

Code for Sustainable Homes



Interim Report

Date:	29/05/2015	
Scheme:	38 Heath Drive, London	
Client:	Status Design	
Developer:	Status Design	
Architect:		
BBS Reference:	BBS7719	CSH Version: November 2010
Issue No:	3	CSP Reg No:

Target level:	Level 4	Level 1 36%
Score required:	68.00%	Level 2 48%
Baseline score:	72.93%	Level 3 57%
Lowest addition from specification variation:	0.000%	Level 4 68%
Current lowest unit score	72.93%	Level 5 84%
		Level 6 90%
Possible additional baseline score:	7.598%	
Possible total score:	80.528%	

Assessor Comments

This report has been prepared using the information provided to date and gathered during contact with other consultants working on the project. In some areas the information is incomplete and it is possible that some credits not yet included would in fact be justified on the basis of the current proposals.

The score exceeds that required for code level 4

Section 106 requires -

58% of the credit available from Energy section - achieved 67%
 83% of the credits available from Water section - achieved 83%
 50% of the credits available from Materials section - achieved 50%

1-bed houses:		Studio flats:		Number of types:	tbd
2-bed houses:		1-bed flats:	3	Total dwellings:	21
3-bed houses:		2-bed flats:	14		
4-bed houses:		3-bed flats:	4		
5-bed houses:		Other:		Description:	
6-bed houses:		Other:		Description:	

The likely score noted above may be based on assumptions and preliminary information and must not be taken as evidence that a particular CSH Level will be achieved. The possible total score noted above would require the developer to implement a variety of measures not currently planned. These are potential measures identified by the assessor, and further information is provided on the attached sheets to assist the design team if a higher score is required.

This is not an CSH certificate. CSH certificates can only be issued by a CSP.

Baseline score from information provided

Ene1	Dwelling emission rate	3 Credits	3.875%
Ene2	Building fabric	8 Credits	9.159%
Ene3	Energy display devices	1 Credit	1.174%
Ene4	Drying space	1 Credit	1.174%
Ene5	Energy labelled white goods	2 Credits	2.348%
Ene6	External lighting	2 Credits	2.348%
Ene7	Zero or low carbon energy technologies	2 Credits	2.348%
Ene8	Cycle storage	1 Credit	1.174%
Ene9	Home office	1 Credit	1.174%
Wat1	Internal potable water use	4 Credits	6.000%
Wat2	External potable water use	1 Credit	1.500%
Mat1	Environmental impact of materials	12 Credits	3.600%
Mat2	Sourcing: basic building elements	0 Credits	0.000%
Mat3	Sourcing: finishing elements	0 Credits	0.000%
Sur1	Reduction of surface water runoff	0 Credits	0.000%
Sur2	Flood risk	2 Credits	1.100%
Was1	Houshold waste storage and recycling	4 Credits	3.200%
Was2	Construction site waste management	3 Credits	2.400%
Was3	Composting	0 Credits	0.000%
Pol1	Insulant GWP	1 Credit	0.700%
Pol2	NOx emissions	0 Credits	0.000%
Hea1	Daylighting	2 Credits	2.333%
Hea2	Sound insulation	3 Credits	3.500%
Hea3	Private space	1 Credit	1.167%
Hea4	Lifetime homes	4 Credits	4.667%
Man1	Home user guide	3 Credits	3.333%
Man2	Considerate constructors scheme	2 Credits	2.222%
Man3	Construction site impacts	2 Credits	2.222%
Man4	Security	2 Credits	2.222%
Eco1	Ecological value of site	0 Credits	0.000%
Eco2	Ecological enhancement	1 Credit	1.333%
Eco3	Protection of ecological features	1 Credit	1.333%
Eco4	Change of ecological value of site	2 Credits	2.667%
Eco5	Building footprint	2 Credits	2.667%

Total (rounded as per CSH rounding rules)

72.93%

NOTE: The status of each section is indicated by the background colour of the cell.

Red cells indicate that the score is provisional only;

Amber cells indicate that the client has agreed to implement the required specification;

Green cells indicate that the Assessor has received the required documentation.

Assessor Comments

Possible additional score

Ene3	Energy display devices	1 Credit	1.174%
Ene8	Cycle storage	1 Credit	1.174%
Wat1	Internal potable water use	1 Credit	1.500%
Sur1	Reduction of surface water runoff	1 Credit	0.550%
Pol2	NOx emissions	1 Credit	0.700%
Hea1	Daylighting	1 Credit	1.167%
Eco4	Change of ecological value of site	1 Credit	1.333%
Total			7.598%

NOTE: The items in the above list are either not currently planned, or not covered by the documentation supplied. The Assessor has identified them as "Possible" since they have not been ruled out at this stage. They are likely to require additional evaluations, or alterations or enhancements to the developement specification.

Assessor Comments

Date	Ene1 Dwelling emission rate	1.174% (10 Max)	Baseline Credits	Possible Credits	S
03/03/15	<p>Credits are awarded against a scale of the percentage improvement of the Dwelling Emissions Rate (DER) over the Target Emission Rate (TER) taken from SAP2009 results, with the Mandatory Requirements as follows:</p> <ul style="list-style-type: none"> • Code level 3: 0% improvement (0 credits) • Code level 4: 19% improvement (3 credits) • Code level 5: 100% improvement (9 credits) • Code level 6 : 44% Zero Carbon Home (10 credits) <p>Design Stage evidence:</p> <ul style="list-style-type: none"> • Code Levels 1-5: Design Stage SAP2005 DER Worksheet for each Energy Type • Code Level 6: Design Stage SAP2005 Worksheet for each Energy Type • Accompanying list of specifications from an accredited energy assessor • Calculations must be provided by an "Accredited Energy Assessor" (licensed by C&LG); Full Worksheets must be dated and include Assessors Name and Reg No <p>Post Construction evidence:</p> <p>As Built SAP certificates and worksheets together with supporting information as noted for Design Stage demonstrating that the built form is as described in the As Built SAP worksheets</p> <p>Performance requirements are equivalent to those in previous scheme versions but now measured using the AD L1A 2010 TER as a baseline.</p> <p>Up to nine credits are awarded on a sliding scale in increments of 0.1 credits. Lowest Baseline credit is illustrated on this page. Plot dependant increase is indicated on CSV pages.</p>		0	0	
.contd.	<p>Preliminary SAP calculations have been completed.</p> <p>Scheme exceeds the mandatory requirement, 19% DER/TER improvement. Currently the design stage SAP calculations achieve a 23.6% improvement. The SAP have been completed using CHP, with no PV.</p> <p>Currently 3.3 credits are awarded.</p>		3.3	0	p
Baseline / possible additional CREDITS for Dwelling emission rate			3.3	0	
Baseline / possible additional SCORE for Dwelling emission rate			3.875%	0.000%	
Ref	Code Specification Variations	Additional Credits	Score		
V1			N/A		
V2			N/A		
V3			N/A		
V4			N/A		
V5			N/A		
STATUS: "p" provisional - "a" agreed with client - "d" documentation received					

Date	Ene2 Building fabric	1.174% (9 Max)	Baseline Credits	Possible Credits	S
03/03/15	<p>Credits are awarded based on the Fabric Energy Efficiency (FEE) for each dwelling, taken from SAP results.</p> <p>Two FEE performance scales are to be referenced depending on the Dwelling Type (Flat & Mid terrace or End terrace & Detached properties)</p> <p>Up to nine credits are awarded on a sliding scale in increments of 0.1 credits. Lowest Baseline credit is illustrated on this page. Plot dependant increase is indicated on CSV pages.</p> <p>Design Stage evidence:</p> <ul style="list-style-type: none"> • SAP2009 results for each dwelling • Plans, elevations, sections and construction details • Calculations must be provided by an "Accredited Energy Assessor" (licensed by C&LG); Full Worksheets must be dated and include Assessors Name and Reg No <p>Post Construction evidence:</p> <ul style="list-style-type: none"> • As Built SAP certificates and worksheets together with supporting information as noted for Design Stage demonstrating that the built form is as described in the As Built SAP worksheets • Letter of conformity to specification and/or Assessors Site Inspection Report 		0	0	
.condt.	<p>Preliminary SAP calculations have been completed. Currently the building regulation FEE is 35.82 kWh/m2</p> <p>As a result provisionally 7.8 credits are awarded.</p> <p>Changes such as re-moving triple glazing will reduce award.</p>		7.8	0	p
Baseline / possible additional CREDITS for Building fabric			7.8	0	
Baseline / possible additional SCORE for Building fabric			9.159%	0.000%	
Ref	Code Specification Variations	Additional Credits	Score		
V1			N/A		
V2			N/A		
V3			N/A		
V4			N/A		
V5			N/A		
STATUS: "p" provisional - "a" agreed with client - "d" documentation received					

Date	Ene3 Energy display devices	1.174% (2 Max)	Baseline Credits	Possible Credits	S
03/03/15	<p>Credits are awarded to promote the installation of Energy display devices.</p> <p>Once installed the residence will be able to monitor energy consumption and therefore will be empowered to reduce consumption.</p> <p>The first credit is awarded if the consumption of the primary heating fuel is displayed. Second credit is awarded if electrical consumption is also displayed. (Where electricity is the primary heating fuel the two credits are awarded by default)</p> <p>The display device must be capable of displaying the following information -</p> <ul style="list-style-type: none"> • Local time • Current main energy consumption (kilowatts & kilowatt hours) • Current emissions (g/kg CO2) • Current tariff • Current cost • Display accurate account balance information • Visual presentation of data (ie non numeric) • Historical consumption data. This should include cumulative consumption data in day/week/month/billing periods <p>Design Stage evidence:</p> <ul style="list-style-type: none"> • Issue specification documentation • Written confirmation or PO for the proposed documents <p>Post Construction evidence:</p> <ul style="list-style-type: none"> • Letter of conformity to specification and/or Assessors Site Inspection Report 		0	0	
.condt.	<p>For the purposes of this review we have assumed that a compliant fully display devices will be installed to only monitor electrical consumption.</p> <p>Please confirm this credit is sought. The 2nd credit is available if the device can monitor gas consumption via the centre boiler system. Is this possible ??</p>		1	1	p
Baseline / possible additional CREDITS for Energy display devices			1	1	
Baseline / possible additional SCORE for Energy display devices			1.174%	1.174%	
Ref	Code Specification Variations	Additional Credits	Score		
V1					
V2					
V3					
V4					
V5					
STATUS: "p" provisional - "a" agreed with client - "d" documentation received					

Date	Ene4 Drying space	1.174% (1 Max)	Baseline Credits	Possible Credits	S
03/03/15	<p>To gain this credit, each dwelling must have a secure clothes drying space. For units up to 2 bedrooms a minimum line length of 4m per unit is required, and for 3 bedrooms and above 6m.</p> <p>Provision may be shared, in a garden or dedicated drying room, providing the overall space is adequate. Shared spaces must have gates or doors fitted with locks, and lines should also be provided in these instances.</p> <p>Alternatively, a line or fixings over the bath will comply if the bathroom includes adequate controlled ventilation, complying with Building Regulations AD F (Ventilation) [eg humidistat-controlled extract fan]</p> <p>Design Stage evidence:</p> <ul style="list-style-type: none"> • Relevant drawings or specifications showing the nature and location of the proposed arrangements (for each dwelling or dwelling type) <p>Post Construction evidence:</p> <ul style="list-style-type: none"> • Copies of purchase orders; and/or photographs; and/or Assessors Site Inspection Report 		0	0	
.contd.	<p>Reviewing the site plan there is area to house external drying line for the flats, therefore if this credit is sought internal over the bath tidy drys or external drying lines need to be installed.</p> <p>Provisionally the credit is awarded. Please confirm & add details to drawings.</p>		1	0	p
Baseline / possible additional CREDITS for Drying space			1	0	
Baseline / possible additional SCORE for Drying space			1.174%	0.000%	
Ref	Code Specification Variations	Additional Credits	Score		
V1					
V2					
V3					
V4					
V5					
STATUS: "p" provisional - "a" agreed with client - "d" documentation received					

Date	Ene5 Energy labelled white goods	1.174% (2 Max)	Baseline Credits	Possible Credits	S
03/03/15	<p>A maximum of two credits are available either to reward the provision of energy efficient white goods or to recognise measures taken to promote the purchasing of energy efficient appliances.</p> <ul style="list-style-type: none">• 1 credit is awarded where a fridge AND freezer (or fridge/freezer) are provided having a rating of "A+" under the EU Energy Efficiency labelling scheme;• 1 credit is awarded where a washing machine AND dishwasher are provided having a rating of "A" or higher (where washer dryers or tumble dryers are provided these must have a rating of "B" or higher) AND<ul style="list-style-type: none">• where a washer dryer or tumble dryer are not provided information on purchasing energy-efficient white goods must be provided <p>OR</p> <ul style="list-style-type: none">• 1 credit is awarded if no white goods are provided, but information on purchasing energy-efficient white goods is provided. Any white goods available to purchase from the developer must be compliant with the above criteria to secure credit. <p>Provision of a single non-compliant appliance will prevent the award of ANY credits in this category.</p> <p>Design Stage evidence:</p> <ul style="list-style-type: none">• Relevant drawings or specifications showing the above details (for each dwelling type)• Manufacturer's literature confirming EU energy rating• Where the information on purchasing energy-efficient white goods is to be supplied either in place of or in addition to appliances, this should be confirmed in writing <p>Post Construction evidence:</p> <ul style="list-style-type: none">• Copies of purchase orders; and/or photographs; and/or Assessors Site Inspection Report• Where no appliances are provided written confirmation that energy-advice leaflets are to be supplied to all occupants (stating how ie: in Home User Guide - see Man)	0	0	p	
.contd.	<p>Please confirm if white goods are to be installed.</p> <p>Nevertheless, if the developer can provide information to each resident on the energy-saving advantages of white goods having an 'A' and 'A+' rating under the EU Energy Efficiency Labelling Scheme, which we have assumed to be the case, 1 credit can still be awarded. An example information sheet is available from BBS Ltd.</p> <p>Provisionally two credits are awarded assuming that compliant white goods will be installed. Issue make & model details to secure award.</p>	2	0	p	
Baseline / possible additional CREDITS for Energy labelled white goods			2	0	
Baseline / possible additional SCORE for Energy labelled white goods			2.348%	0.000%	
Ref	Code Specification Variations	Additional Credits	Score		
V1					
V2					
V3					
V4					
V5					
STATUS: "p" provisional - "a" agreed with client - "d" documentation received					

Date	Ene6 External lighting	1.174% (2 Max)	Baseline Credits	Possible Credits	S
03/03/15	<p>One credit is awarded if Space lighting uses dedicated low energy fittings. Space lighting includes that to garages, bin/cycle stores and communal lighting provided in stairs and hallways where there is generally the requirement for push button time switches or occupant sensors.</p> <p>A second credit is awarded where Security lighting is designed for energy efficiency and is adequately controlled such that:</p> <ul style="list-style-type: none">• all anti-intruder lights have a maximum wattage of 150W and are controlled by movement detecting shut off devices (PIR) and daylight cut-off devices;• all other security lights use dedicated low energy fittings and are controlled by daylight cut-off devices or timers. <p>Low energy fittings must be dedicated energy efficient fittings that accept only lamps with a luminous efficacy of at least 40 lumens per circuit-watt.</p> <p>CfSH recognises possible conflicts between the above requirements and those set by Secured by Design & Lifetime Homes. Where compliance with SBD or LH is required or where Man4 or Hea4 credits are sought lighting for the affected areas should follow the requirements of the appropriate standards and should not compromise safety. However lighting in communal areas should use one or a combination of PIR, daylight cut-off, timers or dual level lighting. All fittings must be dedicated low-energy and the assessor should be satisfied that best efforts have been made to minimise energy consumption within the constraints of the standards.</p> <p>Design Stage evidence:</p> <ul style="list-style-type: none">• Electrical drawings and/or specifications showing details of the external lighting and controls, both to individual dwellings, and to any common areas (including car parks, common stairs, corridors, bin stores etc)• Manufacturer's literature confirming types of light fittings and efficacy in lumens per circuit watt for all lamps including compact fluorescent (CFL) and tubular fluorescent (TFL) <p>Post Construction evidence:</p> <ul style="list-style-type: none">• As Built information including drawings and Manufacturer's literature to demonstrate construction in accordance with Design Stage information	0	0		
.contd.	<p>Although no electrical drawings/specifications have been provided, provisionally both credits have been included in this review, assuming that all specifications for external lighting, including that to cycle stores, bin stores etc is compliant.</p> <p>To formally award credits in this section it will be necessary to provided electrical layout drawings indicating compliant installations for fittings and controls.</p>	2	0	p	
Baseline / possible additional CREDITS for External lighting			2	0	
Baseline / possible additional SCORE for External lighting			2.348%	0.000%	
Ref	Code Specification Variations	Additional Credits	Score		
V1					
V2					
V3					
V4					
V5					
STATUS: "p" provisional - "a" agreed with client - "d" documentation received					

Date	Ene7 Zero or low carbon energy technologies 1.174% (2 Max)	Baseline Credits	Possible Credits	S
03/03/15	<p>To encourage the provision of locally-generated renewable and low emission energy to meet a significant proportion of the energy demand.</p> <p>The following credits may be awarded where energy is supplied from local zero or low carbon energy sources (ZLC) funded under the Low Carbon Buildings Programme (or similar), or designed and installed in line with a feasibility study carried out by an independent energy specialist, and provides the following reduction in carbon emissions:</p> <ul style="list-style-type: none"> • 1 credit; 10% reduction • 2 credits; 15% reduction <p>Final figures that demonstrate that the 10% or 15% reduction in carbon emissions have been met must be derived from SAP2005 and may be different from feasibility studies based on estimates.</p> <p>Low or zero carbon technologies: technologies recognised by BERR Low Carbon Buildings Programme (LCBP), currently including solar hot water; photovoltaic; small scale hydro; wind turbine; biomass (room heaters, boilers and community heating systems); CHP (natural gas, biomass or sewage/biogases); community heating from waste heat; heat pumps and fuel cells using hydrogen generated from the foregoing renewable sources. All micro-generation equipment must comply with the BERR Micro Generation Certification Scheme (MCS) to qualify for credits. Electricity from off-site ZLC technologies delivered via an Energy Services Company can also secure the credits.</p> <p>Design Stage evidence:</p> <ul style="list-style-type: none"> • SAP 2005 DER Worksheets • Full details of the proposed system including data on the anticipated annual heat or electricity output <p>Post Construction evidence:</p> <ul style="list-style-type: none"> • As Built SAP 2005 DER Worksheets with supporting information as noted for Design Stage demonstrating that the built form is as described in the As Built SAP worksheets • Photographic evidence and/or Assessors Site Inspection Report 	0	0	p
.contd.	<p>Proposed low carbon technology, CHP unit delivering over 60% of the total hot water demand, make award possible.</p> <p>Provisionally the maximum two credit are award, BBS to confirm.</p>	2	0	p
Baseline / possible additional CREDITS for Zero or low carbon energy technologies		2	0	
Baseline / possible additional SCORE for Zero or low carbon energy technologies		2.348%	0.000%	
Ref	Code Specification Variations	Additional Credits	Score	
V1				
V2				
V3				
V4				
V5				
STATUS: "p" provisional - "a" agreed with client - "d" documentation received				

Date	Ene8 Cycle storage	1.174% (2 Max)	Baseline Credits	Possible Credits	S
03/03/15	<p>Credits are awarded if secure weatherproof, accessible cycle storage is provided.</p> <p>The credit award and number of spaces per dwelling depends on the number of bedrooms: 1 credit is awarded if adequate cycle storage is provided as follows: Studio/1 bedroom dwellings - storage for 1 cycle for every 2 dwellings (communal stores only), 1,2 & 3 bedroom flats/houses - storage for 1 cycle; 4 bedrooms and above - storage for 2 cycles</p> <p>OR</p> <p>2 credits if adequate cycle storage is provided as follows: Studios/1 bedroom flat/house - storage for 1 cycle; 2 & 3 bedroom flats/houses - storage for 2 cycles; 4 bedrooms and above - storage for 4 cycles</p> <p>Storage may be in purpose built cycle shelters (individual or communal), garages (subject to size, typical garage sizes are not adequate), or sheds (allowing 1m2 additional space for gardening equipment). Access must not be through the dwelling. Stores must be fitted with permanent fixed locks (secure cycle storage are met where compliance with clause 35 of Secured by Design New Homes 2010 is acheived). For non-solid structures secure fixings set in concrete must also be provided.</p> <p>Communal shelters are acceptable, providing they are only accessible to the residents and are located within 100m of an entrance door to the dwellings they serve.</p> <p>Design Stage evidence:</p> <ul style="list-style-type: none">• Relevant drawings: e.g. the Site Plan, General Arrangement, Dwelling Plans or similar, where the location is shown and number and type of fittings stated <p>Post Construction evidence:</p> <ul style="list-style-type: none">• Purchase orders; and/or photographic evidence; and/or site survey	1	0	p	
.contd.	<p>Ground floor plan illustrates a communal, secure, weather proof cycle store for 14 bikes.</p> <p>In order to secure one credit a cycle store for 20 cycles is required. To secure the maximum two credit the cycle store needs to hold 39 bike.</p> <p>Provisionally one credit is awarded assuming that the cycle storage can be increased to 20.</p> <p>Please confirm cycle storage details.</p>	1	1	p	
Baseline / possible additional CREDITS for Cycle storage			1	1	
Baseline / possible additional SCORE for Cycle storage			1.174%	1.174%	
Ref	Code Specification Variations	Additional Credits	Score		
V1					
V2					
V3					
V4					
V5					
STATUS: "p" provisional - "a" agreed with client - "d" documentation received					

Date	Ene9 Home office	1.174% (1 Max)	Baseline Credits	Possible Credits	S
03/03/15	<p>This credit is awarded if dwellings have a suitable space with a min 0.5m2 openable window that is provided with facilities to set up a home office in a quiet room.</p> <p>Generally, the space should include a clear wall at least 1.8m long. For dwellings with 3 or more bedrooms the space should be in a room other than the kitchen, living room, master bedroom or bathroom. For studios, 1 or 2 bed dwellings, the space may be in the living room or one of the bedrooms. In all cases the nominated room must be large enough so that if the home office is set up it does not prevent the intended use of that room (ie: a double bed in bedroom 1, other bedroom furniture as well as the desk etc).</p> <p>Conveniently located services must be provided, comprising a minimum of two double power sockets and two telephone points (connected to a single line). A single telephone point is acceptable where broadband is available at site level*.</p> <p>The nominated room must have a daylight factor of at least 1.5%.</p> <p>Design Stage evidence:</p> <ul style="list-style-type: none"> • The appropriate drawings or specifications should show the home office locations and details of the services provided • *written confirmation that broadband is available at site level <p>Post Construction evidence:</p> <ul style="list-style-type: none"> • As Built drawings; and/or photographic evidence; and/or Assessors Site Inspection Report 		1	0	p
.contd.	<p>BBS to complete daylighting calculations.</p> <p>Installed home office facilities (as defined above) within the following locations -</p> <p>1 & 2 bed units - within the living room 3 bed units - within the 2nd or 3rd bedroom. .</p> <p>Provisionally the credit is awarded.</p>		1	0	p
Baseline / possible additional CREDITS for Home office			1	0	
Baseline / possible additional SCORE for Home office			1.174%	0.000%	
Ref	Code Specification Variations	Additional Credits	Score		
V1					
V2					
V3					
V4					
V5					
STATUS: "p" provisional - "a" agreed with client - "d" documentation received					

Date	Wat1 Internal potable water use	1.500% (5 Max)	Baseline Credits	Possible Credits	S
03/03/15	<p>To recognise methods implemented to reduce consumption of water in the home. There is a Mandatory Requirement for a minimum performance level associated with each Code level.</p> <p>Credits are awarded against a benchmark assessment of typical water consumption measured in litres per person per day (l/p/day) using the Water Efficiency Calculator for New Dwellings:</p> <ul style="list-style-type: none">• 1 credit: equal to/less than 120 (l/p/day); Mandatory Code levels 1 & 2• 2 credits: equal to/less than 110 (l/p/day)• 3 credits: equal to/less than 105 (l/p/day); Mandatory Code levels 3 & 4• 4 credits: equal to/less than 90 (l/p/day)• 5 credits: equal to/less than 80 (l/p/day); Mandatory Code levels 5 & 6 <p>With standard fittings installed the water consumption will be above 120 lp/p/p/d and therefore no credits could be awarded under this assessment category.</p> <p>Allowance is made for grey water recycling or rainwater harvesting systems. This will take account of the amount of water collected and the resulting volume of mains water saved.</p> <p>Design Stage evidence:</p> <ul style="list-style-type: none">• Drawings showing the fittings and appliances to be installed• Specifications for fittings and appliances indicating capacity/flow rate of equipment• Confirmation that hot/cold water systems designed to avoid risk of microbial contamination in line with Best Practice <p>Completed Water Efficiency Calculator for New Dwellings</p> <p>Post Construction evidence:</p> <ul style="list-style-type: none">• As Design Stage Evidence but updated to demonstrate As Built installations• Risk Assessment of microbial contamination• Manufacturer's literature for all fittings/equipment referenced to Water Efficiency Calculator• Photographic evidence; and/or Assessors Site Inspection Report	0	0		
.contd.	<p>With standard fittings installed the water consumption will be above 120 l/p/d and therefore no credits could be awarded under this assessment category</p> <p>A typical way of achieving the Mandatory Requirement for Level 3 (water consumption <105 litres per person per day) would be to include:</p> <ul style="list-style-type: none">• WCs: 6/4 litre dual-flush• showers: restricted to 7 litres/minute• baths: max 160 litres (low volume baths)• basin & kitchen taps: restricted to 6 litres/minute• washing machine: approx 7-8 litres/kg (ie: 54litre/7kg load machine)• dishwasher: 1.17 litres/place setting (ie: 14 litre/12 space dishwasher) <p>The Mandatory Requirement for Level 4 is to achieve water consumption <105 litres per person per day and therefore for the purposes of this review we have assumed installations designed to achieve this level of compliance and the inclusion of 3 credits.</p> <p>To formally award credits in this section it will be necessary to amend drawings to show the water-saving measures incorporated to achieve the credit rating sought. Where overbath showers are provided it must be confirmed that a high level shower head fixing bracket is provided together with full height tiling to the area adjacent to the shower.</p>	3	0	p	
29/05/15	<p>In order to meet the section 106 target for water (2.32 (i)) internal water will need to be restricted to 90 litre/p/day.</p> <p>Please issue water restriction methods to limit water usage.</p>	4	1	p	
Baseline / possible additional CREDITS for Internal potable water use			4	1	
Baseline / possible additional SCORE for Internal potable water use			6.000%	1.500%	

Ref	Code Specification Variations	Additional Credits	Score
V1			
<i>STATUS: "p" provisional - "a" agreed with client - "d" documentation received</i>			

Date	Wat2 External potable water use	1.500% (1 Max)	Baseline Credits	Possible Credits	S
03/03/15	<p>To encourage recycling of rainwater for landscape watering. This credit can be awarded if the project incorporates systems for collecting rainwater for use in both individual and communal outdoor spaces [internal communal gardens such as an atrium with planting, winter garden or large conservatories should also be included].</p> <p>Storage capacities for homes with individual gardens, patios and terraces:</p> <ul style="list-style-type: none">• dwellings with only terraces and patios: minimum 100 litres• dwellings with a private garden: 1-2 bedrooms, min 150 litres; 3+ bedrooms, min 200 litres <p>The above volumes can be halved if the whole of the external space is hard surfaced. If there is no external space or only balconies, the credit will be awarded by default.</p> <p>For communal gardens each space needs a convenient source of water, eg. a water butt and the storage capacity must be 1 litre/m2 of soft landscaping, (for >6 dwellings, subject to a maximum of 30 litres per dwelling) and a minimum of 200 litres total. Where a communal garden has a compliant provision, all dwellings which share that garden will gain the credit.</p> <p>Water butts should be mounted on a stand, fitted with a lid and tap, and connected to a downpipe using an automatic overflow device.</p> <p>Pools, external hot tubs and other large water-using features will prevent the award of this credit unless fed by 100% rainwater or greywater to EU bathing water standards.</p> <p>Design Stage evidence:</p> <ul style="list-style-type: none">• Relevant drawings and specifications must state the type and location of the water collector to be provided, and show the areas that it serves <p>Post Construction evidence:</p> <ul style="list-style-type: none">• Written confirmation or As Built drawings demonstrating that the system has been installed as specified at Design Stage• Copies of Manufacturer's details; and photographs; and/or Assessors Site Inspection Report	0	0		
.contd.	<p>For the flats water butts with a total capacity of 630 litres need to be installed.</p> <p>Provisionally the credit is awarded.</p>	1	0	p	
Baseline / possible additional CREDITS for External potable water use			1	0	
Baseline / possible additional SCORE for External potable water use			1.500%	0.000%	
Ref	Code Specification Variations	Additional Credits	Score		
V1					
V2					
V3					
V4					
V5					
STATUS: "p" provisional - "a" agreed with client - "d" documentation received					

Date	Mat1 Environmental impact of materials	0.300% (15 Max)	Baseline Credits	Possible Credits	S
03/03/15	<p>Up to 15 Credits are achieved by obtaining an "A+" to "D" rating from the current applicable version of the BRE's Green Guide to Housing Specification.</p> <p>The CfSH Materials Calculator is used to assess the award levels for Roof; External Walls; Internal Walls; Floors (both upper and ground floors); and Windows.</p> <p>Credits are awarded by calculating the area weighting for each element construction type and multiplying by the Green Guide credit scores (A+ rated = 3; A = 2; B = 1; C = 0.5 & D = 0.25).</p> <p>Code compliance imposes a Mandatory Requirement that at least 3 of the 5 key elements achieve a relevant Green Guide rating of D or better. No credits are awarded for this level of performance.</p> <p>Design Stage evidence:</p> <ul style="list-style-type: none"> • Relevant drawings and specifications must state the materials and locations, and provide sufficient details to allow the assessment to be completed • CSH Mat1 Calculator Tool • For D&B contracts where drawings/specifications unavailable CSH Mat1 Calculator Tool can be allowed as evidence of intent <p>Post Construction evidence:</p> <ul style="list-style-type: none"> • As Built information including written confirmation, drawings, completed Calculator Tool to demonstrate construction in accordance with Design Stage information • Copies of purchase orders; and/or photographs; and/or Assessors Site Inspection Report 		0	0	
.contd.	<p>Award to be confirmed once construction details have been issued.</p> <p>Minimum award likely to be eight credits.</p>		8	4	p
29/05/15	<p>In order to meet the section 106 target for materials (2.32 (i)) total award within the materials section need to target 12 credits.</p> <p>Issue full construction specification to confirm award. Additional credits maybe sought within Mat2 or Mat3 sections.</p>		12	0	p
Baseline / possible additional CREDITS for Environmental impact of materials			12	0	
Baseline / possible additional SCORE for Environmental impact of materials			3.600%	0.000%	
Ref	Code Specification Variations	Additional Credits	Score		
V1					
V2					
V3					
V4					
V5					
STATUS: "p" provisional - "a" agreed with client - "d" documentation received					

Date	Mat2 Sourcing: basic building elements	0.300% (6 Max)	Baseline Credits	Possible Credits	S
03/03/15	<p>Credits are awarded for selecting responsibly sourced materials for 8 key building elements; Frame, Ground and Upper Floors, Roofs, External & Internal Walls, Foundations and Staircases.</p> <p>The environmental credentials of basic materials used for each element must be established. Four tiers of compliance are recognised. Only certain certified timber (FSC, CSA, SFI and PEFC), re-used materials or materials covered by BES 6001:2008 (Excellent & Very Good ratings) achieve the top tier. Remaining materials may comply under EMS, ISO 14001, EMAS schemes and for smaller companies the Green Dragon Standard. In order to award credits the volumes of all materials used for building elements are required together with documentation from the supplier/manufacturer indicating appropriate certification.</p> <p>"Points" (not credits) are awarded for the material dependent upon the tier (if any) into which the proposed material falls, and subject to at least 80% of that material meeting the requirements for the tier. 3 points are awarded for a Tier 1 element, 1 point for tier 4. The qualifying proportion of each material is then multiplied by the number of points gained for the tier in which it falls. The total number of points gained by all elements is then summed to determine the number of credits to be awarded.</p> <p>As a simplified example: a timber frame dwelling using Tier1 certified for 50% (by volume) of the roof, external walls and internal walls, and 100% (by volume) of the upper floors and staircase with brick outer leaves, roof tiles, and foundations and ground floors from suppliers with no EMS. This dwelling would gain a total of 10.5 points, resulting in 4 credits.</p> <p>Design Stage evidence:</p> <ul style="list-style-type: none">• Relevant drawings and specifications must state the materials and locations, and provide sufficient details to allow the assessment to be completed• CSH Mat2 Calculator Tool• For D&B contracts where drawings/specifications unavailable CSH Mat2 Calculator Tool can be allowed as evidence of intent <p>Post Construction evidence:</p> <ul style="list-style-type: none">• As Built information including written confirmation, drawings, completed Calculator Tool todemonstrate construction in accordance with Design Stage information• Details of the volumes, sources and environmental credentials of all materials to be used• Copies of purchase orders; and/or photographs; and/or Assessors Site Inspection	0	0		
.contd.	For the purpose of this review, and until the developer has had an opportunity to check likely sources, we have not included any credits for this category.		0	0	
Baseline / possible additional CREDITS for Sourcing: basic building elements			0	0	
Baseline / possible additional SCORE for Sourcing: basic building elements			0.000%	0.000%	
Ref	Code Specification Variations		Additional Credits	Score	
V1					
V2					
V3					
V4					
V5					
STATUS: "p" provisional - "a" agreed with client - "d" documentation received					

Date	Mat3 Sourcing: finishing elements	0.300% (3 Max)	Baseline Credits	Possible Credits	S
03/03/15	<p>Credits are awarded in recognition for selecting responsibly sourced materials for 8 finishing elements; Stair handrails/balustrades, Windows (incl sub-frames), Internal/External Doors and frames, Skirtings, architraves and trim, Panelling, Fitted furniture, Fascias and Soffits etc and any other significant use).</p> <p>The assessment in this section operates in the same way as in section Mat2, but with the exception that only 3 credits are awarded for 18 points (assuming all 8 elements are present).</p> <p>Design Stage evidence:</p> <ul style="list-style-type: none"> • Relevant drawings and specifications must state the materials and locations, and provide sufficient details to allow the assessment to be completed • CSH Mat3 Calculator Tool • For D&B contracts where drawings/specifications unavailable CSH Mat3 Calculator Tool can be allowed as evidence of intent <p>Post Construction evidence:</p> <ul style="list-style-type: none"> • As Built information including written confirmation, drawings, completed Calculator Tool to demonstrate construction in accordance with Design Stage information • Details of the volumes, sources and environmental credentials of all materials to be used • Copies of purchase orders; and/or photographs; and/or Assessors Site Inspection 		0	0	
.contd.	For the purpose of this review, and until the developer has had an opportunity to check likely sources, we have not included any credits for this category.		0	0	
Baseline / possible additional CREDITS for Sourcing: finishing elements			0	0	
Baseline / possible additional SCORE for Sourcing: finishing elements			0.000%	0.000%	
Ref	Code Specification Variations	Additional Credits	Score		
V1					
V2					
V3					
V4					
V5					
STATUS: "p" provisional - "a" agreed with client - "d" documentation received					

Date	Sur1 Reduction of surface water runoff	0.550% (2 Max)	Baseline Credits	Possible Credits	S
03/03/15	<p>To avoid, reduce or delay rainfall discharge to public sewers and watercourses.</p> <p>Code compliance imposes a Mandatory Requirement that: The peak rate of runoff into watercourses is no greater for the developed site than it was for the pre-development site. Additional predicted volume of rainwater discharge caused by the new development must be reduced by:</p> <p>1. infiltration (ie: soakaways) 2. use in the dwelling as a replacement for potable water ie: rainwater harvesting systems (see BS8515 & CIRIA SUDS Manual C697 for guidance on installing RWH).</p> <p>If the Appropriately Qualified Professional deems rainwater harvesting technically inappropriate then it need not be installed.</p> <p>If the scheme is to result in the collection of additional volume & soakaways or rainwater harvesting can not be utilised then - the post rainwater discharge has to be limited to the 1 year peak flow rate, mean annual flood flow rate (Qbar) or 2 l/s/ha, whichever is the flow rate.</p> <p>1st credit is awarded where there is no discharge for rainfall depths up to 5mm.</p> <p>2nd credit is awarded where all hard surfaces shall receive an appropriate level of treatment in accordance with the SuDS Manual to minimise the risk of pollution</p> <p>Design Stage evidence:</p> <ul style="list-style-type: none">• Confirmation of the appointment of an appropriate consultant to carry out the design and provide design criteria for all relevant elements• Copy of consultants report and Flood Risk Assessment, containing all information necessary to meet the mandatory requirements (and to support any claim for credits)• Copies of drawings/specifications to support the claims made <p>Post Construction evidence: Written confirmation of the “design stage” construction details</p>	0	0	p	
.conti.	<p>Please issue rainwater drainage information. Is the rainwater to be discharged to the local sewer.</p> <p>Drainage engineer will need to complete the Sur1 checklist.</p>	0	1		
Baseline / possible additional CREDITS for Reduction of surface water runoff			0	1	
Baseline / possible additional SCORE for Reduction of surface water runoff			0.000%	0.550%	
Ref	Code Specification Variations	Additional Credits	Score		
V1					
V2					
V3					
V4					
V5					
STATUS: "p" provisional - "a" agreed with client - "d" documentation received					

Date	Sur2 Flood risk	0.550% (2 Max)	Baseline Credits	Possible Credits	S
03/03/15	<p>To award developments that take place in areas of low flood risk or if developments are to be situated in areas with a medium or high flood risk, that appropriate measures are taken to reduce the impact in case of flooding.</p> <p>Two credits are awarded where the scheme is within an area of low annual probability of flooding [Zone 1; PPS25 "Planning & Flood Risk"] and where the specific Flood Risk Assessment (FRA) indicates there is a low risk of flooding from all sources.</p> <p>If the area has a medium/high annual probability of flooding [Zones 2 & 3a; PPS25] one credit can be awarded where all habitable parts, access routes to the ground level of the building, car parking and access is 600mm above the design flood level.</p> <p>Special cases: For sites benefiting from existing flood defence installations, the flood risk may be downgraded to a lower risk flood zone category if the EA confirms this reduced risk.</p> <p>No credits can be awarded where the development has proceeded against the recommendation of the Environment Agency on the basis that the flood risk would be too great.</p> <p>For developments <1 hectare in Flood Zone 1: Although a FRA is required, employment of a hydrological consultant is not required if a simple statement can be provided by the engineer/ architect to demonstrate:</p> <ul style="list-style-type: none">• that the plot is located in Flood Zone 1 (EA website)• that the development is <1 hectare and does not require an in-depth FRA under Planning Regulations (PPS25, Annex E, page 32, paragraph E9)• confirmation that there is a low risk of flooding from all sources <p>Design Stage evidence:</p> <ul style="list-style-type: none">• Flood Risk Assessment (in accordance with PPS25)• Where the site has a medium or high annual probability of flooding, confirmation from the EA of reduction in risk due to existing flood defences; site plans indicating the design flood level, ground levels etc, confirming compliance <p>Post Construction evidence:</p> <ul style="list-style-type: none">• Confirmation that the basis of the FRA has not been changed• Confirmation that no changes have occurred to the specifications/plans (or) as built drawings	0	0		
.contd.	<p>EA flood maps for the locality indicate that the development is to take place in a low flood risk zone and for the purpose of this review both credits are provisionally included in this review.</p> <p>To formally award credits the engineer must provide:</p> <ul style="list-style-type: none">• Drainage engineer to confirm flood risk.	2	0	p	
Baseline / possible additional CREDITS for Flood risk			2	0	
Baseline / possible additional SCORE for Flood risk			1.100%	0.000%	
Ref	Code Specification Variations	Additional Credits	Score		
V1					
V2					
V3					
V4					
V5					
STATUS: "p" provisional - "a" agreed with client - "d" documentation received					

Date	Was1 Household waste storage and recycling	0.800% (4 Max)	Baseline Credits	Possible Credits	S
03/03/15	<p>Up to 4 credits can be awarded for providing recycling facilities.</p> <p>Two credits are awarded for providing internal storage for recyclables in kitchens: 3No internal storage bins with a minimum total capacity of 60 litres; no individual bin <15 litres</p> <p>Four credits are awarded for providing both internal and external recycling bins as follows:</p> <ul style="list-style-type: none"> Internal bins: min total capacity of 30 litres, no bin less than 7 litres External bins: min total capacity of 180 litres, no bin <40 litres, in a dedicated position within 30m of an external door (or) Local Authority collection scheme for recyclable material providing at least three types of material are collected <p>Special requirements apply to blocks of flats where communal external facilities are generally provided. At least three types of material must be collected and the capacity of communal bins must be as advised by the collection agency.</p> <p>3No bins for recyclable materials should be provided in addition to the normal waste bins, both externally and internally. Hard standing should be provided for external bins and bins should be covered. All containers must be accessible to disabled people ie: wheelchair access and boxes/bins not stacked.</p> <p>There is a Mandatory Requirement that space must be provided to hold :</p> <ul style="list-style-type: none"> containers with a minimum volume of 100 litres for a single bedroom dwelling with a further 70 litres for each additional bedroom LA containers provided under refuse and recycling collection schemes <p>No credits are awarded for this level of performance</p> <p>Design Stage evidence:</p> <ul style="list-style-type: none"> Completion of Supplementary Sheet (Table: Cat 5.1: Was1) including details of locations and capacity of bins and compliance for accessibility Details of any collection schemes or agreements cited in support of the claim for credits <p>Post Construction evidence:</p> <ul style="list-style-type: none"> Photographic evidence; and/or site survey; and/or purchase orders/delivery notes 		0	0	p
.contd.	<p>The LA (Camden) operates a fortnightly collection scheme collecting paper, cardboard, cans, tins and plastic bottles within a dedicated bins.</p> <p>Please confirm that the LA will provide bulk storage containers for communal refuse areas of flat developments for the collection of recyclables to allow all residents to benefit from the scheme.</p> <p>To formally award 4 credits in this category it will be necessary to:</p> <ul style="list-style-type: none"> Provide internal bins as stated previously (*information on suitable internal bin units can be supplied if required) Confirm that all containers are accessible to disabled people Ensure that there is sufficient space in the communal bin store to locate the required number of boxes, bags or bulk storage bins for recyclables (and normal refuse bins) 		4	0	p
Baseline / possible additional CREDITS for Household waste storage and recycling			4	0	
Baseline / possible additional SCORE for Household waste storage and recycling			3.200%	0.000%	
Ref	Code Specification Variations	Additional Credits	Score		
V1					
STATUS: "p" provisional - "a" agreed with client - "d" documentation received					

Date	Was2 Construction site waste management	0.800% (3 Max)	Baseline Credits	Possible Credits	S
03/03/15	<p>To recognise the importance a Site Waste Management Plan (SWMP) has with respect to the efficient use of resources during the construction process.</p> <ul style="list-style-type: none"> 1 credit is awarded where the SWMP includes procedures and commitments for reducing waste generated on site and - <ol style="list-style-type: none"> Target benchmarks for resource efficiency Procedures and commitments to minimize non-hazardous construction waste at the design stage Procedures to minimise hazardous waste Monitoring, measuring and reporting of hazardous & non-hazardous site waste <p>2nd Credit becomes available where the SWMP diverts 50% by weight or by volume of non-hazardous construction waste</p> <p>3rd Credit becomes available where the SWMP diverts 85% by weight or by volume of non-hazardous construction waste</p> <p>Design Stage evidence:</p> <ul style="list-style-type: none"> Copy of the Site waste Management Plan (completed Checklist Was 2a) Where credits are sought, Checklist Was 2b & 2d (1 credit) and 2b, 2c & 2d (2 credits) <p>Post Construction evidence:</p> <ul style="list-style-type: none"> Summary reports outlining overall performance against own targets 		0	0	
.contd.	<p>For the purposes of this review, it is assumed that the appointed contractor will be required to target the maximum award within this section.</p> <p>As a result the maximum three credits are provisionally indicated. To secure issue SWMP and written confirmation that the maximum three credits will be secured (85% of site waste will be diverted from landfill).</p>		3	0	p
Baseline / possible additional CREDITS for Construction site waste management			3	0	
Baseline / possible additional SCORE for Construction site waste management			2.400%	0.000%	
Ref	Code Specification Variations	Additional Credits	Score		
V1					
V2					
V3					
V4					
V5					
STATUS: "p" provisional - "a" agreed with client - "d" documentation received					

Date	Was3 Composting	0.800% (1 Max)	Baseline Credits	Possible Credits	S
03/03/15	<p>To encourage household waste composting facilities to reduce landfill volumes. One credit is awarded for providing:</p> <ul style="list-style-type: none"> • home composting within gardens <p>OR for dwellings without individual gardens:</p> <ul style="list-style-type: none"> • communal or community composting facilities or a Local Authority kitchen waste collection scheme <p>Individual houses must have a specialised composting container within the garden, sited to prevent unpleasant smells. In all instances there must be space for an internal storage bin within the kitchen, all facilities must be accessible to disabled people and information leaflets must be issued to all dwellings giving details of how composting works, why it is important, trouble-shooting and details of communal schemes.</p> <p>Communal composting facilities need to be within 30 metres of the external door. A management company or the LA are required to run the facility.</p> <p>In all cases composting solutions must achieve compliance with the Animal by-products Regulations (2005) and if applicable will require a waste management licence or have an exemption certificate from the Environment Agency.</p> <p>Design Stage evidence:</p> <ul style="list-style-type: none"> • Completion of Supplementary Sheet (Checklist 1: Was3) including details of provision and locations of composting bins, details of any collection schemes or agreements cited in support of the claim for credits • Confirmation of compliance for accessibility • Confirmation of supply of explanatory information <p>Post Construction evidence:</p> <ul style="list-style-type: none"> • Photographic evidence; and/or Assessors Site Inspection Report; and/or purchase orders/delivery notes 		0	0	p
.contd.	<p>The LA authority only have a kitchen waste collection service. No garden waste collection.</p> <p>Award is therefore not available.</p>		0	0	
Baseline / possible additional CREDITS for Composting			0	0	
Baseline / possible additional SCORE for Composting			0.000%	0.000%	
Ref	Code Specification Variations	Additional Credits	Score		
V1					
V2					
V3					
V4					
V5					
STATUS: "p" provisional - "a" agreed with client - "d" documentation received					

Date	Pol1 Insulant GWP	0.700% (1 Max)	Baseline Credits	Possible Credits	S
03/03/15	<p>One credit is awarded if all foamed thermal and acoustic insulation has a Global Warming Potential (GWP) of less than 5 in either manufacture or composition:</p> <ul style="list-style-type: none"> • roof (including loft access) • internal and external walls (including lintels and cavity closers) • floor (including ground and upper floors) • hot water cylinder, and any other thermal store • pipe insulation and cold water storage tanks • external doors <p>HFCs, used as blowing agents in some insulation, have a GWP >1000. Some materials that may not have a GWP <5 include polyurethane foams and extruded polystyrene. Where such materials are specified, manufacturers confirmation that they have a GWP<5 is required.</p> <p>Conversely, many materials are inherently compliant with these requirements, including glass and mineral fibre, cork, cellular glass, expanded (not extruded) polystyrene, nitrile rubber, cellulose, wood fibre, wool, flax, recycled newspaper and jute.</p> <p>Design Stage evidence:</p> <ul style="list-style-type: none"> • Any general contract specification may simply state that insulation must have a GWP <5. However, in addition, relevant drawings must detail the type and/or manufacturer of the insulation in each element. • Alternatively, the developer may provide this information in the form of a written statement <p>Post Construction evidence:</p> <ul style="list-style-type: none"> • Written confirmation of materials; and/or purchase order/delivery notes 		0	0	
.contd.	<p>It should be noted that the bulk of the products specified are compliant and therefore for the purposes of this review we have assumed that all products will be carefully selected to achieve GWP<5. Particular care should be taken when selecting loft hatches, composite doors including insulation and all items currently identified as un-specified.</p> <p>To formally award this credit it will be necessary to confirm the incorporation of only GWP <5 insulation stating make/products/materials.</p>		1	0	p
Baseline / possible additional CREDITS for Insulant GWP			1	0	
Baseline / possible additional SCORE for Insulant GWP			0.700%	0.000%	
Ref	Code Specification Variations	Additional Credits	Score		
V1					
V2					
V3					
V4					
V5					
STATUS: "p" provisional - "a" agreed with client - "d" documentation received					

Date	Pol2 NOx emissions	0.700% (3 Max)	Baseline Credits	Possible Credits	S
03/03/15	<p>Up to 3 credits are awarded in recognition of the use of boilers with reduced Nitrous Oxide emissions; for boilers with NOx emissions less than or equal to:</p> <ul style="list-style-type: none"> • 100 mg/kWh: 1 credit • 70 mg/kWh: 2 credits [NOx class 5] • 40 mg/kWh: 3 credits <p>Three credits may be awarded by default where all space heating and hot water energy requirements are fully met by systems which do not produce NOx emissions.</p> <p>NOx emissions are based on the space heating and hot water energy demand, from the SAP worksheets. Secondary heating systems that account for >8% of the total demand must also be taken into account. Electric/wood burning secondary systems can adversely affect the credits awarded even if the boiler meets the NOx emissions targets. Electricity sourced from the national grid results in NOx emissions of approximately 1200mg/kWh, so developments with a significant proportion of grid-based electric heating, including heat pumps, are unlikely to meet the requirements.</p> <p>CHP systems can meet these targets, although the NOx emissions from the CHP engine must also be taken into account. Biomass and wood-burning systems generally do not have low NOx emissions so great care is needed when specifying such systems.</p> <p>Design Stage evidence:</p> <ul style="list-style-type: none"> • Details of heating arrangements for each dwelling must be supplied, including make/model and dry NOx levels/class of all boilers, including copies of relevant manufacturer's data • Alternatively, dry NOx levels may be specified in a general contract specification • Additional details may be required if any supplementary heating is to be installed <p>Post Construction evidence:</p> <ul style="list-style-type: none"> • Copies of purchase orders; and/or photographs; and/or Assessors Site Inspection 		0	0	
.contd.	<p>To formally the credits in this category it will be necessary to confirm that a boiler/CHP units will have a combined Dry NOx level <40mg/kWh.</p> <p>Please confirm boiler/CHP make & model details to confirm award.</p>		0	1	p
Baseline / possible additional CREDITS for NOx emissions			0	1	
Baseline / possible additional SCORE for NOx emissions			0.000%	0.700%	
Ref	Code Specification Variations	Additional Credits	Score		
V1					
V2					
V3					
V4					
V5					
STATUS: "p" provisional - "a" agreed with client - "d" documentation received					

Date	Hea1 Daylighting	1.167% (3 Max)	Baseline Credits	Possible Credits	S
03/03/15	<p>This category has three elements, with one credit available under each. The three elements are:</p> <ul style="list-style-type: none"> • min average Daylight Factor (DF) in kitchens 2% • min average (DF) in living rooms, dining rooms and studies 1.5% • View of Sky (VoS) from 80% of the working plane in kitchens, living rooms, dining rooms and studies (including rooms designated as Home Office Ene9) <p>Note: If a bedroom is designed as a Home Office (if there is no study) this room must be treated as a study for daylight purposes.</p> <p>Design Stage evidence:</p> <ul style="list-style-type: none"> • For simple cases amenable to the calculations as set out in BS 8206-2, the following information is needed for the Assessor to be able to complete the calculations: <ul style="list-style-type: none"> • Drawings showing room dimensions, both plan and elevation • Window schedules, including type of glazing and glazing transmission factor • Location and height of all adjacent buildings and obstacles • In complex cases such as internal courtyards or where there are external obstructions the simplified method cannot be used or will give an unduly conservative result. In such cases results from computer simulation are likely to be required if the credits are to be awarded <p>Post Construction evidence:</p> <ul style="list-style-type: none"> • photographic evidence; and/or Assessors Site Inspection 		0	0	p
.contd.	<p>Daylighting calculation to be completed by BBS.</p> <p>It is likely that a minimum two credit will be available. Provisionally two credit are awarded.</p>		2	1	p
Baseline / possible additional CREDITS for Daylighting			2	1	
Baseline / possible additional SCORE for Daylighting			2.333%	1.167%	
Ref	Code Specification Variations	Additional Credits	Score		
V1					
V2					
V3					
V4					
V5					
STATUS: "p" provisional - "a" agreed with client - "d" documentation received					

Date	Hea2 Sound insulation	1.167% (4 Max)	Baseline Credits	Possible Credits	S
03/03/15	<p>For achieving higher standards of sound insulation than those given in Approved Document E of the Building Regulations and demonstrating it by either:</p> <ul style="list-style-type: none">• using Post Completion testing (pre-completion testing based on the number of tests required by Part E*) or, <ul style="list-style-type: none">• using Robust Details (elements assessed and approved by Robust Details Ltd) <p>Credits are awarded for airborne and impact sound insulation values achieving the following improvements over Part E:</p> <ul style="list-style-type: none">• 3dB better: 1 credit• 5dB better: 3 credits• 8dB better: 4 credits <p>* For the definition of groups and sub-groups, see Part E (2003 Edition) of the Building Regulations. Note: 2 credits cannot be awarded within this section.</p> <p>Detached dwellings and those where separating walls and floors only occur between non habitable rooms can gain credits by default:</p> <ul style="list-style-type: none">• 4 credits for detached dwellings• 3 credit for attached dwellings where separating walls and floors only occur between non habitable rooms <p>Design Stage evidence:</p> <ul style="list-style-type: none">• Details of pre-completion testing to be carried out.• Evidence that the proposed structure has the potential to meet the standards required by the credit, possibly as field data from a previous site, or advice from an acoustic consultant• Evidence of Robust Details selected <p>Post Construction evidence:</p> <ul style="list-style-type: none">• Sound test certificates• Where Robust Details are used: a completed checklist for all relevant elements	0	0		
.contd.	<p>Please confirm the design part E strategy. Credit awarded for exceeding part E.</p> <p>Three possible credits have been indicated for targeting a target of +5dB.</p> <p>Please confirm target to secure design stage award. Test results (or robust detail checklists) will be required at post construction stage</p>	0	3	p	
14/04/15	The design team are going to target a sound insulation performance of +5dB above that required for part E of the building regulations. As a result three credits are awarded.	3	0	d	
Baseline / possible additional CREDITS for Sound insulation			3	0	
Baseline / possible additional SCORE for Sound insulation			3.500%	0.000%	
Ref	Code Specification Variations	Additional Credits	Score		
V1					
V2					
V3					
V4					
V5					
STATUS: "p" provisional - "a" agreed with client - "d" documentation received					

Date	Hea3 Private space	1.167% (1 Max)	Baseline Credits	Possible Credits	S
03/03/15	<p>This credit is awarded if dwellings are provided with a private or semi-private outside space that is sized to accommodate all occupants seated and allows easy access by all occupants, including wheelchair users.</p> <p>The outdoor space should meet the following requirements for minimum size:</p> <ul style="list-style-type: none"> private space: 1.5m2/bedroom shared space: 1.0m2/bedroom <p>Examples of compliance include private gardens, balconies, roof terraces and communal gardens. Juliette balconies do not qualify. Where balconies are the private space all have to a level access.</p> <p>Communal gardens should provide a pleasant and secluded environment. The garden should be designed in a way that makes it clear that the space is for the use of residents only. This can be by providing perimeter security, but other options are possible such as by using planting or changes in level to create a defensible space.</p> <p>Design Stage evidence:</p> <ul style="list-style-type: none"> Specifications and drawings that set out the private space arrangements for each dwelling Confirmation of compliance for accessibility (conforming to BS8300; above App Doc M) <p>Post Construction evidence:</p> <ul style="list-style-type: none"> photographic evidence; and/or Assessors Site Inspection 		1	0	p
.contd.	<p>All apartments have access to outside communal space and or terraces</p> <p>Award is available if there is level threshold access to the outside spaces, including the roof terrace to the top floor flats.</p>		1	0	p
Baseline / possible additional CREDITS for Private space			1	0	
Baseline / possible additional SCORE for Private space			1.167%	0.000%	
Ref	Code Specification Variations	Additional Credits	Score		
V1					
V2					
V3					
V4					
V5					
STATUS: "p" provisional - "a" agreed with client - "d" documentation received					

Date	Hea4 Lifetime homes	1.167% (4 Max)	Baseline Credits	Possible Credits	S
03/03/15	<p>To encourage the construction of homes that are accessible to everybody and where the layout can easily be adapted to fit the needs of future occupants.</p> <p>4 credits are awarded where all 16 principles of Lifetime Homes applicable to the dwelling have been complied with (Habinteg Housing Association). Compliance with Lifetime Homes is a Mandatory Requirement for Level 6.</p> <p>Where an exemption from lifetime homes criteria 2 and/or 3 is applied (for dwellings on plots with topography exceeding a gradient of 1:15) is applied, but all other principles of lifetime homes are met, three credits can be awarded.</p> <p>Elements included within the 16 design features focus around access to the dwellings (from car parks, external entrances and communal area etc) and potential future adaptability of the dwelling (future lift installation, future bed-space on the ground level, knock out panels for hoists etc).</p> <p>Design Stage evidence:</p> <ul style="list-style-type: none">Developer or designer to have completed Lifetime Homes checklistThe appropriate drawings and/or specifications illustrating Lifetime Homes features. <p>Post Construction evidence:</p> <ul style="list-style-type: none">Developer or designer to have completed Lifetime Homes checklist		0	0	
.contd.	<p>Currently the dwellings appears not to be designed to lifetime homes criteria.</p> <p>Please confirm if award is sought. Is lifetime homes a planning requirement ?</p>		0	4	
13/04/15	The client has confirmed that all dwellings will meet lifetime homes design criteria.		4	0	a
Baseline / possible additional CREDITS for Lifetime homes			4	0	
Baseline / possible additional SCORE for Lifetime homes			4.667%	0.000%	
Ref	Code Specification Variations		Additional Credits	Score	
V1					
V2					
V3					
V4					
V5					
STATUS: "p" provisional - "a" agreed with client - "d" documentation received					

Date	Man1 Home user guide	1.111% (3 Max)	Baseline Credits	Possible Credits	S
03/03/15	<p>Two credits are awarded for provision of a simple guide in a non-technical format that explains the basic principles relating to the operation and environmental performance of the dwelling.</p> <p>A third credit is awarded for including information relating to the site and its surroundings.</p> <p>The Home User guide needs to include the following information:</p> <ul style="list-style-type: none">• Environmental strategy - Design features, CfSH 'scores' / certificates• Energy - Part L, low energy lighting & tips on energy saving measures• Water use - Detail of internal & external water saving• Recycling & Waste - Local Authority collection scheme etc• Sustainable DIY - Environmental recommendation, certified timber, low VOC products• Emergency information - smoke detectors• Links & references for additional information• details of how to obtain a copy of the Guide in alternative formats ie: foreign languages, Braille, large print, audio cassette/CD <p>The additional credit can be awarded if the following additional information is supplied:</p> <ul style="list-style-type: none">• Recycling & Waste: how to recycle waste not covered by Local Authority scheme• Public transport: details of local public transport network - maps & time tables• Local amenities: details of local amenities to include maps• Responsible Purchasing: low energy appliances, timber, organic and locally produced food, etc• Emergency Information for the locality• Links & references for additional information <p>Design Stage evidence:</p> <ul style="list-style-type: none">• A copy of the Home User Guide• If the stage of the design is such that the guide is not yet available, a copy of the contents list should be supplied. This should confirm that the guide will contain all of the required information and written confirmation will also be required that states that the guide will be developed and supplied to residents <p>Post Construction evidence: A final copy of the Home User Guide</p>	0	0		
.contd.	<p>The developer confirms that a compliant Home User Guide, including details relating to the site and its surroundings, will be provided and on this basis 3 credits are provisionally included in this review.</p> <p>To formally award credits in this category it will be necessary for the developer to supply details of the Home User Guide meeting the CfSH criteria.</p>	3	0	p	
Baseline / possible additional CREDITS for Home user guide			3	0	
Baseline / possible additional SCORE for Home user guide			3.333%	0.000%	
Ref	Code Specification Variations	Additional Credits	Score		
V1					
V2					
V3					
V4					
V5					
STATUS: "p" provisional - "a" agreed with client - "d" documentation received					

Date	Man2 Considerate constructors scheme	1.111% (2 Max)	Baseline Credits	Possible Credits	S
03/03/15	<p>To recognise and encourage construction sites managed in an environmentally and socially considerate and accountable manner.</p> <p>One credit is awarded if the contractor commits to comply with the requirements of the Considerate Constructors Scheme* and to achieve a score of at least 3 in each section (total 24) or</p> <p>Two credits are awarded if the contractor commits to achieving a score of at least 3 in each section, and a total score of at least 32.</p> <p>* other schemes are acceptable if they comply with CfSH/BRE checklist</p> <p>Design Stage evidence:</p> <ul style="list-style-type: none"> A copy of the contract that shows that the contractor is (or will be) required to comply with the Considerate Constructors Scheme Where 2 credits are sought the contract should identify where the additional score of 8 is to be gained <p>Post Construction evidence:</p> <ul style="list-style-type: none"> A copy of the Considerate Constructors certificate and report illustrating scores 		0	0	
.contd.	<p>For the purposes of this review, and until the developer has had an opportunity to consider the implications of compliance with the requirements of the Considerate Constructors Scheme*, we have assumed that the maximum award will be sought.</p> <p>Provisionally two credits are awarded.</p>		2	0	p
Baseline / possible additional CREDITS for Considerate constructors scheme			2	0	
Baseline / possible additional SCORE for Considerate constructors scheme			2.222%	0.000%	
Ref	Code Specification Variations	Additional Credits	Score		
V1					
V2					
V3					
V4					
V5					
STATUS: "p" provisional - "a" agreed with client - "d" documentation received					

Date	Man3 Construction site impacts	1.111% (2 Max)	Baseline Credits	Possible Credits	S
03/03/15	<p>To recognise and encourage construction sites managed in an environmentally sound manner in terms of resource use, energy consumption, waste management and pollution.</p> <ul style="list-style-type: none">1 credit is awarded where evidence provided demonstrates that 2 or more of the items a-f listed below are achieved <p>or</p> <ul style="list-style-type: none">2 credits can be awarded where evidence provided demonstrates that 4 or more of the items a-f listed below are achieved <p>a. monitor and report CO2 or energy arising from site activities b. monitor and report CO2 or energy arising from transport to and from site c. monitor and report on water consumption from site activities d. adopt best practice polices in respect of air (dust) pollution arising from the site e. adopt best practice polices in respect of water pollution occurring from site activities f. 80% of site timber is reclaimed, reused or responsibly sourced</p> <p>Further details are available on the specific requirements for each of the six areas. They typically align with established methods such as the DTI's Environmental KPI Benchmarks or the BRE's Environmental KPI benchmarks, the Environment Agency's Best Practice Guidelines.</p> <p>If the contractor has not yet been appointed, the "design stage" requirements may be met if terms of the contract require that the contractor, when appointed, will monitor and minimise the site impacts in the appropriate number of areas.</p> <p>Design Stage evidence: Appropriate information to demonstrate that compliance is planned or actually taking place in practice. This will vary with activity area, but is likely to include copies of site policies, procedures and targets, and details of personnel responsible for compliance</p> <p>Post Construction evidence: Name/ job title for the individual responsible for ensuring compliance. Evidence that each specific requirement has been adhered to. Measurements, target records, delivery records etc</p>	0	0		
.contd.	<p>For the purposes of this review, and until the developer has had an opportunity to consider the implications of compliance with the requirements above, we have provisionally included the maximum two credits within this section.</p> <p>We would recommend that the following four items are followed -</p> <p>c. monitor and report on water consumption from site activities d. adopt best practice polices in respect of air (dust) pollution arising from the site e. adopt best practice polices in respect of water pollution occurring from site activities f. 80% of site timber is reclaimed, reused or responsibly sourced</p> <p>Two provisional credit are indicated.</p>	2	0	p	
Baseline / possible additional CREDITS for Construction site impacts			2	0	
Baseline / possible additional SCORE for Construction site impacts			2.222%	0.000%	
Ref	Code Specification Variations	Additional Credits	Score		
V1					
V2					
V3					
V4					
V5					
STATUS: "p" provisional - "a" agreed with client - "d" documentation received					

Date	Man4 Security	1.111% (2 Max)	Baseline Credits	Possible Credits	S
03/03/15	<p>To encourage developers to ensure that schemes will be places where residents will feel safe and secure, and to reduce crime and the fear of crime.</p> <p>2 credits are awarded for a commitment to work with an Architectural Liaison Officer (ALO)/Crime Prevention Design Advisor (CPDA) from the local police force and to ensure that their recommendations in respect of Physical Security are incorporated into the dwelling.</p> <p>Secured by Design covers site layout, external lighting, car parking, footpaths, communal areas etc., so the advice of the ALO should be sought at an early stage. There must also be a firm commitment to follow the advice of the ALO and to ensure that the requirements of Section 2 - Physical Security of Secured by Design - New Homes will be met. (Section 1 - The Development - Layout and Design contains requirements that are beyond the remit of the Code so full compliance with this section is not a credit requirement).</p> <p>Design Stage evidence:</p> <ul style="list-style-type: none"> • Evidence that an ALO/CPDA has been appointed and that consultation is taking place • A written commitment to ensure that the requirements of Section 2 - Physical Security of Secured by Design - New Homes will be met • Location and details of all recommended/specified security features such as lighting, door and window locks etc <p>Post Construction evidence:</p> <ul style="list-style-type: none"> • Confirmation from the ALO/CPDA that the site meets the standards required in Section 2 - Physical Security of Secured by Design - New Homes • Although not required for this credit, where a "Secured by Design" certificate has been issued this will satisfy the requirements for evidence 		0	0	
.contd.	<p>For the purposes of this review we have assumed that the scheme will meet the Secured by Design Scheme requirements and provisionally included 2 credits.</p> <p>To be able to formally award these credits it will be necessary to supply a written commitment to ensure that the requirements of Section 2 - Physical Security of Secured by Design - New Homes will be met.</p>		2	0	p
Baseline / possible additional CREDITS for Security			2	0	
Baseline / possible additional SCORE for Security			2.222%	0.000%	
Ref	Code Specification Variations	Additional Credits	Score		
V1					
V2					
V3					
V4					
V5					
STATUS: "p" provisional - "a" agreed with client - "d" documentation received					

Date	Eco1 Ecological value of site	1.333% (1 Max)	Baseline Credits	Possible Credits	S
03/03/15	<p>This credit is awarded if it can be demonstrated that the development is taking place on land of inherently Low Ecological Value.</p> <p>To meet the defined criteria for land of low ecological value a site must be largely paved or covered with existing buildings (or buildings derelict <2 years) and be devoid of trees or hedges above 1m high and other features such as ponds, streams rivers etc.</p> <p>If the above criteria cannot be clearly demonstrated the credit can only be awarded if a report is prepared by a Suitably Qualified Ecologist* confirming that:</p> <ul style="list-style-type: none">the Construction Zone (land being disturbed +3m) is of low/insignificant ecological value; <p>and</p> <ul style="list-style-type: none">any land of ecological value outside the Construction Zone but within the Development Site (whole site up-to-and-including boundary) will remain undisturbed by the construction works <p>* full member of the AWTC, CIWEM, IEMA, IEEM or LI</p> <p>Please Note: Reports based solely on a desk study are not acceptable; the ecologist's report must be based on a site visit.</p> <p>Design Stage evidence:</p> <ul style="list-style-type: none">Plans of the site and surrounding area both before and after the proposed developmentWhere relevant, a copy of the ecological survey report and confirmation that the ecologist meets the requirements of a Suitably Qualified Ecologist* [completed BRE Ecology Report Template] <p>Post Construction evidence:</p> <p>Where relevant, confirmation that ecological features outside the construction zone have been protected</p>	0	0	p	
.contd.	<p>Please issue details on the current ecological value of the site.</p> <p>The site appears to have a number of ecological features, trees. Are these to be retained, if so award within this section is possible.</p> <p>An ecologist will need to be employed to secure award. One possible credit is indicated.</p>	0	1		
13/04/15	Green Shoots Ecology report confirms that no award is possible.	0	0		
Baseline / possible additional CREDITS for Ecological value of site		0	0		
Baseline / possible additional SCORE for Ecological value of site		0.000%	0.000%		
Ref	Code Specification Variations	Additional Credits	Score		
V1					
V2					
V3					
V4					
V5					
STATUS: "p" provisional - "a" agreed with client - "d" documentation received					

Date	Eco2 Ecological enhancement	1.333% (1 Max)	Baseline Credits	Possible Credits	S
03/03/15	<p>One credit is available for designing in ecological features for positive enhancement of the site ecology in accordance with advice from a Suitably Qualified Ecologist*.</p> <p>The credit under this category can only be awarded for ecological enhancements that are based on the recommendations of a full Ecological Survey carried out by a Suitably Qualified Ecologist*. The Ecologists report must include confirmation of compliance with all current EU and UK legislation relating to protected species and that the recommendations go beyond these requirements.</p> <p>Where there has been no site visit prior to initial site preparation this is only acceptable where Eco1 (Low Ecological value of Site) has been achieved and evidence provided to support this has been passed to the Suitably Qualified Ecologist* as a basis for the report.</p> <p>(*full member of the AWTC, CIWEM, IEMA, IEEM or LI).</p> <p>The developer must confirm that all "key" recommendations and 30% of "additional" recommendations included within the enhancement scheme are to be implemented.</p> <p>Design Stage evidence:</p> <ul style="list-style-type: none"> A copy of the survey report together with detailed information on the recommendations that are being implemented, so that compliance with the credit criteria can be established Confirmation that the ecologist meets the requirements of a Suitably Qualified Ecologist* [completed BRE Ecology Report Template] <p>Post Construction evidence:</p> <ul style="list-style-type: none"> Site survey; and/or purchase order; and/or photographs contract in place to demonstrate or confirmation that planting will be complete within 12 months of completion 		0	0	
.contd.	<p>Award within this category is dependant ecological planting. Ecologist will be required to design the enhancement scheme.</p> <p>Please confirm if award is sought within this category.</p>		0	1	
13/04/15	Green Shoots Ecology report confirms that award is possible. Please review report and confirm that the ecological enhancement features will be installed to secure award.		1	0	a
Baseline / possible additional CREDITS for Ecological enhancement			1	0	
Baseline / possible additional SCORE for Ecological enhancement			1.333%	0.000%	
Ref	Code Specification Variations	Additional Credits	Score		
V1					
V2					
V3					
V4					
V5					
STATUS: "p" provisional - "a" agreed with client - "d" documentation received					

Date	Eco3 Protection of ecological features	1.333% (1 Max)	Baseline Credits	Possible Credits	S
03/03/15	<p>This credit is awarded if all existing trees (trunk diameter >100mm) together will all hedges, ponds and streams are maintained and protected from damage during site clearance and construction work.</p> <p>The credit can be awarded by default where the site is classified as having Low Ecological Value in accordance with Section 1 of Checklist Eco1 and no features of ecological value have been identified.</p> <p>If features that are apparently of value are being removed, the credit can still be awarded if an ecological report for the site confirms that they are of no significant ecological value or should be removed for health and safety or conservation reasons. The report must be prepared by a Suitably Qualified Ecologist who is a full member of the AWTC, CIWEM, IEMA, IEEM or LI.</p> <p>The developer must also confirm compliance with all current EU and UK legislation relating to protected species and habitats applicable to the site.</p> <p>Design Stage evidence:</p> <ul style="list-style-type: none">• Appropriate drawings and specifications should show locations and details of ecological features and how they are to be protected• Where relevant, a copy of the ecological survey report and confirmation that the ecologist meets the requirements of a Suitably Qualified Ecologist* [completed BRE Ecology Report Template] <p>Post Construction evidence: Site visit; and/or purchase order; and/or photographs</p>		0	0	p
.contd.	<p>Award within this section will be dependant on whether the site is deemed of low ecological value (see Eco1) and all features (trees) are retained and protected during the construction phase.</p> <p>If so then this credit can be awarded by default.</p>		0	1	
13/04/15	Green Shoots Ecology report confirms that award is possible. Please review report and confirm that the ecological features will be protected during the construction phase.		1	0	a
Baseline / possible additional CREDITS for Protection of ecological features			1	0	
Baseline / possible additional SCORE for Protection of ecological features			1.333%	0.000%	
Ref	Code Specification Variations	Additional Credits	Score		
V1					
V2					
V3					
V4					
V5					
STATUS: "p" provisional - "a" agreed with client - "d" documentation received					

Date	Eco4 Change of ecological value of site	1.333% (4 Max)	Baseline Credits	Possible Credits	S
03/03/15	<p>To recognise steps taken to minimise reductions in ecological value and to encourage an improvement on the following basis:</p> <ul style="list-style-type: none"> • 1 credit for a change of ecological value of between -9 and -3 natural species; • 2 credits for a change of ecological value of between -3 and □+3 natural species; • 3 credits for a change of ecological value of between □+3 and □+9 natural species; • 4 credits for a change of ecological value of greater than □9 natural species <p>Generally assessment purposes the ecological values used are based on the estimated number of plant species for a range of defined existing landscape types. Alternatively specific plant species numbers for the site may be provided by a Suitably Qualified Ecologist*.</p> <p>By calculating the average species for the whole site before and after development, the change in ecological value can be determined and credits awarded as above.</p> <p>* full member of the AWTC, CIWEM, IEMA, IEEM or LI</p> <p>Design Stage evidence:</p> <ul style="list-style-type: none"> • Plans of the site and surrounding area, both before the proposed development, and the proposed new layout. These should show natural and built features, and any proposed planting schemes • Where relevant, a copy of the recommendations from the ecologist and confirmation that the ecologist meets the requirements of a Suitably Qualified Ecologist* [completed BRE Ecology Report Template] <p>Post Construction evidence: Assessor site visit; and/or photographs</p>		0	0	
.contd.	<p>Award within this section will be dependant on the ecological value of the site and installed enhancement.</p> <p>Employed ecologist will be required to confirm award. Two credits are awarded assuming that the species count pre & post development remains constant.</p>		2	2	p
13/04/15	<p>Green Shoots Ecology report confirms that award is possible. Please review report and confirm that the ecological enhancement features will be installed to secure two credits.</p> <p>If the species count can be increased the additional credit can be secured.</p>		2	1	a
Baseline / possible additional CREDITS for Change of ecological value of site			2	1	
Baseline / possible additional SCORE for Change of ecological value of site			2.667%	1.333%	
Ref	Code Specification Variations		Additional Credits	Score	
V1					
V2					
V3					
V4					
V5					
STATUS: "p" provisional - "a" agreed with client - "d" documentation received					

Date	Eco5 Building footprint	1.333% (2 Max)	Baseline Credits	Possible Credits	S
03/03/15	<p>To promote the most efficient use of a building's footprint by ensuring land and material use is optimised across the development. This issue is assessed on a site wide basis. Individual detached, semi-detached or terraced houses that are not part of the assessment may be excluded.</p> <p>1 credit where the Net Internal Floor Area : Net Internal Ground Floor Area ratio:</p> <ul style="list-style-type: none"> • of all the houses on the development is greater than 2.5 : 1 <p>or</p> <ul style="list-style-type: none"> • of all the blocks of flats on the development is greater than 3 : 1 <p>OR</p> <p>2 credits where the Net Internal Floor Area : Net Internal Ground Floor Area ratio:</p> <ul style="list-style-type: none"> • of all the houses on the development is greater than 3 : 1 <p>or</p> <ul style="list-style-type: none"> • of all the blocks of flats on the development is greater than 4 : 1 <p>For combinations of houses and flats the respective targets are the area weighted averages of the two target ratios corresponding to the ratios of respective floor area.</p> <p>Design Stage evidence:</p> <ul style="list-style-type: none"> • The appropriate drawings that show all dwellings and outbuildings to enable the areas to be determined. <p>Post Construction evidence: As Built plans or site survey</p>		0	0	p
.contd.	Net internal floor area to ground floor area calculates at over 4:1, therefore the maximum two credits can be awarded.		2	0	d
Baseline / possible additional CREDITS for Building footprint			2	0	
Baseline / possible additional SCORE for Building footprint			2.667%	0.000%	
Ref	Code Specification Variations	Additional Credits	Score		
V1					
V2					
V3					
V4					
V5					
STATUS: "p" provisional - "a" agreed with client - "d" documentation received					