplier OR a formal letter from the developer to the Code Assessor giving the specific undertaking AND

Manufacturers literature confirming:

*Dedicated energy efficient light fittings;*

*Efficacy of less than 40 lumens per circuit watt for any lamp.*

Evidence Required
<p>Ene 4 - Design Stage drawings showing &amp; text describing (on dwgs or spec.*): Location &amp; type of internal or external drying fixings/footings &amp; posts; Confirmation of the min. length of drying line; Specification of any humidistat controlled extract fan/passive vent(s).(* or a letter of instruction to a contractor/supplier or a formal letter from developer to Code Assessor giving the specific undertaking.)</p>
<p>Ene 5 - Text describing (on dwgs or in the specification*): Make and model of all white goods provided; A copy of the Energy rating (EU Energy Efficiency Labelling Scheme) of all white goods provided.            * OR a letter of instruction to a contractor/supplier OR a formal letter from developer to Code assessor giving the specific undertaking. If no white goods provided, relevant leaflet to be supplied describing the EU Energy Efficiency Labelling Scheme.</p>
<p>Ene 6 - Relevant design stage drawings and text describing location and type of ALL external light fittings OR a formal (letter-headed) letter of instruction to a contractor/supplier OR a formal letter from the developer to the Code Assessor giving the specific undertaking.            NB - If no security lighting is installed, then the security lighting credit can be awarded by default provided all the conditions of the first issue covering space lighting have been met. Dual lamp luminaires with both space and security lamps also can be awarded both credits provided they meet the above criteria for energy efficiency.</p>
<p>Ene 7 - This credit not sought.</p>



**Evidence Required**

Ene 8 - Drawings with text (or dwgs + specifications) showing:

location, type and size of storage; access to cycle storage; any security measures; details of the proprietary system (if applicable)  
OR formal letter giving the specific undertaking.

Ene 9 - Drawings with text (or dwgs + specifications) showing:

- location and size of the home office
  - location of sockets
  - location of telephone/data points
  - location of windows showing that adequate ventilation provided
- OR letter giving specific undertaking.

CATEGORY 2 WATER		Overall Level: 3	Overall Score: 61.80	Assumptions Made
% of Section Credits Predicted: 67%		Credits	Level	
Contribution to Overall Score: 6.00 points		4 of 6 Credits	Level 4	
Wat 1 Internal Potable Water Use	<p>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.</p> <p>Select the predicted water use</p> <p>greater than 120 litres/ person/ day <input type="radio"/></p> <p>OR less than 120 litres/ person/ day <input type="radio"/></p> <p>OR less than 110 litres/ person/ day <input type="radio"/></p> <p>OR less than 105 litres/ person/ day <input checked="" type="radio"/></p> <p>OR less than 90 litres/ person/ day <input type="radio"/></p> <p>OR less than 80 litres/ person/ day <input type="radio"/></p>	3 of 5 Credits	Level 3 Level 4	Dual flush 4.5/3 Tribune SP, manufactured by Impulse Bathroom Products (WRAS approved). Wash hand basins with monobloc tap with spray insert rated at 1.7 litres/minute. Mixer gravity shower with 7litre/minute low flow rate shower head. 140 litre capacity to overflow small bath. Monobloc kitchen sink tap at 2.5litres/minute. 45 litre/use washing machine and 15 litre/use dishwasher.
Wat 2 External Potable Water Use	<p>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.</p> <p>Select the scenario that applies</p> <p>No internal or communal outdoor space <input type="radio"/></p> <p>OR Outdoor space with collection system <input checked="" type="radio"/></p> <p>OR Outdoor space without collection system <input type="radio"/></p>	1 of 1 Credits	-	Holding tank with soakaway to irrigate garden combined with roof run-off attenuation. (See Sur1). NB - see detailed requirements for specifications of rainwater collection systems that are Code compliant in Appendix C.

**Evidence Required**

**Wat 1 - Text describing (on drawings or in the specification\*):**

Location, details and type of appliances/fittings that use water in the dwelling including any specific water reduction equipment;

Location and details of any rainwater and greywater collection systems in the dwelling.

(\* OR a letter of instruction to a contractor/supplier OR a formal letter from the developer to the assessor giving a specific undertaking).

**Wat 2 - Drawings or text describing (on drawings or in the specification\*):**

Type, size and location of any rainwater collection system/s

(\* OR a letter of instruction to a contractor/supplier OR a formal letter from the developer to the assessor giving a specific undertaking).

CATEGORY 3 MATERIALS		Overall Level: 3	Overall Score: 61.80	Assumptions Made
% of Section Credits Predicted: 38%		Credits	Level	
Contribution to Overall Score: 2.70 points		9 of 24 Credits	All Levels	
Mat 1 Environmental Impact of Materials	<p><b>Mandatory Requirement:</b> At least three of the five key building elements must achieve a Green Guide 2007 Rating of A+ to D.</p> <p><b>Tradable Credits:</b> 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> <div> Enter the predicted score _____ </div> <div> Will the mandatory requirement be met? <input checked="" type="checkbox"/> </div> <div> What is the predicted number of credits? <input type="text" value="9"/> </div>	9 of 15 Credits	All Levels	It is assumed that at least three of the following five key elements will achieve a relevant Green Guide rating from the 2007 version of The Green Guide of A+ to D: Roof; External Walls; Internal Walls (including separating walls); Upper and Ground Floors (including separating floors); Windows. In particular 'A' ratings will need to be achieved for the roof, walls, windows and upper floors. The CSH Materials Calculator will be used to assess the number of credits awarded for the five key elements described above.
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> <div> Predicted Score _____ </div> <div> What is the predicted number of credits? <input type="text" value="0"/> </div>	0 of 6 Credits	-	Not sought.
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> <div> Predicted Score _____ </div> <div> What is the predicted number of credits? <input type="text" value="0"/> </div>	0 of 3 Credits	-	Not sought.



#### **Evidence Required**

Mat 1 - Drawings and text describing (on drawings or in the specification\*):  
location and area of the elements with details of the materials used within the elements  
(\* OR a letter of instruction to a contractor/supplier OR a formal letter from the developer to the Code assessor giving the specific undertaking).

Where relevant, evidence of bespoke Green Guide rating(s) provided by the BREEAM Office.

Mat 2 - Not sought. More information is available from the Code Assessor if Mat2 and Mat3 required to be considered (Appendix D).

Mat 3 - Not sought. See Appendix D if Mat2 and Mat3 wish to be considered.

CATEGORY 4 SURFACE WATER RUN-OFF		Overall Level: 3	Overall Score: 61.80	Assumptions Made										
% of Section Credits Predicted: 75%			Credits											
Contribution to Overall Score: 1.65 points			3 of 4 Credits											
		All Levels												
Sur 1 Reduction of Surface Water Run- off from Site	<p><b>Mandatory Requirement:</b> Peak run-off rates and annual run-off volumes post development must not exceed the previous conditions for the site. <b>Tradable Credits:</b> 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> <div><p>Provide the following information</p><table><tr><td>Will the mandatory requirement be met?</td><td><input checked="" type="checkbox"/></td></tr><tr><td>Will appropriate attenuation be provided from Hard Surfaces?</td><td><input type="checkbox"/></td></tr><tr><td>from Roofs?</td><td><input checked="" type="checkbox"/></td></tr></table></div>	Will the mandatory requirement be met?	<input checked="" type="checkbox"/>	Will appropriate attenuation be provided from Hard Surfaces?	<input type="checkbox"/>	from Roofs?	<input checked="" type="checkbox"/>	1 of 2 Credits	All Levels	Roof run-off attenuation by 50% at peak time, combined system for garden irrigation. (See Wat2). As the area of the roof will increase compared to the existing building it is important to ensure that peak run-off rates and annual volumes of run-off post development will be no greater than the previous conditions for the site. NB- 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. Confirmation that the system is designed to cope with the required water run-off is required.				
Will the mandatory requirement be met?	<input checked="" type="checkbox"/>													
Will appropriate attenuation be provided from Hard Surfaces?	<input type="checkbox"/>													
from Roofs?	<input checked="" type="checkbox"/>													
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> <div><p>Select the appropriate option</p><table><tr><td>Low Flood Risk</td><td><input checked="" type="radio"/></td></tr><tr><td>OR Medium flood risk with measures</td><td><input type="radio"/></td></tr><tr><td>OR Medium flood risk without measures</td><td><input type="radio"/></td></tr><tr><td>OR High flood risk with measures</td><td><input type="radio"/></td></tr><tr><td>OR High flood risk without measures</td><td><input type="radio"/></td></tr></table></div>	Low Flood Risk	<input checked="" type="radio"/>	OR Medium flood risk with measures	<input type="radio"/>	OR Medium flood risk without measures	<input type="radio"/>	OR High flood risk with measures	<input type="radio"/>	OR High flood risk without measures	<input type="radio"/>	2 of 2 Credits		The site is on a hill and has a low annual probability of flooding. This has been confirmed by reference to the Environment Agency on-line flood map service, <a href="http://www.environment-agency.gov.uk">www.environment-agency.gov.uk</a> . Low annual probability of flooding is an area where the chance of both river and sea flooding each year is <0.1% (1 in 1000) or less.
Low Flood Risk	<input checked="" type="radio"/>													
OR Medium flood risk with measures	<input type="radio"/>													
OR Medium flood risk without measures	<input type="radio"/>													
OR High flood risk with measures	<input type="radio"/>													
OR High flood risk without measures	<input type="radio"/>													

**Evidence Required**

Sur 1 - Appointment of an appropriate consultant to carry out the design of rainwater attenuation according to required standard brief as Checklist 2 (See Appendix E)

AND

Confirmation from an appropriate consultant that the capacity of the specified rain water run-off attenuation device complies with the requirements.

Sur 2 - Confirmation of low annual probability of flooding.

CATEGORY 5 WASTE		Overall Level: 3	Overall Score: 41.80																	
No of Section Credits Predicted: 71%		Credits	Level																	
Contribution to Overall Score: 4.87 points		5 of 7 Credits	All Levels	Assumptions Made																
Was 1 Household Waste Storage	<p><b>Mandatory Requirement:</b> 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. <b>Tradable Credits</b> are awarded for adequate internal and/ or external recycling facilities.</p> <p>Tick the boxes that apply</p> <table><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"/>	4 of 4 Credits	All Levels	<p>It is assumed Camden will collect at least 3 types of recyclable waste. Each flat will have internal storage for recyclable waste in dedicated position in kitchen.</p> <p>Externally: A minimum capacity of 100 litres of waste storage per dwelling is required (based on 1-bed dwelling). Another 70 litres is required for every additional bedroom. Larger volumes if required by LA Scheme. All containers must be accessible to disabled people, particularly wheelchair users, and sited on a hard, level surface AND located in an adequate external area - no stacking.</p> <p>Internally: Either Three internal storage bins for recyclable waste with a minimum total capacity of 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.</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"/>																			
Was 2 Site Waste Management Plan (SWMP)/ Construction Waste	<p><b>Mandatory Requirements:</b> 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.</p> <p><b>Tradable Credits:</b> The SWMP should also include procedures and commitments for minimising waste and/ or commitments to sort, reuse and recycle construction waste.</p> <p>Contents of the SWMP</p> <table><tr><td>Is the development cost less than £200K?</td><td><input type="checkbox"/></td></tr><tr><td>Does the SWMP include:</td><td></td></tr><tr><td>+ monitoring of waste generated on site?</td><td><input checked="" type="checkbox"/></td></tr><tr><td>+ targets to promote resource efficiency?</td><td><input checked="" type="checkbox"/></td></tr><tr><td>+ procedures for minimising waste?</td><td><input checked="" type="checkbox"/></td></tr><tr><td>+ commitments for minimising waste?</td><td><input checked="" type="checkbox"/></td></tr><tr><td>+ procedures to sort, reuse and recycle waste?</td><td><input type="checkbox"/></td></tr><tr><td>+ commitments to sort, reuse and recycle waste?</td><td><input type="checkbox"/></td></tr></table>	Is the development cost less than £200K?	<input type="checkbox"/>	Does the SWMP include:		+ 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 type="checkbox"/>	+ commitments to sort, reuse and recycle waste?	<input type="checkbox"/>	1 of 2 Credits	All Levels	<p>Off-site sorting of waste by sub-contractor. Policy to use materials economically on site but not written down anywhere. For achievement of the mandatory levels 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. Additionally there will be commitments and procedures to minimise waste generation on site. Following Checklist 2 (Appendix F) a summary report outlining overall targets for the efficient ordering, performance in terms of waste handling and storing of materials will be provided.</p>
Is the development cost less than £200K?	<input type="checkbox"/>																			
Does the SWMP include:																				
+ 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 type="checkbox"/>																			
+ commitments to sort, reuse and recycle waste?	<input type="checkbox"/>																			
Was 3 Composting	<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> <p>Select the facilities available</p> <table><tr><td>No composting facilities</td><td><input checked="" type="radio"/></td></tr><tr><td>Individual composting facilities</td><td><input type="radio"/></td></tr><tr><td>OR Communal/ community composting?</td><td><input type="radio"/></td></tr><tr><td>Local Authority</td><td><input type="checkbox"/></td></tr><tr><td>OR Private with management plan</td><td><input type="checkbox"/></td></tr></table>	No composting facilities	<input checked="" type="radio"/>	Individual composting facilities	<input type="radio"/>	OR Communal/ community composting?	<input type="radio"/>	Local Authority	<input type="checkbox"/>	OR Private with management plan	<input type="checkbox"/>	0 of 1 Credit	-	Credit not sought.						
No composting facilities	<input checked="" type="radio"/>																			
Individual composting facilities	<input type="radio"/>																			
OR Communal/ community composting?	<input type="radio"/>																			
Local Authority	<input type="checkbox"/>																			
OR Private with management plan	<input type="checkbox"/>																			



**Evidence Required**

Was 1 - Information from Council confirming scheme.

Drawings showing and text confirming:

- the number of bedrooms;
- the location of internal and external storage (where applicable);
- the types and sizes of storage; and how the storage is accessed.
- access arrangements conforming to H6 in AD H.

N.B. - Free standing recycling bins placed directly on the floor do not comply. A letter from the Local Authority confirming the type and size of containers that are provided for their refuse collection and recycling scheme (where in operation) OR details of private recycling scheme & operator (if applicable).

**Was 2 - Mandatory Element**

A copy of the Site Waste Management Plan or the specification\* describing what the Site Waste Management Plan will contain.

Details must be in accordance with the relevant guidance (Checklist 1- see Appendix F) and include:

- resource efficiency targets set for each stage of construction (including demolition)
- details of how the waste (as listed in Checklist 4- see Appendix F) will be measured and monitored
- the name and position of the person who is responsible for implementing the plan
- how the plan will be implemented.

(\*or a letter of instruction to a contractor/ supplier or a formal letter from the developer to the Code assessor giving the specific undertaking).

Was 3 - Credit not sought.

CATEGORY 4 POLLUTION		Overall Level: 3	Overall Score: 01.80	Level	Assumptions Made
% of Section Credits Predicted: 100%			Credits:		
Contribution to Overall Score: 2.80 points			4 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>	1 of 1 Credits	-		It is asserted that all insulating materials in the elements of the dwelling listed below avoid the use of substances that have a significant GWP (in either their manufacture or installation): 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; Cold water storage tanks where provided; External Doors.
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 type="radio"/></p> <p>OR Less than 70 mg/kWh <input type="radio"/></p> <p>OR Less than 40 mg/kWh <input checked="" type="radio"/></p> <p>OR Class 4 boiler <input type="radio"/></p> <p>OR Class 5 boiler <input type="radio"/></p>	3 of 3 Credits	-		NOx emissions of boiler, as declared in manufacturer's issued technical literature, assumed to be less than or equal to 40mg/kWh (at 0% excess oxygen).

**Evidence Required**

Pol 1 - Manufacturer's/installers literature confirming that all elements and blowing agents used have a GWP of less than 5 or are 'deemed to comply'. Completed Pol1 checklist and tables -see Appendix G.  
Drawings AND text identifying type and location of ALL insulation materials OR a letter of instruction to a contractor/supplier OR a formal letter from the developer to the Code Assessor giving the specific undertaking.

Pol 2 - Technical literature/statement. Details of the primary and any secondary heating systems and flue type and their dry NOx levels and/or Boiler Class. Dry NOx emissions data should be supplied in mg/kWh (at 0% excess oxygen).

CATEGORY 7 HEALTH & WELLBEING		Overall Level: 3	Overall Score: 41.80	Level: 3
% of Section Credits Predicted: 33%			Credits	
Contribution to Overall Score: 4.67 points			4 of 12 Credits	All Levels
Assumptions Made				
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> <div><p>Select the compliant areas</p><p>Room</p><p>Kitchen: Avg DF greater than 2% <input type="checkbox"/></p><p>Living Room*: Avg DF greater than 1.5% <input type="checkbox"/></p><p>Dining Room*: Avg DF greater than 1.5% <input type="checkbox"/></p><p>Study*: Avg DF greater than 1.5% <input type="checkbox"/></p><p>Do all above rooms have a view of the sky? <input type="checkbox"/></p></div> <p>Any room used for Enr 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>	0 of 3 Credits	-	While basement of this development is unlikely to achieve this credit, the top floor apartment should achieve a View of the Sky and reasonable light levels in Living, Dining and Study rooms for which two credits would be available. However for the purposes of a 'worst case' it assumed that no score is achieved until verified by detailed analysis of architectural drawings.
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> <div><p>Select a performance standard or type of property</p><p>Credit not sought <input type="radio"/></p><p>Airborne: 3db higher; Impact: 3dB lower <input type="radio"/></p><p>OR Airborne: 5db higher; Impact: 5dB lower <input checked="" type="radio"/></p><p>OR Airborne: 8db higher; Impact: 8dB lower <input type="radio"/></p><p>OR Detached Property <input type="radio"/></p><p>OR Separating walls and floors only occur between non habitable spaces <input type="radio"/></p><p>OR Separating walls and floors only occur between habitable and non-habitable spaces <input type="radio"/></p></div>	3 of 4 Credits	-	Robust details will be adopted to achieve 5db improvements on Approved Document E for ALL flats. Confirmation will be provided demonstrating that the Robust Details chosen will achieve the required performance levels (as applicable), such as provided by the Robust Details website data sheets for all relevant construction details (see <a href="http://www.robustdetails.com">www.robustdetails.com</a> ). Additionally, RDL registration details relating to the site (the Purchase Statement) will be supplied. OR for this <u>Design Stage only</u> , a letter of instruction to a contractor or a formal letter from the developer to the Code assessor giving the specific undertaking to satisfy the Code requirements.
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><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>	1 of 1 Credits	-	It is assumed at least 25m2 of shared semi-private space is available for the 25 residents that are envisaged to occupy the Lodge. The outdoor space could be: a private garden; a communal garden or courtyard; balconies; roof terraces; or patios. The space should be adjacent or in close proximity to the dwelling. Minimum space requirements are: - Private space: 1.5 m2/bedroom - Shared space: minimum 1m2/bedroom.



Issue		Credits	Level	Assumptions Made
Hea 4 Lifetime Homes	<p>Credits are awarded where the developer has implemented all of the principles of the Lifetime Homes scheme.</p> <div data-bbox="504 499 1151 634"> <p>Lifetime Homes Compliance</p> <p>All Lifetime Homes criteria will be met <input type="radio"/></p> <p>OR Credit not sought <input checked="" type="radio"/></p> </div>	0 of 4 Credits	-	Credits not sought.

#### **Evidence Required**

**Hea 1 - Plans and sections showing:**

- room dimensions
- position and dimensions of windows and other glazed areas
- external buildings and other potential obstructions

ECDPS are able to provide calculations demonstrating relevant daylight factors or view of the sky percentages.

**Hea 2 - Text confirming (on drawings or in the specification\*) a commitment to meet relevant sound insulation performance levels AND where sound testing will be carried out:**

- Details of the programme of precompletion testing to be carried out, including the number of groups and sub-groups.
- Construction details for all separating walls/floors
- A commitment to perform remediation work should any of the required tests fail and a commitment to re-testing to confirm that the performance levels have been achieved.
- Confirmation that the acoustic consultancy is accredited by UKAS (or a European equivalent) or is covered by a 'deemed to satisfy' scheme.

**Hea 3 - Plans will need to show that the open space is the minimum size and is accessible to wheelchair users with details (in drawings or specification clauses) of:**

- Level thresholds - accessible approaches in accordance with Building Regulations Approved Document M
- AND
- Where a shared outdoor space is provided, details of the control arrangements for access.

**Evidence Required**

Hea 4 - Credits not sought. Information available from the Code Assessor as an optional extra Appendix J.

CATEGORY 8 MANAGEMENT		Overall Level: 3	Overall Score	61.80	Assumptions Made															
% of Section Credits Predicted: 100%		Credits	Level																	
Contribution to Overall Score: 10.00 points		9 of 9 Credits	All Levels																	
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><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"/>	3 of 3 Credits	-	A stand-alone Home User Guide ('HUG'), compiled using Checklist Man 1 Part 1 together with information that the guide is available in alternative accessible formats will be provided as part of a handover pack. The guide will also cover information relating to the site and its surroundings, compiled using Checklist Man 1 Part 2. The developer will provide a specific undertaking that the HUG will be supplied to all dwellings within the development AND be developed to the required standards AND be available in an alternative format upon request by the first home occupier.												
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><tr><td>No scheme used</td><td><input type="radio"/></td></tr><tr><td><u>Considerate Constructors</u></td><td></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 type="radio"/></td></tr><tr><td><u>Alternative Scheme*</u></td><td></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 checked="" 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>		OR Best Practice: Score between 24 and 31.5	<input type="radio"/>	OR Best Practice+: Score between 32 and 40	<input type="radio"/>	<u>Alternative Scheme*</u>		OR Mandatory + 50% optional requirements	<input type="radio"/>	OR Mandatory + 80% optional requirements	<input checked="" type="radio"/>	2 of 2 Credits	-	Local Government scheme for which the contractor would aim to achieve the highest level.		
No scheme used	<input type="radio"/>																			
<u>Considerate Constructors</u>																				
OR Best Practice: Score between 24 and 31.5	<input type="radio"/>																			
OR Best Practice+: Score between 32 and 40	<input type="radio"/>																			
<u>Alternative Scheme*</u>																				
OR Mandatory + 50% optional requirements	<input type="radio"/>																			
OR Mandatory + 80% optional requirements	<input checked="" type="radio"/>																			
Man 3 Construction Site Impacts	<p>Credits are awarded where procedures meeting the Code requirements are in place for the following:</p> <p>Tick the impacts that will be addressed</p> <table><tr><td colspan="2"><u>Monitor, report and set targets for:</u></td></tr><tr><td>- CO<sub>2</sub>/ energy use from site activities</td><td><input type="checkbox"/></td></tr><tr><td>- CO<sub>2</sub>/ energy use from site related transport</td><td><input type="checkbox"/></td></tr><tr><td>- water consumption from site activities</td><td><input checked="" type="checkbox"/></td></tr><tr><td colspan="2"><u>Adopt best practice policies in respect of:</u></td></tr><tr><td>- air (dust) pollution from site activities</td><td><input checked="" type="checkbox"/></td></tr><tr><td>- water (ground and surface) pollution</td><td><input checked="" type="checkbox"/></td></tr><tr><td>80% of site timber is responsibly sourced</td><td><input checked="" type="checkbox"/></td></tr></table>	<u>Monitor, report and set targets for:</u>		- CO <sub>2</sub> / energy use from site activities	<input type="checkbox"/>	- CO <sub>2</sub> / energy use from site related transport	<input type="checkbox"/>	- water consumption from site activities	<input checked="" type="checkbox"/>	<u>Adopt best practice policies in respect of:</u>		- air (dust) pollution from site activities	<input checked="" type="checkbox"/>	- water (ground and surface) pollution	<input checked="" type="checkbox"/>	80% of site timber is responsibly sourced	<input checked="" type="checkbox"/>	2 of 2 Credits	-	Procedures will be adopted that cover 4 or more of the following items: 1. Monitor, report and set targets for CO2 production or energy use arising from site activities; 2. Monitor and report CO2 or energy use arising from commercial transport to and from site; 3. Monitor, report and set targets for water consumption from site activities; 4. Adopt best practice policies in respect of air (dust) pollution arising from site activities; 5. Adopt best practice policies in respect of water (ground and surface) pollution occurring on the site; 6. 80% of site timber is reclaimed, reused or responsibly sourced.
<u>Monitor, report and set targets for:</u>																				
- CO <sub>2</sub> / energy use from site activities	<input type="checkbox"/>																			
- CO <sub>2</sub> / energy use from site related transport	<input type="checkbox"/>																			
- water consumption from site activities	<input checked="" type="checkbox"/>																			
<u>Adopt best practice policies in respect of:</u>																				
- air (dust) pollution from site activities	<input checked="" type="checkbox"/>																			
- water (ground and surface) pollution	<input checked="" type="checkbox"/>																			
80% of site timber is responsibly sourced	<input checked="" type="checkbox"/>																			



Issue	Credits	Level	Assumptions Made
<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 data-bbox="498 615 1145 737"> <p>Secured by Design Compliance</p> <p>Credit not sought <input type="radio"/></p> <p>OR Secured by Design Section 2 Compliance <input checked="" type="radio"/></p> </div>	<p>2 of 2 Credits</p>	<p>While the Secured by Design award may not be achieved, an Architectural Liaison Officer (ALO) or Crime Prevention Design Advisor (CPDA) from the local police force will be consulted at the design stage and their recommendations incorporated into the design of the dwellings.</p>

Evidence Required
<p>Man 1 - Copy of HUG or undertakings as outlined in the assumptions made column. See Appendix H checklists for details of the minimum requirements for a compliant Home User Guide.</p>
<p>Man 2 - Text confirming a commitment from the contractor, or on the contractor (if not yet appointed) to comply with:</p> <ol style="list-style-type: none"> <li>1. The Considerate Constructors Scheme and achieve formal certification under the scheme and a best practice score of between 32 and 40.</li> </ol> <p>OR</p> <ol style="list-style-type: none"> <li>2. An equivalent local or nationally recognised independent scheme and achieve formal certification under the scheme and in addition to achieving all the mandatory requirements a commitment to address 80% of the optional items.</li> </ol> <p>NOTE: Where an alternative scheme is used, the independent scheme assessor should complete Checklist - Compliance with an Alternative Scheme. Available from BRE. The scheme Assessor should seek confirmation from BRE that an alternative scheme is acceptable prior to formal submission of an assessment.</p>
<p>Man 3 - Text* confirming:</p> <ol style="list-style-type: none"> <li>1. A commitment to meet the specific requirements of each item (to be achieved) in Checklist - Construction Site Impacts (See Appendix I)</li> <li>2. Details of how each requirement will be met.</li> </ol> <p>* specification clause, a letter of instruction to a contractor or a formal letter from the developer to the Code assessor giving the specific undertaking.</p>

**Evidence Required**

Man 4 - Text\* confirming:

1. An ALO/CPDA has been appointed to provide advice EARLY in the design stage to ensure that the requirements of Section 2 - Physical Security of Secured by Design - New Homes are met.

2. The advice of the ALO/CPDA will be followed. 3. Location and details of all recommended/ specified security features such as external lighting, door/ window locks etc. and their third party certification levels (if applicable).

\* specification clause, letter of instruction to contractor or a formal letter from developer to the Code assessor giving the specific undertaking.

CATEGORY 4 ECOLOGY		Overall Level: 3	Overall Score Credits	41-50 Level	Assumptions Made
% of Section Credits Predicted: 75%			7 of 9 Credits	All Levels	
Contribution to Overall Score: 3.33 points					
Eco 1 Ecological Value of Site	<p>One credit is awarded for developing land of inherently low value.</p> <p>Select the appropriate option</p> <div><p>Credit not sought <input type="radio"/></p><p>OR Land has ecological value <input type="radio"/></p><p>OR Land has low/ insignificant ecological value* <input checked="" type="radio"/></p></div> <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>	1 of 1 Credits	-	There is one listed tree on site which has been retained and protected by hoardings. Existing garden is grass covered but no mature shrubs, plants or other trees. One credit <u>may</u> be available if confirmed by an Ecological Consultant.	
Eco 2 Ecological Enhancement	<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> <div><p>Will a <i>Suitably Qualified Ecologist</i> be appointed to recommend appropriate ecological features? <input checked="" type="checkbox"/></p><p>AND Will all key recommendations be adopted? <input checked="" type="checkbox"/></p><p>AND 30% of other recommendations be adopted? <input checked="" type="checkbox"/></p></div>	1 of 1 Credits	-	As per tick boxes.	
Eco 3 Protection of Ecological Features	<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> <div><p>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></div>	1 of 1 Credits	-	One credit <u>may</u> be available subject to verification by an Ecological Consultant.	
Eco 4 Change of Ecological Value of Site	<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> <p>Change in Ecological Value</p> <div><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>	2 of 4 Credits	-	Minor landscaping designs to be implemented.	



Issue		Credits	Level	Assumptions Made
Eco 5 Building Footprint	<p>Credits are awarded where the ratio of combined floor area of all dwellings on the site to their footprint is:</p> <div data-bbox="513 531 1166 751" 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 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 checked="" type="radio"/></p> <p>OR Houses &amp; Flats Weighted (2.5:1 &amp; 3:1) <input type="radio"/></p> <p>OR Houses &amp; Flats Weighted (3:1 &amp; 4:1) <input type="radio"/></p> </div>	2 of 2 Credits		<p>The flats are all contained within a five storey block therefore it is assumed that the density achieved fully complies with the Code requirements.</p> <p>For block of flats: Where the Net Internal Floor Area: Net Internal Ground Floor Area is greater than 4:1.</p>

Evidence Required
Eco 1 - Ecological Report carried out by a suitably qualified Ecologist.
Eco 2 - Name, qualifications and experience of the Ecologist.
Eco 3 - Ecological Report carried out by a suitably qualified Ecologist.
Eco 4 - Ecological Report carried out by a suitably qualified Ecologist. Topographical survey of site prior to construction works or site clearance compared with proposed landscaping plans of the site.

Evidence Required
Eco 5 - Scaled floor plans and elevations.