Beswick Phase 3

LOVELL

Code for Sustainable Homes Pre-assessment summary

		Max Score available	sub-total	Actual Score	sub-total	Comments
ENERGY						
Ene 1	Dwelling Emission Rate	10		1		Dependent on the SAP
Ene 2	Building Fabric	9		4		Dependent on the SAP
Ene 3	Energy Display Device	2		2		Provide a display energy device which can monitor primary fuel and electricity consumption.
Ene 4	Drying Space	1		1		Provide a rotary dryer or extendable washing line: 4m for 1 & 2 bedroom dwellings and 6m for 3+ bedroom
Ene 5	Energy Labelled White Goods	2		1		Include information on the EU Energy Labelling Scheme in the Home User Guide.
Ene 6	External Lighting	2		2		External Light fittings wil be dedicated energy efficient. If security lighting is provided then this will be dedicated energy efficient and have PIR sensors.
Ene 7	Low/Zero Carbon Technologies	2		0		N/A
Ene 8	Cycle Storage	2		2		Garden Sheds to each plot: These will have a steel fitting secured to concrete and a BS Standard lock. The shed will be suitably sized.
Ene 9	Home Office	1	31	1	14	Provide two double power sockets and a telephone point along a 1.8m stretch of wall in a secondary plan. The room will also achieve a 1.5% daylight factor.
WATER						
Wat 1	Internal Water Use	5		3		An internal consumption of 105 litres per person per day will be achieved.
Wat 2	External Water Use	1	6	1	4	Provide a suitably sized water butt.
MATERIALS						
Mat 1	Environ Impacts of Materials	15		8		Dependent on MAT 1 Calculation (12 is typical for traditional builds)
Mat 2	Responsible Sourcing of Materials - Basic Building Elements	6		0		Not Sought
Mat 3	Responsible Sourcing of Materials - Finishing Elements	3	24	0	8	Not Sought
SURFACE DRAINAGE						
Sur1	Surface Water Runoff	2		0		Subject to Engineers report. Zero rated certificate to be provided if unacheivable without rainwater harvesting.
Sur2	Flood Risk	2	4	2	2	Zone 1 - subject to FRA confirmation.
WASTE						
Was1	Storage of Non-recycable & Recycable Household Waste	4		4		Provide dedicated internal recycling faciltiies (3x 10 litre bins). External Storage will be accessible in line with Checklist IDP - seek guidance from the assessor
Was2	Construction Site Waste Management	3		3		Operate a SWMP compliant with the Code
Was3	Composting	1	8	1	8	Provided dedicated and accessible composting facilties
POLLUTION						
Pol 1	GWP of insulants	1		1		This credit will be achieved.
Pol 2	Nox Emissions	3	4	3	4	Provide a gas boiler with NOx emissions of 40mg/kWh or less.
HEALTH AND WELLBEING						
Hea 1	Daylighting	3		0		Dependent on design and site layout - calculated by the assessor. Credit not sought.
Hea 2	Sound Insulation	4		3		Robust Detail to be adopted with the potential to achieve a 5dB betterment over Approved Document E.
Hea 3	Private Space	1		1		Provide sufficient and accessible private space to each plot.
Hea 4	Lifetime Homes	4	12	4	8	Adhere to all 16 relevant LTH principles.
MANAGEMENT						
Man 1	Home User Guide	3		3		Provide a Code Compliant Home User Guide to each property.
Man 2	Considerate Constructors	2		1		Register the site with the Considerate Contractors Scheme. Achieve a score equivalent to Best Practice or Beyond Best Practice
Man 3	Construction Site Impacts	2		2		Commit to monitoring four of the following site activities: Energy Use, Water Use, Best Practice with respect to dust pollution, Best Practice with respect to water pollution & responsibly source site timber.
Man 4	Security	2	9	2	8	Correspondence with ALO confirming Section 2 has been achieved for relevant plots
MANAGEMENT						
Eco 1	Ecological Value of Site	1		0		As confirmed by ecologist.
Eco 2	Ecological Enhancement	1		1		As confirmed by ecologist.
Eco 3	Protection of Ecological Features	1		0		As confirmed by ecologist.
Eco 4	Change of Ecological Value of Site	4		2		As confirmed by ecologist.
Eco 5	Building Footprint	2	9	0	3	not all properties will be 3 storey

Total Credits	**57.36**