Code for Sustainable Homes

TG November 2010 - Full Technical Guide

Design Stage Report

STROMA CERTIFIED CODE ASSESSOR

Synergy

Report Reference:	**STRO006528**
Site Registration:	**006528-160517-11-1132**
Site Name:	**69, Highgate High Street**
Assessor Number:	**STRO006528**
Company:	**Synergy Consulting Engineers**
Assessor:	**Anna Fleming**

THE CODE FOR SUSTAINABLE HOMES

CERTIFICATION MARK

Site Details	
Site Name:	69, Highgate High Street
Site Registration:	006528-160517-11-1132
Site Address:	69, Highgate High Street
	London
City/Town:	Greater London
County:	Greater London
Postcode:	N6 5JX
No. of Dwellings:	1
No. of Dwelling Types:	0
Planning Authority:	Camden Council
Funding Body:	

Assessor Details	
Company:	Synergy Consulting Engineers
Assessor Name:	Anna Fleming
Cert Number:	STRO006528
Address:	1 Canal Side Studios
	8-14 St Pancras Way
City/Town:	London
County:	Greater London
Postcode:	NW1 0QG
Tel:	0207 5298950
Email:	anna.fleming@synconsult.co.uk

Client Details	
Company:	Iain Brewster
Contact Name:	Iain Brewster
Job Title:	
Email:	iain@westsidelondon.com
Tel:	0207 4340235
Address:	15, Pond Square
	Highgate
City/Town:	London
County:	Greater London
Postcode:	N6 6BA

Architect Details	
Company:	Birds Porchmouth Russum Architects Ltd
Contact Name:	Mike Russum
Job Title:	Director
Email:	info@birdsporchmouthrussum.com
Tel:	0207 2538205
Address:	Unit 11, Union Wharf
	23, Wenlock Road
City/Town:	London
County:	Greater London
Postcode:	N1 7SB

Developer Details	
Company:	Iain Brewster
Contact Name:	Iain Brewster
Job Title:	
Email:	iain@westsidelondon.com
Tel:	0207 4340235
Address:	15, Pond Street
	Highgate
City/Town:	London
County:	Greater London
Postcode:	N6 6BA

Dwelling ID	Plot No.	Address	Social Unit
1	1	69 Highgate High Street	No

Development Summary & Ratings

Dwelling ID	Dwelling Type	Description	Level	Score
		69Highgate High Street	3	64.31

Deviations from Standard

No deviations from standard

Score Sheet for 69, Highgate High Street

	ENE									WAT		MAT			SUR		WAS			POL		HEA				MAN				ECO					Summary	
Dwelling ID	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**1**	**2**	**1**	**2**	**3**	**1**	**2**	**1**	**2**	**3**	**1**	**2**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**5**	**Score**	**Level**
1	0.8	0	2	1	2	2	0	0	1	4	0	11	6	3	2	2	4	3	1	1	2	3	3	1	4	3	1	1	2	1	1	1	3	2	64.31	3

Summary Score Sheet

Dwelling Type: 69 Highgate High Street

Dwelling ID: 1

	Credit Score	Credits Available	Score Assessment Sub Total	Credits Available	%	Weighting Factor	Points Score
Energy & CO2 Emissions							
ENE 1 Dwelling Emission Rate	0.8	10	8.8	31	28.39	36.4	10.33
ENE 2 Fabric Energy Efficiency	0	9					
ENE 3 Energy Display Device	2	2					
ENE 4 Drying Space	1	1					
ENE 5 Energy Labelled White Goods	2	2					
ENE 6 External Lighting	2	2					
ENE 7 Low or Zero Carbon Energy Technologies	0	2					
ENE 8 Cycle Storage	0	2					
ENE 9 Home Office	1	1					
Water							
WAT 1 Internal Water Use	4	5	4	6	66.67	9	6
WAT 2 External Water Use	0	1					
Materials							
MAT 1 Environmental Impact of Materials	11	15	20	24	83.33	7.2	6
MAT 2 Responsible Sourcing (Basic Building Elements)	6	6					
MAT 3 Responsible Sourcing (Finishing Elements)	3	3					
Surface Water Run-off							
SUR 1 Management of Surface Water Run-Off from Site	2	2	4	4	100	2.2	2.2
SUR 2 Flood Risk	2	2					
Waste							
WAS 1 Household Waste Storage and Recycling Facilities	4	4	8	8	100	6.4	6.4
WAS 2 Construction Site Waste Management	3	3					
WAS 3 Composting	1	1					
Pollution							
POL 1 Global Warming Potential of Insulants	1	1	3	4	75	2.8	2.1
POL 2 NOx Emissions	2	3					
Health & Wellbeing							
HEA 1 Daylighting	3	3	11	12	91.67	14	12.83
HEA 2 Sound Insulation	3	4					
HEA 3 Private Space	1	1					
HEA 4 Lifetime Homes	4	4					
Management							
MAN 1 Home User Guide	3	3	7	9	77.78	10	7.78
MAN 2 Considerate Constructors Scheme	1	2					
MAN 3 Construction Site Impacts	1	2					
MAN 4 Security	2	2					
Ecology							
ECO 1 Ecological Value of Site	1	1	8	9	88.89	12	10.67
ECO 2 Ecological Enhancement	1	1					
ECO 3 Protection of Ecological Features	1	1					
ECO 4 Change of Ecological Value of Site	3	4					
ECO 5 Building Footprint	2	2					
	Level Achieved: 3		Total Points Scored: 64.31				

Evidence for ENE 1 (Dwelling Emission Rate)
Improvement above Part L Building Regulations 2010. 0.8 credits allocated
Design SAP Calculations provided by Mike Ovenden (STRO006697) - 6.6% improvement

Evidence for ENE 2 (Fabric Energy Efficiency)
Apartment 0 credits allocated
Design SAP Calculations provided by Mike Ovenden (STRO006697) - DFEE = 64.96 No credits available

Evidence for ENE 3 (Energy Display Device)
Correctly specified display device showing current primary heating fuel consumption data. Correctly specified display device showing current consumption data.
PDF document ENE 3 shows specification of Eon Smart Gas and Electric meter alongside free issue Energy Display Device. Drawing - 160516 CSH 001 LG shows the proposed location. Letter from Client recieved (160512 Brewster CFSH EN3) confirms that the Energy Display Device will be installed.

Evidence for ENE 4 (Drying Space)
Compliant internal drying space
Internal Drying line to be installed over bath as shown in drawing ref 160519 CSH 003 FF Rev A. The supplemental Checklist has been completed by the architect and states 7m of line will be installed as manfactured by Corby - (4 No retractable clothesline). Email form engineer confirms the ventilation rate is compliant with Building regs. The system is a continous mechanical extract system (8l/s) as equilvent to the intermittant flow rate (30 l/s) Letter from client confirm that clothesline will be installed - 160512 Brewster CFSH EN4

Evidence for ENE 5 (Energy Labelled White Goods)
A+ rated fridge & freezers or fridge/freezer A rated washing machine and dishwasher, AND EITHER a tumble dryer (a washer-dryer would be an acceptable alternative to a standalone tumble dryer) with a B rating or where a tumble dryer is not provided, the EU Energy Efficiency Labelling Scheme Information will be provided.
Complient White Goods being installed as per 160516 2005 - White Good Schedule CSH and drawings 160516 CSH 003 FF and 004 SF. Washer Dryer - Siemens WD15G421GB - Rated A Dishwasher - Siemens SN677XOOTG - Rated A++ Fridge / Freezer - Siemens EG36NSW30 - Rated A++ Letter from Client confirming that the white goods will be installed - 160512 Brewster CFSH EN5

Evidence for ENE 6 (External Lighting)
Compliant space lighting Compliant security lighting
Luminaire schedule has been provided - 160519_SH.2006_Electrical Fitting Specification_Luminaires_Rev A - this shows both luminaires and controls including efficacy of the fittings. Drawings show positions have been provided:- 160519 CSH 001 LG Rev A 160519 CSH 002 UG Rev A 160519 CSH 003 FF Rev A 160519 CSH 004 SF Rev A Both daylight and pressence dectectors to be installed

Evidence for ENE 7 (Low or Zero Carbon Energy Technologies)
Credit(s) not sought or contribution of low or zero carbon technologies less than 10%
Design SAP Calculations provided by Mike Ovenden (STRO006697) - only 2.7% from Low or Zero Carbon Technologies

Evidence for ENE 8 (Cycle Storage)
Credit(s) not sought or no compliant cycle storage

Evidence for ENE 9 (Home Office)
Compliant home office
Drawing 160519 CSH 004 SF rev A has been provided showing the location of the home office, small power and data alongside openable window including casement size. The daylught study has also been provide to show compliance - 4.9%

Evidence for WAT 1 (Internal Water Use)
Internal water use less than or equal to 90 litres per person per day
Sanitaryware schedule has been provided including the white goods - 160516 2004_Sanitary schedule CSH The position of the white goods and sanitaryware are shown on drawings 160516 CSH 003 FF and 160516 CSH 004 SF. A copy of the design team water calculator has been provided - WAT 1 A letter from the client has been provided to comfirm all sanitaryware and white goods will be installed as per the schedule

Evidence for WAT 2 (External Water Use)
Credit not sought or no external rainwater collection system provision

Evidence for MAT 1 (Environmental Impact of Materials)
Mandatory requirements met: At least 3 elements rated A+ to D, 11 credits scored
Complete MAT 1 Calcuation has been used and submitted achieving a score of 11.54 = 11 credits. Supporting documentation also submitted:- DT.8.01_External Wall types DT.8.02_External Wall types DT.8.10_Internal Wall types DT.8.20_Floor types DT.8.22_Floor types DT.8.23_Floor types DT.8.30_Roof types DT.9.60-9.69_Windows SH.2001_Window schedule

Evidence for MAT 2 (Responsible Sourcing (Basic Building Elements))
6 credits scored
Completed MAT 2 Calculator provided alongside letter from Client confirming that the tiers will be achieved.

Evidence for MAT 3 (Responsible Sourcing (Finishing Elements))
3 credits scored
Completed MAT 3 Calculator provided alongside letter from Client confirming that the tiers will be achieved.

Evidence for SUR 1 (Management of Surface Water Run-Off from Site)
Mandatory Met: Peak rate of run-off and annual volume of run-off is no greater for the developed than for the pre-development. The system has also been designed for local drainage system failure. No discharge to watercourse(s) for rainfall depth up to 5mm. Run-off from all hard surfaces shall receive an appropriate level of treatment (as per the SudS manual) to minimise risk of pollution.
CV provided for Fardad Ghaffari. Complete SUR report submitted along with calculations

Evidence for SUR 2 (Flood Risk)
Low flood risk - zone 1
Flood risk assessment report undertaken by Fardad Ghaffari. CV provided

Evidence for WAS 1 (Household Waste Storage and Recycling Facilities)
Mandatory requirements met: Adequate storage of household waste with accessibility in line with checklist WAS 1. Local authority collection: After collection sorting with appropriate internal storage of recyclable materials
Completed IDP checklist alongside Table 5.1 provided The following drawings provide both location and specification of bins:- 160516 CSH 001 LG 160616 CSH 004 SF Rev B 160516 HG.EW.3030 External waste storage

Evidence for WAS 2 (Construction Site Waste Management)
Compliant site waste management plan containing benchmarks, procedures and commitments for the minimizing and diverting 80% waste from landfill in line with the criteria and with Checklist WAS 2a, 2b & 2c
A waste management declaration from Dunedin Construction has been provided stating that 85% will diverted from landfil A signed copy of the WAS2 checklist has also been provided.

Evidence for WAS 3 (Composting)
Local authority kitchen waste collection scheme - No Garden
Details of the Camden Food collection scheme has been provided including the location of the caddy and main bin. (see drawings 160516 CSH 001 LG and 160516 CSH 004 SF). A completed IDP checklist has also been provided.

Evidence for POL 1 (Global Warming Potential of Insulants)
All insulants have a GWP of less than 5
Completed POL 1 checklist has been provided. This information has been collated by the architect from the design team.

Evidence for POL 2 (NOx Emissions)
Class 5 boiler
Specification has been submitted for ecoTec System Boiler - all boilers in range are Class 5.

Evidence for HEA 1 (Daylighting)
Kitchen: Average daylight factor of at least 2% Living room: Average daylight factor of at least 1.5% Dining room: Average daylight factor of at least 1.5% Home office: Average daylight factor of at least 1.5% All rooms (kitchen, living, dining and where applicable the home office) have 80% of the working plane with direct light from the sky
Daylight calculations have been carroied out and are provided in document 160524 Daylight Study

Evidence for HEA 2 (Sound Insulation)
Robust details have been incorporated Airborne 5dB higher, impact 5dB lower
Retail space is directly below this apartment. Details have been supplied by acoustian to ensure a 5dB reduction - see email provided alongside initial report. Letter from client also provided to confirm that the target will be met and that acoustic testing will be undertaken. 160512 Brewster HEA2

Evidence for HEA 3 (Private Space)
Individual private space provided
Calculation Tool completed and issued alongside drawing 160516 CSH 004 SF showing the private balconies.

Evidence for HEA 4 (Lifetime Homes)
All criteria of Lifetime Homes in line with all 16 principals of Lifetime Homes
Checklist completed alongside Lifetime Homes Access Statement

Evidence for MAN 1 (Home User Guide)
All criteria inline with checklist MAN 1 Part 1 - Operational Issues will be met All criteria inline with checklist MAN 1 Part 2 - Site and Surroundings will be met
Complete MAN 1 checklist confirming contents of home user guide - 2016 05 19 MAN1 Checklist 69HHS alongside letter from developer confirming the home user guide will be supplied to the owner (2016 05 19 Letter re69 HHS MAN 1 Home User Guide)

Evidence for MAN 2 (Considerate Constructors Scheme)
Considerate constructors scheme: Best practise only, a score of between 25 - 34, and at least a score of 5 in each section*
A copy of the site registration for Considerate Constructors has been provided alongside a letter (2016 05 19 Letter re MAN2 Considerate Constructors) from the contractor confirming that a best practice score will be targeted.

Evidence for MAN 3 (Construction Site Impacts)
Adopt best practise policies in respects to air (dust) pollution from site activities Adopt best practise policies in respects to water (ground and surface) pollution
Complete Man 3 checklist has been provided by the contractor

Evidence for MAN 4 (Security)
Secured by design section 1 & 2 compliant
A letter from the CDPA has been provided following their review of the scheme - 121221 69HHS CPDA Letter. A letter has also been submitted from the client to confirm that the CPDA recommendations will be undertaken - 160512 Brewster MAN4

Evidence for ECO 1 (Ecological Value of Site)
Land of low ecological value, achieved through checklist ECO 1. Development site has been identified as low ecological value by a suitably qualified ecologist
Report undertaken by Green Shoots Ecology confirming the site is of Low Ecological Value.

Evidence for ECO 2 (Ecological Enhancement)
Key recommendations and 30% additional recommendations by a suitably qualified ecologist
Report provided by Green Shoots Ecology . Letter from client confirming that all key recommendations would be undertaken alongside 30% of the additional recommendations - 160512 Brewster CSH ECO2

Evidence for ECO 3 (Protection of Ecological Features)
Land of low ecological value as identified under ECO 1
Ecologist reports states site is of Low Ecological Value

Evidence for ECO 4 (Change of Ecological Value of Site)
Minor enhancement: Greater than 3 and less than or equal to 9
Ecologist report has calculated the number of species based of current design and allocated 3 credits. A copy of the Baulder planting schedule and a letter from the client 160512 Brewster CSH ECO4) confirming that the proposal will be adopted has also provided.

Evidence for ECO 5 (Building Footprint)
Housing ration of 3:1
Ecologist report has calculated the ratio as 3:1

Assessor Declaration

I Anna Fleming, can confirm that I have compiled this report to the best of my ability, I have based all findings on the information that is referenced within this report, and that this report is appropriate for the registered site.

To the best of my knowledge all the information contained within this report is correct and accurate. I have within my possession all the reference material that relates to this report, which is available for inspection by the client, the clients representative or Stroma Certification for Quality Assurance monitoring.

Signed:

Anna Fleming
Synergy Consulting Engineers
24 May 2016

Information about Code for Sustainable Homes

The Code for Sustainable Homes (the Code) is an environmental assessment method for rating and certifying the performance of new homes. It is a national standard for use in the design and construction of new homes with a view to encouraging continuous improvement in sustainable home building. The Code is based on EcoHomes©.

It was launched in December 2006 with the publication of 'Code for Sustainable Homes: A stepchange in sustainable home building practice' (Communities and Local Government, 2006), and became operational in England from April 2007.

The Code for Sustainable Homes covers nine categories of sustainable design. Each category includes a number of environmental issues. Each issue is a source of impact on the environment which can be assessed against a performance target and awarded one or more credits. Performance targets are more demanding than the minimum standards needed to satisfy Building Regulations or other legislation. They represent good or best practice, are technically feasible, and can be delivered by the building industry. The issues and categories are as follows:

- Energy & CO2 Emissions
  - Dwelling Emission Rate
  - Building Fabric
  - Internal Lighting
  - Drying Space
  - Energy Labelled White Goods
  - External Lighting
  - Low or Zero Carbon Technologies
  - Cycle Storage
  - Home Office
- Water
  - Internal Water Use
  - External Water Use
- Materials
  - Environmental Impact of Materials
  - Responsible Sourcing of Materials - Basic Building Elements
  - Responsible Sourcing of Materials - Finishing Elements
- Surface Water Run-off
  - Management of Surface Water Run-off from the Development
  - Flood Risk
- Waste
  - Storage of Non-Recyclable Waste and Recyclable Household Waste
  - Construction Site Waste Management
  - Composting
- Pollution
  - Global Warming Potential of Insulants
  - NOx Emissions

- Health & Wellbeing
  - Daylighting
  - Sound Insulation
  - Private Space
  - Lifetime Homes
- Management
  - Home User Guide
  - Considerate Constructors Scheme
  - Construction Site Impacts
  - Security
- Ecology
  - Ecological Value of Site
  - Ecological Enhancement
  - Protection of Ecological Features
  - Change in Ecological Value of Site
  - Building Footprint

The Code assigns one or more performance requirements (assessment criteria) to all of the above environmental issues. When each performance requirement is achieved a credit is awarded (with the exception of the four mandatory requirements which have no associated credits). The total number of credits available to a category is the sum of credits available for all the issues within it.

Mandatory minimum performance standards are set for some issues. For four of these, a single mandatory requirement is set which must be met, whatever Code level rating is sought. Credits are not awarded for these issues. Confirmation that the performance requirements are met for all four is a minimum entry requirement for achieving a level 1 rating. The four un-credited issues are:

- Environmental Impacts of Materials
- Management of Surface Water Run-off from Developments
- Storage of Non-Recyclable Waste and Recyclable Household Waste
- Construction Site Waste Management

If the mandatory minimum performance standard is met for the four un-credited issues, four further mandatory issues need to be considered. These are agreed to be such important issues that separate Government policies are being pursued to mitigate their effects. For two of these, credits are awarded for every level of achievement recognised within the Code, and minimum mandatory standards increase with increasing rating levels.

The two issues with increasing mandatory minimum standards are:

- Dwelling Emission Rate
- Indoor Water Use

For one issue a mandatory requirement at Level 5 or 6:

- Fabric Energy Efficiency

The final issue with a mandatory requirement for Level 6 of the Code is:

- Lifetime Homes

Further credits are available on a free-choice or tradable basis from other issues so that the developer may choose how to add performance credits (converted through weighting to percentage points) achieve the rating which they are aiming for.

The environmental impact categories within the Code are not of equal importance. Their relative value is conveyed by applying a consensus-based environmental weighting factor (see details below) to the sum of all the raw credit scores in a category, resulting in a score expressed as percentage points. The points for each category add up to 100.

The weighting factors used in the Code have been derived from extensive studies involving a wide range of stakeholders who were asked to rank (in order of importance) a range of environmental impacts. Stakeholders included international experts and industry representatives.

It is also important to note that achieving a high performance in one category of environmental impact can sometimes result in a lower level of performance for another. For instance, if biomass is used to meet heating demands, credits will be available for performance in respect of energy supplied from a renewable source, but credits cannot be awarded for low NOX emission. It is therefore impossible to achieve a total percentage points score of 100.

The Code uses a rating system of one to six stars. A star is awarded for each level achieved. Where an assessment has taken place by where no rating is achieved, the certificate states that zero stars have been awarded:

Code Levels	Total Points Score (Equal to or Greater Than)
Level 1 ★☆☆☆☆☆	**36 Points**
Level 2 ★★☆☆☆☆	**48 Points**
Level 3 ★★★☆☆☆	**57 Points**
Level 4 ★★★★☆☆	**68 Points**
Level 5 ★★★★★☆	**84 Points**
Level 6 ★★★★★★	**90 Points**

Formal assessment of dwellings using the Code for Sustainable Homes may only be carried out using Certified assessors, who are qualified ‘competent persons’ for the purpose of carrying out Code assessments.

Energy & CO2 Emissions
ENE 1: Dwelling Emission Rate **Available Credits:**10 **Aim:**To limit CO2 emissions arising from the operation of a dwelling and its services in line with current policy on the future direction of regulations.
ENE 2: Fabric Energy Efficiency **Available Credits:**9 **Aim:**To improve fabric energy efficiency performance thus future-proofing reductions in CO2 for the life of the dwelling.
ENE 3: Energy Display Device **Available Credits:**2 **Aim:**To promote the specification of equipment to display energy consumption data, thus empowering dwelling occupants to reduce energy use.
ENE 4: Drying Space **Available Credits:**1 **Aim:**To promote a reduced energy means of drying clothes.
ENE 5: Energy Labelled White Goods **Available Credits:**2 **Aim:**To promote the provision or purchase of energy efficient white goods, thus reducing the CO2 emissions from appliance use in the dwelling.
ENE 6: External Lighting **Available Credits:**2 **Aim:**To promote the provision of energy efficient external lighting, thus reducing CO2 emissions associated with the dwelling.
ENE 7: Low or Zero Carbon Technologies **Available Credits:**2 **Aim:**To limit CO2 emissions and running costs arising from the operation of a dwelling and its services by encouraging the specification of low and zero carbon energy sources to supply a significant proportion of energy demand.
ENE 8: Cycle Storage **Available Credits:**2 **Aim:**To promote the wider use of bicycles as transport by providing adequate and secure cycle storage facilities, thus reducing the need for short car journeys and the associated CO2 emissions.
ENE 9: Home Office **Available Credits:**1 **Aim:**To promote working from home by providing occupants with the necessary space and services thus reducing the need to commute.

Water
WAT 1: Indoor Water Use **Available Credits:**5 **Aim:**To reduce the consumption of potable water in the home from all sources, including borehole well water, through the use of water efficient fittings, appliances and water recycling systems.
WAT 2: External Water Use **Available Credits:**1 **Aim:**To promote the recycling of rainwater and reduce the amount of mains potable water used for external water uses.

Materials
MAT 1: Environmental Impact of Materials **Available Credits:**15 **Aim:**To specify materials with lower environmental impacts over their life-cycle.
MAT 2: Responsible Sourcing of Materials - Basic Building Elements **Available Credits:**6 **Aim:**To promote the specification of responsibly sourced materials for the basic building elements.
MAT 3: Responsible Sourcing of Materials - Finishing Elements **Available Credits:**3 **Aim:**To promote the specification of responsibly sourced materials for the finishing elements.

Surface Water Run-off
SUR 1: Management of Surface Water Run-off from developments **Available Credits:**2 **Aim:**To design surface water drainage for housing developments which avoid, reduce and delay the discharge of rainfall run-off to watercourses and public sewers using SuDS techniques. This will protect receiving waters from pollution and minimise the risk of flooding and other environmental damage in watercourses.
SUR 2: Flood Risk **Available Credits:**2 **Aim:**To promote housing development in low flood risk areas, or to take measures to reduce the impact of flooding on houses built in areas with a medium or high risk of flooding.

Waste
WAS 1: Storage of non-recyclable waste and recyclable household waste **Available Credits:**4 **Aim:**To promote resource efficiency via the effective and appropriate management of construction site waste.
WAS 2: Construction Site Waste Management **Available Credits:**3 **Aim:**To promote resource efficiency via the effective and appropriate management of construction site waste.
WAS 3: Composting **Available Credits:**1 **Aim:**To promote the provision of compost facilities to reduce the amount of household waste send to landfill.

Pollution
POL 1: Global Warming Potential of Insulants **Available Credits:**1 **Aim:**To promote the reduction of emissions of gases with high GWP associated with the manufacture, installation, use and disposal of foamed thermal and acoustic insulating materials.
POL 2:NOx Emissions **Available Credits:**3 **Aim:**To promote the reduction of nitrogen oxide (NOX) emissions into the atmosphere.

Health & Wellbeing
HEA 1: Daylighting **Available Credits:**3 **Aim:**To promote good daylighting and thereby improve quality of life and reduce the need for energy to light the home.
HEA 2: Sound Insulation **Available Credits:**4 **Aim:**To promote the provision of improved sound insulation to reduce the likelihood of noise complaints from neighbours.
HEA 3: Private Space **Available Credits:**1 **Aim:**To improve quality of life by promoting the provision of an inclusive outdoor space which is at least partially private.
HEA 4: Lifetime Homes **Available Credits:**4 **Aim:**To encourage the construction of homes that are accessible and easily adaptable to meet the changing needs of current and future occupants.

Management
MAN 1: Home User Guide **Available Credits:**3 **Aim:**To promote the provision of guidance enabling occupants to understand and operate their home efficiently and make the best use of local facilities.
MAN 2: Considerate Constructors Scheme **Available Credits:**3 **Aim:**To promote the environmentally and socially considerate, and accountable management of construction sites.
MAN 3: Construction Site Impacts **Available Credits:**2 **Aim:**To promote construction sites managed in a manner that mitigates environmental impacts.
MAN 4: Security **Available Credits:**2 **Aim:**To promote the design of developments where people feel safe and secure- where crime and disorder, or the fear of crime, does not undermine quality of life or community cohesion.

Ecology
ECO 1: Ecological value of site **Available Credits:**1 **Aim:**To promote development on land that already has a limited value to wildlife, and discourage the development of ecologically valuable sites.
ECO 2: Ecological enhancement **Available Credits:**1 **Aim:**To enhance the ecological value of a site.
ECO 3: Protection of ecological features **Available Credits:**1 **Aim:**To promote the protection of existing ecological features from substantial damage during the clearing of the site and the completion of construction works.
ECO 4: Change in ecological value of site **Available Credits:**4 **Aim:**To minimise reductions and promote an improvement in ecological value.
ECO 5: Building footprint **Available Credits:**2 **Aim:**To promote the most efficient use of a building’s footprint by ensuring that land and material use is optimised across the development.

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