Gladeside Road Pre-Assessment

Issue		
2A	Unit Ref	Generic Bungalows
	Unit Code	10 x 2B3P (8 Type A, 2 Type B), 2 x 2B3P (Type W)
	Number of Units	12
	Plot Numbers	- P01 - P12

BRE Code version: November 2010

		CSH Ref	Comments	Max Credits	Awarded Credits	Points
Mandatory Code 4&5&6	Dwelling Emission Rate	ENE 1	Building Regulations for England and Wales Approved Document L1A 2010 TER baseline	10	0	0.00
Mandatory Code 5&6	Fabric Energy Efficiency	ENE 2	Fabric Energy Efficiency - derived from SAPs	9	0	0.00
	Energy Display Devices	ENE 3	ENERGY DISPLAY DEVICE FOR GAS AND ELECTRICITY TO BE INSTALLED - It must show: • Local time • Current mains energy consumption (kilowatts and kilowatt hours) • Current emissions (g/kg CO_2) • Current tariff • Current cost with real time or monthly data • Display accurate account balance information • Visual presentation of data (i.e. non-numeric) • Historical consumption data	2	2	2.34
	Drying Space	ENE 4	Each bungalow will have an external washing of at least 4m with posts and fixings or permanent 4m+ over bath drying lines.	1	1	1.17
	Energy Labelled White Goods	ENE 5	A pamphlet explaining the EU Energy Efficiency labelling scheme for appliances will be provided for incoming tenants	2	1	1.17
	External lighting	ENE 6	All external lighting to be low energy with PIR and daylight cutoff	2	2	2.34
	Low and Zero Carbon Technologies	ENE 7	Reduction in CO_2 emissions - derived from SAPs (Not known at this stage.)	2	0	0.00
	Cycle Storage	ENE 8	Cycle storage shed to BRE requirements to be provided	2	2	2.34
	Home Office	ENE 9	It is anticipated that a suitable room will achieve the required 'Daylight Factor'	1	1	1.17
Mandatory	Internal Water Use	WAT 1	Beyond mandatory performance to be achieved - ≤ 80 l/p/day	5	5	7.50
	External Water Use	WAT 2	200l water butts will be provided for each unit, with: • no open access at the top of the collector (a childproof 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 downpipe and access provision to enable interior cleaning.	1	1	1.50

PLANNING AND BUILDING CONTROL
28 JAN 2013

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Mandatory (1)	Roof	MAT 1	Timber trussed rafters and joists with insulation, roofing underlay, counterbattens, battens and concrete plain tiles 812410017 A+	3	3	0.90
Mandatory (2)	External Walls	MAT 1	Brickwork outer leaf, insulation, superlightweight solid blockwork inner leaf, cement mortar, plasterboard on battens, paint 806170063 A+	3	3	0.90
Mandatory (3)	Internal Walls	MAT 1	**Party Walls:** Robust Detail E-WM-4: Twin leaf 100mm solid medium dense aggregate blocks (1350-1600kg/m³) with 75mm min. cavity, type A wall ties, 8mm sand: cement render, gypsum based board (8kg/m²) on dabs and paint to each side 818190018 D **Internal Walls:** Timber stud, plasterboard, paint 809760003 A+	3	1	0.30
Mandatory (4)	Floors	MAT 1	Structural topping on beam and expanded polystyrene flooring 820140015 A+	3	3	0.90
Mandatory (5)	Windows	MAT 1	PVC-U window with steel reinforcement, double glazed 813100009 A	3	2	0.60
	Sourcing Main Building Items	MAT 2	Responsible Sourcing of Materials - Main Building Items - **Assumed partial score** - Completed by contractor	6	2	0.60
	Sourcing Finishing Items	MAT 3	Responsible Sourcing of Materials - Finishing Items - **Assumed partial score** - Completed by contractor	3	1	0.30

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Mandatory	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. **Due to site conditions (Sub soil believed to comprise predominately clay.), this credit cannot be achieved without implementing a rainwater harvesting system to all units, the cost and maintenance of which is deemed prohibitive to any benefits.**	2	0	0.00

AS WITH ALL MANDATORY CREDITS (SHOWN IN RED IN FIRST COLUMN) THE ABOVE MUST BE SUBSTANTIATED TO BRE REQUIREMENTS OR NO RATING CAN BE GIVEN - THEREFORE THIS DEVELOPMENT WOULD BE ZERO RATED

	Flood	SUR 2	Site is in a low flood risk area	2	2	1.10
Mandatory	Household Waste Storage	WAS 1	The space provided for waste storage **has to** be sized to hold the larger of either all external containers provided by the LA or the minimum capacity calculated from BS5906 with **level access** - Council provides kerbside recycling of 3 Types of waste and internal bins will be provided, fixed in a kitchen unit with at least 3 compartments, no compartment less than 7 litres, total capacity not less than 30 litres.	4	4	3.20
	SWMP	WAS 2	Site Waste Management Plan (SWMP) to be completed by the contractor that contains: a. Target benchmarks for resource efficiency, i.e. m^3 of waste per 100 m^2 or tonnes of waste per 100 m^2 set in accordance with best practice b. Procedures and commitments to minimize non-hazardous construction waste at design stage. Specify waste minimisation actions relating to at least 3 waste groups and support them by appropriate monitoring of waste. c. Procedures for minimising hazardous waste d. Monitoring, measuring and reporting of hazardous and non-hazardous site waste production according to the defined waste groups (according to the waste streams generated by the scope of the works) [KPIs including "Total amount of construction waste" to be measured.] **50% by weight/volume of non-hazardous construction waste generated by the project to be diverted from landfill. [85% gives an extra credits.]**	3	2	1.60
	Composting	WAS 3	Local authority collects food waste	1	1	0.80

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	Global Warming Potential	POL 1	All insulations to be ODP=0 and GWP<5 - Roof, walls, floors, doors, loft hatch, HWC, pipework, lintels etc.	1	1	0.70
	NOx	POL2	Compliant **gas** boiler scoring full credits to be confirmed	3	3	2.10
	Daylight & View of Sky	HEA 1	Initial assessor calculations show variable score	3	1	1.17
	Sound	HEA 2	A target of 8dB better than Part E (To be confirmed by testing or Robust Details)	4	4	4.66
	Private Space	HEA 3	Outside private space for all dwellings. Outdoor space must be accessible to wheelchair users in accordance with BS8300.	1	1	1.17
Mandatory Code 6	Lifetime Homes	HEA 4	Criteria to be included in design	4	4	4.66
	Home Users Guide	MAN 1	A fully compliant Home Users Guide will be produced	3	3	3.33
	Considerate Constructor Scheme	MAN 2	Scheme to be registered and monitored under CCS - Contractor must score at least 32	2	2	2.22
	Construction Site Impacts	MAN 3	Contractor to Monitor, Report and Set Targets for a minimum of 4 of the following: (i) Monitor and report CO_2 emissions from site activities (ii) Monitor and report CO_2 emissions from transport to and from site (iii) Monitor, report and set targets for water consumption from site activity (iv) Adopt best practice in regard to air (dust) pollution on site (v) Adopt best practice in regard to water pollution on site (vi) 80% of site timber is reclaimed, reused or responsibly sourced. (Requires KPIs) [KPIs including "Environment - Energy Use - Construction Process" and "Environment - Water Usage -Construction" to be measured.]	2	2	2.22
	Security	MAN 4	Secure by Design award to be achieved	2	2	2.22

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Eco Value	ECO 1	Trees on site	1	0	0.00
Eco Assessor	ECO 2	No Ecological Assessor to be employed	1	0	0.00
Protection of Eco features	ECO 3	Features to protect	1	0	0.00
Change in Eco Value	ECO 4	Anticipated neutral species change as site was previously developed	4	2	2.66
Building Footprint	ECO 5	Footprint ratio - no score	2	0	0.00

Summary	
Mandatory Items	SUR 1 NOT TO BE ACHIEVED
Overall Cumulative points	57.83
Code Level	ZERO STAR RATING

Code Level 1 = 36 points
Code Level 2 = 48 points
Code Level 3 = 57 points
Code Level 4 = 68 points
Code Level 5 = 84 points
Code Level 6 = 90 points

Summary Score Breakdown			
Section	Max credits	score	points after weighting
Energy	31	9	10.53
Water	6	6	9
Materials	24	15	4.5
Surface Water Runoff	4	2	1.1
Waste	8	7	5.6
Pollution	4	4	2.8
Health and Wellbeing	12	10	11.65
Management	9	9	9.99
Ecology	9	2	2.66
Rounded Total	**107**		**57.83**