HPK/2011/0492

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CODE FOR SUSTAINABLE HOMES PRE ASSESSMENT

SOUTH GLOSSOP
STAGE COACH
BUS DEPOT
YORK STREET
GLOSSOP

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Results

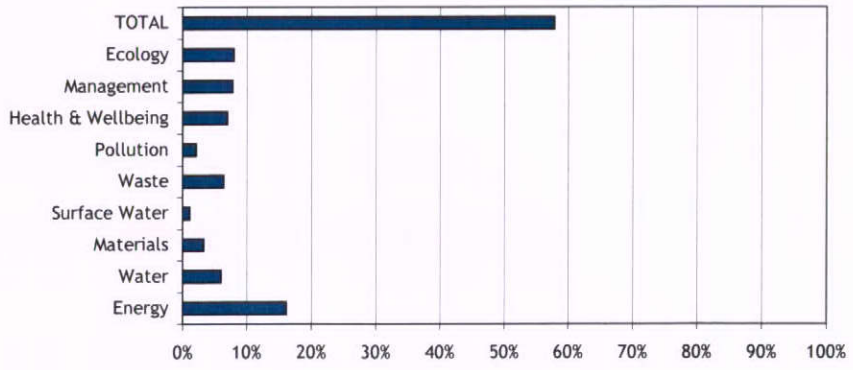
Development Name:	York Street, Glossop.
Dwelling Description:	28 No 2 Storey Dwellings, 18 Mews and 10 Semi-Detached.
Name of Company:	P E Jones (Contractors) Ltd
Code Assessor's Name:	John Shaw (TEG-CSH-JS35)
Company Address:	P E Jones (Contractors) Ltd Emerson House Heyes Lane Alderley Edge Cheshire SK9 7LF.
Notes/Comments:	This pre-assessment is based on the information supplied by P E Jones (Contractors) Ltd and all the details refered to accuratly describe the agreed construction, specification and management systems to be used.

PREDICTED RATING - CODE LEVEL: 3

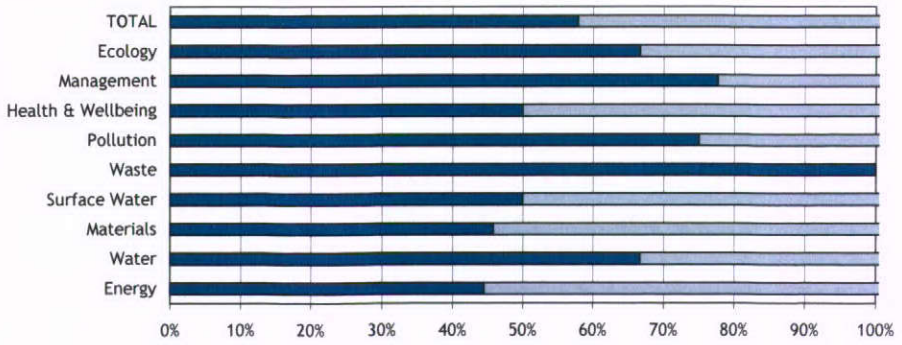
Mandatory Requirements: All Levels

% Points:	**57.87%**	**- Code Level: 3**
Breakdown:	**Energy**	**- Code Level: 3**
	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: 3	Overall Score	57.87	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 44.51		Credits	Level		
Contribution to Overall % Score: 16.20 points		13.8 of 31 Credits	Level 3		
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? 1.4 OR Are zero net CO_2 emissions achieved? ☐	1.4 of 10 Credits	Level 3	The dwellings have been approved to the 2006 L1A regulations but will be constructed to the 2010 L1A specification and include MVHR and a gas-saver to the Mews dwellings where combination boilers are installed.	
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? 3.4	3.4 of 9 Credits	-	All the dwellings will be constructed to 2010L1A specification with a 150mm fully filled cavity.	
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 ○	1 of 2 Credits	-	An EDD will be provided to each dwelling to monitor the use of electricity.	

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	-	All properties will be provided with an external rotary washing line.	
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+, A and B rated appliances ☐ Combination of compliant rated white goods with EU Energy Labelling Scheme ☑	2 of 2 Credits	-	All appliances supplied by Jones Homes will be rated A+ and information will be provided on the EU 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	-	All lighting will be Code compliant low energy with the required controls and switchgear.	

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 (○)	0 of 2 Credits	-	No credits claimed.	
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: 3 Number of cycles stored per dwelling* 2.0 * if you have storage for 1 cycle per two dwellings insert 0.5 in number of cycles stored per dwelling	2 of 2 Credits	-	An appropriatly sized and specified cycle shed will be provided to the rear garden area of each 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 (○)	1 of 1 Credits	-	A home office facility will be provided to each dwelling and detailled on the construction drawings.	

CATEGORY 2 WATER	Overall Level: 3	Overall Score	57.87	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	All properties will be Part G compliant and will incorporate additional flow restrictors to the taps to give a maximum useage of 105litres/person/day.	
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	-	An appropriately sized rain water butt will be provided to each dwelling, this will be fed off the rain water down pipe.	

CATEGORY 3 MATERIALS	Overall Level: 3	Overall Score	57.87	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 45.83		Credits	Level		
Contribution to Overall Score: 3.30 points		11 of 24 Credits	All Levels		
Mat 1 Environmental 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? 7	7 of 15 Credits	All Levels	Jones Homes will provide evidence that the materials used in the construction of the dwellings achieve the required standard.	
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	-	Jones Homes will provide evidence that the materials used in the construction of the dwellings achieve the required standard.	
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? 0	0 of 3 Credits	-	No credits claimed.	

CATEGORY 4 SURFACE WATER RUN-OFF	Overall Level: 3	Overall Score	57.87	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 50.00%		Credits	Level		
Contribution to Overall Score: 1.10 points		2 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 ☐	0 of 2 Credits	All Levels	Calculations will be provided by Jones Homes to show that the mandatory requirements will be met.	
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	2 of 2 Credits	-	Evidence will be provided to confirm the flood risk status of the development.	

CATEGORY 5 WASTE	Overall Level: 3	Overall Score	57.87	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: 6.40 points		8 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 **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			Access will be provided to allow disabled people to use the internal and external waste recycling facilities, which will include an internal 3 bin recycling facility.	

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		Jones Homes will implement a SWMP which will demostrate a commitment to divert a minimum of 85% away 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	1 of 1 Credit	-	Each dwelling will be provided with a composting bin to the rear garden area.	

CATEGORY 6 POLLUTION	Overall Level: 3	Overall Score	57.87	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: 2.10 points		3 of 4 Credits	All Levels		
Pol 1 Global Warming Potential (GWP) of Insulants	A credit is awarded where all 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	-	Evidence will be provided to show that all insulating materials used on the development have a GWP 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 (○)	2 of 3 Credits	-	All boilers will be designated as a " Class 5" type.	

CATEGORY 7 HEALTH & WELLBEING	Overall Level: 3	Overall Score	57.87	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 50.00%		Credits	Level		
Contribution to Overall Score: 7.00 points		6 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%.	2 of 3 Credits	-	Jones Homes will provide calculations that 80% of the working plane in the required rooms will have direct light from the sky and the kitchen will have a DF of at least 2%.	
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	-	All plots will be constructed and registered in line with the Robust Detail criteria.	

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	-	All dwellings will have private garden facilities.	
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 ◉	0 of 4 Credits	No level	No credits claimed.	

CATEGORY 8 MANAGEMENT	Overall Level: 3	Overall Score	57.87	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: 7.77 points		7 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? ☑	2 of 3 Credits	-	Jones Homes will provide a "Home Users Guide" in line with the guidance set out in the Code for Sustainable Homes.	
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 development will be registered with the Considerate Constructors Scheme and will obtain a score of between 32 and 40 points.	
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 ☑	1 of 2 Credits	-	The site management will commit and implement a strategy for the monitoring and reporting of water conumption on site in line with pre-set targets.	

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	-	The site will be designed in line with the standards of the SBD document, Jones Homes staff will discuss the scheme with the ALO.	

CATEGORY 9 ECOLOGY	Overall Level: 3	Overall Score	57.87	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: 8.00 points		6 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	-	An Ecologist will be engaged to ascertain the ecological value of the site prior to any construction work being undertaken	
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	-	All the key recommendations and 30% of the other recommendations of the Ecologist will be implemented on the development.	
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	-	Any features of ecological value will be adequately protected.	

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 ○	3 of 4 Credits		The ecological enhancement of the site will be calculated by the Ecologist and the evidence will be provided to the assessor.	
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) ○	0 of 2 Credits		No credits claimed.	