



# **The Code for Sustainable Homes**

**(Produced under CSH version November 2010)**

**Post Construction Stage Assessment of**

**St Edmunds Terrace**

**St Edmunds Terrace, London**

**For**

**Regent's Park Estates Ltd**

**By**

**RES Design Long & Partners**

**YASMINA MIKHAEL**



## Parties Involved

**Site:** St Edmunds Terrace

### Assessor

Organisation Name: RES Design Long & Partners

Assessment Carried Out By: Yasmina Mikhael

BRE Assessor Ref. No: BREEAM-Assessor-2045

Address: Fifth Floor, 120 Old Broad Street, London, Greater London, EC2N 1AR

Email Address: yasminam@resdesign.co.uk

### Client / Funding Body

Assessment Required by a Funding Body:

No  
Organisation Name: Regent's Park Estates Ltd

Contact:  
Address: ,

### Developer

Organisation Name: CIT Real Estate Partners LLP

Contact:  
Address: Note to BRE: 'CIT Developments LLP' should appear on certificates instead of the above,

### Architect

Organisation Name: Squire & Partners

Contact:  
Address: 77 Wicklow Street, London , WC1X 9JY



# Assessment and Site Information

Site: St Edmunds Terrace

## Assessment Details

Scheme:	CSH
Assessment Reference No:	BRE-00029140-PC-001-00
Scheme Version:	Nov2010
Date Assessment Registered:	18/06/2015
Stage of Development:	Post Construction Stage
Development Phase:	1

## Site Details

Site Name:	St Edmunds Terrace
Site Address:	St Edmunds Terrace, London
Local Planning Authority:	Camden Council
No. of Units:	37
No. of Social Housing Units:	0

### General Description of Development:

A residential development comprising 37 private dwellings on a site bordering Primrose Hill in London. The development is arranged as three blocks of flats and one townhouse. Dwellings range from 1 to 4 bedrooms.

## General Description of Site

Site Area (M<sup>2</sup>): 9156

### Building Types:

Three blocks of flats and one townhouse.

### Construction Types:

Limestone cladding and aluminium curtain walling to external walls. Concrete floor and roof slabs.

### Services:

A shared plant supplies the whole site, including the townhouse. Energy provided via Combined Heat and Power, Ground Source Heat Pump, and Photovoltaics.

### Unusual Features:

A communal swimming pool is provided for all residents. A rainwater harvesting system serves the development.



# Category Summary

**Site:** St Edmunds Terrace

Energy:

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Water :

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Materials:

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Surface Water Run-off:

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Waste:

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Pollution:

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Health & Wellbeing:

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Management:

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Ecology:

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# Dwelling Details

## Site: St Edmunds Terrace

Address: St Edmunds Terrace, London County : Greater London

Dwelling ID	Plot No	House No/Name	Street	Post Code	House Type	Soc. Housing	EPC Number	CO <sub>2</sub> Rating
1	R1	1 Regent Building	50 St Edmund's Terrace	NW8 7QN	Flat	No	8965-7536-3750-6663-8996	80
2	R2	2 Regent Building	50 St Edmund's Terrace	NW8 7QN	Flat	No	9038-4078-7396-3965-5940	80
3	R3	3 Regent Building	50 St Edmund's Terrace	NW8 7QN	Flat	No	9838-4088-7306-3965-5914	83
4	R4	4 Regent Building	50 St Edmund's Terrace	NW8 7QN	Flat	No	9638-0078-7356-3065-5910	84
5	R5	5 Regent Building	50 St Edmund's Terrace	NW8 7QN	Flat	No	0439-3863-7862-9595-9865	82
6	R6	6 Regent Building	50 St Edmund's Terrace	NW8 7QN	Flat	No	8802-4583-5639-7897-5653	85
7	R7	7 Regent Building	50 St Edmund's Terrace	NW8 7QN	Flat	No	8802-4533-5639-0797-4653	87
8	R8	8 Regent Building	50 St Edmund's Terrace	NW8 7QN	Flat	No	8015-7536-3800-2628-8996	87
9	R9	9 Regent Building	50 St Edmund's Terrace	NW8 7QN	Flat	No	0831-3863-7865-9595-0851	87
10	R10	10 Regent Building	50 St Edmund's Terrace	NW8 7QN	Flat	No	0837-3863-7766-9595-1851	87
11	R11	11 Regent Building	50 St Edmund's Terrace	NW8 7QN	Flat	No	8635-7536-3840-8663-8992	85
13	G1	1 Garden Building	50 St Edmund's Terrace	NW8 7QN	Flat	No	0830-3863-7863-9595-3851	82
14	G2	2 Garden Building	50 St Edmund's Terrace	NW8 7QN	Flat	No	8595-7536-3740-8663-8996	81
15	G3	3 Garden Building	50 St Edmund's Terrace	NW8 7QN	Flat	No	8803-1533-8639-1797-2653	84
16	G4	4 Garden Building	50 St Edmund's Terrace	NW8 7QN	Flat	No	9888-9078-7336-3165-5944	85
17	G5	5 Garden Building	50 St Edmund's Terrace	NW8 7QN	Flat	No	9638-5078-7366-3165-5910	86
18	G6	6 Garden Building	50 St Edmund's Terrace	NW8 7QN	Flat	No	0937-3868-7769-9505-4891	86
19	G7	7 Garden Building	50 St Edmund's Terrace	NW8 7QN	Flat	No	0838-3863-7768-9595-7805	88
20	G8	8 Garden Building	50 St Edmund's Terrace	NW8 7QN	Flat	No	0737-3863-7763-9595-6885	88
21	G9	9 Garden Building	50 St Edmund's Terrace	NW8 7QN	Flat	No	8365-7536-3790-1663-8996	88
22	G10	10 Garden Building	50 St Edmund's Terrace	NW8 7QN	Flat	No	0134-3863-7864-9595-7831	87
23	G11	11 Garden Building	50 St Edmund's Terrace	NW8 7QN	Flat	No	9138-4088-7336-3865-5964	84
24	G12	12 Garden Building	50 St Edmund's Terrace	NW8 7QN	Flat	No	0633-3868-7766-9595-5865	84
25	P1	1 Park Building	50 St Edmund's Terrace	NW8 7QN	Flat	No	8801-0533-4636-1797-2653	82
26	P2	2 Park Building	50 St Edmund's Terrace	NW8 7QN	Flat	No	8305-7536-3720-3663-8992	81
27	P3	3 Park Building	50 St Edmund's Terrace	NW8 7QN	Flat	No	8803-1533-2639-0897-1653	81
28	P4	4 Park Building	50 St Edmund's Terrace	NW8 7QN	Flat	No	8335-7536-3770-8673-8992	83

29	P5	5 Park Building	50 St Edmund's Terrace	NW8 7QN	Flat	No	0736-3865-7761-9505-9841	88
30	P7	7 Park Building	50 St Edmund's Terrace	NW8 7QN	Flat	No	0458-3088-7336-3865-5944	85
31	P8	8 Park Building	50 St Edmund's Terrace	NW8 7QN	Flat	No	0158-4078-7376-3165-5934	86
32	P9	9 Park Building	50 St Edmund's Terrace	NW8 7QN	Flat	No	0534-3865-7765-9505-3831	88
33	P10	10 Park Building	50 St Edmund's Terrace	NW8 7QN	Flat	No	0734-3865-7861-9505-6811	88
34	P11	11 Park Building	50 St Edmund's Terrace	NW8 7QN	Flat	No	0230-3865-7762-9505-2871	87
35	TH	Townhouse	50 St Edmund's Terrace	NW8 7QN	Flat	No	9038-9087-7356-3765-5924	80
36	P12	12 Park Building	50 St Edmund's Terrace	NW8 7QN	Flat	No	8807-4553-5639-3707-3653	87
39	P13	13 Park Building	50 St Edmund's Terrace	NW8 7QN	Flat	No	0537-3865-7861-9505-7861	81
40	R12	12 Regent Building	50 St Edmund's Terrace	NW8 7QN	Flat	No	0632-3863-7861-9595-3845	83



# Issue Details

Site: St Edmunds Terrace

Category: Energy

Issue: Ene1 Dwelling Emission Rate

Max Credits: 15

ID	Description	Specification	Status	Credits	Ev.No.
1	Townhouse		Complete	3.50	1,2
2	Flats		Complete	3.60	1,2
Ev.No.	Evidence Type	Related Evidence Evidence Title	Version	Location	
1	Detailed documentary evidence confirming the TER, DER and percentage improvement of DER over TER based on As Built SAP 2009 outputs	281 - As Built SAP - MultipleCSH	As Built	Ene 1-2\281 - As Built SAP - MultipleCSH	
2	Copy of revised/final calculations as detailed in the methodology	282 - CSH_10Nov_Ene1_2_Tool_R8.0_CS001	n/a	Ene 1-2\282 - CSH_10Nov_Ene1_2_Tool_R8.0_CS001	

## Notes and Further Information

As Built SAP results have been provided for each dwelling by the accredited energy assessor (Keith Harding) [ref. 281]. Group averaging has been applied in the Ene 1 calculator tool [ref. 282]: The Townhouse achieves 3.5 credits, all flats achieve 3.6 credits.

Issue: Ene2 Fabric Energy Efficiency

Max Credits: 2

ID	Description	Specification	Status	Credits	Ev.No.
1	6 Regent Building		Complete	3.60	1,2
2	7 Regent Building		Complete	4.10	1,2
3	8 Regent Building		Complete	4.40	1,2
4	9 Regent Building		Complete	5.00	1,2
5	10 Regent Building		Complete	3.20	1,2
6	5 Garden Building		Complete	7.00	1,2
7	6 Garden Building		Complete	5.30	1,2
8	7 Garden Building		Complete	6.80	1,2
9	8 Garden Building		Complete	5.10	1,2

10	9 Garden Building	Complete	5.40	1,2
11	10 Garden Building	Complete	3.80	1,2
12	5 Park Building	Complete	5.20	1,2
13	8 Park Building	Complete	5.90	1,2
14	9 Park Building	Complete	5.60	1,2
15	10 Park Building	Complete	5.20	1,2
16	11 Park Building	Complete	3.40	1,2
17	12 Park Building	Complete	3.50	1,2
18	All other dwellings	Complete	0.00	1,2

Ev.No.	Evidence Type	<u>Related Evidence</u>		Version	Location
		Evidence Title			
1	Detailed Documentary evidence confirming FEE based on as Built SAP 2009 outputs	281 - As Built SAP - MultipleCSH		As Built	Ene 1-2\281 - As Built SAP - MultipleCSH
2	Copy of revised/final calculations as detailed in the methodology	282 - CSH_10Nov_Ene1_2_Tool_R8.0_CS001		n/a	Ene 1-2\282 - CSH_10Nov_Ene1_2_Tool_R8.0_CS001

### Notes and Further Information

As built SAP results have been provided for each dwelling by the accredited energy assessor (Keith Harding) [ref. 281]. Ene 1-2 calculator tool has been completed [ref. 282]; each dwelling is assessed on an individual basis.

### Issue: Ene3 Energy Display Devices

Max Credits: 2

ID	Description	<u>Specification</u>		Status	Credits	Ev.No.
1	All dwellings			Complete	2.00	2,1,3
Ev.No.	Evidence Type	<u>Related Evidence</u>		Version	Location	
1	Site Inspection Report	270 - St Edmunds Terrace Assessor Site Inspection Report v 4.0		4.0	Assessor Site Report\270 - St Edmunds Terrace Assessor Site Inspection Report v4.0	
2	Confirmation from the developer that the energy display device has been installed as specified at Design Stage	260 - Ene 3 Final certification letter		n/a	Ene 3\260 - Ene 3 Final certification letter	
3	Detailed Documentary evidence confirming the consumption data displayed by the energy display device	279 - Audio Visual Specification		C	Ene 3\279 - Audio Visual Specification	

### Notes and Further Information

The assessor site inspection [ref. 270] and contractor's letter [ref. 260] confirms the installation of energy



display devices in all dwellings in accordance with the design stage specification. The assessor site inspection [ref. 270] confirms both current electricity and primary heating fuel consumption data are displayed to occupants [the devices display: gas, water, electricity, heating, and cooling consumption]. The email and specification provided by the AV engineer confirm the installed devices meet the Ene 3 criteria [ref. 279, clause 7.4.13].

**Issue: Ene4 Drying Space**

**Max Credits: 1**

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	All dwellings		Complete	1.00	2,1,3

Ev.No.	Evidence Type	<u>Related Evidence</u> Evidence Title	Version	Location
1	Written confirmation that the dwelling has been constructed in accordance with design stage drawings/spec	289 - 150703_RB01_Letter	As-Built	Ene 4\289 - 150703_RB01_Letter
2	Detailed Documentary evidence confirming the location of drying fixings	118 - Squire & Partners - Drying Rack Literature & Locations	Design Stage	Ene 4\118 - Squire & Partners - Drying Rack Literature & Locations
3	Detailed Documentary evidence confirming the location of drying fixings	136 - Townhouse drying rack	Design Stage	Ene 4\136 - Townhouse drying rack

**Notes and Further Information**

The architect has confirmed that a Brabantia pullout drying rack, which provides 9 meters of drying space in each dwelling, has been installed above the bathtub in each dwelling in accordance with the marked-up location drawings provided at design stage [ref. 289] The design stage location drawings and literature, as referenced in the above letter, are provided [ref. 118, 136].

**Issue: Ene5 Energy Labelled White goods**

**Max Credits: 2**

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	All dwellings		Complete	2.00	1,2,3

Ev.No.	Evidence Type	<u>Related Evidence</u> Evidence Title	Version	Location
1	Written confirmation that the dwelling has been constructed in accordance with design stage drawings/spec	289 - 150703_RB01_Letter	As-Built	Ene 5\289 - 150703_RB01_Letter
2	Detailed Documentary evidence confirming the appliances to	42 - White Goods & Kitchen Ta	Design Stage	Ene 5\42 - White Goods & Kitchen Taps - S&

be provided and applicable ratings - S&P spec & literature

P spec & literature

Detailed Documentary evidence

confirming the appliances to be provided and applicable ratings 86 - Gaggenau Fridge & Freezers

Design Stage

Ene 5\86 - Gaggenau Fridge & Freezers

### Notes and Further Information

The as-built letter from the architect confirms the as-installed white goods are EU Energy Efficiency rated in accordance with the Code for Sustainable Homes requirements and design stage evidence [ref. 289]: Fridges / freezers / fridge-freezers are all A+ rated or higher; Washing machines and dishwashers are all A rated or higher; Washer-dryers and tumble dryers are all B rated or higher. At design stage: washing machines & dryer types were confirmed by the architect's email [ref. 42, p.2] and allocation between dwellings was confirmed by a separate email [ref. 42, p.1]; fridges, freezers and dishwasher types and allocations were confirmed by the kitchen schedules [ref. 42, p.6-10]; compliant manufacturer's literature was provided for fridges and freezers [ref. 86] and washers, dryers, and dishwashers [ref. 42, from p.10].

**Issue:**Ene6 External lighting

**Max Credits:**2

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	All dwellings		Complete	2.00	1,2,3,4
Ev.No.	Evidence Type	<u>Related Evidence</u> Evidence Title	Version	Location	
1	Site Inspection Report	270 - St Edmunds Terrace Assessor Site Inspection Report v4.0	4.0	Assessor Site Report\270 - St Edmunds Terrace Assessor Site Inspection Report v4.0	
2	Detailed Documentary evidence confirming the control systems applicable to each light fitting	115 - Lighting Layout Construction Issue Drawings (4082-E-3000 to 3009 & 3050)	Design Stage	Ene 6\115 - Lighting Layout Construction Issue Drawings (4082-E-3000 to 3009 & 3050)	
3	Detailed Documentary evidence confirming the types of light fittings and efficacy for all lamps	167 - St Edmunds Terrace External Lighting	Design Stage	Ene 6\167 - St Edmunds Terrace External Lighting	
4	Written confirmation that the dwelling has been constructed in accordance with design stage drawings/spec	284 - Ene 6 as-built letter	As Built	Ene 6\284 - Ene 6 as-built letter	

### Notes and Further Information

The assessor's site inspection [ref. 270] and written confirmation from the electrical engineer [ref. 284] confirms compliant light fittings have been installed in accordance with the design stage evidence. At

design stage, the electrical engineer provided an external lighting schedule [ref. 167] and layouts [ref. 115]: the schedule confirms the fittings are energy efficient (greater than 40 lumens per circuit watt) and that there are no security lights, and the layouts confirm all external lighting is controlled by time switch to prevent unnecessary use during daylight hours [see Note 5 on each drawing].

**Issue:**Ene7 Low and Zero Carbon Technologies

**Max Credits:**2

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Dwellings achieving 0 credit		Complete	0.00	1,2,4,6,7
2	Dwellings achieving 1 credit		Complete	1.00	,3,5,8 4,6,7,3,5
3	Dwellings achieving 2 credits		Complete	2.00	,8,1,2 1,2,4,6,7 ,3,5,8
Ev.No.	Evidence Type	<u>Related Evidence</u> Evidence Title	Version	Location	
1	Copy of revised/final calculations as detailed in the methodology	281 - As Built SAP - MultipleCSH	As Built	Ene 7\281 - As Built SAP - MultipleCSH	
2	Copy of revised/final calculations as detailed in the methodology	283 - CSH_Ene_7_Tool_(CS003_Rev03.1_2010)	n/a	Ene 7\283 - CSH_Ene_7_Tool_(CS003_Rev03.1_2010)	
3	Written confirmation that the dwelling has been constructed in accordance with design stage drawings/spec	287 - Ene 7 letter	As-Built	Ene 7\287 - Ene 7 letter	
4	User Defined Evidence Type	270 - St Edmunds Terrace Assessor Site Inspection Report v 4.0	4.0	Assessor Site Report\270 - St Edmunds Terrace Assessor Site Inspection Report v4.0	
5	User Defined Evidence Type	69 - St Edmunds Terrace - Ene Energy Strategy	Design Stage	Ene 7\69 - St Edmunds Terrace - Energy Strategy	
6	User Defined Evidence Type	110 - Photovoltaic Tech Sub (6000-TS-E043)	Design Stage	Ene 7\110 - Photovoltaic Tech Sub (6000-TS-E043)	
7	User Defined Evidence Type	111 - CHP Tech Sub (6000-TS-M035)	Design Stage	Ene 7\111 - CHP Tech Sub (6000-TS-M035)	
8	User Defined Evidence Type	112 - Ground Source Heat Pumps Tech Sub (6000-TS-M048)	Design Stage	Ene 7\112 - Ground Source Heat Pumps Tech Sub (6000-TS-M048)	

## Notes and Further Information

The as-built SAP results have been provided for each dwelling by the accredited energy assessor (Keith Harding) [ref. 281] and the Ene 7 calculator has been completed [ref. 283]. The assessor's site inspection [ref. 270] and letter from the mechanical engineer [ref. 287] confirm that compliant PVs, CHP, and Ground Source Heat Pumps have been installed in accordance with the design stage Energy Strategy [ref. 69] and technical submittals [ref. 110, 111, 112].

**Issue:**Ene8 Cycle Storage

**Max Credits:**2

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	All dwellings		Complete	2.00	1,2,3,4,5,6
Ev.No.	Evidence Type	<u>Related Evidence</u> Evidence Title	Version	Location	
1	Site Inspection Report	270 - St Edmunds Terrace Assessor Site Inspection Report v 4.0	4.0	Assessor Site Report\270 - St Edmunds Terrace Assessor Site Inspection Report v4.0	
2	Written confirmation that the dwelling has been constructed in accordance with design stage drawings/spec	289 - 150703_RB01_Letter	As-Built	Ene 8\289 - 150703_RB01_Letter	
3	Detailed Documentary evidence showing the number of bedrooms and corresponding number of cycle storage spaces	72 - Cycle space calculator CfS H 2010 - St Edmunds Terrace	Design Stage	Ene 8\72 - Cycle space calculator CfS H 2010 - St Edmunds Terrace	
4	Detailed Documentary evidence showing the number of bedrooms and corresponding number of cycle storage spaces	116 - Schedule of Areas & Accommodation	Design Stage	Ene 8\116 - Schedule of Areas & Accommodation	
5	Detailed Documentary evidence showing the location, type and size of storage	132 - St Edmund's Terrace Cycle storage (Squire & Partners email & attachments)	Design Stage	Ene 8\132 - St Edmund's Terrace Cycle storage (Squire & Partners email & attachments)	
6	Detailed Documentary evidence showing convenient access to the cycle store	142 - St Edmunds Terrace cycle storage space	Design Stage	Ene 8\142 - St Edmunds Terrace cycle storage space	

## Notes and Further Information

The assessor's site inspection [ref. 270] and letter from the architect [ref. 289] confirms the installation of cycle storage in accordance with the design stage evidence. At design stage, the assessor organisation calculated that, based on the schedule of areas [ref. 116] a total of 78 cycle spaces were required

across the development to achieve two credits [ref. 72]. The cycle spaces have been installed in accordance with the following design stage documentation: \*27no Semi-Vertical bike-racks [ref. 132, written confirmation on p.1, layout on p.2, literature on p.7]\*; \*51no Wall-mounted cycle holds [ref. 132, written confirmation on p.1, layout on p.3, literature on p.4]\*; \*All cycle spaces are provided within a fully enclosed structure (the basement car park) with a secure entrance lock (accessible by residents only via card readers) [ref. 132, p.1]\*; \*There is sufficient space to store and retrieve cycles independently without the need to move other cycles or cars [142]\*.

Issue:Ene9 Home Office

Max Credits:1

ID	Description	Specification	Status	Credits	Ev.No.
1	Dwellings achieving 0 credits		Complete	0.00	1,2,3,4,6
2	Dwellings achieving 1 credit		Complete	1.00	1,2,3,4,6 7,8,5
Ev.No.	Evidence Type	Related Evidence Evidence Title	Version	Location	
1	Site Inspection Report	270 - St Edmunds Terrace Assessor Site Inspection Report v4.0	4.0	Assessor Site Report\270 - St Edmunds Terrace Assessor Site Inspection Report v4.0	
2	Written confirmation that the dwelling has been constructed in accordance with design stage drawings/spec	288 - Ene 9 letter	As-Built	Ene 9\288 - Ene 9 letter	
3	Confirmation that two telephone points will be provided	9 - Stage D MEP Specification Issue 1	Design Stage	Ene 9\9 - Stage D MEP Specification Issue 1	
4	Detailed Documentary evidence showing that an average daylight factor of at least 1.5%	74 - 131210 - 7348 St Edmund's Terrace Daylight analysis_v1.1	Design Stage	Ene 9\74 - 131210 - 7348 St Edmund's Terrace Daylight analysis_v1.1	
5	Detailed Documentary evidence showing loc'n & size of the home office	140 - St Edmunds Terrace Home Office information	Design Stage	Ene 9\140 - St Edmunds Terrace Home Office information	
6	Detailed Documentary evidence showing the adequate ventilation will be provided	141 - RE openable windows	Design Stage	Ene 9\141 - RE openable windows	
7	User Defined Evidence Type	155 - 10004-0201-130502-marketing block plans-1	Final	Ene 9\155 - 10004-0201-130502-marketing block plans-1	
8	Detailed Documentary evidence showing that an average daylight factor of at least 1.5%	268 - CIT - As Built Compliance Report	As-Built	Ene 9\268 - CIT - As Built Compliance Report	

## Notes and Further Information

The assessor's site inspection [ref. 270] and written confirmation from the mechanical engineer [ref. 288] confirms that the home office and related services have been provided in each dwelling as specified in the Design Stage detailed documentary evidence. The developer has confirmed that the design stage Daylight Analysis is an accurate and current representation of the development as-built [ref. 268, p.4]; the Daylight Analysis confirms an average daylight factor of 1.5% in each Home Office area with the exception of apartments R5 and P5 [ref. 74, clause 4.5, Home Office locations highlighted orange]. The following was confirmed at design stage: \*Sufficient ventilation via openable windows [ref. 141]\*; \*Sufficient services [ref. 9, clause 14.1]\*; \*Daylight Analysis [ref. 74, as above]\* \*Home Office locations [ref. 140] (Note, these drawings use working unit references - final addresses are confirmed on the marketing plans, ref. 155)\*.

### Category: Water

Issue: Wat1 Indoor Water Use

Max Credits:5

ID	Description	Specification	Status	Credits	Ev.No.
1	Dwellings achieving 4 credits		Complete	4.00	2,1,4,5,7
2	Dwellings achieving 3 credits		Complete	3.00	,3,6 2,1,4,5,7 ,3,6
Ev.No.	Evidence Type	Related Evidence Evidence Title	Version	Location	
1	Site Inspection Report	270 - St Edmunds Terrace Assessor Site Inspection Report v 4.0	4.0	Assessor Site Report\270 - St Edmunds Terrace Assessor Site Inspection Report v4.0	
2	Written confirmation that the dwelling has been constructed in accordance with design stage drawings/spec	250 - St Eds_Developer Confirmation_Sanitary ware and appliances	As-Built	Wat 1\250 - St Eds_Developer Confirmation_Sanitary ware and appliances	
3	User Defined Evidence Type	193 - 2015.03.13_Wat 1 Methodology	Final	Wat 1\193 - 2015.03.13_Wat 1 Methodology	
4	User Defined Evidence Type	194 - 2015.03.13_Wat 1 Methodology_Appendix (References)	Final	Wat 1\194 - 2015.03.13_Wat 1 Methodology_Appendix (References)	
5	Revised/Completed Water Efficiency Calculator for New Dwellings internal potable water use for each dwelling which has a d	195 - 20150313_CSH_10Nov_09May_Wat1_Tool_R2.0_CS0	Final	Wat 1\195 - 20150313_CSH_10Nov_09May_Wat1_Tool_R	

	ifferent specification			2.0_CS004
6	User Defined Evidence Type	155 - 10004-0201-130502-marketing block plans-1	Final	Wat 1\155 - 10004-0201-130502-marketing block plans-1
7	User Defined Evidence Type	800 - Design Stage Dwelling Layouts	Design Stage	Wat 1\800 - Design Stage Dwelling Layouts

### Notes and Further Information

The assessor's site inspection [ref. 270] and written confirmation from the developer (CIT) [ref. 250] confirms sanitary fittings and white goods have been installed in accordance with the design stage evidence. The Wat 1 Methodology document, produced by the assessor at design stage, describes the calculation procedures applied and documents and literature referenced by the assessor in order to validate evidence and complete the Wat 01 calculator tool [ref. 193]. The assessor summary was based on third party literature which has been provided as an Appendix [ref. 194] and is referenced within the Methodology. Note: Some design stage documentation uses working unit references as per the dwelling layouts [ref. 800]; final addresses are confirmed on the marketing plans [ref. 155]. The Wat 01 Tool has been completed based on the above [ref. 195]. Wat 01 results are confirmed on the final page of the Methodology [ref. 193].

### Issue: Wat2 External Water Use

**Max Credits: 1**

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	All dwellings		Complete	1.00	1,3,9,4,6,2,5,7,8
Ev.No.	Evidence Type	<u>Related Evidence</u> Evidence Title	Version	Location	
1	Site Inspection Report	270 - St Edmunds Terrace Assessor Site Inspection Report v 4.0	4.0	Assessor Site Report\270 - St Edmunds Terrace Assessor Site Inspection Report v4.0	
2	Written confirmation that the dwelling has been constructed in accordance with design stage drawings/spec	285 - Rainwater harvesting as-built letter	As-Built	Wat 2\285 - Rainwater harvesting as-built letter	
3	User Defined Evidence Type	165 - Rainwater Harvesting & Attenuation Schematics	Design Stage	Wat 2\165 - Rainwater Harvesting & Attenuation Schematics	
4	User Defined Evidence Type	188 - L&P letter - Wat 1 - 26 Jan 2015 - Highlighted by the assessor	Design Stage	Wat 2\188 - L&P letter - Wat 1 - 26 Jan 2015 - Highlighted by the assessor	
		195 - 20150313_CSH_10Nov_		Wat 2\195 - 20150313_CSH_	

5	User Defined Evidence Type	09May_Wat1_Tool_R2.0_CS004	Design Stage	10Nov_09May_Wat1_Tool_R2.0_CS004
6	User Defined Evidence Type	198 - 2015.01.26_RES L&P WATER STRATEGY REPORT_Wat 2 (TH)	Design Stage	15.01.26_RES L&P WATER STRATEGY REPORT_Wat 2 (TH)
7	User Defined Evidence Type	410 - St Edm. Landscape Masterplan permable areas	Design Stage	Wat 2\410 - St Edm. Landscape Masterplan permable areas
8	User Defined Evidence Type	706 - 10004_Soft Landscape Sq.m S&P	Design Stage	Wat 2\706 - 10004_Soft Landscape Sq.m S&P
9	User Defined Evidence Type	710 - 4082-PH-2503 REV_E Rainwater Harvesting and Attenuation Schematic 2500 (1)	Design Stage	Wat 2\710 - 4082-PH-2503 REV_E Rainwater Harvesting and Attenuation Schematic 2500 (1)

## Notes and Further Information

The letter from the public health engineer [ref. 285], and the assessor site report [ref. 270], confirms a rainwater harvesting system has been installed as per the design stage specification and serves WC flushing, irrigation, and the swimming pool in accordance with the design stage evidence. At design stage, it was confirmed that mains potable water demand was reduced for external water uses through the installation of a centralised irrigation system using rainwater. The development is surrounded by communal (semi-private) gardens and includes a swimming pool. In accordance with the Guidance, size requirements for communal gardens; where the communal garden is allocated to more than six dwellings, a maximum of 30 litres per dwelling can be applied. The development includes a total of 37 dwellings, therefore a storage capacity of 1,100 litres is required. In addition, a 5 litres excess must be achieved in the Wat 1 calculator tool, and the swimming pool filled using 100% rainwater. As confirmed at design stage by the M&E (Long & Partners) statements [ref. 188 + 198], schematics [ref. 710 + 165 + 410] and Architects (Squire & Partners) drawing [ref. 706] a centralised harvesting tank of 25,000 litres is installed, and the swimming pool is filled using 100% rainwater. As shown in Wat 1 calculator output tools, a 5 litres excess is provided [ref. 195].

## Category: Materials

Issue: Mat1 Environmental Impact of Materials

Max Credits: 15

ID	Description	Specification	Status	Credits	Ev.No.
1	Block 1 (Regent)		Complete	4.00	1,5,12,13
2	Block 2 (Garden)		Complete	4.00	,2,7,11,3 1,4,8,12 ,13,2,11



3	Block 3 (Park)	Complete	4.00	1,5,12,13 ,2,9,11
4	Town House	Complete	4.00	1,6,12,13 ,2,11,10

Ev.No.	Evidence Type	<u>Related Evidence</u> Evidence Title	Version	Location
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1	Written confirmation that the dwelling has been constructed in accordance with design stage drawings/spec	269 - Squire & Partners - As Built Compliance Report	As-Built	Mat 1\269 - Squire & Partners - As Built Compliance Report Assessor Site Report
2	User Defined Evidence Type	270 - St Edmunds Terrace Assessor Site Inspection Report v4.0	4.0	270 - St Edmunds Terrace Assessor Site Inspection Report v4.0
3	Revised Code Mat 1 Calculator Tool	123 - BLOCK 1 (Regent)_CSH_Mat_1_Tool_(CS005_Rev00_2010)	As-Built	Mat 1\123 - BLOCK 1 (Regent)_CSH_Mat_1_Tool_(CS005_Rev00_2010)
4	Revised Code Mat 1 Calculator Tool	124 - BLOCK 2 (Garden)_CSH_Mat_1_Tool_(CS005_Rev00_2010)	As-Built	Mat 1\124 - BLOCK 2 (Garden)_CSH_Mat_1_Tool_(CS005_Rev00_2010)
5	Revised Code Mat 1 Calculator Tool	125 - BLOCK 3 (Park)_CSH_Mat_1_Tool_(CS005_Rev00_2010)	As-Built	Mat 1\125 - BLOCK 3 (Park)_CSH_Mat_1_Tool_(CS005_Rev00_2010)
6	Revised Code Mat 1 Calculator Tool	126 - TOWNHOUSE_CSH_Mat_1_Tool_(CS005_Rev00_2010)	As-Built	Mat 1\126 - TOWNHOUSE_CSH_Mat_1_Tool_(CS005_Rev00_2010)
7	User Defined Evidence Type	25 - Block 1 Elevations	Design Stage	Mat 1\25 - Block 1 Elevations
8	User Defined Evidence Type	26 - Block 2 Elevations	Design Stage	Mat 1\26 - Block 2 Elevations
9	User Defined Evidence Type	27 - Block 3 Elevations	Design Stage	Mat 1\27 - Block 3 Elevations
10	User Defined Evidence Type	35 - Town House Elevations	Design Stage	Mat 1\35 - Town House Elevations
11	References stating the design or specification documentation used to complete the tool	121 - Schedule of Mat 1 fit-out materials	Design Stage	Mat 1\121 - Schedule of Mat 1 fit-out materials
12	References stating the design or specification documentation used to complete the tool	122 - St Edmunds Terrace Bespoke Green Guide Ratings	Design Stage	Mat 1\122 - St Edmunds Terrace Bespoke Green Guide Ratings

13	User Defined Evidence Type	155 - 10004-0201-130502-marketing block plans-1	Final	Mat 1\155 - 10004-0201-130502-marketing block plans-1
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### Notes and Further Information

The architect has confirmed that the building envelope has been constructed as specified in the Mat 1 Calculator Tool and references provided at Design Stage [ref. 269, p.6]. At design stage, the architect provided a schedule of materials for each of the three blocks and the townhouse [ref. 121]. Bespoke Green Guide ratings have been produced by the assessor organisation in conjunction with the architect and are referenced in the architect's schedule; copies of the Bespoke Calculator Results are provided [122]. The elevations show the usage of materials [ref. 25, 26, 27, 35]. Note: The elevations and schedule use working unit references, final addresses are confirmed on the marketing plans [ref. 155]. The Mat 1 calculator has been completed for each of the three blocks and the townhouse [ref. 123, 124, 125, 126]; 4 credits are awarded for all dwellings.

**Issue:**Mat2 Responsible Sourcing of Materials - Basic Building Elements

**Max Credits:**6

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Apartments (Blocks 1-3)		Complete	6.00	8,10,6,7
2	Town House		Complete	6.00	,1,2,4,5 7,1,4,5,3 ,6
Ev.No.	Evidence Type	<u>Related Evidence</u> Evidence Title	Version	Location	
1	Written confirmation that the dwelling has been constructed in accordance with design stage drawings/spec	256 - Mat 2 Final certification letter	As-Built	Mat 2\256 - Mat 2 Final certification letter	
2	Revised/Completed Mat 2 calculator tool	179 - BLOCK 1-3 - CSH_Mat_2_Tool_(CS006_Rev01_2010)	Design Stage	Mat 2\179 - BLOCK 1-3 - CSH_Mat_2_Tool_(CS006_Rev01_2010)	
3	Revised/Completed Mat 2 calculator tool	180 - TOWNHOUSE - CSH_Mat_2_Tool_(CS006_Rev01_2010)	Design Stage	Mat 2\180 - TOWNHOUSE - CSH_Mat_2_Tool_(CS006_Rev01_2010)	
4	Detailed Documentary evidence stating the materials specified in each element	178 - Mat 2 schedule	Design Stage	Mat 2\178 - Mat 2 schedule	
5	User Defined Evidence Type	181 - Mat 2 certification	Design Stage	Mat 2\181 - Mat 2 certification	
6	User Defined Evidence Type	274 - Mat 2 & 3 Updated Accreditation	As-Built	Mat 2\274 - Mat 2 & 3 Updated Accreditation	
7	Confirmation timber will be from a legal source	177 - Mat 2 & 3 letter	Design Stage	Mat 2\177 - Mat 2 & 3 letter	

## Notes and Further Information

The contractor has confirmed that materials have been installed in accordance with the design stage evidence and Mat 2 Calculator Tool [ref. 256]. The design stage schedule from the the contractor (Mace) confirms the materials and applicable responsible sourcing schemes [ref. 178]. The Mat 2 calculator has been completed for the three Blocks [ref. 179] and the Townhouse [ref. 180] based on the above schedule. Responsible sourcing accreditation was provided at design stage for each manufacturer referenced in the above schedule [ref. 181]; updated accreditation has been provided at the post construction stage for Tarmac, Lignacite, CT Glass, Albion Stone as the original certificates have expired [ref. 274]. All timber is legally sourced as per the design stage commitment [ref. 177] and post-construction confirmation of no changes [ref. 256].

**Issue:Mat3 Responsible Sourcing of Materials - Finishing Elements**

**Max Credits:3**

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	All dwellings		Complete	3.00	1,2,3,4
Ev.No.	Evidence Type	<u>Related Evidence</u> Evidence Title	Version	Location	
1	Written confirmation that the dwelling has been constructed in accordance with design stage drawings/spec	257 - Mat 3 Final certification letter	As-Built	Mat 3\257 - Mat 3 Final certification letter	
2	Revised/Completed Mat 3 calculator tool	917 - 2015.03.16_CSH_Mat_3_Tool_(CS007_Rev00_2010)	Final	Mat 2\917 - 2015.03.16_CSH_Mat_3_Tool_(CS007_Rev00_2010)	
3	User Defined Evidence Type	274 - Mat 2 & 3 Updated Accreditation	As-Built	Mat 3\274 - Mat 2 & 3 Updated Accreditation	
4	User Defined Evidence Type	290 - Design Stage Refs 900 to 916 - Mat 3	Design Stage	Mat 3\290 - Design Stage Refs 900 to 916 - Mat 3	

## Notes and Further Information

The contractor has confirmed that materials have been installed in accordance with the design stage evidence and Mat 3 Calculator Tool [ref. 256]. The Mat 3 calculator has been completed [ref. 917]. Updated responsible sourcing accreditation has been provided at the post construction stage for Tarmac, Lignacite, CT Glass, Albion Stone as the original certificates have expired [ref. 274]. All other certification was provided at design stage as follows [for clarity, refs. 900 to 916 have been packaged in one zip file: ref. 290]: The Principal Contractor (Mace) has confirmed that 80% of all materials shall be responsibly sourced and holding third-party certified CoC [ref. 913]. In support of their commitment, the Principal Contractor (Mace) has provided certificates and supporting information as follows: \*Windows: Sourced from Metallbau Fruh, 50% Glass and 50% Steel, ISO 14001 and Certified EMS for Recycling [ref. 900, 901, 902].\* \*Doors: Sourced from Shadbolts, 80% Timber and 20% Glass, FSC with CoC and ISO14001 [ref. 903 & 904].\* \*Skirting: Sourced from Putney & Wood, 100% Stone, BES 6001 Very Good [ref. 910, 914, 915].\* \*Panelling: Sourced from Shadbolts, 100% Timber, FSC with CoC and ISO

14001 [ref. 903 and 904].\* \*Furniture: Wardrobes sourced from Tisettanta, 45% Timber, PEFC with CoC [ref. 912, 907 pp.1, 4, 5, 6, 8]. Kitchen Cupboards sourced from Design Space, 55% Timber, FSC with CoC [ref. 909].\* \*Fascias: Note: n/a.\* \*Staircase: Sourced from FA North, 50% Timber, FCS with CoC [ref. 916]. Sourced from CT Glass and Glas Trosch, 35% Toughened Glass, ISO 14001 Key Process and Supply chain, respectively [ref. Sourced from TBC, 15% Steel.\* \*Other - Swimming Pool Area: Sourced from Broughton Moor, 80% Burlington Stone, ISO 14001 [ref. 911].\*

## Category: Surface Water Run-off

Issue: Sur1 Management of Surface Water Run Off from Developments

Max Credits:2

ID	Description	Specification	Status	Credits	Ev.No.
1	All dwellings		Complete	1.00	1,4,2,3,5,6
Ev.No.	Evidence Type	Related Evidence Evidence Title	Version	Location	
1	Written confirmation that the dwelling has been constructed in accordance with design stage drawings/spec	264 - Sur 1 Final certification letter	As-Built	Sur 1\264 - Sur 1 Final certification letter	
2	Copy of consultant's or engineer's report	192 - SUR 1 BREEAM C1437	Design Stage	Sur 1\192 - SUR 1 BREEAM C1437	
3	User Defined Evidence Type	211 - RES_SUR 1 Validation Statement_Mar 2015	Design Stage	Sur 1\211 - RES_SUR 1 Validation Statement_Mar 2015	
4	User Defined Evidence Type	291 - Appendix to RES_SUR 1 Validation Statement_Mar 2015	Design Stage	Sur 1\291 - Appendix to RES_SUR 1 Validation Statement_Mar 2015	
5	User Defined Evidence Type	292 - St Eds_Drainage Schematics	Design Stage	Sur 1\292 - St Eds_Drainage Schematics	
6	User Defined Evidence Type	293 - D&A_Structure_SG01	Design Stage	Sur 1\293 - D&A_Structure_SG01	

## Notes and Further Information

The contractor has confirmed there are no changes to the design stage evidence [ref. 264]. The following was submitted at design stage: 1. SUR 1 calculations were carried out by the specialist consultant (Nimbus Engineering Consultants) [ref. 192]; 2. The Validation Statement produced by the assessor confirms how the credits are awarded [ref. 211] - additional references as detailed in the Validation Statement are provided in one zip as an Appendix [ref. 291]; 3. Drainage schematics from the MEPH consultant [ref. 292], and the structural engineer's report [ref. 293] (which includes drawings of water travel routes and proposed design solutions), are intended to be viewed in conjunction with the Sur 1 report [ref. 192], which confirms compliance with PPG25 and is signed and dated by the specialist.

Issue: Sur2 Flood Risk

Max Credits: 2

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	All dwellings		Complete	2.00	1,2,3,4
Ev.No.	Evidence Type	<u>Related Evidence</u> Evidence Title	Version	Location	
1		Written confirmation that the dwelling has been constructed in accordance with design stage drawings/spec	As-Built	Sur 2\265 - Sur 2 Final certification letter	
2	Copy of FRA	2 - Pages from 111101 A3 Fluid Planning Report Rev A	Design Stage	Sur 2\2 - Pages from 111101 A3 Fluid Planning Report Rev A	
3	User Defined Evidence Type	104 - Appropriately qualified professional	Design Stage	Sur 2\104 - Appropriately qualified professional	
4	User Defined Evidence Type	293 - D&A_Structure_SG01	Design Stage	Sur 2\293 - D&A_Structure_SG01	

**Notes and Further Information**

The contractor has confirmed there are no changes to the design stage evidence [ref. 265]. The design stage Appraisal of Flood Risk confirms the site is located in Flood Zone 1, with a low risk of flooding from all sources [ref. 2, p.2] The Appraisal of Flood Risk was undertaken by an appropriately qualified professional (Anthony Clothier, Water Environment Ltd) [ref. 104]. Note: The FRA was included as an appendix to the structural engineer's report (4 pages reprinted in booklet format to 2 pages per sheet), please see exhaustive section attached [ref. 293]: this was the full document as submitted to the London Borough of Camden to address development and flood risk policy.

**Category: Waste**

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

Max Credits: 1

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	All dwellings		Complete	4.00	1,3,4,5,6,7,8,9,2,10,11
Ev.No.	Evidence Type	<u>Related Evidence</u> Evidence Title	Version	Location	
1	Site Inspection Report	270 - St Edmunds Terrace Assessor Site Inspection Report v	4.0	Assessor Site Report\270 - St Edmunds Terrace Assessor Site	

2	Written confirmation that the dwelling has been constructed in accordance with design stage drawings/spec	289 - 150703_RB01_Letter	As-Built	Was 1\289 - 150703_RB01_Letter
3	Detailed Documentary evidence stating the number, types and sizes of internal storage	280 - Bin Specification	As-Built	Was 1\280 - Bin Specification
4	Completed Checklist IDP	106 - IDP Checklist - Completed	Design Stage	106 - IDP Checklist - Completed
5	Detailed Documentary evidence stating the location of the internal storage	107 - Kitchen Layouts	Design Stage	107 - Kitchen Layouts
6	A letter, leaflet, website or other published information from the Local Authority/waste scheme provider	127 - What you can recycle - Camden Council	Design Stage	127 - What you can recycle - Camden Council
7	A letter, leaflet, website or other published information from the Local Authority/waste scheme provider	128 - Frequently asked questions about recycling - Camden Council	Design Stage	128 - Frequently asked questions about recycling - Camden Council
8	Detailed Documentary evidence stating the location of the internal storage	130 - Kitchen Layout Plan Town House Ground Floor	Design Stage	130 - Kitchen Layout Plan Town House Ground Floor
9	Completed Cat 5.1 Supplementary Information sheet for Was 1	147 - Was 1 checklist	Design Stage	147 - Was 1 checklist
10	Detailed Documentary evidence stating the location of the external storage	148 - Basement L1 Plan (10004_P_B1_G200_003_iss26_revAD)	Design Stage	148 - Basement L1 Plan (10004_P_B1_G200_003_iss26_revAD)
11	Completed Cat 5.1 Supplementary Information sheet for Was 1	149 - Camden waste storage requirements	Design Stage	149 - Camden waste storage requirements

## Notes and Further Information

**\*\*Storage of Household Waste:\*\*** The assessor's site inspection [ref. 270] and written confirmation from the architect [ref. 289] confirms the provision of a communal waste storage area in the location confirmed by the design stage plans (next to the basement vehicle entrance ramp) [ref. 148; circled by assessor]. This is in accordance with the Supplementary Information Sheet Cat 5.1 [ref. 147] and Checklist IDP (with associated notes) [ref. 106] completed at design stage by the architect. Note: The architect confirmed the Local Authority did not set precise waste storage requirements therefore British Standard 5906 is the larger volume [ref. 149]. **\*\*Internal Recyclable Waste Storage:\*\*** The assessor's site inspection [ref. 270] and architect's email [ref. 280] and letter [ref. 289] confirms a three-compartment recycling bin with a 30 litre compartment for mixed recyclables, a 13 litre compartment for food waste, plus an additional 13 litre compartment for general waste or recyclables has been installed in the a dedicated non-obstructive position in the kitchen of each dwelling. The Camden Council literature confirms there is a weekly Local Authority Collection Scheme for mixed recycling which is sorted after collection [ref. 127 & 128]. The pull out bins are shown on each Kitchen Layout for the

Apartments [ref. 107] and the Townhouse [ref. 130].

**Issue:Was2 Construction Site Waste Management**

**Max Credits:2**

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	All dwellings		Complete	3.00	1
Ev.No.	Evidence Type	<u>Related Evidence</u> Evidence Title	Version	Location	
1	Copy of a compliant SWMP containing the appropriate criteria in accordance with checklists Was 2a, 2b and 2c	276 - SMARTWastePlan_St Edmunds Terrace_rev02 FINAL	Final	Was 2\276 - SMARTWastePlan_St Edmunds Terrace_rev02 FINAL	

**Notes and Further Information**

The final SWMP has been produced using SMARTWaste [ref. 276, dated 09/06/15 as confirmed on p.32]. The SWMP contains: 1. Actual figures confirming 100% diversion of non-hazardous construction waste from landfill (p.26); 2. Actual figures for resource efficiency (p.25); 3. A comparison of actual waste quantities to forecast quantities (p.31); 4. Procedures and commitments to minimize non-hazardous and hazardous construction waste (p.3); 5. Monitoring, measuring and reporting of hazardous and non-hazardous site waste production according to the defined waste streams generated by the scope of the works (p.28).

**Issue:Was3 Composting**

**Max Credits:1**

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	All dwellings		Complete	1.00	5,1,2,8,3,6,7
Ev.No.	Evidence Type	<u>Related Evidence</u> Evidence Title	Version	Location	
1	Written confirmation that the dwelling has been constructed in accordance with design stage drawings/spec	289 - 150703_RB01_Letter	As-Built	Was 3\289 - 150703_RB01_Letter	
2	Detailed documentary evidence stating the location and size of storage	131 - Composting bin location	Design Stage	Was 3\131 - Composting bin location	
3	Detailed documentary evidence stating the details of the local authority collection scheme	19 - Food waste recycling collection - Camden Council	Design Stage	19 - Food waste recycling collection - Camden Council	
5	User Defined Evidence Type	106 - IDP Checklist - Completed	Design Stage	106 - IDP Checklist - Completed	

6	Detailed documentary evidence stating the location and size of storage	280 - Bin Specification	As-Built	280 - Bin Specification
7	Copy of the composting information leaflet	286 - St Edmunds Terrace_Residents Manual and Home User Guide	Final	286 - St Edmunds Terrace_Residents Manual and Home User Guide
8	Copy of the composting information leaflet	268 - CIT - As Built Compliance Report	As-Built	268 - CIT - As Built Compliance Report

### Notes and Further Information

The letter from the architect confirms Camden Council provide a weekly food waste collection service and an external communal food waste collection bin has been provided near the main entrance gate of the development in order to facilitate local authority collection [ref. 289]. This is in accordance with the design stage location drawing [ref. 131], IDP checklist [ref. 106] and literature from Camden Council [ref. 19]. The letter from the architect confirms a fixed three-compartment pull-out bin has been provided in a cupboard in each kitchen, which contains a 13 litre compartment for food waste [ref. 289]; Kitchen bin literature has been provided [ref. 280]. An information leaflet on local authority food waste collection has been provided within the Home User Guide [ref. 286, p.64-65], which has been distributed to each home [ref. 268]

### Category: Pollution

Issue: Pol1 Global Warming Potential (GWP) of insulants

Max Credits: 1

ID	Description	Specification	Status	Credits	Ev.No.
1	All dwellings		Complete	1.00	1,2,3,4
Ev.No.	Evidence Type	Related Evidence Evidence Title	Version	Location	
1	Written confirmation that the dwelling has been constructed in accordance with design stage drawings/spec	268 - CIT - As Built Compliance Report	As Built	Pol 1\268 - CIT - As Built Compliance Report	
2	Completed/Revised Checklist Part 1	174 - Pol 1 Schedule	Design Stage	Pol 1\174 - Pol 1 Schedule	
3	User Defined Evidence Type	175 - Pol 1 Literature Part 1 of 2	Design Stage	Pol 1\175 - Pol 1 Literature Part 1 of 2	
4	User Defined Evidence Type	176 - Pol 1 Literature Part 2 of 2	Design Stage	Pol 1\176 - Pol 1 Literature Part 2 of 2	

### Notes and Further Information

The developer has confirmed there are no changes to the evidence provided at design stage [ref. 268]. At design stage, the contractor (Mace) provided a schedule of specified insulation, which confirms all insulation shall have a GWP of <5 [ref. 174]. Manufacturers literature has been provided in support of



each product, as listed in the Reference to literature column of the schedule [ref. 175, 176].

**Issue:Pol2 NOx Emissions**

**Max Credits:3**

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	All dwellings		Complete	0.00	

**Notes and Further Information**

This credit is not pursued due to the specification of a Ground Source Heat Pump which uses electricity from the grid.

**Category: Health & Wellbeing**

**Issue:Hea1 Daylighting**

**Max Credits:3**

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Dwellings achieving 0 credits		Complete	0.00	1,2
2	Dwellings achieving 1 credit		Complete	1.00	1,2
3	Dwellings achieving 2 credits		Complete	2.00	1,2
4	Dwellings achieving 3 credits		Complete	3.00	1,2

Ev.No.	Evidence Type	<u>Related Evidence</u>	
		Evidence Title	Version
1	Written confirmation that the dwelling has been constructed in accordance with design stage drawings/spec	268 - CIT - As Built Compliance Report	As Built
2	Calculations signed-off by the developer	74 - 131210 - 7348 St Edmund's Terrace Daylight analysis_v1.1	Design Stage

Hea 1\268 - CIT - As Built Compliance Report  
Hea 1\74 - 131210 - 7348 St Edmund's Terrace Daylight analysis\_v1.1

**Notes and Further Information**

The developer has confirmed that the Daylight Analysis carried out at design stage is an accurate and current representation of the development as-built, that no changes have occurred that affect the design stage evidence, and that the results are validated and approved by the developer [ref. 268, p.4]. At design stage, daylight calculations were modeled and produced using the FlucsDL package within the IES VE environment software [ref. 74, clause 3.1]. Results have been provided for each dwelling [ref. 74, clause 4.5].

**Issue:Hea2 Sound Insulation**

**Max Credits:4**

ID	Description	Status	Credits	Ev.No.
1	All dwellings	Complete	4.00	1,2,3
Ev.No.	Evidence Type	<u>Related Evidence</u> Evidence Title	Version	Location
1	Copies of sound insulation field test results	277 - 12233-R03-A ANC 141.4 4461.A St Edmonds Terrace Sound Insulation Test Report	As Built	Hea 2\277 - 12233-R03-A ANC 141.44461.A St Edmonds Terrace Sound Insulation Test Report
2	Copies of sound insulation field test results	278 - 12233-L01-A ANC test report addendum	As Built	Hea 2\278 - 12233-L01-A ANC test report addendum
3	Evidence that the tests have been carried out by a Compliant Test Body	166 - ANC Member Details	n/a	Hea 2\166 - ANC Member Details

### Notes and Further Information

The letter from the acoustic engineer confirms that results of pre-completion testing exceed the minimum requirements of ADE2003 by at least 8 dB [ref. 278], therefore 4 credits are awarded for all dwellings. Copies of the sound insulation field test results have been provided [ref. 277]. The tests have been carried out by a Compliant Test Body, Sandy Brown Associates, who are registered with the Association of Noise Consultants (ANC) [ref. 166].

### Issue:Hea3 Private Space

**Max Credits:1**

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	All dwellings		Complete	1.00	2,4,1,6,5,3
Ev.No.	Evidence Type	<u>Related Evidence</u> Evidence Title	Version	Location	
1	Site Inspection Report	270 - St Edmonds Terrace Assessor Site Inspection Report v 4.0	4.0	Assessor Site Report\270 - St Edmonds Terrace Assessor Site Inspection Report v4.0	
2	Written confirmation that the dwelling has been constructed in accordance with design stage drawings/spec	269 - Squire & Partners - As Built Compliance Report	As Built	Hea 3\269 - Squire & Partners - As Built Compliance Report	
3	Detailed Documentary evidence demonstrating the private space is accessible to occupants of	106 - IDP Checklist - Complete	Design Stage	Hea 3\106 - IDP Checklist - Completed	

4	designated dwellings Detailed Documentary evidence confirming the number of bedrooms served by the outdoor space	Design Stage	Hea 3\159 - 2013.08.13_Schedule of Areas & Accommodation
5	Detailed Documentary evidence confirming that the outdoor space meets the minimum size requirements	Design Stage	Hea 3\160 - Squire & Partners - Outdoor Space mark-ups
6	Detailed Documentary evidence confirming the number of bedrooms served by the outdoor space	Design Stage	Hea 3\161 - RE St Edmunds Terrace - CSH Certification (2)

### Notes and Further Information

The architect has confirmed that the dwellings have been constructed in accordance with the Design Stage evidence [ref. 269, p.4]. At design stage, the architect confirmed the size and locations of shared and private outdoor space provided across the development [ref. 160], and that all residents have access to the shared space [ref. 161]. As per the area schedule, there are 96 bedrooms across the development [ref. 159]: therefore 96m<sup>2</sup> of shared space is required to meet the requirements. At design stage, the architect confirmed that 737m<sup>2</sup> of shared outdoor space is provided [ref. 160]. At design stage, the architect confirmed the outdoor space is provided with inclusive access and usability as per the Checklist IDP and associated notes [ref. 106]. The assessor's site inspection [ref. 270] confirms the installation of shared communal gardens and private balconies in accordance with the architect's as-built confirmation of no changes [ref. 269] and design stage drawings [ref. 160].

Issue: Hea4 Lifetime Homes

Max Credits:4

ID	Description	Specification	Status	Credits	Ev.No.
1	All dwellings		Complete	4.00	1,2
Ev.No.	Evidence Type	Related Evidence Evidence Title	Version	Location	
1	Written confirmation from the developer that the dwelling as built meets all 16 Lifetime Homes criteria	269 - Squire & Partners - As Built Compliance Report	As Built	Hea 4\269 - Squire & Partners - As Built Compliance Report	
2	Written confirmation from the developer that the dwelling as built meets all 16 Lifetime Homes criteria	119 - 10004-0613-HEA 4-140512-RB01	Design Stage	Hea 4\119 - 10004-0613-HEA 4-140512-RB01	

### Notes and Further Information

The architect has confirmed that all 16 of the Lifetime Homes criteria are met for the as-built development [ref. 269, p.5]. This is in accordance with the design stage confirmation [ref. 119].

Category: Management

**Issue:Man1 Home User Guide**

**Max Credits:3**

ID	Description	<u>Specification</u>		Status	Credits	Ev.No.
1	All dwellings			Complete	3.00	1,2
Ev.No.	Evidence Type	<u>Related Evidence</u> Evidence Title		Version	Location	
1	A sample copy of the Home User Guide	286 - St Edmunds Terrace_Residents Manual and Home User Guide		As Built	Man 1\286 - St Edmunds Terrace_Residents Manual and Home User Guide	
2	Confirmation the home user guide has been supplied to all dwellings	268 - CIT - As Built Compliance Report		As Built	Man 1\268 - CIT - As Built Compliance Report	

**Notes and Further Information**

A Home User Guide, compliant with Part 1 and 2 of the Code for Sustainable Homes requirements, has been provided as an appendix to the Residents Manual [ref. 286, HUG from p.45]. The developer has confirmed a copy of the Home User Guide has been distributed to each home, and is available in alternative accessible formats [ref. 268, p.8].

**Issue:Man2 Considerate constructors Scheme**

**Max Credits:2**

ID	Description	<u>Specification</u>		Status	Credits	Ev.No.
1	All dwellings			Complete	2.00	1
Ev.No.	Evidence Type	<u>Related Evidence</u> Evidence Title		Version	Location	
1	User Defined Evidence Type	254 - Considerate Constructors Scheme Final Score		Final	Man 2\254 - Considerate Constructors Scheme Final Score	

**Notes and Further Information**

The contractor has provided a copy of the final Considerate Constructors Scheme report and certificate [ref. 254]. A score of 44 with at least 8 in each section is achieved.

**Issue:Man3 Construction Site Impacts**

**Max Credits:2**

ID	Description	<u>Specification</u>		Status	Credits	Ev.No.
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Ev.No.	Evidence Type	<u>Related Evidence</u> Evidence Title	Version	Location
1	All dwellings		Complete	2.00 1,5,3,4,2
1	User Defined Evidence Type	255 - Man3 Final certification letter	As Built	255 - Man3 Final certification letter
2	User Defined Evidence Type	271 - St Edmund-s Terrace Man 03	As Built	Man 3\271 - St Edmund-s Terrace Man 03
3	User Defined Evidence Type	273 - St Edmund-s Terrace CfSH - Man03	As Built	Man 3\273 - St Edmund-s Terrace CfSH - Man 03
4	Delivery records	275 - Timber Purchasing	As Built	Man 3\275 - Timber Purchasing
5	User Defined Evidence Type	138 - St Edmunds Terrace Environmental Management Plan v 5 26.09.2014	Design Stage	Man 3\138 - St Edmunds Terrace Environmental Management Plan v5 26.09.2014

### Notes and Further Information

The contractor has provided a letter and supporting policy documents confirming the implementation of 'best practice policies for air (dust) pollution arising from site activities', and 'water (ground and surface) pollution arising from site activities' [ref. 255]. The contractor has provided site records confirming monitoring, reporting and targets for 'energy use arising from site activities', and 'water consumption from site activities' [ref. 271]. The contractor has provided copies of Timber chain of custody tickets [ref. 273, 275], which confirm site timber was procured in accordance the design stage Environmental Plan targets for timber [ref. 138, clause 5.0], i.e. at least '80% of site timber is reclaimed, re-used or responsibly sourced'.

### Issue:Man4 Security

**Max Credits:2**

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	All dwellings		Complete	2.00	2,3,1,4
Ev.No.	Evidence Type	<u>Related Evidence</u> Evidence Title	Version	Location	
1	User Defined Evidence Type	270 - St Edmunds Terrace Assessor Site Inspection Report v 4.0	4.0	Assessor Site Report\270 - St Edmunds Terrace Assessor Site Inspection Report v4.0	
2	Written confirmation that the dwelling has been constructed in accordance with design stage dr	268 - CIT - As Built Compliance Report	As Built	Man 4\268 - CIT - As Built Compliance Report	

	awings/spec				
3	User Defined Evidence Type	170 - 10004-0613-SBD Minutes-131129-TSh01	Design Stage		t Man 4\170 - 10004-0613-SBD Minutes-131129-TSh01
4	User Defined Evidence Type	171 - St Edmunds Terrace Secured by Design	Design Stage		Man 4\171 - St Edmunds Terrace Secured by Design

### Notes and Further Information

The developer has confirmed that all of the recommendations provided by the CPDA have been incorporated in the design and all dwellings meet Section 2 Physical Security from Secured by Design [ref. 268, p.9]. At design stage, the architect provided minutes of the CPDA consultation and sketches demonstrating compliance [ref. 170]. At design stage, the architect confirmed all comments made by the CPDA and the requirements of Section 2 from Secured by Design were met by the design [ref. 171]. The assessor's site report contains photographic examples of the development meeting the CPDA requirements [ref. 270].

### Category: Ecology

Issue:Eco1 Ecological Value of Site

Max Credits:1

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	All dwellings		Complete	1.00	7,3,4,5,6,1,2
Ev.No.	Evidence Type	<u>Related Evidence</u> Evidence Title	Version	Location	
1		Written confirmation that the dwelling has been constructed in accordance with design stage drawings/spec	As Built	Eco 1-4\268 - CIT - As Built Compliance Report Assessor Site Report\270 - St Edmunds Terrace Assessor Site Inspection Report v4.0	
2	User Defined Evidence Type	270 - St Edmunds Terrace Assessor Site Inspection Report v4.0	4.0	Eco 1-4\11 - St Edmunds Terrace Code for Sustainable Homes Ecology Report	
3	Ecologist's report confirming land of low ecological value	11 - St Edmunds Terrace Code for Sustainable Homes Ecology Report	Design Stage	Eco 1-4\156 - CfSH Ecology Appendix	
4	Ecologist's report confirming land of low ecological value	156 - CfSH Ecology Appendix	Design Stage	Eco 1-4\134 - S	

5	User Defined Evidence Type	134 - Scape - Ground Floor Planting Plan Area Drawings	Design Stage	cape - Ground Floor Planting Plan Area Drawings
6	User Defined Evidence Type	135 - Landscape Master Plan (254-TA-100_iss3_revA)	Design Stage	Eco 1-4\135 - Landscape Master Plan (254-TA-100_iss3_revA)
7	Detailed Documentary evidence identifying construction zone and how any features outside this zone will remain undisturbed	169 - Mace Eco 1-4 letter	Design Stage	Eco 1-4\169 - Mace Eco 1-4 letter

**Notes and Further Information**

The developer's statement [ref. 268, p.6-7] and assessor's site photos [ref. 270] confirm that the ecologist's recommendations for the protection and enhancement of ecology have been implemented in accordance with the design stage evidence. At design stage, an Ecologist (Emma Hatchett, URS; qualifications on ref. 11, clause 3.1) confirmed the construction zone was of low ecological value and that features/land of ecological value outside the construction zone but within the development site would remain undisturbed by the construction works [ref. 11, clause 7.1]. Note: An addendum to the URS ecology report was produced by Naturally Wild Consultants Ltd [ref. 156] (Thomas McQuillan, qualifications on, p.6) based on the proposed landscape drawings [ref. 134 & 135]. At design stage, the contractor (Mace) confirmed that the features of ecological value outside the construction zone would be protected during construction in accordance with both ecology reports [ref. 169].

**Issue:Eco2 Ecological Enhancement**

**Max Credits:1**

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	All dwellings		Complete	1.00	4,6,3,1,5,2
Ev.No.	Evidence Type	<u>Related Evidence</u> Evidence Title	Version	Location	
1		Written confirmation that the dwelling has been constructed in accordance with design stage drawings/spec	As Built	Eco 1-4\268 - CIT - As Built Compliance Report	
2	User Defined Evidence Type	270 - St Edmunds Terrace Assessor Site Inspection Report v 4.0	4.0	Assessor Site Report\270 - St Edmunds Terrace Assessor Site Inspection Report v4.0	
3	User Defined Evidence Type	134 - Scape - Ground Floor Planting Plan Area Drawings	Design Stage	Eco 1-4\134 - Scape - Ground Floor Planting Plan Area Drawings	

4	User Defined Evidence Type	135 - Landscape Master Plan (254-TA-100_iss3_revA)	Design Stage	Eco 1-4\135 - Landscape Master Plan (254-TA-100_iss3_revA)
5	Copy of Ecologists report highlighting the required information	156 - CfSH Ecology Appendix	Design Stage	Eco 1-4\156 - CfSH Ecology Appendix
6	User Defined Evidence Type	11 - St Edmunds Terrace Code for Sustainable Homes Ecology Report	Design Stage	Eco 1-4\11 - St Edmunds Terrace Code for Sustainable Homes Ecology Report

**Notes and Further Information**

The developer's statement [ref. 268, p.6-7] and assessor's site photos [ref. 270] confirm all proposed ecological features have been installed to the as-built development in accordance with the design stage landscape plans [ref. 134 & 135] and Naturally Wild ecology calculations [ref. 156]. At design stage, an ecologist (Emma Hatchett, URS; qualifications on ref. 11, clause 3.1) confirmed the key and additional recommendations for the development [ref. 11, clause 7.2]. An addendum to the above referenced URS ecology was produced by Naturally Wild Consultants Ltd [ref. 156] (Thomas McQuillan, qualifications on p.6), which was based on the proposed landscape drawings [ref. 134 & 135]: This report confirms Eco 2 was achieved at design stage, as based on the proposed landscape design [ref. 156, p.2]. As all proposed ecological features have been installed in accordance with the design stage evidence [confirmed in ref. 268], the credit is awarded.

**Issue:**Eco3 Protection of Ecological Features

**Max Credits:**1

		<u>Specification</u>		
ID	Description	Status	Credits	Ev.No.
1	All dwellings	Complete	1.00	4,2,3,1,5,6,7
		<u>Related Evidence</u>		
Ev.No.	Evidence Type	Evidence Title	Version	Location
1	Written confirmation that the dwelling has been constructed in accordance with design stage drawings/spec	268 - CIT - As Built Compliance Report	As Built	Eco 1-4\268 - CIT - As Built Compliance Report
2	User Defined Evidence Type	270 - St Edmunds Terrace Assessor Site Inspection Report v4.0	4.0	Assessor Site Report\270 - St Edmunds Terrace Assessor Site Inspection Report v4.0
3	User Defined Evidence Type	134 - Scape - Ground Floor Planting Plan Area Drawings	Design Stage	Eco 1-4\134 - Scape - Ground Floor Planting Plan Area Drawings



4	User Defined Evidence Type	135 - Landscape Master Plan (254-TA-100_iss3_revA)	Design Stage	Eco 1-4\135 - Landscape Master Plan (254-TA-100_iss3_revA)
5	Copy of Ecologists report highlighting the required information	11 - St Edmunds Terrace Code for Sustainable Homes Ecology Report	Design Stage	Eco 1-4\11 - St Edmunds Terrace Code for Sustainable Homes Ecology Report
6	Copy of Ecologists report highlighting the required information	156 - CfSH Ecology Appendix	Design Stage	Eco 1-4\156 - CfSH Ecology Appendix
7	Detailed Documentary evidence confirming ecological features present have been and will continue to be protected	169 - Mace Eco 1-4 letter	Design Stage	Eco 1-4\169 - Mace Eco 1-4 letter

### Notes and Further Information

The developer's statement [ref. 268, p.6-7] and assessor's site photos [ref. 270] confirm that the ecologist's recommendations for the protection and enhancement of ecology have been implemented in accordance with the design stage evidence. At design stage, an Ecologist (Emma Hatchett, URS; qualifications on ref. 11, clause 3.1) confirmed the construction zone was of low ecological value and that features/land of ecological value outside the construction zone but within the development site would remain undisturbed by the construction works [ref. 11, clause 7.1]. Note: An addendum to the URS ecology report was produced by Naturally Wild Consultants Ltd [ref. 156] (Thomas McQuillan, qualifications on, p.6) based on the proposed landscape drawings [ref. 134 & 135]. At design stage, the contractor (Mace) confirmed that the features of ecological value outside the construction zone would be protected during construction in accordance with both ecology reports [ref. 169].

**Issue:**Eco4 Changes in Ecological Value of Site

**Max Credits:**4

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	All dwellings		Complete	3.00	7,3,4,2,1,5,6
Ev.No.	Evidence Type	<u>Related Evidence</u> Evidence Title	Version	Location	
1	Written confirmation that the dwelling has been constructed in accordance with design stage drawings/spec	268 - CIT - As Built Compliance Report	As Built	Eco 1-4\268 - CIT - As Built Compliance Report	
2	User Defined Evidence Type	270 - St Edmunds Terrace Assessor Site Inspection Report v 4.0	4.0	Assessor Site Report\270 - St Edmunds Terrace Assessor Site Inspection Report v4.0 Eco 1-4\134 - S	

3	User Defined Evidence Type	134 - Scape - Ground Floor Planting Plan Area Drawings	Design Stage	cape - Ground Floor Planting Plan Area Drawings
4	User Defined Evidence Type	135 - Landscape Master Plan (254-TA-100_iss3_revA)	Design Stage	Eco 1-4\135 - Landscape Master Plan (254-TA-100_iss3_revA)
5	Copy of Ecologists report highlighting the required information	156 - CfSH Ecology Appendix	Design Stage	Eco 1-4\156 - CfSH Ecology Appendix
6	Pre development site survey	11 - St Edmunds Terrace Code for Sustainable Homes Ecology Report	Design Stage	Eco 1-4\11 - St Edmunds Terrace Code for Sustainable Homes Ecology Report
7	Copy of calculations completed by the assessor	157 - CSH_Eco_4_Tool_(CS010_Rev00_2010)	Final	Eco 1-4\157 - CSH_Eco_4_Tool_(CS010_Rev00_2010)

### Notes and Further Information

The developer's statement [ref. 268, p.6-7] and assessor's site photos [ref. 270] confirm all proposed ecological features have been installed to the as-built development in accordance with the design stage landscape plans [ref. 134 & 135] and Naturally Wild ecology calculations [ref. 156]. At design stage, the ecological value before and after development was confirmed by a Suitably Qualified Ecologist (Thomas McQuillan, Naturally Wild Consultants Ltd) [ref. 156; qualifications confirmed on p.6]. As confirmed by the Suitably Qualified Ecologist [ref. 156, p.4-6], the existing site ecology was established based on the URS Ecology Report dated 14/02/2011 [provided as ref. 11] and the proposed ecological value of the site was calculated based on drawings by the Landscape Architect (Scape) [provided as ref. 134]. The figures provided by the Suitably Qualified Ecologist [ref. 156, p.1 & 5] have been input into the Eco 4 calculator, which confirms an ecological enhancement of +7.04 specifies [ref. 157] (3 credits). The Landscape Master Plan shows the layout of the landscaping [ref. 135]. As all proposed ecological features have been installed in accordance with the design stage evidence [refs. 268 & 270], the credit is awarded.

### Issue:Eco5 Building Footprint

**Max Credits:2**

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	All dwellings		Complete	2.00	1,3,2
Ev.No.	Evidence Type	<u>Related Evidence</u> Evidence Title	Version	Location	
1	Written confirmation from the developer that dwellings have been built in accordance with Design Stage calculations	272 - Eco 5 as-built confirmation	As Built	Eco 5\272 - Eco 5 as-built confirmation	
				Eco 5\158 - 20	

2	Calculation of the building footprint ratio	158 - 2015.01.07_Eco 5 Calcs v2	Design Stage	15.01.07_Eco 5 Calcs v2
3	User Defined Evidence Type	159 - 2013.08.13_Schedule of Areas & Accomodation	Design Stage	Eco 5\159 - 2013.08.13_Schedule of Areas & Accomodation

### Notes and Further Information

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The architect has confirmed that the dwellings have been constructed in accordance with the design stage area schedule dated 13/08/13 [ref. 272]. Note: There is a combination of houses and flats. At design stage, the assessor carried out calculations [ref. 158] based on the area schedule dated 13/08/13 [ref. 159]. The calculations [ref. 158] confirm the area weighted average of the two target ratios is 3.99 (row 48), and the ratio of 'total net internal floor area' (7,625m<sup>2</sup>) to 'total net internal ground floor area' (1,301m<sup>2</sup>) is 5.86 to 1 (row 54). As the ratio is higher than the weighted average, two credits can be awarded



R10 50 St Edmund's Terrace

2 5 1 1 1 1 3 1 2 1 1 1 1 1 1 1 1 1 1 1 4 1 1 1 1 1 1 1 1 1 1 1

R11 50 St Edmund's Terrace

2 1 8 1 1 1 1 3 1 2 1 1 1 1 1 1 1 1 1 1 4 1 1 1 1 1 1 1 1 1 1 1

R12 50 St Edmund's Terrace

2 1 8 1 1 1 1 3 1 2 1 1 1 1 1 1 1 1 1 1 4 1 1 1 1 1 1 1 1 1 1 1



# Detailed Score Sheet

Site: St Edmunds Terrace

PLOT	ENE									WAT			MAT			SUR			WAS			POL			HEA				MAN				ECO					SCORE SUMMARY				
	1	2	3	4	5	6	7	8	9	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3	4	1	2	3	4	1	2	3	4	5	Ene Lvl	Wtr Lvl	M Req	Ovl Lvl	Ttl Pts
G1	3.60	0.00	2	1	2	2	2	2	1	4	1	4	6	3	1	2	4	3	1	1	0	3	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	No	4	73		
G2	3.60	0.00	2	1	2	2	2	2	1	4	1	4	6	3	1	2	4	3	1	1	0	3	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	No	4	73		
G3	3.60	0.00	2	1	2	2	2	2	1	4	1	4	6	3	1	2	4	3	1	1	0	2	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	No	4	71		
G4	3.60	0.00	2	1	2	2	2	2	1	4	1	4	6	3	1	2	4	3	1	1	0	0	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	No	4	69		
G5	3.60	7.00	2	1	2	2	1	2	1	4	1	4	6	3	1	2	4	3	1	1	0	3	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	Yes	4	80		
G6	3.60	5.30	2	1	2	2	1	2	1	4	1	4	6	3	1	2	4	3	1	1	0	3	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	Yes	4	78		
G7	3.60	6.80	2	1	2	2	2	2	1	3	1	4	6	3	1	2	4	3	1	1	0	3	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	Yes	4	79		
G8	3.60	5.10	2	1	2	2	2	2	1	4	1	4	6	3	1	2	4	3	1	1	0	2	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	Yes	4	77		
G9	3.60	5.40	2	1	2	2	2	2	1	3	1	4	6	3	1	2	4	3	1	1	0	3	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	Yes	4	77		
P1	3.60	0.00	2	1	2	2	1	2	1	4	1	4	6	3	1	2	4	3	1	1	0	3	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	No	4	71		
P2	3.60	0.00	2	1	2	2	2	2	1	4	1	4	6	3	1	2	4	3	1	1	0	3	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	No	4	73		
P3	3.60	0.00	2	1	2	2	2	2	1	4	1	4	6	3	1	2	4	3	1	1	0	3	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	No	4	73		
P4	3.60	0.00	2	1	2	2	2	2	1	3	1	4	6	3	1	2	4	3	1	1	0	3	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	No	4	71		
P5	3.60	5.20	2	1	2	2	2	2	0	3	1	4	6	3	1	2	4	3	1	1	0	1	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	No	4	71		
P7	3.60	0.00	2	1	2	2	1	2	1	4	1	4	6	3	1	2	4	3	1	1	0	3	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	Yes	4	74		
P8	3.60	5.90	2	1	2	2	1	2	1	4	1	4	6	3	1	2	4	3	1	1	0	3	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	No	4	71		
P9	3.60	5.60	2	1	2	2	2	2	1	3	1	4	6	3	1	2	4	3	1	1	0	2	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	Yes	4	78		
R1	3.60	0.00	2	1	2	2	2	2	1	4	1	4	6	3	1	2	4	3	1	1	0	3	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	Yes	4	77		
R2	3.60	0.00	2	1	2	2	2	2	1	4	1	4	6	3	1	2	4	3	1	1	0	3	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	No	4	73		
R3	3.60	0.00	2	1	2	2	2	2	1	4	1	4	6	3	1	2	4	3	1	1	0	1	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	No	4	73		
R4	3.60	0.00	2	1	2	2	2	2	1	4	1	4	6	3	1	2	4	3	1	1	0	3	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	No	4	70		
R5	3.60	0.00	2	1	2	2	1	2	0	4	1	4	6	3	1	2	4	3	1	1	0	1	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	No	4	68		
R6	3.60	3.60	2	1	2	2	0	2	1	4	1	4	6	3	1	2	4	3	1	1	0	3	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	Yes	4	74		
R7	3.60	4.10	2	1	2	2	2	2	1	4	1	4	6	3	1	2	4	3	1	1	0	3	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	Yes	4	77		
R8	3.60	4.40	2	1	2	2	2	2	1	4	1	4	6	3	1	2	4	3	1	1	0	3	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	Yes	4	78		
R9	3.60	5.00	2	1	2	2	2	2	1	4	1	4	6	3	1	2	4	3	1	1	0	3	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	Yes	4	78		
TH	3.50	0.00	2	1	2	2	2	2	1	4	1	4	6	3	1	2	4	3	1	1	0	3	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	No	4	73		
G10	3.60	3.80	2	1	2	2	2	2	1	4	1	4	6	3	1	2	4	3	1	1	0	2	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	Yes	4	76		
G11	3.60	0.00	2	1	2	2	2	2	1	4	1	4	6	3	1	2	4	3	1	1	0	3	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	No	4	73		
G12	3.60	0.00	2	1	2	2	2	2	1	4	1	4	6	3	1	2	4	3	1	1	0	3	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	No	4	73		
P10	3.60	5.20	2	1	2	2	2	2	1	4	1	4	6	3	1	2	4	3	1	1	0	3	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	Yes	4	79		
P11	3.60	3.40	2	1	2	2	2	2	1	3	1	4	6	3	1	2	4	3	1	1	0	2	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	Yes	4	74		
P12	3.60	3.50	2	1	2	2	2	2	1	4	1	4	6	3	1	2	4	3	1	1	0	3	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	Yes	4	77		
P13	3.60	0.00	2	1	2	2	2	2	1	4	1	4	6	3	1	2	4	3	1	1	0	3	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	No	4	73		
R10	3.60	3.20	2	1	2	2	2	2	1	4	1	4	6	3	1	2	4	3	1	1	0	3	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	Yes	4	76		
R11	3.60	0.00	2	1	2	2	2	2	1	4	1	4	6	3	1	2	4	3	1	1	0	3	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	No	4	73		
R12	3.60	0.00	2	1	2	2	2	2	1	4	1	4	6	3	1	2	4	3	1	1	0	3	4	1	4	3	2	2	2	1	1	1	3	2	4	4	4	No	4	73		