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Results

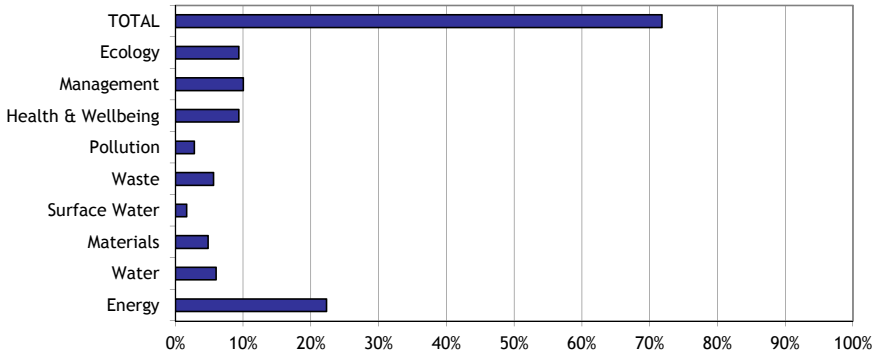
Development Name:	Potato Wharf_Blocks 3 & 4
Dwelling Description:	Multi-Residential Building
Name of Company:	Hulley & Kirkwood Consulting Engineers
Code Assessor's Name:	Alan McElroy
Company Address:	
Notes/Comments:	

PREDICTED RATING - CODE LEVEL: 4

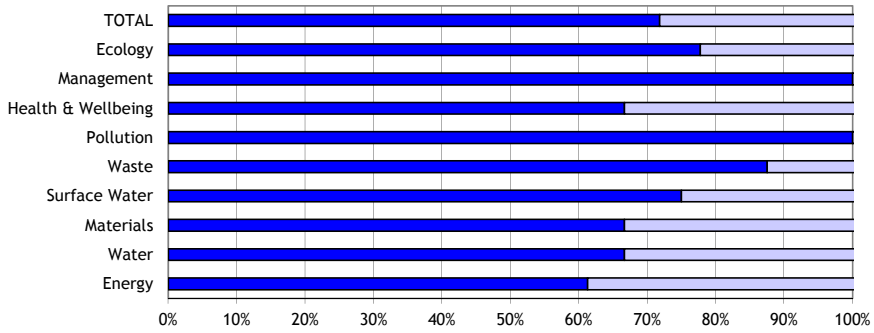
Mandatory Requirements: All Levels

% Points:	71.81%	- Code Level: 4
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: 4	Overall Score	71.81	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 61.29		Credits	Level		
Contribution to Overall % Score: 22.30 points		19.0 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. Enter the predicted score What is the predicted number of credits? 3.0 OR Are zero net CO_2 emissions achieved? ☐	3.0 of 10 Credits	Level 4	This assumes that the development will achieve a DER which is 25% below the 2010 TER. This is achieved by applying the Manchester Core Strategy of maximising passive design elements and minimising operational energy consumption prior to applying a centralised whole building Combined Heat and Power (CHP) plant or by utilising decentralised Exhaust Air Source Heat Pumps (EASHP). The configuration and location of the building would preclude the use of building mounted LZCGTs	
Ene 2 Fabric Energy Efficiency	Credits are awarded based on the Fabric Energy Efficiency ($kWh/m^2/yr$) 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? 7.0	7.0 of 9 Credits	Level 6	The Zero Carbon hub state that the typical value achieved for multi-story apartment blocks is in the 0rder of 39 kWh/m2/year. This figure will be treated as a minimum target, and the design team will aim to improve on this. The FEE will be demonstrated on a building average basis.	
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 ◉	2 of 2 Credits	-	The use of simple energy smart meter for both electricity (and heat where a centralised heating strategy is adopted) will ensure that dwelling owners can monitor and manage energy consumption. This will require the use of metering within each dwelling.	

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	-	Credit anticipated further to architects comments on internal layouts.	
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 rated washing machine and dishwasher ☑ B rated tumble dryer or washer dryer ☐ EU Energy labelling information provided ☑	2 of 2 Credits	-	The team have confirmed that any fitted appliances provided as part of the final design will be A or A+ rated, in line with the appropriate energy labelling scheme.	
Ene 6 External Lighting	Credits are awarded based on the provision of space lighting* with dedicated energy efficient fittings and security lighting fittings with appropriate control gear.. Space Lighting 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	-	In order to achieve two credits, all light fittings specified will be dedicated energy efficient fittings with an appropriate control system. Additionally security lighting, where required, will incorporate a maximum wattage of 150 W, will incorporate motion detection and will incorporate daylight cut-off OR a time switch.	

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**	-	It is anticipated that the use of centralised CHP plant, or decentralised EASHP will result in a reduction in co2 emissions of 15% or greater.	
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: 20 Number of cycles stored per dwelling* 0.0 * if you have storage for 1 cycle per two dwellings insert 0.5 in number of cycles stored per dwelling	**0 of 2 Credits**	-	1 credit is anticipated. The number of cycle spaces will be 1 cycle storage space per dwelling.	
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 ◉	**0 of 1 Credits**	-	It is assumed that no home office space will be provided in individual dwellings.	

CATEGORY 2 WATER	Overall Level: 4	Overall Score	71.81	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 66.66		Credits	Level		
Contribution to Overall Score: 6.00 points		4 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. Select 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 ○	3 of 5 Credits	Level 3 AND Level 4	In order to achieve Code Level 4 the building water consumption must be less than 105 litres per person per day. This will be achieved by specification of low flow showers, whb taps, and low volume flush WC cisterns.	
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	-	The development does not include any communal outdoor space requiring mains fed irrigation.	

CATEGORY 3 MATERIALS	Overall Level: 4	Overall Score	71.81	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 66.66		Credits	Level		
Contribution to Overall Score: 4.80 points		16 of 24 Credits	All Levels		
Mat 1 Environm-ental 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 Requirement Will the mandatory requirement be met? ☑ Enter the predicted score What is the predicted number of credits? 10	10 of 15 Credits	All Levels	It is assumed that a number of building elements will be rated A or A+.	
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	-	Materials will be sourced in line with responsible sourcing tiers.	
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	-	Materials will be sourced in line with responsible sourcing tiers. 2 credits will be targeted	

CATEGORY 4 SURFACE WATER RUN-OFF	Overall Level: 4	Overall Score	71.81	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if 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 ☑	2 of 2 Credits	All Levels	The development sits within MCC Conurbation Core Critical Drainage Area and is located immediately adjacent to the Bridgewater Canal Basin and in close proximity to the River Irwell. As such the site could be deemed to have a high risk of flooding due to the limitations of the local drainage infrastructure. As the development is located in Manchester Critical Drainage Area the design will incorporate Sustainable Urban Drainage Systems (SUDS) to limit the run-off form the site by providing the necessary levels of rainwater attenuation.	
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 ◉ Select the apropriate 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	1 of 2 Credits	-	The development sits within MCC Conurbation Core Critical Drainage Area and is located immediately adjacent to the Bridgewater Canal Basin and in close proximity to the River Irwell. As such could be deemed to have a high risk of flooding due to the limitations of the local drainage infrastructure. The output from the site specific FRA is required to determine the local flood level relative to the ground floor access routes. Ground level would be taken as the lower level where the building can be accessed from different street levels.	

CATEGORY 5 WASTE	Overall Level: 4	Overall Score	71.81	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted:	87.00%	Credits	Level		
Contribution to Overall Score:	5.60 points	7 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) ☐	0 of 2 Credits		The storage of the external bin storage will be sized in line with the requirements of BS 5906 and will have inclusive access and usability to ensure all residents including those of wheelchair use can access. More specifically, the development will incorporate waste segregation and storage facilities for occupants as follows: • Accessible to disabled people • Utilise a Local Authority collection scheme • Provide internal storage with 3 separate 30 litre bins • Provide communal composting facilities (managed by Local Authority collection)	
	Local Authority collection Scheme Post Collection sorting Internal storage (capacity 30 litres) ☐ Pre-collection sorting Internal storage (3 separate bins, capacity 30 litres) ☑	4 of 4 Credits	All Levels		
	External Storage, no Local Authority collection scheme 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 4 Credits			

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 ◉	**3 of 3 Credits**		The Contractor will develop a Site Waste Management Plan (SWMP) for the project. The SWMP will identify: • Set procedures and commitments to minimise non-hazardous waste at the design stage • Procedures to minimise hazardous waste • Set bench marks for resource efficiency • Monitor, measure and report non-hazardous and hazardous waste produced on site. • Implement key procedures and commitments to sort and divert waste from landfill.	
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	**0 of 1 Credit**	-	Communal composting facilities would need to be further considered before the credit could be claimed.	

CATEGORY 6 POLLUTION	Overall Level: 4	Overall Score	71.81	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 100.00%		Credits	Level		
Contribution to Overall Score: 2.80 points		4 of 4 Credits	All Levels		
Pol 1 Global Warming Potential (GWP) of Insulants	A credit is awarded where <u>all</u> 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 will be specified to have a GWP of less than 5.	
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 (○)	3 of 3 Credits	-	The use of gas fired CHP will displace grid supplied electricity. The Nox emissions associated with grid supplied electricity can be deducted from the main building heating system Nox emissions. As such 3 credits are anticipated, however this will be subject to further calculation. Use of Exhaust Air Source Heat Pumps will result in a loss of credits associated with NOx emissions.	

CATEGORY 7 HEALTH & WELLBEING	Overall Level: 4	Overall Score	71.81	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if 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%.	0 of 3 Credits	-	Given the location of the development and the proximity of adjacent buildings and a railway bridge, it is not anticipated that daylight credit criteria will be achieved .This will however be tested as the design develops.	
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 ○	3 of 4 Credits	-	Sound insulation levels will aim to achieve a 5dB improvement on airborne and impact sound insulation levels.	

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	-	The development is part of the wider Potato Wharf development which includes a number of landscaped private / semi-private outdoor spaces which can be accessed by residents.	
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 ○	4 of 4 Credits	No level	The design will comply with all principles set out in Lifetime Homes.	

CATEGORY 8 MANAGEMENT	Overall Level: 4	Overall Score	71.81	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 100.00%		Credits	Level		
Contribution to Overall Score: 10.00 points		9 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? ☑ Site and Surroundings? ☑ Is available in alternative formats? ☑	3 of 3 Credits	-	A simple building user guide will be provided for home occupiers. This will cover operational areas relating to the building operation, the wider site and surroundings and will be made available in alternative formats.	
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.	2 of 2 Credits	-	The principle contractor will aim to achieve a CCS score of 32 to 40.	
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 ☐	2 of 2 Credits	-	The principle contractor will implement a site operational strategy which will monitor, report and set KPI targets for energy use from site activities, energy use from site related transport, water consumption from site activities. The principle contractor will also implement best practice policies in respect of dust pollution and ground/surface water pollution.	

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**	-	Secured by Design Section 2 compliance will be targeted	

CATEGORY 9 ECOLOGY	Overall Level: 4	Overall Score	71.81	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 77.00%		Credits	Level		
Contribution to Overall Score: 9.33 points		7 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.	1 of 1 Credits	-	It is assumed that the site , in its current pre-developed state, has been defined as land of low ecological value.	
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? ☑	1 of 1 Credits	-	It is assumed that once an Ecological Assessment has been carried out that any recommendations made will be included. This assumes that the SQE will not place any onerous commitments on the development given the nature of the existing site.	
Eco 3 Protection of Ecological Features	A credit is awarded where there is a commitment to maintain and adequately protect features of ecological value. Type 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.	1 of 1 Credits	-	This assumes that there are no significant ecological features on-site	

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 ○	**2 of 4 Credits**	-	It is assumed that the change in ecological value will be neutral, including for a minor negative change for the loss of existing trees.	
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 Ground Floor Area 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) ○	**2 of 2 Credits**		The scheme is 8 stories and, based on current plans, will achieve a ratio in excess of 4:1. 2 Credits anticipated.	