



Code for Sustainable Homes Assessment
86 West End Lane/Planning Portal ref: PP-03109667

Friday 11th April 2014

The following is an assessment in order to meet the requirements of CS13 and DP22 however please note that our client wishes to extend his property to increase the size of 2 no. flats at second floor level. There will be no additional properties.

- We will target a 10% improvement on the U values in the Building Regulations Part L document.
- We will reduce thermal bridging and reduce air permeability by taking care to use the Accredited Construction Details for Part L.
- Our client will use energy efficient lighting within the two new studio apartments.
- The home will be limited to a water usage of no more than 120 litres per day by installing the following -
 - 6/4 Dual Flush WC;
 - Flow Reducing/Aerating taps throughout;
 - 6-9 litres per minute shower
 - 18ltr maximum volume dishwasher;
 - 60ltr maximum volume washing machine.
- We will endeavour to specify materials with a minimum number meeting at least a 'D' grade in the Building Research Establishment's Green Guide.
- Materials will be responsibly sourced.
- The building is not within a flood risk area.
- There will be a site waste management plan in place during construction, and adequate space for waste storage during its use.
- Use of insulating materials which avoid the use of substances that have a global warming potential (GWP) of 5 or more.
- The new apartments are studio apartments and the living area will achieve a minimum average daylight factor of at least 2% and will be designed to have a view of the sky.
- We will endeavour to achieve higher standards of sound insulation than required by Part E of the Building Regulations.
- There will be the provision in each home of a simple user guide that covers information relevant to the 'non-technical' tenant/occupant on the operation and environmental performance of their home.
- There will be a commitment to comply with best practice site management principles and a regular audit under a nationally or locally recognised independent certification scheme such as or comparable to the Considerate Contractors Scheme.