



Code For Sustainable Homes Pre-Assessment Summary

17 Goldington Crescent NW1 1UA

In regard to the five proposed new dwellings at 17 Goldington Crescent, a full pre-assessment report showing credits awarded is available.

A single page summary of credits is attached herewith, confirming that providing the agreed measures are implemented, flat 4 will achieve Code for Sustainable Homes level 4, and the remaining flats will achieve level 3.

The developer has agreed to a wide range of measures designed to achieve the optimum realistic code level, however there are constraints due to the nature of this specific location which make higher levels extremely difficult to achieve.

Code credits are anticipated through measures in the following categories:

ENE (energy) - Use of renewables (solar PV), Energy display device (smart meter), clothes drying space, energy efficient white goods, energy efficient communal lighting, cycle storage and home office facilities.

WAT (water use): energy efficient fittings internally and external water butts.

WAS (waste): facilities for separating of recycling and composting, construction site waste management place.

POL (pollution) - boilers with low dry NOx2 emissions.

HEA (health/wellbeing) - maximising natural daylight to avoid reliance on lighting, sound insulation, private outdoor space, Lifetime Homes.

MAN (management) - home user guide, using a considerate contractor, minimising site impact on local environment, secure by design.

Paul Lyons, Code For Sustainable Homes Assessor

May 2nd 2014

Score Sheet for 17 Goldington Crescent

Dwelling ID	ENE									WAT		MAT			SUR		WAS			POL		HEA				MAN				ECO					Summary	
	1	2	3	4	5	6	7	8	9	1	2	1	2	3	1	2	1	2	3	1	2	1	2	3	4	1	2	3	4	1	2	3	4	5	Score	Level
1	3	0	2	1	2	2	1	2	1	4	1	6	0	0	1	2	4	3	1	0	2	2	3	1	4	3	1	2	2	1	0	1	2	0	61.08	0
2	3	3.3	2	1	2	2	1	2	1	4	1	6	0	0	1	2	4	3	1	0	2	3	3	1	4	3	1	2	2	1	0	1	2	0	66.12	0
3	5	0	2	1	2	2	1	2	1	4	1	6	0	0	1	2	4	3	1	0	2	3	3	1	4	3	1	2	2	1	0	1	2	0	64.59	0
4	3	4.9	2	1	2	2	1	2	1	4	1	6	0	0	1	2	4	3	1	0	2	3	3	1	4	3	1	2	2	1	0	1	2	0	68	0
5	3	3.1	2	1	2	2	1	2	1	4	1	6	0	0	1	2	4	3	1	0	2	3	3	1	4	3	1	2	2	1	0	1	2	0	65.88	0