



The Code for Sustainable Homes

(Produced under CSH version November 2010)

Design Stage Assessment of

Mansfield Road

9-11 Mansfield Road

For

Abbotswood Properties Ltd

By

Dominic Woosey & Associates

DOMINIC WOOSEY



Parties Involved

Site: Mansfield Road

Assessor

Organisation Name: Dominic Woosey & Associates
Assessment Carried Out By: Dominic Woosey
BRE Assessor Ref. No: BREEAM-Assessor-2161
Address: 26 St Edmunds Road, Glastonbury, Somerset, BA6 9HX
Email Address: dominic@avalonbuildingconsultants.co.uk

Client / Funding Body

Assessment Required by a Funding Body:
No
Organisation Name: Abbotswood Properties Ltd
Contact: Ann Hauser
Address: Basepoint Unit 6 1 Winnall Valley Road Winchester, SO23 0LD

Developer

Organisation Name: Abbotswood Properties Ltd
Contact: Ann Hauser
Address: Basepoint Unit 6 1 Winnall Valley Road Winchester, SO23 0LD

Architect

Organisation Name: DS-Architects
Contact: Donald Shearer
Address: Scholar's House, Shottery Brook Office Park, Timothy's Bridge Road, Stratford-upon-Avon, CV37 9



Assessment and Site Information

Site: Mansfield Road

Assessment Details

Scheme:	CSH
Assessment Reference No:	BRE-00021458-DS-001-00
Scheme Version:	Nov2010
Date Assessment Registered:	19/06/2013
Stage of Development:	Design Stage
Development Phase:	1

Site Details

Site Name:	Mansfield Road
Site Address:	9-11 Mansfield Road
Local Planning Authority:	Camden Council
No. of Units:	4
No. of Social Housing Units:	0
<u>General Description of Development:</u>	
Four 2 bedroom flats.	

General Description of Site

Site Area (M ²):	240
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Building Types:

Four 2 bedroom flats.

Construction Types:

Cavity Wall, Block and beam floor, pitched warm roof

Services:

Mains Gas, Mains Electricity, Mains water and Drains.

Unusual Features:

None



Category Summary

Site: Mansfield Road

Energy:

ENE1 - 60% improvement DER over TER ENE2 - Fabric Efficiency 46 ENE3 - Energy Display Devices to be supplied ENE4 - Adequate Drying space provided ENE5 - Energy Efficient white goods leaflet provided ENE6 - Energy Efficient external lighting to be installed ENE7 - Credit not sought ENE8 - Adequate cycle storage provided ENE9 - Home Office equipped to Flat 4 only

Water :

WAT1 - Potable water use <80l/person/day WAT2 - Water butts for rainwater collection to be installed

Materials:

MAT1 - Construction will achieve 10 of 15 available points under Green Guide specification MAT2 - Basic Building Elements will be sustainably sourced MAT3 - Finishing Elements will be sustainably sourced

Surface Water Run-off:

SUR1 - Post development surface water runoff will be no worse than pre-development; there will be no discharge from the developed site for rainfall depths up to 5 mm; The run-off from all hard surfaces shall receive an appropriate level of treatment in accordance with The SuDS Manual SUR2 -Development is in low flood risk area

Waste:

WAS1 - Local Authority collection and internal storage of recyclable waste will be provided. WAS2 - A compliant Site Waste Management Policy will be implemented, and 85% of construction site waste will be diverted from landfill.

Pollution:

POL1 - All insulants will have a GWP<5 POL2 - A boiler which achieves NOx emissions <100mg/kWh will be installed

Health & Wellbeing:

HEA1 - Kitchens will achieve a minimum Average Daylight Factor of at least 2%; All living rooms, dining rooms etc will achieve a minimum Average Daylight Factor of at least 1.5%; 80% of the working plane in each kitchen, living room, etc will receive direct light from the sky HEA2 - Sound testing will be carried out to demonstrate 8db improvement both Airborne and impact. Robust Details will be implemented HEA3 - Adequate private space is provided by the outdoor space of each property HEA4 - Credit not sought

Management:

MAN1 - A Home User Guide will be provided MAN2 - the development will adhere to Considerate

Constructors scheme best practice MAN3 - Credit Not sought MAN4 - Secure by Design
recommendations will be implemented

Ecology:

ECO1 - Site is confirmed as land of inherently low ecological value ECO2 - A suitably qualified ecologist has been appointed to recommend appropriate ecological features that will positively enhance the ecology of the site and all key recommendations and 30% of additional recommendations will be adopted. ECO3 - 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. ECO4 - The ecological value before and after development is measured, and the overall change in species per hectare will be greater than 3. ECO5 - the net internal floor area: net internal ground floor area ratio is greater than or equal to 4:1



Dwelling Details

Site: Mansfield Road

Address: 9-11 Mansfield Road County : Greater London

Dwelling ID	Plot No	House No/Name	Street	Post Code	House Type	Soc. Housing	EPC Number	CO ₂ Rating
1	1	Flat 1, 9-11	Mansfield Road	NW3 2JD	Flat	No		
2	2	Flat 2, 9-11	Mansfield Road	NW3 2JD	Flat	No		
3	3	Flat 3, 9-11	Mansfield Road	NW3 2JD	Flat	No		
4	4	Flat 4, 9-11	Mansfield Road	NW3 2JD	Flat	No		



Issue Details

Site:Mansfield Road

Category: Energy

Issue:Ene1 Dwelling Emission Rate

Max Credits:15

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	DER/TER		Complete	6.00	

Issue:Ene2 Fabric Energy Efficiency

Max Credits:2

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Fabric Energy Efficiency		Complete	5.00	

Issue:Ene3 Energy Display Devices

Max Credits:2

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Energy Display Device		Complete	2.00	

Issue:Ene4 Drying Space

Max Credits:1

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Drying space		Complete	1.00	

Issue:Ene5 Energy Labelled White goods

Max Credits:2

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	A rated white goods		Complete	2.00	

Issue:Ene6 External lighting

Max Credits:2

Specification

ID	Description	Status	Credits	Ev.No.
1	External Space and Security Lighting	Complete	2.00	

Issue:Ene7 Low and Zero Carbon Technologies

Max Credits:2

Issue:Ene8 Cycle Storage

Max Credits:2

Specification

ID	Description	Status	Credits	Ev.No.
1	Cycle Storage	Complete	2.00	

Issue:Ene9 Home Office

Max Credits:1

Specification

ID	Description	Status	Credits	Ev.No.
1	Home Office	Complete	1.00	

Category: Water

Issue:Wat1 Indoor Water Use

Max Credits:5

Specification

ID	Description	Status	Credits	Ev.No.
1	Potable Water	Complete	5.00	

Issue:Wat2 External Water Use

Max Credits:1

Specification

ID	Description	Status	Credits	Ev.No.
1	Rainwater	Complete	1.00	

Category: Materials

Issue:Mat1 Environmental Impact of Materials

Max Credits:15

Specification

ID	Description	Status	Credits	Ev.No.
1	EI of Materials	Complete	10.00	

Issue:Mat2 Responsible Sourcing of Materials - Basic Building Elements

Max Credits:6

Specification

ID	Description	Status	Credits	Ev.No.
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1	Basic Building elements	Complete	4.00
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Issue:Mat3 Responsible Sourcing of Materials - Finishing Elements

Max Credits:3

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Finishing elements		Complete	1.00	

Category: Surface Water Run-off

Issue:Sur1 Management of Surface Water Run Off from Developments

Max Credits:2

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	SUrface water		Complete	2.00	

Issue:Sur2 Flood Risk

Max Credits:2

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Flood Risk		Complete	2.00	

Category: Waste

Issue:Was1 Storage of non-recyclable waste and recyclable household waste

Max Credits:1

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Recycling Storage		Complete	4.00	

Issue:Was2 Construction Site Waste Management

Max Credits:2

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Site Waste		Complete	1.00	

Issue:Was3 Composting

Max Credits:1

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Compost Bins		Complete	1.00	

Category: Pollution

Issue:Pol1 Global Warming Potential (GWP) of insulants

Max Credits:1

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	insulants		Complete	1.00	

Issue:Pol2 NOx Emissions

Max Credits:3

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Nox emissions <70		Complete	1.00	

Category: Health & Wellbeing

Issue:Hea1 Daylighting

Max Credits:3

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Daylighting Calcs		Complete	3.00	

Issue:Hea2 Sound Insulation

Max Credits:4

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Sound Insulation		Complete	4.00	

Issue:Hea3 Private Space

Max Credits:1

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Private Space		Complete	1.00	

Issue:Hea4 Lifetime Homes

Max Credits:4

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Lifetime Homes		Complete	0.00	

Category: Management

Issue:Man1 Home User Guide**Max Credits:3**

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Home User Guide		Complete	3.00	

Issue:Man2 Considerate constructors Scheme**Max Credits:2**

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Considerate Constructor's scheme		Complete	2.00	

Issue:Man3 Construction Site Impacts**Max Credits:2****Issue:Man4 Security****Max Credits:2**

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Secured by Design		Complete	2.00	

Category: Ecology**Issue:Eco1 Ecological Value of Site****Max Credits:1**

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Ecological Value of Site		Complete	1.00	

Issue:Eco2 Ecological Enhancement**Max Credits:1**

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Ecological Enhancement		Complete	1.00	

Issue:Eco3 Protection of Ecological Features**Max Credits:1**

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Protection of ecological features		Complete	1.00	

Issue:Eco4 Changes in Ecological Value of Site**Max Credits:4**Specification

ID	Description	Status	Credits	Ev.No.
1	Change in ecological value of site	Complete	3.00	

Issue:Eco5 Building Footprint

Max Credits:2

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Building footprint		Complete	2.00	



Allocation of SpecIDs to Dwellings

Site: Mansfield Road

Plot	Address	ENE								WAT		MAT			SUR			WAS			POL		HEA				MAN				ECO				
		1	2	3	4	5	6	7	8	9	1	2	1	2	3	1	2	3	1	2	3	1	2	3	4	1	2	3	4	1	2	3	4	5	
1	Mansfield Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
2	Mansfield Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
3	Mansfield Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
4	Mansfield Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	



Detailed Score Sheet

Site: Mansfield Road

PLOT	ENE									WAT		MAT			SUR		WAS			POL		HEA				MAN				ECO					SCORE 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	Ene Lvl	Wtr Lvl	M Req	Ovl Lvl	Ttl Pts
1	6.00	5.00	2	1	2	2	0	2	0	5	1	10	4	1	2	2	4	1	1	1	1	3	4	1	0	3	2	0	2	1	1	1	3	2	4	6	No	4	73
2	6.00	5.00	2	1	2	2	0	2	0	5	1	10	4	1	2	2	4	1	1	1	1	3	4	1	0	3	2	0	2	1	1	1	3	2	4	6	No	4	73
3	6.00	5.00	2	1	2	2	0	2	0	5	1	10	4	1	2	2	4	1	1	1	1	3	4	1	0	3	2	0	2	1	1	1	3	2	4	6	No	4	73
4	6.00	5.00	2	1	2	2	0	2	1	5	1	10	4	1	2	2	4	1	1	1	1	3	4	1	0	3	2	0	2	1	1	1	3	2	4	6	No	4	74