



Report Reference: 000971-150422-188-1307
Site Registration: West Street
Site Name: STRO000971
Assessor Number: Nick Jones Project Management Ltd
Company: Nick Jones
Assessor:



Site Details

Site Name: West Street
Site Registration: 000971-150422-188-1307
Site Address: West Street

City/Town: Havant
County: Hampshire
Postcode:
No. of Dwellings: 24
No. of Dwelling Types: 3
Planning Authority: Portsmouth City Council
Funding Body:

Assessor Details

Company: Nick Jones Project Management Ltd
Assessor Name: Nick Jones
Cert Number: STRO000971
Address: 42 Common Road

City/Town: Chandlers Ford
County: Hampshire
Postcode: SO53 1HP
Tel: 07901 650450
Email: nj.pm@virgin.net

Client Details

Company: Mansell Homes
Contact Name: Ron Rouse
Job Title: Housing Design Director
Email:
Tel:
Address: Roman House
Salisbury Road

City/Town: Southampton
County: Hampshire
Postcode: SO40 3XF

Architect Details

Company: HGP Architects
Contact Name: Cheryl Wellstead
Job Title: Architect
Email:
Tel:
Address: Furzehall Farm
Wickham Road

City/Town: Fareham
County: Hampshire
Postcode: PO16 7JH

Developer Details

Company: Mansell Homes
Contact Name: Ron Rouse
Job Title: Housing Design Director
Email:
Tel:
Address: Roman House
Salisbury Road

City/Town: Southampton
County: Hampshire
Postcode: SO40 3XF

Dwelling ID	Plot No.	Address	Social Unit
1	1	West Street	Yes
2	2	West Street	Yes
3	3	West Street	Yes
4	4	West Street	Yes
5	5	West Street	Yes
6	6	West Street	Yes
7	7	West Street	Yes
8	8	West Street	Yes
9	9	West Street	Yes
10	10	West Street	Yes
11	11	West Street	Yes
12	12	West Street	Yes
13	13	West Street	Yes
14	14	West Street	Yes
15	15	West Street	Yes
16	16	West Street	Yes
17	17	West Street	Yes
18	18	West Street	Yes
19	19	West Street	Yes
20	20	West Street	Yes
21	21	West Street	Yes
22	22	West Street	Yes
23	23	West Street	Yes
24	24	West Street	Yes

Development Summary & Ratings

Dwelling ID	Dwelling Type	Description	Level	Score
3	All Flats		3	57.51
4	All Flats		3	57.51
5	All Flats		3	57.51
6	All Flats		3	57.51
7	All Flats		3	57.51
8	All Flats		3	57.51
9	All Flats		3	57.51
10	All Flats		3	57.51
2	All Houses		3	60.34
12	All Houses		3	60.34
17	All Houses		3	60.34
20	All Houses		3	60.34
23	All Houses		3	60.34
1	Semi/end house		3	61.51
11	Semi/end house		3	61.51
13	Semi/end house		3	61.51
14	Semi/end house		3	61.51
15	Semi/end house		3	61.51
16	Semi/end house		3	61.51
18	Semi/end house		3	61.51
19	Semi/end house		3	61.51
21	Semi/end house		3	61.51
22	Semi/end house		3	61.51
24	Semi/end house		3	61.51

Deviations from Standard

No deviations from standard

Score Sheet for West Street

Dwelling ID	ENE									WAT			MAT			SUR		WAS			POL		HEA				MAN				ECO					Summary	
	1	2	3	4	5	6	7	8	9	1	2	1	2	3	1	2	1	2	3	1	2	1	2	3	4	1	2	3	4	1	2	3	4	5	Score	Level	
1	0.8	8	2	1	1	2	0	2	1	3	1	12	5	3	0	2	4	3	0	1	3	0	3	1	0	3	0	2	2	0	1	1	3	0	61.51	3	
2	0	7.8	2	1	1	2	0	2	1	3	1	12	5	3	0	2	4	3	0	1	3	0	3	1	0	3	0	2	2	0	1	1	3	0	60.34	3	
3	1.14.2	2	1	1	2	0	1	1	1	3	1	12	5	3	0	2	4	3	0	1	3	0	3	0	0	3	1	2	2	1	1	1	3	0	57.51	3	
4	1.14.2	2	1	1	2	0	1	1	1	3	1	12	5	3	0	2	4	3	0	1	3	0	3	0	0	3	1	2	2	1	1	1	3	0	57.51	3	
5	1.14.2	2	1	1	2	0	1	1	1	3	1	12	5	3	0	2	4	3	0	1	3	0	3	0	0	3	1	2	2	1	1	1	3	0	57.51	3	
6	1.14.2	2	1	1	2	0	1	1	1	3	1	12	5	3	0	2	4	3	0	1	3	0	3	0	0	3	1	2	2	1	1	1	3	0	57.51	3	
7	1.14.2	2	1	1	2	0	1	1	1	3	1	12	5	3	0	2	4	3	0	1	3	0	3	0	0	3	1	2	2	1	1	1	3	0	57.51	3	
8	1.14.2	2	1	1	2	0	1	1	1	3	1	12	5	3	0	2	4	3	0	1	3	0	3	0	0	3	1	2	2	1	1	1	3	0	57.51	3	
9	1.14.2	2	1	1	2	0	1	1	1	3	1	12	5	3	0	2	4	3	0	1	3	0	3	0	0	3	1	2	2	1	1	1	3	0	57.51	3	
10	1.14.2	2	1	1	2	0	1	1	1	3	1	12	5	3	0	2	4	3	0	1	3	0	3	0	0	3	1	2	2	1	1	1	3	0	57.51	3	
11	0.8	8	2	1	1	2	0	2	1	3	1	12	5	3	0	2	4	3	0	1	3	0	3	1	0	3	0	2	2	0	1	1	3	0	61.51	3	
12	0	7.8	2	1	1	2	0	2	1	3	1	12	5	3	0	2	4	3	0	1	3	0	3	1	0	3	0	2	2	0	1	1	3	0	60.34	3	
13	0.8	8	2	1	1	2	0	2	1	3	1	12	5	3	0	2	4	3	0	1	3	0	3	1	0	3	0	2	2	0	1	1	3	0	61.51	3	
14	0.8	8	2	1	1	2	0	2	1	3	1	12	5	3	0	2	4	3	0	1	3	0	3	1	0	3	0	2	2	0	1	1	3	0	61.51	3	
15	0.8	8	2	1	1	2	0	2	1	3	1	12	5	3	0	2	4	3	0	1	3	0	3	1	0	3	0	2	2	0	1	1	3	0	61.51	3	
16	0.8	8	2	1	1	2	0	2	1	3	1	12	5	3	0	2	4	3	0	1	3	0	3	1	0	3	0	2	2	0	1	1	3	0	61.51	3	
17	0	7.8	2	1	1	2	0	2	1	3	1	12	5	3	0	2	4	3	0	1	3	0	3	1	0	3	0	2	2	0	1	1	3	0	60.34	3	
18	0.8	8	2	1	1	2	0	2	1	3	1	12	5	3	0	2	4	3	0	1	3	0	3	1	0	3	0	2	2	0	1	1	3	0	61.51	3	
19	0.8	8	2	1	1	2	0	2	1	3	1	12	5	3	0	2	4	3	0	1	3	0	3	1	0	3	0	2	2	0	1	1	3	0	61.51	3	
20	0	7.8	2	1	1	2	0	2	1	3	1	12	5	3	0	2	4	3	0	1	3	0	3	1	0	3	0	2	2	0	1	1	3	0	60.34	3	
21	0.8	8	2	1	1	2	0	2	1	3	1	12	5	3	0	2	4	3	0	1	3	0	3	1	0	3	0	2	2	0	1	1	3	0	61.51	3	
22	0.8	8	2	1	1	2	0	2	1	3	1	12	5	3	0	2	4	3	0	1	3	0	3	1	0	3	0	2	2	0	1	1	3	0	61.51	3	
23	0	7.8	2	1	1	2	0	2	1	3	1	12	5	3	0	2	4	3	0	1	3	0	3	1	0	3	0	2	2	0	1	1	3	0	60.34	3	
24	0.8	8	2	1	1	2	0	2	1	3	1	12	5	3	0	2	4	3	0	1	3	0	3	1	0	3	0	2	2	0	1	1	3	0	61.51	3	

Summary Score Sheet

Dwelling Type: Semi/end house

Dwelling IDs: 1, 11, 13 to 16, 18, 19, 21, 22 and 24

			Score Assessment				
	Credit Score	Credits Available	Sub Total	Credits Available	%	Weighting Factor	Points Score
Energy & CO2 Emissions							
ENE 1 Dwelling Emission Rate	0.8	10	17.8	31	57.42	36.4	20.9
ENE 2 Fabric Energy Efficiency	8	9					
ENE 3 Energy Display Device	2	2					
ENE 4 Drying Space	1	1					
ENE 5 Energy Labelled White Goods	1	2					
ENE 6 External Lighting	2	2					
ENE 7 Low or Zero Carbon Energy Technologies	0	2					
ENE 8 Cycle Storage	2	2					
ENE 9 Home Office	1	1					
Water							
WAT 1 Internal Water Use	3	5	4	6	66.67	9	6
WAT 2 External Water Use	1	1					
Materials							
MAT 1 Environmental Impact of Materials	12	15	20	24	83.33	7.2	6
MAT 2 Responsible Sourcing (Basic Building Elements)	5	6					
MAT 3 Responsible Sourcing (Finishing Elements)	3	3					
Surface Water Run-off							
SUR 1 Management of Surface Water Run-Off from Site	0	2	2	4	50	2.2	1.1
SUR 2 Flood Risk	2	2					
Waste							
WAS 1 Household Waste Storage and Recycling Facilities	4	4	7	8	87.5	6.4	5.6
WAS 2 Construction Site Waste Management	3	3					
WAS 3 Composting	0	1					
Pollution							
POL 1 Global Warming Potential of Insulants	1	1	4	4	100	2.8	2.8
POL 2 NOx Emissions	3	3					
Health & Wellbeing							
HEA 1 Daylighting	0	3	4	12	33.33	14	4.67
HEA 2 Sound Insulation	3	4					
HEA 3 Private Space	1	1					
HEA 4 Lifetime Homes	0	4					
Management							
MAN 1 Home User Guide	3	3	7	9	77.78	10	7.78
MAN 2 Considerate Constructors Scheme	0	2					
MAN 3 Construction Site Impacts	2	2					
MAN 4 Security	2	2					
Ecology							
ECO 1 Ecological Value of Site	0	1	5	9	55.56	12	6.67
ECO 2 Ecological Enhancement	1	1					
ECO 3 Protection of Ecological Features	1	1					
ECO 4 Change of Ecological Value of Site	3	4					
ECO 5 Building Footprint	0	2					
Level Achieved: 3			Total Points Scored: 61.51				

Evidence for ENE 1 (Dwelling Emission Rate) - Semi/end house

Improvement above Part L Building Regulations 2010. 0.8 credits allocated

Mansell will carry out the Design SAP Ratings and NJPM have input the details from a sample unit carried out by design team, this has been into the Stroma Calculator, details can be found in ENE1 file.

Assumptions for ENE 1

Evidence for ENE 2 (Fabric Energy Efficiency) - Semi/end house

Semi Detached

8 credits allocated

Mansell will carry out the Design SAP Ratings and NJPM have input the details from a sample unit carried out by design team, this has been into the Stroma Calculator, details can be found in ENE1 file.

Assumptions for ENE 2

Evidence for ENE 3 (Energy Display Device) - Semi/end house

Correctly specified display device showing current primary heating fuel consumption data.

Correctly specified display device showing current consumption data.

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for ENE 3

Evidence for ENE 4 (Drying Space) - Semi/end house

Compliant external drying space

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for ENE 4

Evidence for ENE 5 (Energy Labelled White Goods) - Semi/end house

EU energy efficiency labelling scheme leaflet provision/provided

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for ENE 5

Evidence for ENE 6 (External Lighting) - Semi/end house

Dual lamp luminaries with compliant space & security lamps

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for ENE 6

Evidence for ENE 7 (Low or Zero Carbon Energy Technologies) - Semi/end house

Credit(s) not sought or contribution of low or zero carbon technologies less than 10%

Assumptions for ENE 7

Evidence for ENE 8 (Cycle Storage) - Semi/end house

2 or 3 bedroom dwelling - Storage for 2 cycles per dwelling

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for ENE 8

Evidence for ENE 9 (Home Office) - Semi/end house

Compliant home office

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for ENE 9

Evidence for WAT 1 (Internal Water Use) - Semi/end house

Internal water use less than or equal to 105 litres per person per day

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for WAT 1**Evidence for WAT 2 (External Water Use) - Semi/end house**

Compliant individual rainwater collection system

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for WAT 2**Evidence for MAT 1 (Environmental Impact of Materials) - Semi/end house**

Mandatory requirements met: At least 3 elements rated A+ to D, 12 credits scored

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for MAT 1**Evidence for MAT 2 (Responsible Sourcing (Basic Building Elements)) - Semi/end house**

5 credits scored

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for MAT 2**Evidence for MAT 3 (Responsible Sourcing (Finishing Elements)) - Semi/end house**

3 credits scored

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for MAT 3**Evidence for SUR 1 (Management of Surface Water Run-Off from Site) - Semi/end house**

Mandatory Met: Peak rate of run-off and annual volume of run-off is no greater for the developed than for the pre-development. The system has also been designed for local drainage system failure.

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for SUR 1**Evidence for SUR 2 (Flood Risk) - Semi/end house**

Low flood risk - zone 1

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for SUR 2**Evidence for WAS 1 (Household Waste Storage and Recycling Facilities) - Semi/end house**

Mandatory requirements met: Adequate storage of household waste with accessibility in line with checklist WAS 1. Local authority collection: After collection sorting with appropriate internal storage of recyclable materials

Developer to confirm the details, but this has been taken from a previous Code 3 site and local authorities requirements.

Assumptions for WAS 1**Evidence for WAS 2 (Construction Site Waste Management) - Semi/end house**

Compliant site waste management plan containing benchmarks, procedures and commitments for the minimizing and diverting 80% waste from landfill in line with the criteria and with Checklist WAS 2a, 2b & 2c

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for WAS 2**Evidence for WAS 3 (Composting) - Semi/end house**

Credits not sought or no compliant composting provision

Assumptions for WAS 3

Evidence for POL 1 (Global Warming Potential of Insulants) - Semi/end house

All insulants have a GWP of less than 5

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for POL 1**Evidence for POL 2 (NOx Emissions) - Semi/end house**

NOx emissions less than or equal to 40mg/kWh

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for POL 2**Evidence for HEA 1 (Daylighting) - Semi/end house**

Credit(s) not sought

Developer to confirm the details.

Assumptions for HEA 1**Evidence for HEA 2 (Sound Insulation) - Semi/end house**

Robust details have been incorporated

Airborne 5dB higher, Impact 5dB lower

Mansell will carry out the sound testing as required and NJPM have input the details from a sample unit carried out on previous scheme.

Assumptions for HEA 2**Evidence for HEA 3 (Private Space) - Semi/end house**

Individual private space provided.

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for HEA 3**Evidence for HEA 4 (Lifetime Homes) - Semi/end house**

Credits not sought

Assumptions for HEA 4**Evidence for MAN 1 (Home User Guide) - Semi/end house**

All criteria inline with checklist MAN 1 Part 1 - Operational Issues will be met

All criteria inline with checklist MAN 1 Part 2 - Site and Surroundings will be met

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for MAN 1**Evidence for MAN 2 (Considerate Constructors Scheme) - Semi/end house**

Credits not sought

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for MAN 2**Evidence for MAN 3 (Construction Site Impacts) - Semi/end house**

Monitor, report and set targets for water consumption from site activities

Adopt best practise policies in respects to air (dust) pollution from site activities

Adopt best practise policies in respects to water (ground and surface) pollution

80% of timber reclaimed, re-used or responsibly sourced

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for MAN 3

Evidence for MAN 4 (Security) - Semi/end house

Secured by design section 1 & 2 compliant

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for MAN 4**Evidence for ECO 1 (Ecological Value of Site) - Semi/end house**

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for ECO 1**Evidence for ECO 2 (Ecological Enhancement) - Semi/end house**

Key recommendations and 30% additional recommendations by a suitably qualified ecologist

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for ECO 2**Evidence for ECO 3 (Protection of Ecological Features) - Semi/end house**

Land of low ecological value as identified under ECO 1.

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for ECO 3**Evidence for ECO 4 (Change of Ecological Value of Site) - Semi/end house**

Minor enhancement: Greater than 3 and less than or equal to 9

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for ECO 4**Evidence for ECO 5 (Building Footprint) - Semi/end house****Assumptions for ECO 5**

Summary Score Sheet

Dwelling Type: All Houses

Dwelling IDs: 2, 12, 17, 20 and 23

		Score Assessment					Weighting Factor	Points Score
		Credit Score	Credits Available	Sub Total	Credits Available	%		
Energy & CO2 Emissions								
ENE 1	Dwelling Emission Rate	0	10	16.8	31	54.19	36.4	19.73
ENE 2	Fabric Energy Efficiency	7.8	9					
ENE 3	Energy Display Device	2	2					
ENE 4	Drying Space	1	1					
ENE 5	Energy Labelled White Goods	1	2					
ENE 6	External Lighting	2	2					
ENE 7	Low or Zero Carbon Energy Technologies	0	2					
ENE 8	Cycle Storage	2	2					
ENE 9	Home Office	1	1					
Water								
WAT 1	Internal Water Use	3	5	4	6	66.67	9	6
WAT 2	External Water Use	1	1					
Materials								
MAT 1	Environmental Impact of Materials	12	15	20	24	83.33	7.2	6
MAT 2	Responsible Sourcing (Basic Building Elements)	5	6					
MAT 3	Responsible Sourcing (Finishing Elements)	3	3					
Surface Water Run-off								
SUR 1	Management of Surface Water Run-Off from Site	0	2	2	4	50	2.2	1.1
SUR 2	Flood Risk	2	2					
Waste								
WAS 1	Household Waste Storage and Recycling Facilities	4	4	7	8	87.5	6.4	5.6
WAS 2	Construction Site Waste Management	3	3					
WAS 3	Composting	0	1					
Pollution								
POL 1	Global Warming Potential of Insulants	1	1	4	4	100	2.8	2.8
POL 2	NOx Emissions	3	3					
Health & Wellbeing								
HEA 1	Daylighting	0	3	4	12	33.33	14	4.67
HEA 2	Sound Insulation	3	4					
HEA 3	Private Space	1	1					
HEA 4	Lifetime Homes	0	4					
Management								
MAN 1	Home User Guide	3	3	7	9	77.78	10	7.78
MAN 2	Considerate Constructors Scheme	0	2					
MAN 3	Construction Site Impacts	2	2					
MAN 4	Security	2	2					
Ecology								
ECO 1	Ecological Value of Site	0	1	5	9	55.56	12	6.67
ECO 2	Ecological Enhancement	1	1					
ECO 3	Protection of Ecological Features	1	1					
ECO 4	Change of Ecological Value of Site	3	4					
ECO 5	Building Footprint	0	2					
		Level Achieved: 3		Total Points Scored: 60.34				

Evidence for ENE 1 (Dwelling Emission Rate) - All Houses

Improvement above Part L Building Regulations 2010. 0 credits allocated

Mansell will carry out the Design SAP Ratings and NJPM have input the details from a sample unit carried out by design team, this has been into the Stroma Calculator, details can be found in ENE1 file.

Assumptions for ENE 1

Evidence for ENE 2 (Fabric Energy Efficiency) - All Houses

Semi Detached

7.8 credits allocated

Mansell will carry out the Design SAP Ratings and NJPM have input the details from a sample unit carried out by design team, this has been into the Stroma Calculator, details can be found in ENE1 file.

Assumptions for ENE 2

Evidence for ENE 3 (Energy Display Device) - All Houses

Correctly specified display device showing current primary heating fuel consumption data.

Correctly specified display device showing current consumption data.

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for ENE 3

Evidence for ENE 4 (Drying Space) - All Houses

Compliant external drying space

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for ENE 4

Evidence for ENE 5 (Energy Labelled White Goods) - All Houses

EU energy efficiency labelling scheme leaflet provision/provided

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for ENE 5

Evidence for ENE 6 (External Lighting) - All Houses

Dual lamp luminaires with compliant space & security lamps

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for ENE 6

Evidence for ENE 7 (Low or Zero Carbon Energy Technologies) - All Houses

Credit(s) not sought or contribution of low or zero carbon technologies less than 10%

Assumptions for ENE 7

Evidence for ENE 8 (Cycle Storage) - All Houses

2 or 3 bedroom dwelling - Storage for 2 cycles per dwelling

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for ENE 8

Evidence for ENE 9 (Home Office) - All Houses

Compliant home office

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for ENE 9

Evidence for WAT 1 (Internal Water Use) - All Houses

Internal water use less than or equal to 105 litres per person per day

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for WAT 1

Evidence for WAT 2 (External Water Use) - All Houses

Compliant individual rainwater collection system

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for WAT 2

Evidence for MAT 1 (Environmental Impact of Materials) - All Houses

Mandatory requirements met: At least 3 elements rated A+ to D, 12 credits scored

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for MAT 1

Evidence for MAT 2 (Responsible Sourcing (Basic Building Elements)) - All Houses

5 credits scored

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for MAT 2

Evidence for MAT 3 (Responsible Sourcing (Finishing Elements)) - All Houses

3 credits scored

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for MAT 3

Evidence for SUR 1 (Management of Surface Water Run-Off from Site) - All Houses

Mandatory Met: Peak rate of run-off and annual volume of run-off is no greater for the developed than for the pre-development. The system has also been designed for local drainage system failure.

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for SUR 1

Evidence for SUR 2 (Flood Risk) - All Houses

Low flood risk - zone 1

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for SUR 2

Evidence for WAS 1 (Household Waste Storage and Recycling Facilities) - All Houses

Mandatory requirements met: Adequate storage of household waste with accessibility in line with checklist WAS 1. Local authority collection: After collection sorting with appropriate internal storage of recyclable materials

Developer to confirm the details, but this has been taken from a previous Code 3 site and local authorities requirements.

Assumptions for WAS 1

Evidence for WAS 2 (Construction Site Waste Management) - All Houses

Compliant site waste management plan containing benchmarks, procedures and commitments for the minimizing and diverting 80% waste from landfill in line with the criteria and with Checklist WAS 2a, 2b & 2c

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for WAS 2

Evidence for WAS 3 (Composting) - All Houses

Credits not sought or no compliant composting provision

Assumptions for WAS 3

Evidence for POL 1 (Global Warming Potential of Insulants) - All Houses

All insulants have a GWP of less than 5

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for POL 1**Evidence for POL 2 (NOx Emissions) - All Houses**

NOx emissions less than or equal to 40mg/kWh

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for POL 2**Evidence for HEA 1 (Daylighting) - All Houses**

Credit(s) not sought

Developer to confirm the details.

Assumptions for HEA 1**Evidence for HEA 2 (Sound Insulation) - All Houses**

Robust details have been incorporated

Airborne 5dB higher, impact 5dB lower

Mansell will carry out the sound testing as required and NJPM have input the details from a sample unit carried out on previous scheme.

Assumptions for HEA 2**Evidence for HEA 3 (Private Space) - All Houses**

Individual private space provided.

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for HEA 3**Evidence for HEA 4 (Lifetime Homes) - All Houses**

Credits not sought

Assumptions for HEA 4**Evidence for MAN 1 (Home User Guide) - All Houses**

All criteria inline with checklist MAN 1 Part 1 - Operational Issues will be met

All criteria inline with checklist MAN 1 Part 2 - Site and Surroundings will be met

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for MAN 1**Evidence for MAN 2 (Considerate Constructors Scheme) - All Houses**

Credits not sought

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for MAN 2**Evidence for MAN 3 (Construction Site Impacts) - All Houses**

Monitor, report and set targets for water consumption from site activities

Adopt best practise policies in respects to air (dust) pollution from site activities

Adopt best practise policies in respects to water (ground and surface) pollution

80% of timber reclaimed, re-used or responsibly sourced

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for MAN 3

Evidence for MAN 4 (Security) - All Houses

Secured by design section 1 & 2 compliant

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for MAN 4

Evidence for ECO 1 (Ecological Value of Site) - All Houses

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for ECO 1

Evidence for ECO 2 (Ecological Enhancement) - All Houses

Key recommendations and 30% additional recommendations by a suitably qualified ecologist

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for ECO 2

Evidence for ECO 3 (Protection of Ecological Features) - All Houses

Land of low ecological value as identified under ECO 1

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for ECO 3

Evidence for ECO 4 (Change of Ecological Value of Site) - All Houses

Minor enhancement: Greater than 3 and less than or equal to 9

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for ECO 4

Evidence for ECO 5 (Building Footprint) - All Houses

Assumptions for ECO 5

Summary Score Sheet

Dwelling Type: All Flats

Dwelling IDs: 3 to 10

			Score Assessment					
	Credit Score	Credits Available	Sub Total	Credits Available	%	Weighting Factor	Points Score	
Energy & CO2 Emissions								
ENE 1	Dwelling Emission Rate	1.1	10	13.3	31	42.9	36.4	15.62
ENE 2	Fabric Energy Efficiency	4.2	9					
ENE 3	Energy Display Device	2	2					
ENE 4	Drying Space	1	1					
ENE 5	Energy Labelled White Goods	1	2					
ENE 6	External Lighting	2	2					
ENE 7	Low or Zero Carbon Energy Technologies	0	2					
ENE 8	Cycle Storage	1	2					
ENE 9	Home Office	1	1					
Water								
WAT 1	Internal Water Use	3	5	4	6	66.67	9	6
WAT 2	External Water Use	1	1					
Materials								
MAT 1	Environmental Impact of Materials	12	15	20	24	83.33	7.2	6
MAT 2	Responsible Sourcing (Basic Building Elements)	5	6					
MAT 3	Responsible Sourcing (Finishing Elements)	3	3					
Surface Water Run-off								
SUR 1	Management of Surface Water Run-Off from Site	0	2	2	4	50	2.2	1.1
SUR 2	Flood Risk	2	2					
Waste								
WAS 1	Household Waste Storage and Recycling Facilities	4	4	7	8	87.5	6.4	5.6
WAS 2	Construction Site Waste Management	3	3					
WAS 3	Composting	0	1					
Pollution								
POL 1	Global Warming Potential of Insulants	1	1	4	4	100	2.8	2.8
POL 2	NOx Emissions	3	3					
Health & Wellbeing								
HEA 1	Daylighting	0	3	3	12	25	14	3.5
HEA 2	Sound Insulation	3	4					
HEA 3	Private Space	0	1					
HEA 4	Lifetime Homes	0	4					
Management								
MAN 1	Home User Guide	3	3	8	9	88.89	10	8.89
MAN 2	Considerate Constructors Scheme	1	2					
MAN 3	Construction Site Impacts	2	2					
MAN 4	Security	2	2					
Ecology								
ECO 1	Ecological Value of Site	1	1	6	9	66.67	12	8
ECO 2	Ecological Enhancement	1	1					
ECO 3	Protection of Ecological Features	1	1					
ECO 4	Change of Ecological Value of Site	3	4					
ECO 5	Building Footprint	0	2					
Level Achieved: 3			Total Points Scored: 57.51					

Evidence for ENE 1 (Dwelling Emission Rate) - All Flats

Improvement above Part L Building Regulations 2010. 1.1 credits allocated

Mansell will carry out the Design SAP Ratings and NJPM have input the details from a sample unit carried out by design team, this has been into the Stroma Calculator, details can be found in ENE1 file.

Assumptions for ENE 1

Evidence for ENE 2 (Fabric Energy Efficiency) - All Flats

Semi Detached

4.2 credits allocated

Mansell will carry out the Design SAP Ratings and NJPM have input the details from a sample unit carried out by design team, this has been into the Stroma Calculator, details can be found in ENE1 file.

Assumptions for ENE 2

Evidence for ENE 3 (Energy Display Device) - All Flats

Correctly specified display device showing current primary heating fuel consumption data.

Correctly specified display device showing current consumption data.

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for ENE 3

Evidence for ENE 4 (Drying Space) - All Flats

Compliant internal drying space

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for ENE 4

Evidence for ENE 5 (Energy Labelled White Goods) - All Flats

EU energy efficiency labelling scheme leaflet provision/provided

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for ENE 5

Evidence for ENE 6 (External Lighting) - All Flats

Dual lamp luminaries with compliant space & security lamps

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for ENE 6

Evidence for ENE 7 (Low or Zero Carbon Energy Technologies) - All Flats

Credit(s) not sought or contribution of low or zero carbon technologies less than 10%

Assumptions for ENE 7

Evidence for ENE 8 (Cycle Storage) - All Flats

Studio or 1 bedroom dwelling - Storage for 1 cycle per two dwellings

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for ENE 8

Evidence for ENE 9 (Home Office) - All Flats

Compliant home office

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for ENE 9

Evidence for WAT 1 (Internal Water Use) - All Flats

Internal water use less than or equal to 105 litres per person per day

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for WAT 1

Evidence for WAT 2 (External Water Use) - All Flats

Compliant communal rainwater collection system

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for WAT 2

Evidence for MAT 1 (Environmental Impact of Materials) - All Flats

Mandatory requirements met: At least 3 elements rated A+ to D, 12 credits scored

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for MAT 1

Evidence for MAT 2 (Responsible Sourcing (Basic Building Elements)) - All Flats

5 credits scored

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for MAT 2

Evidence for MAT 3 (Responsible Sourcing (Finishing Elements)) - All Flats

3 credits scored

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for MAT 3

Evidence for SUR 1 (Management of Surface Water Run-Off from Site) - All Flats

Mandatory Met: Peak rate of run-off and annual volume of run-off is no greater for the developed than for the pre-development. The system has also been designed for local drainage system failure.

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for SUR 1

Evidence for SUR 2 (Flood Risk) - All Flats

Low flood risk - zone 1

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for SUR 2

Evidence for WAS 1 (Household Waste Storage and Recycling Facilities) - All Flats

Mandatory requirements met: Adequate storage of household waste with accessibility in line with checklist WAS 1. Local authority collection: After collection sorting with appropriate internal storage of recyclable materials

Developer to confirm the details, but this has been taken from a previous Code 3 site and local authorities requirements.

Assumptions for WAS 1

Evidence for WAS 2 (Construction Site Waste Management) - All Flats

Compliant site waste management plan containing benchmarks, procedures and commitments for the minimizing and diverting 80% waste from landfill in line with the criteria and with Checklist WAS 2a, 2b & 2c

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for WAS 2

Evidence for WAS 3 (Composting) - All Flats

Credits not sought or no compliant composting provision

Assumptions for WAS 3

Evidence for POL 1 (Global Warming Potential of Insulants) - All Flats

All insulants have a GWP of less than 5

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for POL 1

Evidence for POL 2 (NOx Emissions) - All Flats

NOx emissions less than or equal to 40mg/kWh

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for POL 2

Evidence for HEA 1 (Daylighting) - All Flats

Credit(s) not sought

Assumptions for HEA 1

Evidence for HEA 2 (Sound Insulation) - All Flats

Accredited Part E sound testing has been undertaken

Airborne 5dB higher, impact 5dB lower

Mansell will carry out the sound testing and NJPM have input the details from a sample unit carried out by design team on a previous scheme.

Assumptions for HEA 2

Evidence for HEA 3 (Private Space) - All Flats

Credit not sought or no compliant space provided

Assumptions for HEA 3

Evidence for HEA 4 (Lifetime Homes) - All Flats

Credits not sought

Assumptions for HEA 4

Evidence for MAN 1 (Home User Guide) - All Flats

All criteria inline with checklist MAN 1 Part 1 - Operational Issues will be met

All criteria inline with checklist MAN 1 Part 2 - Site and Surroundings will be met

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for MAN 1

Evidence for MAN 2 (Considerate Constructors Scheme) - All Flats

Considerate constructors scheme: Best practise only, a score of between 25 - 34, and at least a score of 5 in each section*

Developer to confirm, NJPM have input the details from a sample unit carried out from diferent scheme.

Assumptions for MAN 2

Evidence for MAN 3 (Construction Site Impacts) - All Flats

Monitor, report and set targets for water consumption from site activities

Adopt best practise policies in respects to air (dust) pollution from site activities

Adopt best practise policies in respects to water (ground and surface) pollution

80% of timber reclaimed, re-used or responsibly sourced

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for MAN 3

Evidence for MAN 4 (Security) - All Flats

Secured by design section 1 & 2 compliant

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for MAN 4

Evidence for ECO 1 (Ecological Value of Site) - All Flats

Land of low ecological value, achieved through checklist ECO 1. Development site has been identified as low ecological value by a suitably qualified ecologist

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for ECO 1

Evidence for ECO 2 (Ecological Enhancement) - All Flats

Key recommendations and 30% additional recommendations by a suitably qualified ecologist

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for ECO 2

Evidence for ECO 3 (Protection of Ecological Features) - All Flats

Land of low ecological value as identified under ECO 1

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for ECO 3

Evidence for ECO 4 (Change of Ecological Value of Site) - All Flats

Minor enhancement: Greater than 3 and less than or equal to 9

Developer to confirm the details, but this has been taken from a previous Code 3 site.

Assumptions for ECO 4

Evidence for ECO 5 (Building Footprint) - All Flats

Assumptions for ECO 5

Assessor Declaration

I Nick Jones, can confirm that I have compiled this report to the best of my ability, I have based all findings on the information that is referenced within this report, and that this report is appropriate for the registered site.

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 relates to this report, which is available for inspection by the client, the clients representative or Stroma Certification for Quality Assurance monitoring.

Signed:



Nick Jones
Nick Jones Project Management Ltd
22 April 2015

Information about Code for Sustainable Homes

The Code for Sustainable Homes (the Code) is an environmental assessment method for rating and certifying the performance of new homes. It is a national standard for use in the design and construction of new homes with a view to encouraging continuous improvement in sustainable home building. The Code is based on EcoHomes®.

It was launched in December 2006 with the publication of 'Code for Sustainable Homes: A stepchange in sustainable home building practice' (Communities and Local Government, 2006), and became operational in England from April 2007.

The Code for Sustainable Homes covers nine categories of sustainable design. Each category includes a number of environmental issues. Each issue is a source of impact on the environment which can be assessed against a performance target and awarded one or more credits. Performance targets are more demanding than the minimum standards needed to satisfy Building Regulations or other legislation. They represent good or best practice, are technically feasible, and can be delivered by the building industry. The issues and categories are as follows:

- Energy & CO2 Emissions
 - Dwelling Emission Rate
 - Building Fabric
 - Internal Lighting
 - Drying Space
 - Energy Labelled White Goods
 - External Lighting
 - Low or Zero Carbon Technologies
 - Cycle Storage
 - Home Office
- Water
 - Internal Water Use
 - External Water Use
- Materials
 - Environmental Impact of Materials
 - Responsible Sourcing of Materials - Basic Building Elements
 - Responsible Sourcing of Materials - Finishing Elements
- Surface Water Run-off
 - Management of Surface Water Run-off from the Development
 - Flood Risk
- Waste
 - Storage of Non-Recyclable Waste and Recyclable Household Waste
 - Construction Site Waste Management
 - Composting
- Pollution
 - Global Warming Potential of Insulants
 - NOx Emissions

- Health & Wellbeing
 - Daylighting
 - Sound Insulation
 - Private Space
 - Lifetime Homes
- Management
 - Home User Guide
 - Considerate Constructors Scheme
 - Construction Site Impacts
 - Security
- Ecology
 - Ecological Value of Site
 - Ecological Enhancement
 - Protection of Ecological Features
 - Change in Ecological Value of Site
 - Building Footprint

The Code assigns one or more performance requirements (assessment criteria) to all of the above environmental issues. When each performance requirement is achieved a credit is awarded (with the exception of the four mandatory requirements which have no associated credits). The total number of credits available to a category is the sum of credits available for all the issues within it.

Mandatory minimum performance standards are set for some issues. For four of these, a single mandatory requirement is set which must be met, whatever Code level rating is sought. Credits are not awarded for these issues. Confirmation that the performance requirements are met for all four is a minimum entry requirement for achieving a level 1 rating. The four un-credited issues are:

- Environmental Impacts of Materials
- Management of Surface Water Run-off from Developments
- Storage of Non-Recyclable Waste and Recyclable Household Waste
- Construction Site Waste Management

If the mandatory minimum performance standard is met for the four un-credited issues, four further mandatory issues need to be considered. These are agreed to be such important issues that separate Government policies are being pursued to mitigate their effects. For two of these, credits are awarded for every level of achievement recognised within the Code, and minimum mandatory standards increase with increasing rating levels.

The two issues with increasing mandatory minimum standards are:

- Dwelling Emission Rate
- Indoor Water Use

For one issue a mandatory requirement at Level 5 or 6:

- Fabric Energy Efficiency

The final issue with a mandatory requirement for Level 6 of the Code is:

- Lifetime Homes

Further credits are available on a free-choice or tradable basis from other issues so that the developer may choose how to add performance credits (converted through weighting to percentage points) achieve the rating which they are aiming for.

The environmental impact categories within the Code are not of equal importance. Their relative value is conveyed by applying a consensus-based environmental weighting factor (see details below) to the sum of all the raw credit scores in a category, resulting in a score expressed as percentage points. The points for each category add up to 100.

The weighting factors used in the Code have been derived from extensive studies involving a wide range of stakeholders who were asked to rank (in order of importance) a range of environmental impacts. Stakeholders included international experts and industry representatives.

It is also important to note that achieving a high performance in one category of environmental impact can sometimes result in a lower level of performance for another. For instance, if biomass is used to meet heating demands, credits will be available for performance in respect of energy supplied from a renewable source, but credits cannot be awarded for low NOX emission. It is therefore impossible to achieve a total percentage points score of 100.

The Code uses a rating system of one to six stars. A star is awarded for each level achieved. Where an assessment has taken place by where no rating is achieved, the certificate states that zero stars have been awarded:

Code Levels	Total Points Score (Equal to or Greater Than)
Level 1 ★☆☆☆☆☆	36 Points
Level 2 ★★☆☆☆☆	48 Points
Level 3 ★★★☆☆☆	57 Points
Level 4 ★★★★☆☆	68 Points
Level 5 ★★★★★☆	84 Points
Level 6 ★★★★★★	90 Points

Formal assessment of dwellings using the Code for Sustainable Homes may only be carried out using Certified assessors, who are qualified 'competent persons' for the purpose of carrying out Code assessments.

Energy & CO2 Emissions

ENE 1: Dwelling Emission Rate

Available Credits: 10

Aim: To limit CO2 emissions arising from the operation of a dwelling and its services in line with current policy on the future direction of regulations.

ENE 2: Fabric Energy Efficiency

Available Credits: 9

Aim: To improve fabric energy efficiency performance thus future-proofing reductions in CO2 for the life of the dwelling.

ENE 3: Energy Display Device

Available Credits: 2

Aim: To promote the specification of equipment to display energy consumption data, thus empowering dwelling occupants to reduce energy use.

ENE 4: Drying Space

Available Credits: 1

Aim: To promote a reduced energy means of drying clothes.

ENE 5: Energy Labelled White Goods

Available Credits: 2

Aim: To promote the provision or purchase of energy efficient white goods, thus reducing the CO2 emissions from appliance use in the dwelling.

ENE 6: External Lighting

Available Credits: 2

Aim: To promote the provision of energy efficient external lighting, thus reducing CO2 emissions associated with the dwelling.

ENE 7: Low or Zero Carbon Technologies

Available Credits: 2

Aim: To limit CO2 emissions and running costs arising from the operation of a dwelling and its services by encouraging the specification of low and zero carbon energy sources to supply a significant proportion of energy demand.

ENE 8: Cycle Storage

Available Credits: 2

Aim: To promote the wider use of bicycles as transport by providing adequate and secure cycle storage facilities, thus reducing the need for short car journeys and the associated CO2 emissions.

ENE 9: Home Office

Available Credits: 1

Aim: To promote working from home by providing occupants with the necessary space and services thus reducing the need to commute.

Water

WAT 1: Indoor Water Use

Available Credits: 5

Aim: To reduce the consumption of potable water in the home from all sources, including borehole well water, through the use of water efficient fittings, appliances and water recycling systems.

WAT 2: External Water Use

Available Credits: 1

Aim: To promote the recycling of rainwater and reduce the amount of mains potable water used for external water uses.

Materials

MAT 1: Environmental Impact of Materials

Available Credits: 15

Aim: To specify materials with lower environmental impacts over their life-cycle.

MAT 2: Responsible Sourcing of Materials - Basic Building Elements

Available Credits: 6

Aim: To promote the specification of responsibly sourced materials for the basic building elements.

MAT 3: Responsible Sourcing of Materials - Finishing Elements

Available Credits: 3

Aim: To promote the specification of responsibly sourced materials for the finishing elements.

Surface Water Run-off

SUR 1:Management of Surface Water Run-off from developments

Available Credits:2

Aim:To design surface water drainage for housing developments which avoid, reduce and delay the discharge of rainfall run-off to watercourses and public sewers using SuDS techniques. This will protect receiving waters from pollution and minimise the risk of flooding and other environmental damage in watercourses.

SUR 2:Flood Risk

Available Credits:2

Aim:To promote housing development in low flood risk areas, or to take measures to reduce the impact of flooding on houses built in areas with a medium or high risk of flooding.

Waste

WAS 1:Storage of non-recyclable waste and recyclable household waste

Available Credits:4

Aim:To promote resource efficiency via the effective and appropriate management of construction site waste.

WAS 2:Construction Site Waste Management

Available Credits:3

Aim:To promote resource efficiency via the effective and appropriate management of construction site waste.

WAS 3:Composting

Available Credits:1

Aim:To promote the provision of compost facilities to reduce the amount of household waste sent to landfill.

Pollution

POL 1:Global Warming Potential of Insulants

Available Credits:1

Aim:To promote the reduction of emissions of gases with high GWP associated with the manufacture, installation, use and disposal of foamed thermal and acoustic insulating materials.

POL 2:NOx Emissions

Available Credits:3

Aim:To promote the reduction of nitrogen oxide (NOX) emissions into the atmosphere.

Health & Wellbeing

HEA 1:Daylighting

Available Credits:3

Aim:To promote good daylighting and thereby improve quality of life and reduce the need for energy to light the home.

HEA 2:Sound Insulation

Available Credits:4

Aim:To promote the provision of improved sound insulation to reduce the likelihood of noise complaints from neighbours.

HEA 3:Private Space

Available Credits:1

Aim:To improve quality of life by promoting the provision of an inclusive outdoor space which is at least partially private.

HEA 4:Lifetime Homes

Available Credits:4

Aim:To encourage the construction of homes that are accessible and easily adaptable to meet the changing needs of current and future occupants.

Management

MAN 1:Home User Guide

Available Credits:3

Aim:To promote the provision of guidance enabling occupants to understand and operate their home efficiently and make the best use of local facilities.

MAN 2:Considerate Constructors Scheme

Available Credits:3

Aim:To promote the environmentally and socially considerate, and accountable management of construction sites.

MAN 3:Construction Site Impacts

Available Credits:2

Aim:To promote construction sites managed in a manner that mitigates environmental impacts.

MAN 4:Security

Available Credits:2

Aim:To promote the design of developments where people feel safe and secure- where crime and disorder, or the fear of crime, does not undermine quality of life or community cohesion.

Ecology

ECO 1:Ecological value of site

Available Credits:1

Aim:To promote development on land that already has a limited value to wildlife, and discourage the development of ecologically valuable sites.

ECO 2:Ecological enhancement

Available Credits:1

Aim:To enhance the ecological value of a site.

ECO 3:Protection of ecological features

Available Credits:1

Aim:To promote the protection of existing ecological features from substantial damage during the clearing of the site and the completion of construction works.

ECO 4:Change in ecological value of site

Available Credits:4

Aim:To minimise reductions and promote an improvement in ecological value.

ECO 5:Building footprint

Available Credits:2

Aim:To promote the most efficient use of a building's footprint by ensuring that land and material use is optimised across the development.

Disclaimer

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