



## Pre-implementation review

**Kings College Court  
55 Primrose Hill. NW3 3EA**



Prepared for:  
Jim Garland Architects Ltd

8<sup>th</sup> April 2016 Rev –

## Demonstrating Compliance



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**Project No :100238**

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**This pre-implementation review as been prepared by ideality Consultants Limited**

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## Executive Summary

This pre-implementation review of the Sustainability Plan confirms that the incorporation of sustainability measures are achievable and have been incorporated in to the development.

The plan confirms the appropriate levels for Energy, Water and Materials to achieve the mandatory credits.

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## 1 Verification

This report is prepared and submitted by Simon Jones of ideality Consultants Ltd who is a registered Code assessor BREEAM-0961, OCDEA, MFPWS, MInstDEA and is suitably qualified and independent to satisfy the role of pre-implementation and post construction verification in response of this development.



## **2 Sustainability measures**

### **2.1 Ene 1 Dwelling Emission Rate**

The evidence provided confirms all four dwellings exceed the Building Regulations ADL1a 2010, 2013 edition by **24.8%** far in excess of the mandatory **19%**.

### **2.2 Wat 1 Potable water consumption**

The initial specification confirms the mandatory target of **90l/day/person** for Code level 4 can be achieved. Further iterations may follow before the post construction review.

### **2.3 Mat 1 Environmental Impact of Materials**

The construction specification has clearly been compared to the Green Guide and shows the initial specification has at least three key elements that achieve a relevant Green Guide rating A+ to D.

### **2.4 Hea 4 Lifetime Homes (LTH)**

A specific undertaking confirms that the full integration of the 16 point Lifetime Homes Criteria can to be satisfied.



### **3 Conclusion**

The principles set out in the Sustainability Plan have been confirmed as having been incorporated into the development by robust evidence and appendices.

