10/00931/FUL DISCONS RM.

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Results

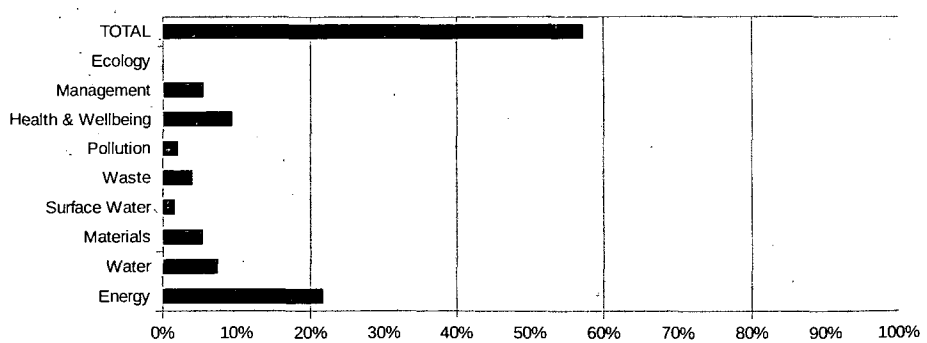
Development Name:	Land adjacent to 52 Park Road
Dwelling Description:	Detached Dwelling
Name of Company:	
Code Assessor's Name:	Dr Gregg Moore
Company Address:	
Notes/Comments:	

PREDICTED RATING - CODE LEVEL: 3

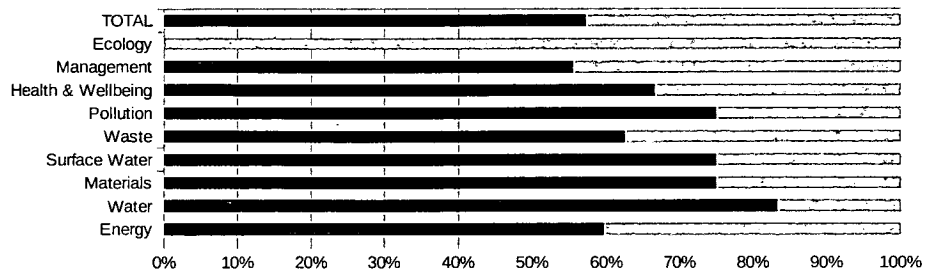
Mandatory Requirements: **All Levels**

% Points:	**57.25%**	**- Code Level: 3**
Breakdown:	**Energy**	**- Code Level: 4**
	Water	**- Code Level: 4**

Graph 1: Predicted contribution of individual sections to the total score and percentage of total achievable score



Graph 2: Predicted percentage of credits achievable: Total and by Category



NOTE: The rating obtained by using this Pre Assessment Estimator is for guidance only. Predicted ratings may differ from those obtained through a formal assessment, which must be carried out by a licensed Code assessor.

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CATEGORY 1 ENERGY	Overall Level: 3	Overall Score	57.25	Assumptions Made	Evidence Required
% of Section Credits Predicted: 59.67		Credits	Level		
Contribution to Overall % Score: 21.72 points		18.5 of 31 Credits	Level 4		
Ene 1 Dwelling Emission Rate	Credits are awarded based on the percentage improvement of the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as calculated using SAP 2009. Minimum standards for each Code level apply. The Code energy calculator can be used to calculate a predicted score. Ene 1 Enter the predicted score What is the predicted number of credits? 3.5 OR Are zero net CO_2 emissions achieved? ☐	3.5 of 10 Credits	Level 4	Percentage improvement 2010 DER/TER will be ≥30%	Design stage SAP outputs confirming TER, DER and percentage of DER over TER
Ene 2 Fabric Energy Efficiency	Credits are awarded based on the Fabric Energy Efficiency (kWh/m²/yr) of the dwelling. Minimum standards apply at Code levels 5 and 6. The Code energy calculator can be used to calculate a predicted score. Enter the predicted score Apartments, Mid-terrace ○ OR End terrace, Semi and Detached ◉ OR Staggered Mid terrace ○ What is the predicted number of credits? 5.0	5.0 of 9 Credits	Level 4	Fabric Energy Efficiency of ≤52 Kwh/m²/year	Design stage SAP outputs confirming fabric energy efficiency
Ene 3 Energy Display Devices	Credits are awarded where a correctly specified Energy Display Device is installed monitoring electricity and/or primary heating fuel consumption. Select whether the EDD monitors electricity and/or fuel None Specified ○ Primary Heating only ○ OR Electricity only ○ OR Electricity and primary heating fuel ○	0 of 2 Credits	-		

Issue		Credits	Level	Assumptions Made	Evidence Required
Ene 4 Drying Space	One credit is awarded for the provision of either internal or external secure drying space with posts and footings or fixings capable of holding 4m+ of drying line for 1-2 bed dwellings and 6m+ for dwellings with 3 bedrooms or greater. Will drying space meeting the criteria be provided? Yes ◉ OR No ○	1 of 1 Credits	-	External drying space (rotary clothes line) of at least 6m of line.	Detailed documentary evidence such as drawings and either specification or relevant product literature confirming: • The location of fixings/footings or posts • The length of drying line If that evidence cannot be provided at this stage then a letter of instruction to a contractor or supplier or a formal letter from the developer giving the *specific* undertaking to provide the required drying space and equipment.
Ene 5 Energy Labelled White Goods	Credits are awarded where each dwelling is provided with either information about the EU Energy Labelling Scheme, White Goods with ratings ranging from A+ to B or a combination of the previous according to the technical guide. Select the appropriate option below EU Energy labelling information only ☒ A+ rated appliances ☒ A+, A and B rated appliances ☒ Combination of compliant rated white goods with EU Energy Labelling Scheme ☐	2 of 2 Credits	-	The dwelling be complete with: A+ (or higher) rated fridge/freezer A (or higher) rated washing machine and dishwasher B (or higher) rated tumble dryer.	Detailed documentary evidence such as copies of the specifications (including ratings) of the appliances to be installed. If that evidence cannot be provided at this stage then a formal letter from the developer (to the Code assessor) giving the *specific* undertaking to provide the appropriately rated appliances.
Ene 6 External Lighting Space Lighting	Credits are awarded based on the provision of space lighting* with dedicated energy efficient fittings and security lighting fittings with appropriate control gear.. None provided ○ OR Non Code compliant lighting ○ OR Code compliant lighting ◉ Security Lighting None provided ○ OR Non Code compliant lighting ○ OR Code compliant lighting and controls ◉ Dual lamp luminaires Compliant with both above criteria ☐ * Statutory safety lighting is not covered by this requirement	2 of 2 Credits	-	All security lighting is designed for energy efficiency and is adequately controlled such that: All burglar security lights have: • A maximum wattage of 150 W AND • Movement detecting control devices (PIR) AND • Daylight cut-off sensors All other security lighting: • Is provided by dedicated energy efficient fittings AND • Is fitted with daylight cut-off sensors OR a time switch	Relevant drawings clearly showing the location of all external light fittings AND Detailed documentary evidence (such as specification or manufacturer's documentation) confirming: • The types of light fitting and efficacy, in lumens per circuit watt, for all lamps • The control systems applicable to each light fitting or group of fittings If that evidence is not available at this stage then a letter of instruction to a contractor or supplier or a formal letter from the developer (to the Code assessor) giving the *specific* undertaking to specify and install compliant lighting.

Issue		Credits	Level	Assumptions Made	Evidence Required
Ene 7 Low or Zero Carbon Technologies	Credits are awarded where there is a 10% or 15% reduction in CO_2 emissions resulting from the use of low or zero carbon technologies. Select % contribution made by low or zero carbon technologies Less than 10% of demand OR 10% of demand or greater OR 15% of demand or greater ◉	**2 of 2 Credits**	-	Low/Zero Carbon Technology (air source heat pump) installed	A copy of calculations as detailed in the assessment methodology based on design stage SAP outputs* AND Detailed documentary evidence confirming that the specified low or zero carbon technologies: • Meet any additional requirements defined in Directive 2009/28/EC as applicable. And are: • Certified under the Microgeneration Certification Scheme** OR • Certified under the CHPQA standard** * Standard Case and Actual Case (in addition to the SAP ouputs used for ENE1) **As applicable.
Ene 8 Cycle Storage	Credits are awarded where adequate, safe, secure and weather proof cycle storage is provided according to the Code requirements. Fill in the development details below Number of bedrooms: 3 Number of cycles stored per dwelling* 2.0 * if you have storage for 1 cycle per two dwellings insert 0.5 in number of cycles stored per dwelling	**2 of 2 Credits**	-	Adequate and appropriate storage for 2 cycles. (see the file ENE8 Cycle Storage (notes).pdf)	Detailed documentary evidence (drawings and either specifications or manufacturer's documentation) showing: • The number of bedrooms and the corresponding number of cycle storage spaces per dwelling • Location, type and size of storage • Convenient access to cycle storage • Any security measures • Details of the proprietary system (if applicable) • How the requirements of clause 35 of Secured by Design - New Homes 2010 will be met (if applicable) If that evidence is not available at this stage then a letter of instruction to a contractor or supplier or a formal letter from the developer giving the *specific* undertaking to provide compliant storage (as set out in the notes).
Ene 9 Home Office	A credit is awarded for the provision of a home office. The location, space and services provided must meet the Code requirements. Will there be provision for a Home Office? Yes ◉ OR No	**1 of 1 Credits**	-	Space for a home office will be demonstrated on the plans and lighting calculations will be provided.	Detailed documentary evidence (drawings and other supporting documentation) showing: • Location of and sufficient space for the home office • Location and number of sockets • Location of telephone points • That adequate ventilation will be provided

					• That an average daylight factor of at least 1.5% is achieved
					• Confirmation of one of the following:
					  • cable connection
					  • that broadband is available at the site level, i.e. a letter from the developer confirming that they have checked that broadband is available
					  • two telephone points (or double telephone point)
					
					If that evidence is not available at this stage then a letter of instruction to a contractor or supplier or a formal letter from the developer giving the *specific* undertaking to provide a compliant home office (as set out above).

CATEGORY 2 WATER	Overall Level: 3	Overall Score	57.25	Assumptions Made	Evidence Required
% of Section Credits Predicted:	83.33	Credits	Level		
Contribution to Overall Score:	7.50 points	5 of 6 Credits	Level 4		
Wat 1 Indoor Water Use	Credits are awarded based on the predicted average household water consumption, calculated using the Code Water Calculator Tool. Minimum standards for each code level apply. Selected the predicted water use / Mandatory Requirement greater than 120 litres/ person/ day OR ≤ less than 120 litres/ person/ day OR ≤ less than 110 litres/ person/ day OR ≤ less than 105 litres/ person/ day OR ≤ less than 90 litres/ person/ day OR ≤ less than 80 litres/ person/ day	4 of 5 Credits	Level 4	A usage of ≤90 litres/person/day will be met using appropriate low flow fittings and low water usage appliances.	Completed Water Efficiency Calculator for New Dwellings internal potable water use for each dwelling which has a different specification AND Detailed documentary evidence showing: • Location, details and type of appliances/ fittings that use water in the dwelling including any specific water reduction equipment with the capacity / flow rate of equipment. • Location, size and details of any rainwater and greywater collection systems provided for use in the dwelling If that evidence cannot be provided at this stage then: the Completed Water Efficiency Calculator for New Dwellings internal potable water use for each dwelling which has a different specification AND a letter of instruction to a contractor or supplier or a formal letter from the developer giving a *specific* undertaking, providing sufficient information to allow the water calculations to be completed
Wat 2 External Water Use	A credit is awarded where a compliant system is specified for collecting rainwater for external irrigation purposes. Where no outdoor space is provided the credit can be achieved by default. Select the scenario that applies No internal or communal outdoor space OR Outdoor space with collection system OR Outdoor space without collection system	1 of 1 Credits	-	A correctly specified and sufficient sized system (water butt) to collect rainwater for external irrigation will be provided. The specification of the rainwater collector must meet the following criteria: • No open access at the top of the collector (a child-proof lid is allowed) • Provision of a tap or other arrangement for drawing off water • Connection to the rainwater downpipes with an automatic overflow into the conventional rainwater drainage system • A means of detaching the rainwater downpipe and access provision to enable the interior to be cleaned • Where the collection system is to be sited outside, and not buried, it must be stable and adequately supported; the material used for the container shall be durable and opaque to sunlight The storage volume requirement for 3+ bedroom home with private garden is 200	Detailed documentary evidence (drawings and specification) stating type, size and location of any rainwater collection systems. If that evidence cannot be provided at this stage then a letter of instruction to a contractor or supplier or a formal letter from the developer giving a *specific* undertaking to install the rainwater collection system.

CATEGORY 3 MATERIALS	Overall Level: 3	Overall Score	57.25	Assumptions Made	Evidence Required
% of Section Credits Predicted: 75.00		Credits	Level		
Contribution to Overall Score: 5.40 points		18 of 24 Credits	All Levels		
Mat 1 Environmental Impact of Materials	Mandatory Requirement: At least three of the five key building elements must achieve a Green Guide 2008 Rating of A+ to D. Tradable Credits: Points are awarded on a scale based on the Green Guide Rating of the specifications. The Code Materials Calculator can be used to predict a potential score. Mandatory Requirements Will the mandatory requirement be met? ☐ Enter the predicted score What is the predicted number of credits? 12	12 of 15 Credits	All Levels	The dwelling will be constructed of standard (traditional) materials.	Areas (surface areas), and complete enumeration of the materials used, for at least three of the following five key elements of the building envelope: • Roof • External walls • Internal walls (including separating walls) • Upper and ground floors (including separating floors) • Windows
Mat 2 Responsible Sourcing of Materials - Basic Building Elements	Credits are awarded where materials used in the basic building elements are responsibly sourced. The Code Materials Calculator can be used to predict a potential score. Enter the predicted score What is the predicted number of credits? 4	4 of 6 Credits	-	The dwelling will be constructed of standard (traditional) materials. The contractor will source the materials from a reputable builders merchant. In particular, 80% of the assessed materials in the following Building Elements are responsibly sourced: a) Frame b) Ground floor c) Upper floors (including separating floors) d) Roof e) External walls f) Internal walls (including separating walls) g) Foundation/substructure (excluding sub-base materials) h) Staircase Additionally, 100% of any timber in these elements must be legally sourced	Detailed documentary evidence (drawings or specifications or other documentation) stating the materials specified in each element and the volume or percentage by volume of each material used in each of the building elements considered. Where certified materials will be used following evidence will be required: A letter of intent from the developer or other detailed documentary evidence confirming the product shall be sourced from suppliers capable of providing certification to the level required for the particular tier claimed. OR A copy of the relevant certificate(s) as appropriate.
Mat 3 Responsible Sourcing of Materials - Finishing Elements	Credits are awarded where materials used in the finishing elements are responsibly sourced. The Code Materials Calculator can be used to predict a potential score. Enter the predicted score What is the predicted number of credits? 2	2 of 3 Credits	-	The dwelling will be constructed of standard (traditional) materials. The contractor will source the materials from a reputable builders merchant. In particular, 80% of the assessed materials in the following Finishing Elements are responsibly sourced: a) Staircase b) Windows c) External & internal doors d) Skirting e) Panelling f) Furniture g) Fascias h) Any other significant use Additionally, 100% of any timber in these elements must be legally sourced	Detailed documentary evidence (drawings or specifications or other documentation) stating the materials specified in each element and the volume or percentage by volume of each material used in each of the building elements considered. Where certified materials will be used following evidence will be required: A letter of intent from the developer or other detailed documentary evidence confirming the product shall be sourced from suppliers capable of providing certification to the level required for the particular tier claimed. OR A copy of the relevant certificate(s) as appropriate.

CATEGORY 4 SURFACE WATER RUN-OFF	Overall Level: 3	Overall Score	57.25	Assumptions Made	Evidence Required
% of Section Credits Predicted:	75.00%	Credits	Level		
Contribution to Overall Score:	1.65 points	3 of 4 Credits	All Levels		

Sur 1 Management of Surface Water Run-off from developments	Mandatory Requirement: Peak rate of run-off 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 caused by the new development is entirely reduced as far as possible in accordance with the assessment criteria. Desiging the drainage system to be able to cope with local drainage system failure. Tradable Credits: Where SUDS are used to improve water quality of the rainwater discharged or for protecting the quality of the receiving waters. Mandatory Requirement Will the mandatory requirement be met? ☐ Select the appropriate option No SUDS ☐ No runoff into watercourses for the first 5 mm of rainfall ☐ Runoff from hard surfaces will receive an appropriate level of treatment ☐	1 of 2 Credits	All Levels	An hydrologist will be appointed and will produce the required report in the required format.	Mandatory Elements: Statement from the Appropriately Qualified Professional (hydrologist) confirming that he is qualified in line with the Code definition, namely: A professional (or team of professionals) with the skills and experience to champion the use of SuDS within the overall design of the development at an early stage. The professional (or team of professionals) must be capable of understanding the site's particular surface water management needs and opportunities. In addition, he must have knowledge and experience in using SuDS-based solutions to influence the holistic design of a development's drainage system and provide the robust hydraulic design calculations referred to in key guidance documents such as The SuDS manual (CIRIA C697, 2007) and Preliminary rainfall runoff management for developments (EA/DEFRA, 2007). AND The hydrologist's report containing all information necessary to demonstrate compliance with the peak rate of run-off and volume of run-off requirements. AND A Flood Risk Assessment confirming the risk of flooding from all sources of flooding (this may be contained within the appropriately qualified professional's report) AND Drawings showing the pre-development drainage for the site (natural or constructed) AND Drawings showing the proposed drainage solution, system failure flood flow routes,
Sur 2 Flood Risk	Credits are awarded where developments are located in areas of low flood risk or where in areas of medium or high flood risk appropriate measures are taken to prevent damage to the property and its contents in accordance with the Code criteria in the technical guide. Select the annual probability of flooding (from PPS25*) Zone 1 - Low ◉ OR Zone 2 - Medium ○ OR Zone 3 - High ○			The dwelling is in an area of low probability of flooding.	A Flood Risk Assessment (prepared by the hydrologist to the required standard) which shows that there is a low risk of flooding from all sources.



	Select the appropriate option(s) Low risk of flooding from FRA** All measures of protection are demonstrated in FRA ☒ Ground floor level and access routes are 600 mm above design flood level ☐ * Planning Policy Statement 25 - Planning and Flood Risk ** FRA - Flood Risk Assessment	**2 of 2 Credits**	-		

CATEGORY 5 WASTE	Overall Level: 3	Overall Score	57.25	Assumptions Made	Evidence Required
% of Section Credits Predicted:	62.00%	Credits	Level		
Contribution to Overall Score:	4.00 points	5 of 8 Credits	All Levels		
Was 1 Storage of non-recyclable waste and recyclable household waste	Mandatory Requirement: The space provided for waste storage should be sized to hold the larger of either all external containers provided by the Local Authority or the min capacity calculated from BS 5906. Tradable Credits are awarded for adequate internal and/ or external recycling facilities. Mandatory Requirement Will the minimum space be provided and be accessible to disabled people? ☒ Internal Recyclable household waste storage Where there is no external recyclable waste storage and no Local Authority collection scheme Internal storage (capacity 60 litres) ☐ Local Authority collection Scheme Post Collection sorting Internal storage (capacity 30 litres) ☐ Pre-collection sorting Internal storage (3 separate bins, capacity 30 litres) ☒ External Storage, no Local Authority collection 3 separate internal storage bins (capacity 30 litres) ☐ **AND** Houses External Storage(capacity 180 litres) Flats ☐ Private recycling operator ☐ 3 or greater types of waste collected ☐	0 of 2 Credits 4 of 4 Credits 0 of 4 Credits	All Levels	Storage of general household waste: An adequate external space will be allocated for waste storage and sized to accommodate containers according to the largest of the following two volumes: • The minimum volume recommended by British Standard 5906 (British Standards Institution, 2005) based on a maximum collection frequency of once per week. This volume is 100 litres for a single bedroom dwelling, with a further 70 litres for each additional bedroom (so 240 litres for this dwelling). • The total volume of the external waste containers provided by the Local Authority. Note that the storage space must provide inclusive access and usability (eg be on hard standing); containers must not be stacked. Local Authority collection scheme which uses pre-collection sorting. Internal bins will be provided according to the requirements of the Code, namely: Storage of recyclable household waste: At least three separate bins are provided with a total capacity of 30 litres. Each bin must have a capacity of at least 7 litres, must not be freestanding, and must be located in an adequate internal space.	The dimensions and volumes of the refuse and recycling bins provided by the Local Authority. Drawings which show how the space allowed for waste storage has been sized to accommodate the maximum requirements of either the volume of storage provided by the Local Authority or the minimum from BS 5906. Drawings and specifications (eg for surfaces) which show how the design satisfies the requirements for inclusive access and usability. Detailed documentary evidence stating: • the number, types and sizes of internal and external storage • the location of internal and external storage AND A letter, leaflet, website or other published information from the Local Authority describing; • the types of waste collected • the frequency of collection • if there will be pre or post collection sorting

Issue		Credits	Level	Assumptions Made	Evidence Required
Was 2 Construction Site Waste Management	A credit is awarded where a compliant SWMP is provided with targets and procedures to minimise construction waste. Credits are available where the SWMP include procedures and commitments for diverting either 50% or 85% of waste generated from landfill. SWMP details Does the SWMP include: + No SWMP + SWMP with targets and procedures to minimise waste? + SWMP with procedures to divert 50% of waste + SWMP with procedures to divert 85% of waste	**0 of 3 Credits**			
Was 3 Composting	A credit is awarded where individual home composting facilities are provided, or where a community/ communal composting service, either run by the Local Authority or overseen by a management plan is in operation. Select the facilities available No composting facilities Individual composting facilities OR Communal / community composting*? Local Authority OR Private with management plan * including if an automated waste collection system is in place	**1 of 1 Credit**	-	A composting container will be provided, and space will be dedicated to it. There will be inclusive access to this bin. Space will be provided in the kitchen for a small container (7 litres, for compostable materials), which must not be freestanding. An information leaflet on composting will be provided. The leaflet must provide information on: • How composting works and why it is important • The materials that can be composted (e.g. raw vegetable peelings and fruit, shredded paper, teabags etc) • Where home composting facilities are provided, troubleshooting information (e.g. what to do if the compost gets too dry or too	Detailed documentary evidence (drawings, specifications, and other relevant documentation) stating: • the location and size of internal and external storage • that an information leaflet will be supplied • distance of storage from dwelling • access to the composting facility will be inclusive. If that evidence cannot be provided at this stage then a letter of instruction to a contractor/ supplier, a formal letter from the developer giving the *specific* undertaking to provide the accessible composting facility or the manufacturer's information, for all the above required details.

CATEGORY 6 POLLUTION	Overall Level: 3	Overall Score	57.25	Assumptions Made	Evidence Required
% of Section Credits Predicted:	75.00%	Credits	Level		
Contribution to Overall Score:	2.10 points	3 of 4 Credits	All Levels		
Pol 1 Global Warming Potential (GWP) of Insulants	A credit is awarded where all insulating materials only use substances (in manufacture AND installation) that have a GWP of less than 5. Select the most appropriate option All insulants have a GWP less than 5 ○ OR Some insulants have a GWP of less than 5 ○ OR No insulants have a GWP of less than 5 ○	1 of 1 Credits	-	All insulants used will have a Global Warming Pontential (GWP) less than 5	A list of the proposed insulation materials (or none) for each building element Floors • Ground Floor • Upper Floors • Basement • Foundations Thermal Stores • Hot Water Cylinder Tanks • Cold Water Storage • Pipe Insulation • Other Thermal Stores Roofs • for each Roof Type if there is more than one • Loft Access Walls • External Walls • Internal Walls • Doors • Lintels • Thermal and Acoustic Insulation and for each of the Proposed Insulation Materials: • whether they are Unfoamed [U] / Foamed [F] / Installed Using Propellants [P] • the Manufacturer • the Product Name • the GWP (if foamed) • the Name of Blowing Agent Used (where installed using a propellant) • the GWP of Blowing Agent (if present) • Reference to Literature Confirming GWP (if
Pol 2 Nox Emissions	Credits are awarded on the basis of NOx emissions arising from the operation of the space and water heating system within the dwelling. Select the most appropriate option Greater than 100 mg/kWh ○ OR Less than 100 mg/kWh ○ OR Less than 70 mg/kWh ○ OR Less than 40 mg/kWh ○ OR Class 4 boiler ○ OR Class 5 boiler ○ OR All space and hot water energy requirements are met by systems who do not produce NOx emissions ○	2 of 3 Credits	-	An air source heat pump will be installed	Detailed documentary evidence describing: • The primary and, if used, any secondary heating systems and their energy demands in kWh/year. If that evidence cannot be provided at this stage then a letter letter of instruction to a contractor or supplier or a formal letter from the developer to the Code assessor giving the *specific* undertaking to install a heat pump of the given specification.

CATEGORY 7 HEALTH & WELLBEING	Overall Level: 3	Overall Score	57.25	Assumptions Made	Evidence Required
% of Section Credits Predicted:	66.00%	Credits	Level		
Contribution to Overall Score:	9.33 points	8 of 12 Credits	No level		
Hea 1 Daylighting	Credits are awarded for ensuring key rooms in the dwelling have high daylight factors (DF) and a view of the sky. Select the compliant areas Room Kitchen: Avg DF of at least 2% ☒ Living Room*: Avg DF of at least 1.5% ☒ Dining Room*: Avg DF of at least 1.5% ☒ Study*: Avg DF of at least 1.5% ☒ 80% of working plane in all above rooms receive direct light from the sky? ☒ Any room used for Ene 9 Home Office must also achieve a min DF of 1.5%.	3 of 3 Credits	-	The kitchen will have a Average Daylight Factor of at least 2%. The living room, dining room and study (including any room designated as a home office under Ene 9 - Home Office) will achieve a minimum Average Daylight Factor of at least 1.5%. 80% of the working plane in the kitchen, living room, dining room and study (including any room designated as a home office under Ene 9 - Home Office) will receive direct light from the sky (that is, have a view of the sky)	Copy of calculations as detailed in the methodology to demonstrate: • Average daylight factor using the formula described in the definitions section (Split Flux method described in Littlefair (1998) as set out in BS 8206-2) or computer simulation or scale model measurements; • Position of the no-sky line and percentage of area of the working plane that receives direct light from the sky. Confirmation from the developer that the calculations accurately reflect the dwelling as designed. [British Standards Institute, "BS 8206-2. Lighting for buildings. Code of practice for daylighting", BSI, London, 2008 Littlefair, P.J., "Site layout planning for daylight and sunlight: a guide to good practice", 1998]
Hea 2 Sound Insulation	Credits are awarded where performance standards exceed those required in Building Regulations Part E. This can be demonstrated by carrying out pre-completion testing or through the use of Robust Details Limited. Select a type of property Detached Property ◉ Attached Properties: - Separating walls and floors only exist between non habitable spaces ○ - Separating walls and floors exist between habitable spaces ○ Select a performance standard Performance standard not sought ◉ Airborne: 3db higher; Impact: 3dB lower ○ OR Airborne: 5db higher; Impact: 5dB lower ○ OR Airborne: 8db higher; Impact: 8dB lower ○	4 of 4 Credits	-	The proposed house is a detached dwelling.	Detached dwellings achieve 4 credits by default

Issue		Credits	Level	Assumptions Made	Evidence Required
Hea 3 Private Space	A credit is awarded for the provision of an outdoor space that is at least partially private. The space must allow easy access to all occupants. Will a private/ semi-private space be provided? Yes, private/semi-private space will be provided ○ OR No private/semi-private space ○	**1 of 1 Credits**	-	There will be an enclosed, private garden.	The number of bedrooms served by the outdoor space • That the outdoor space meets the minimum size requirements AND Drawings and specifications sufficient to allow *Checklist IDP* to be completed
Hea 4 Lifetime Homes	Mandatory Requirement: Lifetime Homes is mandatory when a dwelling is to achieve Code Level 6. Tradable credits: Credits are awarded where the developer has implemented all of the principles of the Lifetime Homes scheme. Mandatory Requirement Dwelling to achieve Code Level 6? ☐ Lifetime Homes Compliance All Lifetime Homes criteria will be met ○ OR Exemption from LTH criteria 2/3 applied ○ Credit not sought ○	**0 of 4 Credits**	**No level**		

CATEGORY 8 MANAGEMENT	Overall Level: 3	Overall Score	57.25	Assumptions Made	Evidence Required
% of Section Credits Predicted:	55.00%	Credits	Level		
Contribution to Overall Score:	5.55 points	5 of 9 Credits	All Levels		
Man 1 Home User Guide	Credits are awarded where a simple guide is provided to each dwelling covering information relevant to the 'non-technical' home occupier, in accordance with the Code requirements. Tick the topics covered by the Home User Guide Operational Issues? ☒ Is available in alternative formats? ☒ Site and Surroundings? ☒	3 of 3 Credits	-	Provision of a Home User Guide [compiled in accordance with Checklist Man 1, Part 1, (pp215-217)] together with confirmation that the guide is available in alternative formats. The guide will include additional information relating to the site and its surroundings [and compiled in accordance with Checklist Man 1, Part 2 (pp217-218)]. (See the file MAN1 Home User Guide notes.pdf)	Confirmation in the form of a letter from the developer or in the specification that the guide will be: • Supplied to the dwelling; • Be developed to the required standards (as a minimum including a list of contents showing that the guide will cover all of the issues required in Checklist Man 1 Part 1 and Part 2).
Man 2 Considerate Constructors Scheme	Credits are awarded where there is a commitment to comply with best practice site management principles using either the Considerate Constructors Scheme or an alternative locally/ nationally recognised scheme. Select the appropriate scheme and score No scheme used ◉ Considerate Constructors OR Best Practice: Score between 24 and 31.5 ○ OR Best Practice+: Score between 32 and 40 ○ Alternative Scheme* OR Mandatory + 50% optional requirements ○ OR Mandatory + 80% optional requirements ○ * In the first instance, contact a Code Service Provider if you are considering to use an alternative scheme.	0 of 2 Credits	-		
Man 3 Construction Site Impacts	Credits are awarded where there is a commitment and strategy to operate site management procedures on site as following: Tick the impacts that will be addressed Monitor, report and set targets, where applicable, for: - CO_2 / energy use from site activities ☐ - CO_2 / energy use from site related transport ☐ - water consumption from site activities ☐ Adopt best practice policies in respect of: - air (dust) pollution from site activities ☐ - water (ground and surface) pollution on site ☐ 80% of site timber is reclaimed, re-used or responsibly sourced ☐	0 of 2 Credits	-		

Issue		Credits	Level	Assumptions Made	Evidence Required
Man 4 Security	Credits are awarded for complying with Section 2 - Physical Security from Secured by Design - New Homes. An Architectural Liaison Officer (ALO), or alternative, needs to be appointed early in the design process and their recommendations incorporated. Secured by Design Compliance Credit not sought ○ OR Secured by Design Section 2 Compliance ○	**2 of 2 Credits**	-	An Architectural Liaison Officer (ALO) or Crime Prevention Design Advisor (CPDA) from the local police force has been consulted at the design stage and the ALO's/CPDA's recommendations are incorporated into the design of the dwelling. AND The dwelling will comply with Section 2 "Physical Security" of *Secured by Design - New Homes* (Secured by Design certification is not required)	Detailed documentary evidence (report, drawings, specification, etc) showing: • That an ALO/CPDA has been consulted with to ensure that the requirements of Section 2 – Physical Security from 'Secured by Design – New Homes' are met; and • A commitment to follow the advice provided by the ALO/CPDA.

CATEGORY 9 ECOLOGY	Overall Level: 3	Overall Score	57.25	Assumptions Made	Evidence Required
% of Section Credits Predicted:	0.00%	Credits	Level		
Contribution to Overall Score:	0.00 points	0 of 9 Credits	All Levels		
Eco 1 Ecological Value of Site	One credit is awarded for developing land of inherently low value. Select the appropriate option Credit not sought ○ OR Land has ecological value ○ OR Land has low/ insignificant ecological value* ○ * Low ecological value is determined either a) by using Checklist Eco 1 across the whole development site; or b) where an suitably qualified ecologist is appointed and can confirm or c) produces an independent ecological report of the site, that the construction zone is of low/ insignificant value; AND the rest of the development site will remain undisturbed by the works.	0 of 1 Credits	-		
Eco 2 Ecological Enhancement	A credit is awarded where there is a commitment to enhance the ecological value of the development site. Tick the appropriate boxes Will a *Suitably Qualified Ecologist* be appointed to recommend appropriate ecological features? ☐ AND Will all key recommendations be adopted? ☐ AND 30% of other recommendations be adopted? ☐	0 of 1 Credits	-		
Eco 3 Protection of Ecological Features	A credit is awarded where there is a commitment to maintain and adequately protect features of ecological value. Eco 3 Group BoxType and protection of existing features Site with features of ecological value? ○ OR Site of low ecological value (as Eco 1)? ○ AND All* existing features potentially affected by site works are maintained and adequately protected? ☐ *If a suitably qualified ecologist has confirmed that a feature can be removed due to insignificant ecological value or poor health conditions, as long all the rest have been protected, then this box can be ticked.	0 of 1 Credits	-		

Issue		Credits	Level	Assumptions Made	Evidence Required
Eco 4 Change of Ecological Value of Site	Credits are awarded where the change in ecological value has been calculated in accordance with the Code requirements and is calculated to be: Change in Ecological Value Major negative change: fewer than -9 Minor negative change: between -9 and -3 OR Neutral: between -3 and +3 Minor enhancement: between +3 and +9 Major enhancement: greater than 9	**0 of 4 Credits**			
Eco 5 Building Footprint	Credits are awarded where the ratio of combined floor area of all dwellings on the site to their footprint is: Ratio of Net Internal Floor Area: Net Internal Credit Not Sought OR Houses: 2.5:1 OR Flats: 3:1 OR Houses: 3:1 OR Flats: 4:1 OR Houses & Flats Weighted (2.5:1 & 3:1) OR Houses & Flats Weighted (3:1 & 4:1)	**0 of 2 Credits**			