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FUTURE ENERGY SURVEYS

Code for Sustainable Homes Pre-assessment

Land at rear of 120 Dickenson Road, Manchester

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1 Introduction

This Code for Sustainable Homes Pre-assessment has been prepared by Future Energy Surveys Ltd on behalf of Byrom Clark Roberts for the proposed development to the rear of 120 Dickenson Road, Manchester.

The report will consider and assess the commitments made by the developer to achieve Code for Sustainable Homes Level 3.

1.1 Assessor Declaration

I, Gerard McGuigan have complied this report to the best of my ability and have based all findings on the information that is referenced within this report. 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 is named within this report, which is available for Inspection by the Client, the client's representative or Stroma Accreditation for Quality Assurance monitoring.

Signed



Gerard McGuigan

Future Energy Surveys Ltd

STRO001599

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2 Code Assessment

The Code for Sustainable Homes assesses each dwelling against nine categories, many of which compliment national and local planning policies such as PPS9 – Biodiversity and Geological Conservation, PPS10 – Planning for Sustainable Waste Management, PPS22 – Renewable Energy and PPS25 – Development and Flood Risk. The nine categories assessed are:

- Energy and Carbon Dioxide Emissions
- Water Consumption
- Environmental Impact of Materials
- Surface Water Run-off
- Waste Management
- Pollution
- Health and Wellbeing
- Management
- Ecology

The Code sets mandatory requirements at each level of the Code. To obtain Code for Sustainable Homes Level 3 certification the assessed dwellings must achieve a 25% reduction over a Part L 2006 compliant dwelling, a maximum internal water consumption of 105 litres per person per day and a total assessment score of 57 points.

2.1 Development Summary

The development will see the construction of a two bedroom detached property with integrated garage to the rear of 120 Dickenson Road. The site is currently used as a builders yard.

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2.2 Code Commitments

The following commitments have been made to achieve Code for Sustainable Homes Level 3 certification.

ENE 1 – Dwelling Emission Rate

Design stage SAP calculations have yet to be carried out but the mandatory 25% reduction over Part L 2006 will be achieved. Possible technologies worthy of consideration include:

1. Air source heat pumps.
2. Solar thermal panels providing a proportion of the dwellings hot water demand.
3. Whole house mechanical ventilation with heat recovery.
4. Flue gas heat recovery

ENE 2 – Heat Loss Parameter

Design stage SAP calculations must be carried out but it is anticipated that a HLP of 1.3 or less will be achieved.

ENE 3 – Internal Lighting

The client has confirmed that at least 75% of all fixed internal light fittings will be energy efficient.

ENE 4 – Drying Space

A fixed 6m washing line or equivalent rotary dryer will be provided

ENE 5 – Energy Labelled White Goods

The property will have an A+ rated fridge freezer, an A rated washing machine and dishwasher and should a tumble dryer be provided it will be B rated.

ENE 6 – External Lighting

The client has confirmed that all external space and security lighting will be Code compliant.

ENE 8 – Cycle Storage

Dedicated cycle storage will be provided in the garage.

ENE 9 – Home Office

The client has confirmed that one bedroom will have the necessary facilities to operate as a home office.

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MAT 1 – Environmental Impact of Materials

A detailed specification is not available however a conservative estimate has been assumed for the purposes of this report.

SUR 1 – Management of Surface Water Run-off

The development will comply with the mandatory element of SUR 1, as per Technical Bulletin 1, October 2009.

SUR 2 – Low Flood Risk

The development is in Zone 1. However to claim the credit a Flood Risk Assessment compliant with PPS25 must be provided.

WAS 1 – Storage of Recyclable and Non-recyclable Waste

The client has confirmed that three internal recycling bins will be located in a fixed dedicated position within the kitchens. The total capacity of the bins will be no less than 30 litres. There will be sufficient external space to accommodate refuse and recycling bins. This will be wheel chair accessible.

WAS 2 –Construction Site Waste Management

The anticipated construction cost is less than £300,000, thus a SWMP is not needed.

WAS 3 – Composting

The client has confirmed that an external composter will be provided to the property.

POL 1 – GWP of Insulants

The client has confirmed that all assessed insulation will have a global warming potential of 5 or less.

POL 2 – NOx Emissions

It is anticipated that a class 5 gas condensing boiler will be installed.

HEA 1 – Daylighting

The client has confirmed that the assessed rooms (kitchen, living room and home office) will achieve the necessary daylight factor.

HEA 2 – Sound Insulation

The property is a detached, so 4 credits can be awarded.

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HEA 3 – Private Space

The plans clearly show that the dwelling has sufficient, secure and accessible private space.

HEA 4 – Lifetime Homes

It is anticipated that all the relevant Lifetime Homes principles will be followed.

MAN 1 – Home User Guide

The client has confirmed that a Home User Guide compliant with Checklists Man 1 Part a and Part b will be provided to occupant.

MAN 2 – Considerate Construction Scheme

The client has opted to not register the site with the Considerate Construction Scheme.

MAN 3 – Construction Site Impacts

The client will monitor the following four site activities.

- Monitor CO2/energy consumption from site activities.
- Monitor water consumption on site.
- Adopt best practice with respect to air pollution.
- Adopt best practice with respect to water pollution.

MAN 4 – Security

The clients planning statement draws attention to efforts made to incorporate Secured by Design principles into the design of the development.

ECO 1-4 – Ecological Value of the Site

An ecologist will not be consulted, however checklist ECO 1 will be completed and 2 credits achieved.

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2.3 Summary Score

The table below details the point score achievable, should the commitments detailed in section 2.1 be followed.

Table 2 - Code Point Score

	Credits Awarded	Weighing Factor	Points
Energy and CO2 Emissions		1.26	20.08
ENE 1 - Dwelling Emission Rate	5		
ENE 2 - HLP	1		
ENE 3 - Internal Lighting	2		
ENE 4 - Drying Space	1		
ENE 5 - Energy Labelled White Goods	2		
ENE 6 - External Lighting	2		
ENE 7 - LZC Technology	0		
ENE 8 - Cycle Storage	2		
ENE 9 - Home Office	1		
Water		1.5	6.0
WAT 1 - Indoor Water Use	3		
WAT 2 - External Water Use	1		
Materials		0.3	3.6
MAT 1 - Environmental Impact of Materials	12.0		
MAT 2 - Responsible Sourcing of Materials	0		
MAT 3 - Responsible Sourcing of Materials	0		
Surface Water Run-off		0.55	2.2
SUR 1 - Management of Surface Water Run-off	0		
SUR 2 - Flood Risk	2		
Waste		0.91	4.57
WAS 1 - Storage of Recyclable Waste	4		
WAS 2 - Construction Site Waste Management	0		
WAS 3 - Composting	1		
Pollution		0.7	2.1
POL 1 - GWP of Insulants	1		
POL 2 - NOx Emissions	2		
Health and Wellbeing		1.17	12.83
HEA 1 - Daylighting	2		
HEA 2 - Sound Insulation	4		
HEA 3 - Private Space	1		
HEA 4 - Lifetime Homes	4		
Management		1.11	7.78
MAN 1 - Home User Guide	3		
MAN 2 - Considerate Construction Scheme	0		
MAN 3 - Construction Site Impacts	2		
MAN 4 - Security	2		
Ecology		1.33	2.67
ECO 1 - Ecological Value of Site	1		
ECO 2 - Ecological Enhancement	0		
ECO 3 - Protection of Ecological Features	1		
ECO 4 - Change in Ecological Value of Site	0		
ECO 5 - Building Footprint	0		

LEVEL ACHIEVED – Code Level 3 **TOTAL POINTS – 60.73**

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2.4 Note

The developer is committed to achieving Code Level 3 certification, and as such will make any necessary remedial commitments to score a minimum of 57 points should they become necessary at a later stage.