Lifetime Homes Statement

27 St John Street and 21 St John’s Mews

1. Introduction

This document briefly sets out the scores predicted for a Lifetime Homes Statement for 27 John Street and 21 John's Mews in London and is intended to be read in conjunction with the Base Credit and Uplift spreadsheet.

The development comprises of 1 existing mews dwelling and one existing house, which though built as a house has for some years been used as offices. Permission has already been granted for Change of Use from office use to residential (see approval 2012/2735/P). The present application merely enacts this change and resolves Listed Building Consent issues.

Due to the Mews being little changed and the house being Listed, there are limited possibilities for uplifting the performance of the buildings' fabric, but energy will be saved by use of more efficient equipment, and upgrading the roof insulations.

The total baseline score achieved is **57.00 percentage points**, which is equivalent of **'Good'**. To achieve 'Very Good' an additional minimum of **0.95 percentage points** are required. Additional uplifts have been recommended due to a number of variables in certain credits that may prevent the credits being achieved, especially as Ecohomes is largely assessed on a site wide basis. The final score after recommended uplift amounts to **60.45 percentage points**. This is based on number of assumptions, however, including the energy strategy and provision of services, e.g. which is currently assumed to be by means of low-NOx gas boilers.

The following section provides a brief summary of the base credits and what would be required to achieve this,and varying commissions, and to allocate staff resources in the most efficient way.

2. Base Case Scenario

Energy

An energy strategy has not yet been devised but it is assumed that an average emissions rate of <28 kg/CO2/m2 will be achieved as per the requirement. This will be challenging for refurbished units and an energy strategy should be devised ASAP to confirm that these credits can be achieved.

1 credit has been targeted for HLP however this will be confirmed within the SAP's.

A drying line will be provided in the bathroom of each dwelling in accordance with Ecohomes requirements.

All white goods will be A+ rated and a EU Energy Labelling scheme leaflet will be provided in each dwelling.

At least 75% of internal lighting will be dedicated low energy fittings.

Travel

It has been assumed that required local public transport and amenities are available as the development is based within the city.

It has been assumed that home office credits will be targeted however daylight calculations are required to confirm this.

Pollution

All insulation products used will have a GWP of less than 5, also during manufacture.

It has been assumed that low-NOx boilers will be provided for the new dwelling, and the boiler in the existing dwelling will be replaced if required.

Zero emission sources are not included for the base case.

Materials

It has been assumed that an A-rating from the Green Guide for Mat 1 will be achieved for roofs, floors, walls and windows.

The same scores for Mat 2 and Mat 3 (responsible sourcing) have been assumed, i.e. 2/6 and 1/3 respectively.

Recycling bins will be installed in a fixed position in the kitchen of each dwelling. The bins will be sized in accordance with the requirements set by the Local authority.

Water

3 credits are being targeted in Wat 1, CarbonPlan will provide specification requirements, Wat 2 will be achieved by default as no private space will be provided.

Ecology

The site is entirely hard landscaped therefore it has been assumed that the site has no ecological value.

Health and Wellbeing

Daylighting will be carried out to ensure that all rooms achieve the required daylight factor however as all rooms have large windows this should be achievable.

No private space is available therefore no credits can be scored in Hea 3.

Management

A compliant Home User Guide to all units has been specified.

Considerate Constructors is set at 32 points at base case,

Construction site impact activities will be monitored and all security credits will be targeted.

3. Uplifts to Achieve “Very Good”

No uplift credits have been targeted as the base credits achieve the required credits.

4. Conclusions

Based on the initial meeting both units achieve the credits required to meet Ecohomes very good, however at the design stage evidence will need to be provided by the developer to prove this.

Provided all the targeted credits are achieved both dwellings will achieve score of 60.45 which is a “Very good” rating.

Credit	Credit Available 2006	Predicted Achievement - Baseline	Value of Predicted Credits	Further Credits Available	Uplifted Credits for Target	Total Credits Achieved	Total Predicted Score
Ene 1: Dwelling Emission Rate	15	5	4.10	10		5	4.10
Ene 2: Building Fabric	2	1	0.92	1		1	0.92
Ene 3: Drying Space	1	1	0.92	0		1	0.92
Ene 4a: Eco-labelled Goods	1	1	0.92	0		1	0.92
Ene 4b: Eco-labelled Goods	1	1	0.92	0		1	0.92
Ene 5: Internal Lighting	2	2	1.84	0		2	1.84
Ene 6: External Lighting	2	0	0.00	2		0	0.00
Tra 1: Public Transport	2	2	2.00	0		2	2.00
Tra 2a: 50% Cycle Storage	1	0	0.00	1		0	0.00
Tra 2b: 95% Cycle Storage	1	0	0.00	1		0	0.00
Tra 3: Local Amenities	3	3	3.00	0		3	3.00
Tra 4: Home Office	1	1	1.00	0		1	1.00
Pol 1: Insulant ODP and GWP	1	1	0.90	0		1	0.90
Pol 2: Low NOx Boilers	3	3	2.70	0		3	2.70
Pol 3: Reduction of Surface Run-Off	2	2	1.80	0		2	1.80
Pol 4: Zero Emission Energy Source	3	0	0.00	3		0	0.00
Pol 5: Flood Risk	2	2	1.80	0		2	1.80
Mat 1a: Environmental Impact of Materials: Roof	3	3	1.35	0		3	1.35
Mat 1b: Environmental Impact of Materials: External Walls	3	3	1.35	0		3	1.35
Mat 1c: Environmental Impact of Materials: Internal Walls	3	3	1.35	0		3	1.35
Mat 1d: Environmental Impact of Materials: Floors	3	3	1.35	0		3	1.35
Mat 1e: Environmental Impact of Materials: Windows	2	3	1.35	-1		3	1.35
Mat 1f: Environmental Impact of Materials: External Surfacing	1	3	1.35	-2		3	1.35
Mat 1g: Environmental Impact of Materials: Boundary Protection	1	1	0.45	0		1	0.45
Mat 2: Sourcing of Materials: Basic Building Elements	6	3	1.35	3		3	1.35
Mat 3: Sourcing of Materials: Finishing Elements	3	1	0.45	2		1	0.45
Mat 4: Recycling Facilities	6	6	2.70	0		6	2.70
Wat 1: Internal Potable Water Use	5	2	3.34	3		2	3.34
Wat 2: External Potable Water Use	1	1	1.67	0		1	1.67
Eco 1: Ecological Value of Site	1	1	1.33	0		1	1.33
Eco 2: Ecological Enhancement	1	1	1.33	0		1	1.33
Eco 3: Protection of Ecological Features	1	1	1.33	0		1	1.33
Eco 4: Change of Ecological Value of Site	4	0	0.00	4		0	0.00

Eco 5: Building Footprint	2	1	1.33	1		1	1.33
Hea 1: Daylighting	3	3	5.25	0		3	5.25
Hea 2: Sound Insulation	4	0	0.00	4		0	0.00
Hea 3: Private Space	1	1	1.00	0		1	1.00
Man 1: Home User Guide	3	3	3.00	0		3	3.00
Man 2: Considerate Constructors	2	1	1.00	1		1	1.00
Man 3: Construction Site Impacts	3	2	2.00	1		2	2.00
Man 4: Security	2	2	2.00	0		2	2.00
Totals	**107**	**73**	**60.45**	**34**	**0**	**73**	**60.45**
			VERY GOOD				**VERY GOOD**