

CSH Pre-Assessment Estimate – The Dairy, Market Road, Richmond, Greater London

CATEGORY 7 HEALTH & WELLBEING		Overall Level: 3	Overall Score: 62.65																		
% of Section Credits Predicted: 83.00%		Credits		Level																	
Contribution to Overall Score: 11.66 points		10 of 12 Credits	No level																		
Hea 1 Daylighting	<p>Credits are awarded for ensuring key rooms in the dwelling have high daylight factors (DF) and a view of the sky.</p> <p>Select the compliant areas</p> <table border="1"> <tr> <th>Room</th> <th></th> </tr> <tr> <td>Kitchen: Avg DF of at least 2%</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Living Room*: Avg DF of at least 1.5%</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Dining Room*: Avg DF of at least 1.5%</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Study*: Avg DF of at least 1.5%</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>80% of working plane in all above rooms receive direct light from the sky?</td> <td><input type="checkbox"/></td> </tr> </table> <p>Any room used for Ene 9 Home Office must also achieve a min DF of 1.5%.</p>	Room		Kitchen: Avg DF of at least 2%	<input checked="" type="checkbox"/>	Living Room*: Avg DF of at least 1.5%	<input checked="" type="checkbox"/>	Dining Room*: Avg DF of at least 1.5%	<input checked="" type="checkbox"/>	Study*: Avg DF of at least 1.5%	<input checked="" type="checkbox"/>	80% of working plane in all above rooms receive direct light from the sky?	<input type="checkbox"/>	2 of 3 Credits	-	<p>Detailed drawings for the site are yet to be received, and therefore daylight calculations have not been undertaken. However, based on the initial plans the following assumptions have been made:</p> <ul style="list-style-type: none"> o Based on initial analysis of the site it has been assumed that the kitchens of all units will achieve a minimum daylight factor of 2%. o It has been assumed that all units will achieve the minimum 1.5% daylight factor in the living/dining room/home office (location tbc). o Due to the site location, the View of Sky credits have not been assumed at present. 	<p>Evidence Required (The below cells can be formatted by assessors if required.)</p> <p>Precise inputs on floor areas, window sizes, light transmission levels etc. will need to be provided for detailed calculations to ensure these credits are achieved. Specifications must state the required daylight factors and view of sky requirements.</p>				
Room																					
Kitchen: Avg DF of at least 2%	<input checked="" type="checkbox"/>																				
Living Room*: Avg DF of at least 1.5%	<input checked="" type="checkbox"/>																				
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80% of working plane in all above rooms receive direct light from the sky?	<input type="checkbox"/>																				
Hea 2 Sound Insulation	<p>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.</p> <p>Select a type of property</p> <table border="1"> <tr> <td>Detached Property</td> <td><input type="radio"/></td> </tr> <tr> <td>Attached Properties:</td> <td></td> </tr> <tr> <td>- Separating walls and floors only exist between non habitable spaces</td> <td><input type="radio"/></td> </tr> <tr> <td>- Separating walls and floors exist between habitable spaces</td> <td><input checked="" type="radio"/></td> </tr> </table> <p>Select a performance standard</p> <table border="1"> <tr> <td>Performance standard not sought</td> <td><input type="radio"/></td> </tr> <tr> <td>Airborne: 3db higher; Impact: 3dB lower</td> <td><input type="radio"/></td> </tr> <tr> <td>OR Airborne: 5db higher; Impact: 5dB lower</td> <td><input checked="" type="radio"/></td> </tr> <tr> <td>OR Airborne: 8db higher; Impact: 8dB lower</td> <td><input type="radio"/></td> </tr> </table>	Detached Property	<input type="radio"/>	Attached Properties:		- Separating walls and floors only exist between non habitable spaces	<input type="radio"/>	- Separating walls and floors exist between habitable spaces	<input checked="" type="radio"/>	Performance standard not sought	<input type="radio"/>	Airborne: 3db higher; Impact: 3dB lower	<input type="radio"/>	OR Airborne: 5db higher; Impact: 5dB lower	<input checked="" type="radio"/>	OR Airborne: 8db higher; Impact: 8dB lower	<input type="radio"/>	3 of 4 Credits	-	<p>At this stage it has been assumed that sound insulation will be tested and achieve a 3dB improvement over the minimum Building Regulations Requirements, and therefore 1 credit can be gained.</p>	<p>Text confirming a commitment to achieve the required level of sound insulation performance. And EITHER Robust Details compliant party walls (for houses) and party walls, floors and ceilings (for flats) and commitment to carry out sound testing where Robust Details do not carry automatic sign off OR Details of programme of pre-completion sound testing, including number of groups and sub groups, details of separating walls, floors etc. and evidence of potential to meet the relevant standards and a commitment to carry out remedial works should testing not demonstrate compliance and confirmation that the Compliant test Body which will carry out pre-completion testing is accredited by UKAS or an equivalent scheme.</p>
Detached Property	<input type="radio"/>																				
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Issue	Credits	Level	Assumptions Made	Evidence Required
<p>Hea 3 Private Space</p> <p>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.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Will a private/ semi-private space be provided? _____</p> <p style="text-align: center;">Yes, private/semi-private space will be provided <input checked="" type="radio"/></p> <p>OR No private/semi-private space <input type="radio"/></p> </div>	1 of 1 Credits	-	Communal outdoor space is shown on the drawings. This will be accessible in accordance with BS8300 and be sufficiently sized for 1m2/bedspace.	Drawings or specification text confirming the number of bedrooms served by the private space, that the space is close to or adjacent to the dwelling, and of sufficient size, and that it will have access conforming to BS8300 (low or level thresholds).
<p>Hea 4 Lifetime Homes</p> <p><u>Mandatory Requirement:</u> Lifetime Homes is mandatory when a dwelling is to achieve Code Level 6.</p> <p><u>Tradable credits:</u> Credits are awarded where the developer has implemented all of the principles of the Lifetime Homes scheme.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Mandatory Requirement _____</p> <p style="text-align: center;">Dwelling to achieve Code Level 6? <input type="checkbox"/></p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Lifetime Homes Compliance _____</p> <p style="text-align: center;">All Lifetime Homes criteria will be met <input checked="" type="radio"/></p> <p>OR Exemption from LTH criteria 2/3 applied <input type="radio"/></p> <p style="text-align: center;">Credit not sought <input type="radio"/></p> </div>	4 of 4 Credits	No level	All units will meet the Lifetime Homes Standards, indicated on the drawings.	A completed Lifetime Homes Checklist Hea 4 indicating compliance with all applicable points from 1-16, signed by the developer.

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CATEGORY 8 MANAGEMENT		Overall Level: 3	Overall Score 62.65		
% of Section Credits Predicted: 55.00%		Credits	Level	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
Contribution to Overall Score: 5.55 points		5 of 9 Credits	All Levels		
Man 1 Home User Guide	<p>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.</p> <p>Tick the topics covered by the Home User Guide</p> <p>Operational Issues? <input checked="" type="checkbox"/></p> <p>Site and Surroundings? <input checked="" type="checkbox"/></p> <p>Is available in alternative formats? <input checked="" type="checkbox"/></p>	3 of 3 Credits	-	<p>A code compliant home user guide will be provided to all units. The home user guide will be developed in accordance with Checklist MAN 1.</p> <p>Please see the pre-assessment text for details on the required contents. See Checklist MAN 1 for an comprehensive list of requires</p>	<p>Confirmation in the specification that a fully compliant HUG will be provided, containing all necessary details.</p> <p>At the Post Construction stage, a copy of the Home User Guide including all required content.</p> <p>Completed MAN 1 Checklist</p>
Man 2 Considerate Constructors Scheme	<p>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.</p> <p>Select the appropriate scheme and score</p> <p>No scheme used <input checked="" type="radio"/></p> <p>OR <u>Considerate Constructors</u></p> <p>OR Best Practice: Score between 24 and 31.5 <input type="radio"/></p> <p>OR Best Practice+: Score between 32 and 40 <input type="radio"/></p> <p>OR <u>Alternative Scheme*</u></p> <p>OR Mandatory + 50% optional requirements <input type="radio"/></p> <p>OR Mandatory + 80% optional requirements <input type="radio"/></p> <p>* In the first instance, contact a Code Service Provider if you are considering to use an alternative scheme.</p>	0 of 2 Credits	-	<p>The developer will not be signing up to the considerate constructors scheme.</p>	<p>Specification clause or other commitment to comply with the Considerate Constructors Scheme and to achieve a score of 32 points or more.</p> <p>At post construction stage a copy of the Considerate Constructors site visit reports and the CCS certificate issued on completion.</p>
Man 3 Construction Site Impacts	<p>Credits are awarded where there is a commitment and strategy to operate site management procedures on site as following:</p> <p>Tick the impacts that will be addressed</p> <p><u>Monitor, report and set targets, where applicable, for:</u></p> <p>- CO₂/ energy use from site activities <input type="checkbox"/></p> <p>- CO₂/ energy use from site related transport <input type="checkbox"/></p> <p>- water consumption from site activities <input type="checkbox"/></p> <p><u>Adopt best practice policies in respect of:</u></p> <p>- air (dust) pollution from site activities <input type="checkbox"/></p> <p>- water (ground and surface) pollution on site <input type="checkbox"/></p> <p><u>80% of site timber</u> is reclaimed, re-used or responsibly sourced <input type="checkbox"/></p>	0 of 2 Credits	-	<p>No site monitoring will be undertaken.</p>	<p>Specification clause or other commitment demonstrating a commitment to meet four of the impacts identified to the left, and stating which four will be addressed.</p> <p>At post construction stage, documentary evidence including meter readings, mileage data etc. in support of practices committed to, including a report on the results of the Site Impact minimisation scheme.</p> <p>Completed Man 3 Checklist</p>

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Issue	Credits	Level	Assumptions Made	Evidence Required
<p>Man 4 Security</p> <p>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.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Secured by Design Compliance</p> <p style="text-align: center;">Credit not sought <input type="radio"/></p> <p>OR Secured by Design Section 2 Compliance <input checked="" type="radio"/></p> </div>	<p>2 of 2 Credits</p>	<p>-</p>	<p>It is assumed at this stage that the Proposed Development will seek consultation with an ALO, and will follow any recommendations made in order to achieve Secured by Design Section 2 Compliance.</p>	<p>Specification clause or commitment to consult an ALO at the early design stage, and confirmation that their recommendations will be followed.</p> <p>Additionally, Secured By Design certificates will be required for Post Construction Review.</p>

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CATEGORY 9 ECOLOGY		Overall Level: 3	Overall Score	62.65	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 55.00%		Credits		Level		
Contribution to Overall Score: 6.66 points		5 of 9 Credits		All Levels		
Eco 1 Ecological Value of Site	<p>One credit is awarded for developing land of inherently low value.</p> <p>Select the appropriate option</p> <p>Credit not sought <input type="radio"/></p> <p>OR Land has ecological value <input type="radio"/></p> <p>OR Land has low/ insignificant ecological value* <input checked="" type="radio"/></p> <p>* 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.</p>	1 of 1 Credits	-	It is assumed the site will meet the criteria to be defined as of low ecological value. An Ecologists Report will need to be undertaken to confirm.	Plans of the existing site AND/OR ecologists report confirming the site is of a low ecological value.	
Eco 2 Ecological Enhancement	<p>A credit is awarded where there is a commitment to enhance the ecological value of the development site.</p> <p>Tick the appropriate boxes</p> <p>Will a <i>Suitably Qualified Ecologist</i> be appointed to recommend appropriate ecological features? <input type="checkbox"/></p> <p>AND Will all key recommendations be adopted? <input type="checkbox"/></p> <p>AND 30% of other recommendations be adopted? <input type="checkbox"/></p>	0 of 1 Credits	-	this credit is not sought	If credit is sought: A suitably qualified ecologists report, containing details of the existing site and detailed recommendations for enhancing the ecological value of the site AND Details of which recommendations will be implemented and how they will be implemented, including planting schedules etc.	
Eco 3 Protection of Ecological Features	<p>A credit is awarded where there is a commitment to maintain and adequately protect features of ecological value.</p> <p>Type and protection of existing features</p> <p>Site with features of ecological value? <input type="radio"/></p> <p>OR Site of low ecological value (as Eco 1)? <input checked="" type="radio"/></p> <p>AND All* existing features potentially affected by site works are maintained and adequately protected? <input type="checkbox"/></p> <p>*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.</p>	1 of 1 Credits	-	The site has been assumed to be of ecological value, however it has also been assumed that all features of ecological value will be protected, and hence the credit will be awarded. Ecologists report will be needed to confirm this.	Plans of the existing site AND/OR ecologists report confirming ecological protection procedures have been taken.	

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Issue	Credits	Level	Assumptions Made	Evidence Required	
Eco 4 Change of Ecological Value of Site	<p>Credits are awarded where the change in ecological value has been calculated in accordance with the Code requirements and is calculated to be:</p> <p>Change in Ecological Value</p> <p>Major negative change: fewer than -9 <input type="radio"/></p> <p>Minor negative change: between -9 and -3 <input type="radio"/></p> <p>OR Neutral: between -3 and +3 <input checked="" type="radio"/></p> <p>Minor enhancement: between +3 and +9 <input type="radio"/></p> <p>Major enhancement: greater than 9 <input type="radio"/></p>	2 of 4 Credits	-	<p>It is assumed that the 'change in ecological value' credits will be sought and that calculations will show a neutral change in ecological value. An ecologists report will be needed in order to confirm the change in ecological value.</p>	<p>A suitably qualified ecologists report, containing details of the existing site including species/hectare for plantings etc. AND/OR plans of the current and proposed site layouts with details of the features (both ecological and built) clearly shown. Details of how plantings etc. will be implemented.</p>
Eco 5 Building Footprint	<p>Credits are awarded where the ratio of combined floor area of all dwellings on the site to their footprint is:</p> <p>Ratio of Net Internal Floor Area: Net Internal Ground Floor Area</p> <p>Credit Not Sought <input type="radio"/></p> <p>OR Houses: 2.5:1 OR Flats: 3:1 <input checked="" type="radio"/></p> <p>OR Houses: 3:1 OR Flats: 4:1 <input type="radio"/></p> <p>OR Houses & Flats Weighted (2.5:1 & 3:1) <input type="radio"/></p> <p>OR Houses & Flats Weighted (3:1 & 4:1) <input type="radio"/></p>	1 of 2 Credits		<p>It has been assumed at present that the Total Ground Floor Area: Total Net Internal Floor Area ratio will be sufficient to gain 1 credit in this section (>3:1 ratio). Once detailed drawings are available, calculations will be undertaken to confirm.</p>	<p>Scaled floor plans of the proposed scheme.</p>



11 May 2012

Greg Dowden
Indigo Planning
Swan Court
Worple Road
London
SW19 4JS

Dear Greg

Sustainability & Energy Statement
The Diary, Market Road, Richmond

I am writing to confirm the Sustainability & Energy Statement issued by SRE on 22.09.11 (V1 RevA) regarding The Diary, Market Road, Richmond does address the key policy requirements for the London Borough of Richmond upon Thames presently applicable for the site.

In summary the key deliverables required from the policies are:

- 25% improvement in DER/BER over the TER. (ie Building Regulations)
- 20% CO₂ offset via on-site renewable energy (ie low or zero carbon technologies)
- CSH Level 3 – residential units
- BREEAM 'Excellent' – commercial units

The proposed development achieves all of the above and a completed sustainability checklist along with supporting information is included as part of the Statement.

Therefore I believe the existing report is still valid and addresses the relevant policy requirements for the site.

If you have any questions in the meantime please contact the undersigned.

Yours aye

A handwritten signature in black ink, appearing to read 'Malcolm Maclean', written over a light blue background.

Malcolm Maclean

CC Harepath LLP



indigo

