



Report Reference: 15159
Site Registration: 010943-130225-37-1121
Site Name: 16 Rochester Mews
Assessor Number: STRO010943
Company: EB7
Assessor: Neil Ingham esq



Site Details

Site Name: 16 Rochester Mews
Site Registration: 010943-130225-37-1121
Site Address: 16 Rochester Mews
Camden

City/Town: London
County: Greater London
Postcode: NW1 9JB
No. of Dwellings: 5
No. of Dwelling Types: 1
Planning Authority: Camden Council
Funding Body:

Assessor Details

Company: EB7
Assessor Name: Neil Ingham esq
Cert Number: STRO010943
Address: Studio 1b
63 Webber Street

City/Town: London
County: Greater London
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Client Details

Company: Palmhurst Group
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Job Title:
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City/Town: Loughton
County: Essex
Postcode: IG10 1RB

Architect Details

Company: BB Partnership Ltd
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17 Remington Street

City/Town: London
County: Greater London
Postcode: N1 8DH

Developer Details

Company: TBA
Contact Name:
Job Title:
Email:
Tel:
Address:

City/Town:
County:
Postcode:

Dwelling ID	Plot No.	Address	Social Unit
1	1	Flat 1 16 Rochester Mews Camden	No
2	2	Flat 2 16 Rochester Mews Camden	No
3	3	Flat 3 16 Rochester Mews Camden	No
4	4	Flat 4 16 Rochester Mews Camden	No
5	5	Flat 5 16 Rochester Mews Camden	No

Development Summary & Ratings

Dwelling ID	Dwelling Type	Description	Level	Score
1	16 Rochester Mews		4	69.48
2	16 Rochester Mews		4	69.48
3	16 Rochester Mews		4	69.48
4	16 Rochester Mews		4	69.48
5	16 Rochester Mews		4	69.48

Deviations from Standard

No deviations from standard

Score Sheet for 16 Rochester Mews																																				
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	5	0	2	1	2	2	2	1	1	3	1	13	5	2	0	2	4	3	1	1	3	3	3	1	4	3	1	2	2	1	1	1	2	0	69.48	4
2	5	0	2	1	2	2	2	1	1	3	1	13	5	2	0	2	4	3	1	1	3	3	3	1	4	3	1	2	2	1	1	1	2	0	69.48	4
3	5	0	2	1	2	2	2	1	1	3	1	13	5	2	0	2	4	3	1	1	3	3	3	1	4	3	1	2	2	1	1	1	2	0	69.48	4
4	5	0	2	1	2	2	2	1	1	3	1	13	5	2	0	2	4	3	1	1	3	3	3	1	4	3	1	2	2	1	1	1	2	0	69.48	4
5	5	0	2	1	2	2	2	1	1	3	1	13	5	2	0	2	4	3	1	1	3	3	3	1	4	3	1	2	2	1	1	1	2	0	69.48	4

Summary Score Sheet

Dwelling Type: 16 Rochester Mews

Dwelling IDs: 1 to 5

			Score Assessment				
	Credit Score	Credits Available	Sub Total	Credits Available	%	Weighting Factor	Points Score
Energy & CO2 Emissions							
ENE 1 Dwelling Emission Rate	5	10	16	31	51.61	36.4	18.79
ENE 2 Fabric Energy Efficiency	0	9					
ENE 3 Energy Display Device	2	2					
ENE 4 Drying Space	1	1					
ENE 5 Energy Labelled White Goods	2	2					
ENE 6 External Lighting	2	2					
ENE 7 Low or Zero Carbon Energy Technologies	2	2					
ENE 8 Cycle Storage	1	2					
ENE 9 Home Office	1	1					
Water							
WAT 1 Internal Water Use	3	5	4	6	66.67	9	6
WAT 2 External Water Use	1	1					
Materials							
MAT 1 Environmental Impact of Materials	13	15	20	24	83.33	7.2	6
MAT 2 Responsible Sourcing (Basic Building Elements)	5	6					
MAT 3 Responsible Sourcing (Finishing Elements)	2	3					
Surface Water Run-off							
SUR 1 Management of Surface Water Run-Off from Site	0	2	2	4	50	2.2	1.1
SUR 2 Flood Risk	2	2					
Waste							
WAS 1 Household Waste Storage and Recycling Facilities	4	4	8	8	100	6.4	6.4
WAS 2 Construction Site Waste Management	3	3					
WAS 3 Composting	1	1					
Pollution							
POL 1 Global Warming Potential of Insulants	1	1	4	4	100	2.8	2.8
POL 2 NOx Emissions	3	3					
Health & Wellbeing							
HEA 1 Daylighting	3	3	11	12	91.67	14	12.83
HEA 2 Sound Insulation	3	4					
HEA 3 Private Space	1	1					
HEA 4 Lifetime Homes	4	4					
Management							
MAN 1 Home User Guide	3	3	8	9	88.89	10	8.89
MAN 2 Considerate Constructors Scheme	1	2					
MAN 3 Construction Site Impacts	2	2					
MAN 4 Security	2	2					
Ecology							
ECO 1 Ecological Value of Site	1	1	5	9	55.56	12	6.67
ECO 2 Ecological Enhancement	1	1					
ECO 3 Protection of Ecological Features	1	1					
ECO 4 Change of Ecological Value of Site	2	4					
ECO 5 Building Footprint	0	2					
			Level Achieved: 4		Total Points Scored: 69.48		

Evidence for ENE 1 (Dwelling Emission Rate) - 16 Rochester Mews

Improvement above Part L Building Regulations 2010. 5 credits allocated

SAP calculations have been undertaken, but the client is expected to specify a high standard of building fabric thermal performance and achieve credits under this section.

The HVAC strategy is understood to be gas condensing boilers supplemented by Solar PV panels

At this stage 5 credits are awarded on the assumption of a development average of 47.9% improvement in DER/TER (Part L 2013)

Assumptions for ENE 1

Evidence for ENE 2 (Fabric Energy Efficiency) - 16 Rochester Mews

Apartment

0 credits allocated

SAP calculations have been undertaken and it is noted that overall, the average FEE does not meet the required standards to achieve credits

Assumptions for ENE 2

Evidence for ENE 3 (Energy Display Device) - 16 Rochester Mews

Correctly specified display device showing current primary heating fuel consumption data.

Correctly specified display device showing current consumption data.

The developer will install display energy devices to monitor electrical and primary fuel consumption within the new development.

Information on the display energy device will be supplied and the consumption data that it will display.

Assumptions for ENE 3

Evidence for ENE 4 (Drying Space) - 16 Rochester Mews

Compliant external drying space

The developer has confirmed external drying lines will be installed in the balcony areas

A minimum of 4m of drying line will be installed for each unit

Assumptions for ENE 4

Evidence for ENE 5 (Energy Labelled White Goods) - 16 Rochester Mews

A+ rated fridge & freezers or fridge/freezer

A rated washing machine and dishwasher, AND EITHER a tumble dryer (a washer-dryer would be an acceptable alternative to a standalone tumble dryer) with a B rating or where a tumble dryer is not provided, the EU Energy Efficiency Labelling Scheme Information will be provided.

The developer has committed to supplying energy efficient white goods in the development

Developer to provide details of all white goods provided and the energy ratings to include A+ rated fridge freezers, A rated washing machines and dishwashers and a copy of the EU energy labelling scheme as part of the Home User Guide

Assumptions for ENE 5

It is assumed that all units will be supplied with white goods and that each unit will receive details of the EU labelling scheme in the Home User Guide

Evidence for ENE 6 (External Lighting) - 16 Rochester Mews

Compliant space lighting

Compliant security lighting

The development of town houses is to have a low energy lighting strategy including all space and security lighting.

Developer to supply details of all lighting including make, type and efficacy in lumens/circuit watt. Burglar security lights will be fitted with a max wattage of 150w, with PIR and dawn/dusk controls

Assumptions for ENE 6

All security and space lighting to be of the low energy type.

All buglar security lights to be max 150w and fitted with PIR and dusk/dawn controls.

Evidence for ENE 7 (Low or Zero Carbon Energy Technologies) - 16 Rochester Mews

Contribution of low or zero carbon technologies greater than or equal to 15%

The developer has indicated an HVAC strategy of gas condensing boilers supplemented by solar PV - it is expected that the resultant reduction in emissions will be greater than 15% due to the use of this renewable technology - taking into the account the uplift to Part L 2013

Assumptions for ENE 7**Evidence for ENE 8 (Cycle Storage) - 16 Rochester Mews**

2 or 3 bedroom dwelling - Storage for 1 cycle per dwelling

The supplied drawings clearly show a fixed secure cycle storage area for 5 x cycles for the exclusive use of the new dwellings

The facilities will be secure and compliant with Code requirements, including security and lighting standards (see Ene 06)

Assumptions for ENE 8

Space for cycle storage shown on drawings

Evidence for ENE 9 (Home Office) - 16 Rochester Mews

Compliant home office

Home office space will be provided for each unit in bespoke area - a well ventilated and well lit space in a secondary bedroom or living area (in the case of the 1 bed units)

Assumptions for ENE 9**Evidence for WAT 1 (Internal Water Use) - 16 Rochester Mews**

Internal water use less than or equal to 105 litres per person per day

The development requires to meet the stringent water consumption rates to achieve the Code 4 level status, this will require low flow/flush fittings, for example:-

Dual flush toilets at 5l/2.5/ flush rates
 Low capacity baths circa 180l
 Low flow taps in kitchens and bathrooms, circa 5l/min
 Low flow showers at circa 8l/min

Developer to supply full details of all sanitaryware including make/model, flush/flow rates, locations and a completed water efficiency calculation for each dwelling.

Assumptions for WAT 1

It is assumed that the development will meet the minimum standard of 105l/person/day as required for Code level 3&4

Evidence for WAT 2 (External Water Use) - 16 Rochester Mews

Balconies provided

As the dwelling only have external balconies, the credits are achieved by default

Assumptions for WAT 2**Evidence for MAT 1 (Environmental Impact of Materials) - 16 Rochester Mews**

Mandatory requirements met: At least 3 elements rated A+ to D, 13 credits scored

The developer will provide detailed specification for all the main build elements, it is expected that elements with a high Green Guide rating will be utilised which will indicate that the build elements specified have a low environmental impact

The Mat 1 calculator will be completed to demonstrate compliance

Assumptions for MAT 1

Evidence for MAT 2 (Responsible Sourcing (Basic Building Elements)) - 16 Rochester Mews

5 credits scored

The developer intends to use responsibly sourced materials for the main build elements. Full details of the materials used and their EMS certification to be provided which will identify the level of certification, be it key process or key process & supply chain

Mat 2 calculator to be completed to demonstrate compliance

Assumptions for MAT 2

Evidence for MAT 3 (Responsible Sourcing (Finishing Elements)) - 16 Rochester Mews

2 credits scored

The developer will use responsibly sourced materials for finishing elements, and will provide the EMS certification as appropriate to confirm compliance under key process and supply chain

The completed Mat 3 calculator tool will demonstrate compliance

Assumptions for MAT 3

Evidence for SUR 1 (Management of Surface Water Run-Off from Site) - 16 Rochester Mews

Special Case: No change/decrease in impermeable area. Credits not available
Credits not sought, water quality criteria not met/sought.

The developer will supply a site specific flood risk assessment to demonstrate that surface water run-off is no greater than pre-development.

The development is to be constructed entirely within the footprint of existing buildings and hardstanding, as such there is no decrease in impermeable area and the special case exemption will be demonstrated.

In addition, a green roof will be introduced to the first floor flat roof area (over apartment 1) which will actually assist in reducing surface water run-off

Assumptions for SUR 1

Evidence for SUR 2 (Flood Risk) - 16 Rochester Mews

Low flood risk - zone 1

The EA flood maps indicate that the site lies within Flood Zone 1

A formal site specific flood risk assessment will be produced to confirm that the development as at a low flood risk from ALL sources of flooding

Assumptions for SUR 2

Evidence for WAS 1 (Household Waste Storage and Recycling Facilities) - 16 Rochester Mews

Mandatory requirements met: Adequate storage of household waste with accessibility in line with checklist WAS 1. Local authority collection: Before collection sorting with appropriate internal storage of recyclable materials

The developer will be required to install 1 x recycling bin with minimum capacity of 30 litres (3 x 10l bins) in each residential unit, as well as providing adequate external storage areas for general waste and the communal recycling bins in line with local authority collections

Checklists Cat 5.1 and IDP will need to be completed as well as evidence of internal storage - number, type and locations.

In addition, documented details of the Camden's collection scheme for general waste and recyclables will be supplied

Assumptions for WAS 1

Evidence for WAS 2 (Construction Site Waste Management) - 16 Rochester Mews

Compliant site waste management plan containing benchmarks, procedures and commitments for the minimizing and diverting 80% waste from landfill in line with the criteria and with Checklist WAS 2a, 2b & 2c

The developer will put in place a site waste management plan, along with checklists Was 2a, 2b & 2c to demonstrate commitments to minimise waste generated on site and to minimise hazardous waste with appropriate monitoring and recording procedures.

In addition, the developer will target the diversion of 85% of non-hazardous waste away from landfill, which will include re-use of excavated soils for landscaping works elsewhere on the site and utilise a licenced waste transfer station to process all construction waste

Assumptions for WAS 2

Given the scale of the development, it is assumed that a SWMP will be put in place

Evidence for WAS 3 (Composting) - 16 Rochester Mews

Communal/community composting service run by the local authority
Local authority kitchen waste collection scheme - No Garden

The credits can be awarded as the local authority supply food waste collections.

Accordingly, the developer will supply an internal 7l composting bin for kitchen waste to each unit

Assumptions for WAS 3**Evidence for POL 1 (Global Warming Potential of Insulants) - 16 Rochester Mews**

All insulants have a GWP of less than 5

The developer will supply a copy of Checklist Pol1, with supporting evidence, to demonstrate that all insulants used within the development will have a GWP < 5

Assumptions for POL 1**Evidence for POL 2 (NOx Emissions) - 16 Rochester Mews**

NOx emissions less than or equal to 40mg/kWh

The heating strategy for the development will be gas fired heating

The developer will select high efficiency A rated boilers that will meet the low emission standards required under this issue.

Full details of the boilers to be installed will be provided.

Assumptions for POL 2**Evidence for HEA 1 (Daylighting) - 16 Rochester Mews**

Kitchen: Average daylight factor of at least 2%

Living room: Average daylight factor of at least 1.5%

Dining room: Average daylight factor of at least 1.5%

Home office: Average daylight factor of at least 1.5%

All rooms (kitchen, living, dining and where applicable the home office) have 80% of the working plane with direct light from the sky

With the large areas of glazing to all principle rooms, as well as the low rise surrounding buildings - it is expected that the proposed development will score very highly in this section

Assumptions for HEA 1**Evidence for HEA 2 (Sound Insulation) - 16 Rochester Mews**

Accredited Part E sound testing has been undertaken

Airborne 5dB higher, impact 5dB lower

The developer will commit to a regime of sound testing in order to demonstrate a 5dB improvement over Part E Building Regulations compliance.

The developer will confirm the qualifications of the sound testing body and the outcomes of the testing

Assumptions for HEA 2

Evidence for HEA 3 (Private Space) - 16 Rochester Mews

Individual private space provided

The supplied drawings demonstrate that each dwelling has adequate private balcony areas

The developers will confirm the number of bedrooms for each unit, plans and calculations of the outdoor space and supply Checklist IDP.

Assumptions for HEA 3

Evidence for HEA 4 (Lifetime Homes) - 16 Rochester Mews

All criteria of Lifetime Homes in line with all 16 principals of Lifetime Homes

The architects have confirmed within the supplied design and access statement, that the Lifetime Homes criteria will be met for all the proposed dwellings

Assumptions for HEA 4

Evidence for MAN 1 (Home User Guide) - 16 Rochester Mews

All criteria inline with checklist MAN 1 Part 1 - Operational Issues will be met

All criteria inline with checklist MAN 1 Part 2 - Site and Surroundings will be met

The developer will supply a Home User Guide to the buyer/occupier of the studio unit. The guide will include details required under Checklists Man1, parts 1 & 2.

The developer will confirm in writing that the Home User Guide will be supplied, and a copy of the Guide when prepared.

Assumptions for MAN 1

Evidence for MAN 2 (Considerate Constructors Scheme) - 16 Rochester Mews

Considerate constructors scheme: Best practise only, a score of between 25 - 34, and at least a score of 5 in each section*

The developer will confirm the the lead contractor will have membership of the Considerate Constructors Scheme, and will provide written commitment to perform to best practice with at least a score of 5 in every section.

A final scoring sheet will be submitted upon completion

Assumptions for MAN 2

Evidence for MAN 3 (Construction Site Impacts) - 16 Rochester Mews

Monitor, report and set targets for CO2 production or energy use from site activities

Monitor, report and set targets for water consumption from site activities

Adopt best practise policies in respects to air (dust) pollution from site activities

Adopt best practise policies in respects to water (ground and surface) pollution

The main contractor will be required to adopt best practices in respect of the control of air and ground water pollution as well as monitoring and reporting upon energy use and water use from site activities.

This is also confirmed by a planning condition requiring best practices on site

Assumptions for MAN 3

Evidence for MAN 4 (Security) - 16 Rochester Mews

Secured by design section 2 compliant

The developer is to seek the advice of the local architectural liaison officer and implement the recommendations to meet section 2 - physical security - of Secured by Design

Assumptions for MAN 4

Evidence for ECO 1 (Ecological Value of Site) - 16 Rochester Mews

Land of low ecological value, achieved through checklist ECO 1. Development site has been identified as low ecological value by a suitably qualified ecologist

The development site is currently 100% hardstanding. Accordingly, the site can be signed off as having low ecological value

Assumptions for ECO 1

Evidence for ECO 2 (Ecological Enhancement) - 16 Rochester Mews

Key recommendations and 30% additional recommendations by a suitably qualified ecologist

An ecologist is to be appointed to report upon and advise on landscaping and look at the potential to offer bird, bat and insect nesting opportunities

Assumptions for ECO 2

Evidence for ECO 3 (Protection of Ecological Features) - 16 Rochester Mews

Land of low ecological value as identified under ECO 1

Credit by default as land is of low ecological value under Ene 1

Assumptions for ECO 3

Evidence for ECO 4 (Change of Ecological Value of Site) - 16 Rochester Mews

Neutral: Greater than -3 and less than or equal to +3

The appointed assessor will undertake a species assessment both before and after development. As the development site was 100% building prior to redevelopment, it is expected that at least a "neutral" outcome will be achieved

Assumptions for ECO 4

Evidence for ECO 5 (Building Footprint) - 16 Rochester Mews

Credit not sought

The SAP calculations have been undertaken which suggest a internal floor to footprint ration at 2.18 : 1 - no credits are achieved

Assumptions for ECO 5

Assessor Declaration

I Neil Ingham esq, can confirm that I have compiled this report to the best of my ability, I have based all findings on the information that is referenced within this report, and that this report is appropriate for the registered site.

To the best of my knowledge all the information contained within this report is correct and accurate. I have within my possession all the reference material that relates to this report, which is available for inspection by the client, the clients representative or Stroma Certification for Quality Assurance monitoring.

Signed:



Neil Ingham esq
EB7
07 October 2014

Information about Code for Sustainable Homes

The Code for Sustainable Homes (the Code) is an environmental assessment method for rating and certifying the performance of new homes. It is a national standard for use in the design and construction of new homes with a view to encouraging continuous improvement in sustainable home building. The Code is based on EcoHomes®.

It was launched in December 2006 with the publication of 'Code for Sustainable Homes: A stepchange in sustainable home building practice' (Communities and Local Government, 2006), and became operational in England from April 2007.

The Code for Sustainable Homes covers nine categories of sustainable design. Each category includes a number of environmental issues. Each issue is a source of impact on the environment which can be assessed against a performance target and awarded one or more credits. Performance targets are more demanding than the minimum standards needed to satisfy Building Regulations or other legislation. They represent good or best practice, are technically feasible, and can be delivered by the building industry. The issues and categories are as follows:

- Energy & CO2 Emissions
 - Dwelling Emission Rate
 - Building Fabric
 - Internal Lighting
 - Drying Space
 - Energy Labelled White Goods
 - External Lighting
 - Low or Zero Carbon Technologies
 - Cycle Storage
 - Home Office
- Water
 - Internal Water Use
 - External Water Use
- Materials
 - Environmental Impact of Materials
 - Responsible Sourcing of Materials - Basic Building Elements
 - Responsible Sourcing of Materials - Finishing Elements
- Surface Water Run-off
 - Management of Surface Water Run-off from the Development
 - Flood Risk
- Waste
 - Storage of Non-Recyclable Waste and Recyclable Household Waste
 - Construction Site Waste Management
 - Composting
- Pollution
 - Global Warming Potential of Insulants
 - NOx Emissions

- Health & Wellbeing
 - Daylighting
 - Sound Insulation
 - Private Space
 - Lifetime Homes
- Management
 - Home User Guide
 - Considerate Constructors Scheme
 - Construction Site Impacts
 - Security
- Ecology
 - Ecological Value of Site
 - Ecological Enhancement
 - Protection of Ecological Features
 - Change in Ecological Value of Site
 - Building Footprint

The Code assigns one or more performance requirements (assessment criteria) to all of the above environmental issues. When each performance requirement is achieved a credit is awarded (with the exception of the four mandatory requirements which have no associated credits). The total number of credits available to a category is the sum of credits available for all the issues within it.

Mandatory minimum performance standards are set for some issues. For four of these, a single mandatory requirement is set which must be met, whatever Code level rating is sought. Credits are not awarded for these issues. Confirmation that the performance requirements are met for all four is a minimum entry requirement for achieving a level 1 rating. The four un-credited issues are:

- Environmental Impacts of Materials
- Management of Surface Water Run-off from Developments
- Storage of Non-Recyclable Waste and Recyclable Household Waste
- Construction Site Waste Management

If the mandatory minimum performance standard is met for the four un-credited issues, four further mandatory issues need to be considered. These are agreed to be such important issues that separate Government policies are being pursued to mitigate their effects. For two of these, credits are awarded for every level of achievement recognised within the Code, and minimum mandatory standards increase with increasing rating levels.

The two issues with increasing mandatory minimum standards are:

- Dwelling Emission Rate
- Indoor Water Use

For one issue a mandatory requirement at Level 5 or 6:

- Fabric Energy Efficiency

The final issue with a mandatory requirement for Level 6 of the Code is:

- Lifetime Homes

Further credits are available on a free-choice or tradable basis from other issues so that the developer may choose how to add performance credits (converted through weighting to percentage points) achieve the rating which they are aiming for.

The environmental impact categories within the Code are not of equal importance. Their relative value is conveyed by applying a consensus-based environmental weighting factor (see details below) to the sum of all the raw credit scores in a category, resulting in a score expressed as percentage points. The points for each category add up to 100.

The weighting factors used in the Code have been derived from extensive studies involving a wide range of stakeholders who were asked to rank (in order of importance) a range of environmental impacts. Stakeholders included international experts and industry representatives.

It is also important to note that achieving a high performance in one category of environmental impact can sometimes result in a lower level of performance for another. For instance, if biomass is used to meet heating demands, credits will be available for performance in respect of energy supplied from a renewable source, but credits cannot be awarded for low NOX emission. It is therefore impossible to achieve a total percentage points score of 100.

The Code uses a rating system of one to six stars. A star is awarded for each level achieved. Where an assessment has taken place by where no rating is achieved, the certificate states that zero stars have been awarded:

Code Levels	Total Points Score (Equal to or Greater Than)
Level 1 ★☆☆☆☆☆	36 Points
Level 2 ★★☆☆☆☆	48 Points
Level 3 ★★★☆☆☆	57 Points
Level 4 ★★★★☆☆	68 Points
Level 5 ★★★★★☆	84 Points
Level 6 ★★★★★★	90 Points

Formal assessment of dwellings using the Code for Sustainable Homes may only be carried out using Certified assessors, who are qualified 'competent persons' for the purpose of carrying out Code assessments.

Energy & CO2 Emissions

ENE 1: Dwelling Emission Rate

Available Credits:10

Aim: To limit CO2 emissions arising from the operation of a dwelling and its services in line with current policy on the future direction of regulations.

ENE 2: Fabric Energy Efficiency

Available Credits:9

Aim: To improve fabric energy efficiency performance thus future-proofing reductions in CO2 for the life of the dwelling.

ENE 3: Energy Display Device

Available Credits:2

Aim: To promote the specification of equipment to display energy consumption data, thus empowering dwelling occupants to reduce energy use.

ENE 4: Drying Space

Available Credits:1

Aim: To promote a reduced energy means of drying clothes.

ENE 5: Energy Labelled White Goods

Available Credits:2

Aim: To promote the provision or purchase of energy efficient white goods, thus reducing the CO2 emissions from appliance use in the dwelling.

ENE 6: External Lighting

Available Credits:2

Aim: To promote the provision of energy efficient external lighting, thus reducing CO2 emissions associated with the dwelling.

ENE 7: Low or Zero Carbon Technologies

Available Credits:2

Aim: To limit CO2 emissions and running costs arising from the operation of a dwelling and its services by encouraging the specification of low and zero carbon energy sources to supply a significant proportion of energy demand.

ENE 8: Cycle Storage

Available Credits:2

Aim: To promote the wider use of bicycles as transport by providing adequate and secure cycle storage facilities, thus reducing the need for short car journeys and the associated CO2 emissions.

ENE 9: Home Office

Available Credits:1

Aim: To promote working from home by providing occupants with the necessary space and services thus reducing the need to commute.

Water

WAT 1: Indoor Water Use

Available Credits:5

Aim: To reduce the consumption of potable water in the home from all sources, including borehole well water, through the use of water efficient fittings, appliances and water recycling systems.

WAT 2: External Water Use

Available Credits:1

Aim: To promote the recycling of rainwater and reduce the amount of mains potable water used for external water uses.

Materials

MAT 1: Environmental Impact of Materials

Available Credits:15

Aim: To specify materials with lower environmental impacts over their life-cycle.

MAT 2: Responsible Sourcing of Materials - Basic Building Elements

Available Credits:6

Aim: To promote the specification of responsibly sourced materials for the basic building elements.

MAT 3: Responsible Sourcing of Materials - Finishing Elements

Available Credits:3

Aim: To promote the specification of responsibly sourced materials for the finishing elements.

Surface Water Run-off

SUR 1:Management of Surface Water Run-off from developments

Available Credits:2

Aim:To design surface water drainage for housing developments which avoid, reduce and delay the discharge of rainfall run-off to watercourses and public sewers using SuDS techniques. This will protect receiving waters from pollution and minimise the risk of flooding and other environmental damage in watercourses.

SUR 2:Flood Risk

Available Credits:2

Aim:To promote housing development in low flood risk areas, or to take measures to reduce the impact of flooding on houses built in areas with a medium or high risk of flooding.

Waste

WAS 1:Storage of non-recyclable waste and recyclable household waste

Available Credits:4

Aim:To promote resource efficiency via the effective and appropriate management of construction site waste.

WAS 2:Construction Site Waste Management

Available Credits:3

Aim:To promote resource efficiency via the effective and appropriate management of construction site waste.

WAS 3:Composting

Available Credits:1

Aim:To promote the provision of compost facilities to reduce the amount of household waste sent to landfill.

Pollution

POL 1:Global Warming Potential of Insulants

Available Credits:1

Aim:To promote the reduction of emissions of gases with high GWP associated with the manufacture, installation, use and disposal of foamed thermal and acoustic insulating materials.

POL 2:NOx Emissions

Available Credits:3

Aim:To promote the reduction of nitrogen oxide (NOX) emissions into the atmosphere.

Health & Wellbeing

HEA 1:Daylighting

Available Credits:3

Aim:To promote good daylighting and thereby improve quality of life and reduce the need for energy to light the home.

HEA 2:Sound Insulation

Available Credits:4

Aim:To promote the provision of improved sound insulation to reduce the likelihood of noise complaints from neighbours.

HEA 3:Private Space

Available Credits:1

Aim:To improve quality of life by promoting the provision of an inclusive outdoor space which is at least partially private.

HEA 4:Lifetime Homes

Available Credits:4

Aim:To encourage the construction of homes that are accessible and easily adaptable to meet the changing needs of current and future occupants.

Management

MAN 1:Home User Guide

Available Credits:3

Aim:To promote the provision of guidance enabling occupants to understand and operate their home efficiently and make the best use of local facilities.

MAN 2:Considerate Constructors Scheme

Available Credits:3

Aim:To promote the environmentally and socially considerate, and accountable management of construction sites.

MAN 3:Construction Site Impacts

Available Credits:2

Aim:To promote construction sites managed in a manner that mitigates environmental impacts.

MAN 4:Security

Available Credits:2

Aim:To promote the design of developments where people feel safe and secure- where crime and disorder, or the fear of crime, does not undermine quality of life or community cohesion.

Ecology

ECO 1:Ecological value of site

Available Credits:1

Aim:To promote development on land that already has a limited value to wildlife, and discourage the development of ecologically valuable sites.

ECO 2:Ecological enhancement

Available Credits:1

Aim:To enhance the ecological value of a site.

ECO 3:Protection of ecological features

Available Credits:1

Aim:To promote the protection of existing ecological features from substantial damage during the clearing of the site and the completion of construction works.

ECO 4:Change in ecological value of site

Available Credits:4

Aim:To minimise reductions and promote an improvement in ecological value.

ECO 5:Building footprint

Available Credits:2

Aim:To promote the most efficient use of a building's footprint by ensuring that land and material use is optimised across the development.

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