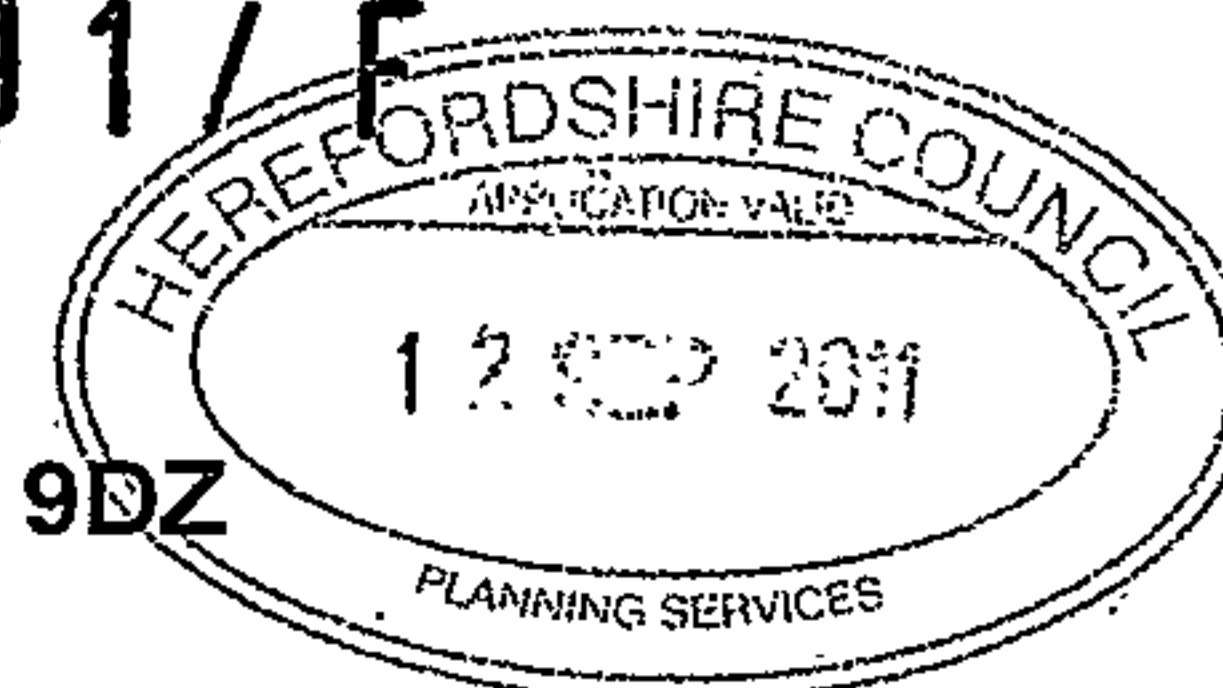


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Code for Sustainable homes – Pre-Assessment

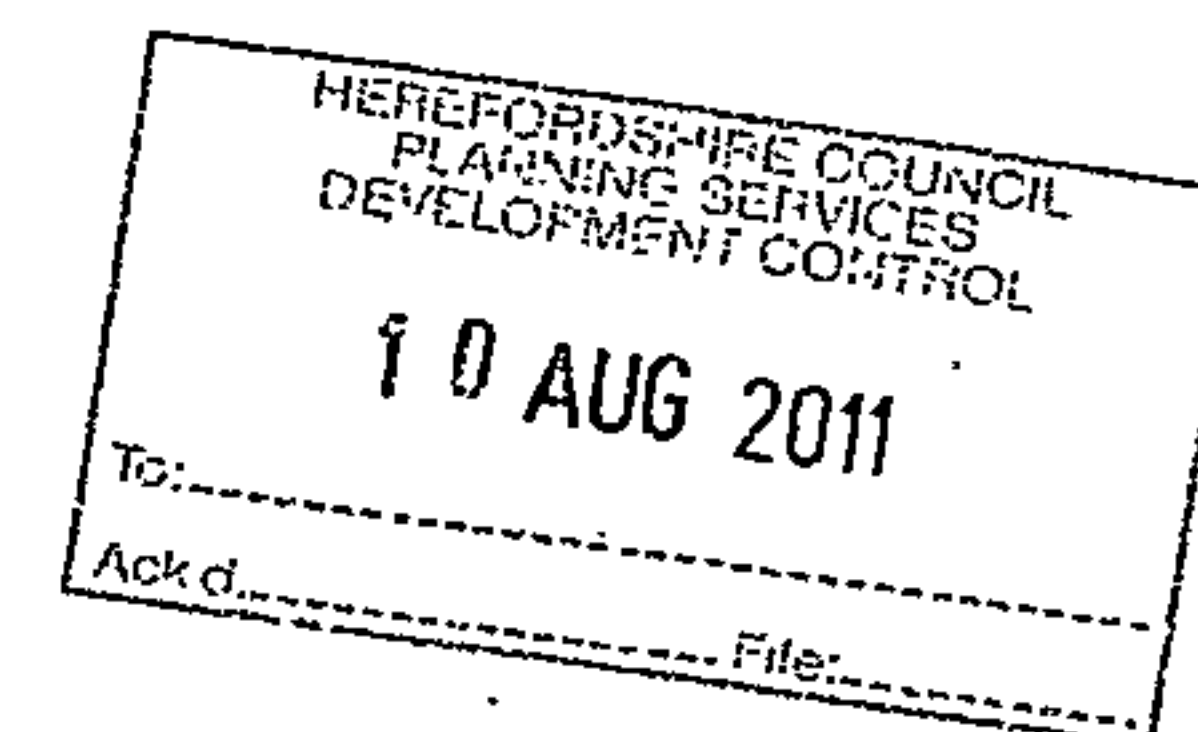
New Dwelling at land at the New Inn, Pembridge, Herefordshire HR6 9DZ

**Category 1 – Energy and Carbon Emissions**

Credit	Description	Comments	Available Credits	Credits Assumed
ENE1	Dwelling Emission Rate	Minimum SAP 2005 calculations for Building Regulations with a 31% improvement	10	2
ENE2	Building Fabric	Hest loss parameter (HLP) less than 1.30	9	3
ENE3	Internal Lighting	Minimum 75% fixed internal fittings dedicated energy efficient	2	2
ENE4	Drying Space	6m drying line in rear gardens	1	1
ENE5	Energy Labelled White Goods	A+ rating fridges / freezers, A rating washing machine and dishwasher	2	2
ENE6	External Lighting	Dedicated energy efficient fittings, security lights 150W PIR	2	2
ENE7	Low or Zero Carbon Technologies	4m ² solar panel	2	0
ENE8	Cycle Storage	Safe, secure, weatherproof storage in garage 2m x 1.2m	2	2
ENE9	Home Office	Suitable room other than kitchen, living, bed 1 and bathroom	1	1
Total Credits			31	15
Factor			Points	36.4
				17

Category 2 – Water

Credit	Description	Comments	Available Credits	Credits Assumed
WAT1	Internal Potable Water Use	Less than 105 litres / person / day	5	3
WAT2	External Water Use	200 litre water butt, tap, lid, connect to down pipe	1	1
Total Credits			6	4
Factor			Points	9
				6



Category 3 - Materials

Credit	Description	Comments	Available Credits	Credits Assumed
MAT1	Environmental Impact of Materials	The green guide – assume at level B on all 5 elements	15	10
MAT2	Responsible Sourcing of Materials – Basic Elements	Access all 8 elements and 80% comply tiers 1 - 4	6	4
MAT3	Responsible Sourcing of Materials – Finishing Elements	Through auditable third party certification schemes	3	2
			Total Credits	24
			Factor	Points
			7.2	5

Category 4 – Surface Water Run Off

Credit	Description	Comments	Available Credits	Credits Assumed
SUR1	Reduction of Surface Water Run-Off From Site	No discharge to water course for rainfall up to 5mm Sustainable Drainage System by porous paving and gravel	2	2
SUR2	Flood Risk	Site in Zone 1	2	2
			Total Credits	4
			Factor	Points
			2.2	2

Category 5 - Waste

Credit	Description	Comments	Available Credits	Credits Assumed
WAS1	Householder Waste Storage and Recycling Facilities	L.A. collection scheme / sorted before collection / 30L internal / 180L external within 30m	4	4
WAS2	Construction Site Waste Management	Site waste management plan and include reduce site waste and divert from landfill	3	2
WAS3	Composting	Home composting facilities within 30m	1	1
			Total Credits	8
			Factor	Points
			6.4	5

Category 6 - Pollution

Credit	Description	Comments	Available Credits	Credits Assumed
POL1	Global Warming Potential (GWP) of Insulants	All insulating materials have GWP less than 5	1	1
POL2	NO _x Emissions	Dry NO _x level less than 70 mg / kwh	3	2
Total Credits			4	3
Factor			Points	2.8
				2

Category 7 – Health and Wellbeing

Credit	Description	Comments	Available Credits	Credits Assumed
HEA1	Daylighting	80% working plane / average day light factor 1 - 5	3	2
HEA2	Sound Insulation	Detached dwellings	4	4
HEA3	Private Space	Minimum size and easy access	1	1
HEA4	Lifetime Homes	All 16 criteria can be achieved	4	4
Total Credits			12	11
Factor			Points	14
				12

Category 8 – Management

Credit	Description	Comments	Available Credits	Credits Assumed
MAN1	Home User Guide	Checklist man 1 part 1	3	2
MAN2	Considerate Construction Scheme	Best practice	2	1
MAN3	Construction Site Impacts	Monitor 2 or more procedures	2	1
MAN4	Security	No consultation with ALO	2	2
Total Credits			9	6
Factor			Points	10
				6

Category 9 - Ecology

Credit	Description	Comments	Available Credits	Credits Assumed
ECO1	Ecological Value of Site	Checklist Eco 1 section 1 OK, section 2 NOT	1	0
ECO2	Ecological Enhancement	No qualified ecologist	1	0
ECO3	Protection of Ecological Features	None to protect	1	1
ECO4	Change in Ecological Value of Site	Neutral	4	1
ECO5	Building Footprint	2.5:1	2	0
Total Credits			9	2
Factor Points			12	4

Total Points Assumed 59

Code level 3 achieved (requires 57 points)

Prepared by Mr D A Hughes BSc, MRICS, MCIOB, MASI,
Chartered Building Surveyor

BREEM licensed assessor (No MCCA - DH25) for the Code for Sustainable Homes

Signed

Date.....