DISCONS
Condition 10

BLUEFOX
Building & Development Consultancy

QUANTITY SURVEYING · ESTIMATING · SAP ASSESSORS
PROJECT MANAGEMENT · CODE FOR SUSTAINABLE HOMES
PARTY WALL SURVEYORS

28th April 2013

Richard Wileman
14 Hanson Road
Hinckley
Leicestershire
LE10 1LL

Dear Richard
REF:- SITE ADJ 2 BYRON STREET BARWELL

Please find attached our Design Stage Code assessment for the above project.

As you are aware we have developed this with you over the past few months and we are confident that this assessment will be delivered. The base drawing and design has been evolved to meet the Code and you are aware and have committed to install items that are compliant such as White goods, washing lines etc.

We are also doing the SAP calculations and enclose these under separate cover. The results of which have been fed into the assessment.

We would confirm that you have commissioned us to carry out the not just this assessment but also to complete the as built assessments on the properties.

We would confirm our BRE Assessor number is BLUF – EB12

Yours sincerely

Eddie Bakewell MCIOB
Director.

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BLUEFOX IS A TRADING NAME OF BLUEFOX (LOUGHBOROUGH) LTD. REGISTERED NUMBER 06309920

EDDIE BAKEWELL - LICENSE NUMBER BLUF- EB12

6 HOLT DRIVE, LOUGHBOROUGH, LEICESTERSHIRE, LE11 3JA - TEL 07912120052

ASSESSMENT UNDER CODE VERSION - NOVEMBER 2010

SITE - ADJ 2 BYRON STREET, BARWELL
FOR:- MR R. WILEMAN

DATED - 28.04.13

M - Mandatory		CSH Ref	ACHIEVED ON INFORMATION / ASSUMPTIONS PROVIDED.	Max Credit	Awarded	Points	Notes / Additional points
M	Dwelling Emission Rate	ENE 1	A Mandatory requirement: (based on Revised Part L as per May 2010: Building Regulations Part L1A (and SAPS 2010)) (this is Code 3 compliance only) - *Although Mandatory achieved, no credits are gained by minimum performance demonstrated by E. Bakewell SAPs*	10.00	0.60	0.70	As SAP Calculation
	Fabric Energy Efficiency	ENE 2	3 Points as per SAP Calculation	9.00	3.00	3.51	As SAP Calculation
	Energy Display Devices	ENE 3	Gas and Electric display device from Electrical supplier	2.00	2.00	2.34	Assumed Gas and Elec display devices provided by suppliers
	Drying Spaces	ENE 4	Units will include 6 m external drying line in a secure footing in the garden with a path.	1.00	1.00	1.17	Max points
	Energy Labelled White Goods	ENE 5	Assumed: White goods pre-installed as part of Kitchen. A+ fridge freezer, A washing machine and dishwasher,	2.00	2.00	2.34	Max Points
	External lighting	ENE 6	All external lighting will be dedicated low energy (e.g. fitting that only accepts lamps having a luminous efficacy greater than 40lumens per circuit), and will be controlled by push-button timer or similar energy saving devices. Note: If a light is for security reasons only, it need not be CFL, but it must be a fitting limited to 150W and controlled by PIR and timer/daylight sensor. (section D item 8.6 Contractor's Proposal)	2.00	2.00	2.34	I can check the light before its ordered to ensure it complies
	Low or Zero Energy Technologies	ENE 7	No renewable/no credits	2.00	0.00	0.00	No renewable currently allowed.
	Cycle Storage	ENE 8	Accessible shed on a concrete base shed of at least 3.5m2, and include cycle hoops for fixing 2 cycles A requirement for shed lock. *2 Cycle assumed at this stage.*	2.00	2.00	2.34	Maximum Credits already achieved
	Home Office	ENE 9	In one room there will be a telephone points (Capable of Broadband Or 1 cable provider.) with 2no. double sockets situated to avoid a trip hazard with >1.8m of wall space and a window. Location of home-office requires room to have a Daylight Factor >1.5	1.00	1.00	1.17	Daylight factor to be calculated

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M	Internal Potable Water	WAT 1	Advised Specification 4/2.6litre dual flush toilets; All taps (wash & sink) to max of 6litres per min; shower to 5l/min; bath at overflow up to 140litres - and best practice for pipe work installation to avoid bacterial contamination of incoming hot & cold supplies	5.00	4.00	6.00	No additional credits as it will be hard to reduce water usage.
	External Potable Water	WAT 2	Either a 200 litre water butt will be connected to a rainwater down pipe in the rear garden of each house. The butt shall include a removable lid, draw-off tap and have an automatic overflow into the underground surface water drainage system. (section E item 2.2)	1.00	1.00	1.50	Maximum Credits already achieved as specification
M	Roof	MAT 1	Plasterboard, timber trussed rafters with insulation, roofing underlay, counter battens & concrete interlocking tiles (A+ rated).	3.00	3.00	0.90	Maximum Credits already achieved as specification
M	External Walls	MAT 1	A+ rated external construction (with masonry construction types)	3.00	3.00	0.90	Maximum Credits already achieved as specification
M	Internal Walls	MAT 1	(Internal Walls) Masonry party walls & timber Stud, plasterboard, paint partitions	3.00	1.00	0.30	Points for standard specification
M	Floors	MAT 1	(Ground Floor) Insulation laid on beam and dense block flooring (B rated) (Upper Floor) Suspended timber floors (A+ rated)	3.00	2.00	0.60	Points for standard specification
M	Windows	MAT 1	UPVC	3.00	2.00	0.60	Points for standard specification
	Responsible Sourcing Main Building Items	MAT 2	MAT 2 - Responsible Sourcing of Materials – Main Building Items (0-6) o To score the full award in the section, it is required that 80% of the volumes of materials in each of the key elements of development - Frame/Ground Floor/Upper Floor/Roof Structure & cladding/External Walls / Internal Walls/Foundations/Staircases - come from a supplier who has one of the following certificates: • EMAS or EMS or ISO14001 for materials with an Extraction or Manufacturing Process • Timber Certifications for Timber items (FSC/PEFC/CSA or MTCC) (timber items are also preferred on a weighting between the materials). *Score provisionally awarded is consistent with William Davis Ltd specification*	6.00	4.00	1.20	Points for standard specification
	Responsible Sourcing Finishing Items	MAT 3	MAT 3 - Responsible Sourcing of Materials – Finishing Elements (0-3) o Similar to the above MAT 2, but the building elements under investigation are stairs, windows, external, internal doors, skirting, panelling, architrave, any furniture, kitchen units, fascias, and other significant.- come from a supplier who has one of the following certificates: • EMAS or EMS or ISO14001 for materials with an Extraction or Manufacturing Process • Timber Certifications for Timber items (FSC/PEFC/CSA or MTCC) (timber items are also preferred on a weighting between the materials). *Score provisionally awarded is consistent with William Davis Ltd specification*	3.00	2.00	0.60	Points for standard specification

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M	Reduction of Surface Water Run-off	SUR 1	Mandatory: Peak run-off rates and annual run-off volumes post development must not exceed previous conditions for the site. This needs to be substantiated by calculation from a drainage engineer. See Options for scoring. IMPORTANT NOTE: It is absolutely essential that the drainage engineer understands the depth of CfSH full requirements - this site is registered under CfSH version NOVEMBER 2010 - Production of drainage calculations and drainage solution to ensure compliant solution agreed should be considered a priority. (SUR 1 aide template to be completed by drainage engineer to ensure compliance required) - Solution must prove to be sufficient based on 1 in 100 year 6 hour storm event with 30% climate change allowance included. (note: no award is gained for the 'basic' level of mandatory compliance...see options for when scoring begins)	2.00	0.00	0.00	No additional drainage to reduce rainwater for 5mm, or SuDs. So no additional credits available.
	Flood	SUR 2	Flood risk required. Assumed in Zone 2 &3a	2.00	2.00	1.10	Assuming in Zone 1
M	Household Waste Storage	WAS 1	Mandatory: The space provided for waste storage should be sized to hold the larger of either all external containers provided by the LA or the minimum capacity calculated from BS5906 - (1) Council provides kerbside recycling of 3 Types of waste (2) Assumed: Internal bins will be provided - These will need to be a bin of at least 3 compartments, no compartment less than 7 litres, total capacity not less than 30 litres, clearly labelled for recycling in a dedicated position - free-standing bins do not comply.	4.00	4.00	3.20	Maximum Credits already achieved
	Site Waste Management Plan	WAS 2	Assumed: There is a SWMP that contains: (1) Target benchmarks for resource efficiency (i.e. m3 per 100m2 or tonnes of waste per 100m2 set in accordance with best practice. (2) Procedures & commitments to minimise non-hazardous waste at design stage (specify waste minimisation action of at least 3 waste groups with monitoring throughout) (3) procedures for minimising hazardous waste (4) monitoring, measuring and reporting of non-hazardous & hazardous waste production -	3.00	1.00	0.80	50% diverted to from land fill to gain additional credit
	Composting	WAS 3	Drawings to show compost bin in garden	1.00	1.00	0.80	Maximum Credits already achieved
	Global Warming Potential	POL 1	Assumed: All insulations selected to be with GWP <5 (whether inherently or as confirmed by manufacturer's data) - Includes all building elements, as well as external doors, loft-hatch, pipe insulation, hot-water cylinder and any other.	1.00	1.00	0.70	Maximum Credits already achieved
	NOx	POL 2	Baxi Duo-Tec 28-GA **2** Combination Boiler complies others are available. Nox less than 40	3.00	3.00	2.10	I will check boiler before ordering to ensure it complies

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Daylight & View of Sky	**HEA 1**	Daylight and View of sky calcs to be undertaken assume 2 points at this stage	3.00	2.00	2.34	Calculations complete.
Sound	**HEA 2**	Sound test required. Assumed 5db	4.00	3.00	3.51	Additional point if 8db is achieved.
Private Space	**HEA 3**	Units will have sufficient dedicated external space for all occupants to sit outside at once (with minimum allocation of 1.5m2 space per bed space)	1.00	1.00	1.17	Maximum Credits already achieved
Lifetime Homes	**HEA 4**	Lifetime Homes	4.00		0.00	Allen can you look at this as see if its achievable at minimum cost as its an easy 4 points.
Home Users Guide	**MAN 1**	Assumed: A fully compliant Home Users Guide can be produced - This will need to include technical, non-technical, sustainability and locality information (Details of contents to include as a minimum the requirements set out in MAN 1 checklist	3.00	3.00	3.33	Maximum Credits already achieved
Considerate Constructor Scheme	**MAN 2**	Main contractor will be required to register scheme and ensure minimum CCS outcome of at least 4 credits in each of the 8 sections	2.00	2.00	2.22	I will advise on what we need to do for this.
Construction site impacts	**MAN 3**	Assumed: Monitor, Report and Set Targets for a minimum of **4 of the following:** (I) Monitor and report CO2 emissions from site activities (ii) Monitor and report CO2 emissions from transport to and from site (iii) Monitor, report and set targets for water consumption from site activity (iii) Adopt best practice in regard to air(dust) pollution on site (iv) Adopt best practice in regard to water pollution on site (v) 80% of site timber is reclaimed, reused or responsibly sourced. *Requires completion of checklist MAN3.*	2.00	2.00	2.22	I can issue specifications etc. To comply with this.
Security	**MAN 4**	As a minimum Secured By Design Section 2: Physical Security will be achieved as a minimum (Section A: Preambles) - *Will require liaison and compliance with Police*	2.00	2.00	2.22	Liaison with ALO required.

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	Eco Value	ECO 1	Eco report required	1.00	1.00	1.33	One point assumed in each section. Eco report required.
	Eco Assessor	ECO 2	Eco report required	1.00	1.00	1.33	One point assumed in each section. Eco report required.
	Protection of Eco features	ECO 3	Eco report required	1.00	1.00	1.33	One point assumed in each section. Eco report required.
	Change in Eco Value	ECO 4	Eco report required	4.00	0.00	0.00	Assumed eco value remains the same.
	Building Footprint	ECO 5	No points can be achieved	2.00	0.00	0.00	No point available.
			Mandatory Items:		I have assumed all will be achieved (left hand column indicates)		
			Overall Cumulative score:	**points**	58.21		57 Required for code 3
			Code Level		3		