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**Job – 02640**

**LINTON HOUSE, HIGHGATE RD**

**Code for Sustainable  
Homes Pre-assessment**

# Code for Sustainable Homes Pre-assessment

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# Code for Sustainable Homes Pre-assessment

## **Executive Summary**

The purpose of this report is to demonstrate how the proposed apartments at Linton House, Highgate Rd will achieve a Code for Sustainable Homes Level 4 rating in line with the requirements of Camden Council.

A Code for Sustainable Homes pre-assessment has been carried out for the worst case dwelling resulting in an overall score of 69.08%, which is above the threshold for a Code Level 4 rating and includes all the minimum standards for that rating level.

The score achieved in the pre-assessment is a minimum target. The design team will endeavour to explore opportunities to achieve additional credits and increase the overall score as the design progresses.

# Code for Sustainable Homes Pre-assessment

## **The Code for Sustainable Homes**

Synergy Consulting Engineers have conducted a Code for Sustainable Homes pre-assessment of the proposed residential development at 39-51 Highgate Rd. This does not constitute a formal assessment, but reflects the design team's current intentions and provisional commitments.

A Code for Sustainable Homes pre-assessment spreadsheet is included as an Appendix A to this report. This outlines a set of targeted credits that, if achieved, would result in an overall score of 69.08%, which is above the threshold for a Code Level 4 rating and includes all the minimum standards for that rating level. This achieves the planners' minimum rating of Level 3.

A selection of the target credits within each of the ten Code for Sustainable Homes sections are outlined under the following headings. Full details of the targets can be found in the Pre-assessment Estimator section at the end of the report.

### **Energy**

The mandatory requirement for a Code Level 4 rating is to achieve 19 % improvement in SAP 2013 DER/TER (Ene 1).

Preliminary SAP calculations a 44% improvement – comfortably exceeding the 25% minimum required for CFSH level 4. This reduction will be achieved by means of a high-performance building envelope and energy-efficient building services and systems.

Additional targeted tradable credits include dedicated energy-efficient internal and external light fittings, and provision of clothes drying space and home office facilities.

### **Water**

Indoor water use will be reduced to less than 105 litres per person per day, which is a mandatory requirement for a Code Level 4 rating. This will be achieved by specifying water-efficient appliances such as WCs, taps, showers and white goods.

### **Materials**

It is a mandatory requirement for any Code rating that at least three of the five key building elements achieve at least a D rating in the Green Guide to Specification. However, eight credits are targeted under issue Mat 1, which considerably exceeds the mandatory requirement.

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Targets also include credits for the use of responsibly sourced materials such as FSC timber and other materials covered by the BES 6001 sourcing standard or a certified Environmental Management System (EMS).

## **Surface Water Runoff**

It is a mandatory requirement for any Code rating that the peak rate of runoff into watercourses is no greater for the developed site than it was for the pre-development site, and that the additional predicted volume of rainwater discharge is entirely reduced. The addition of green roofs will certainly reduce rainwater run-off compared to the existing hard roof.

## **Waste**

It is a mandatory requirement for any Code rating that the external space allocated for waste storage is at least 100 litres for a single bedroom dwelling, with a further 70 litres for each additional bedroom, in accordance with BS 5906.

Additional credits are targeted for providing three internal storage bins (30 litres) and local authority collection.

Another mandatory requirement is to implement a Site Waste Management Plan (SWMP) that includes monitoring, reporting and setting appropriate resource efficiency targets with regard to defined waste groups generated on site. An additional credit is targeted for implementing a best-practice SWMP incorporating commitments to minimise waste streams.

## **Pollution**

There are no mandatory requirements in the Pollution section.

However, one credit is targeted for specifying only insulation materials with a Global Warming Potential (GWP) of less than 5.

## **Health & Wellbeing**

There are no mandatory requirements in this section.

Credits are targeted for achieving the relevant minimum average daylight factors in living, dining and study areas (1.5%), exceeding the sound insulation standards required by Building Regulations Part E, providing private outdoor space for residents and all of the principles of the Lifetime Homes scheme.

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## **Management**

There are no mandatory requirements in this section.

Target credits include provision of a comprehensive Home User Guide to residents, achieving a score that meets best practice under the Considerate Constructors Scheme (CCS) and minimising a range of construction site impacts.

## **Ecology**

There are no mandatory requirements in this section.

Credits are targeted for sighting the development on land that has low ecological value, appointing and implementing the recommendations of an ecologist, significantly enhancing the ecological value of the site and meeting the Code's minimum site density requirements.

# Code for Sustainable Homes Pre-assessment

## Appendices

### Appendix 1 CSH Pre Assessment

Please find attached copy of pre-assessment.