

appendix a – ecohomes 2006 pre-assessment...

07 / 3470 / FUL

ENERGY

CREDIT ID	CREDIT NAME	TARGET CREDIT SCORE	MAX. CREDIT SCORE	DEFINITION OF CREDIT REQUIREMENTS	COMMENTARY AND DESIGN TEAM COMMITMENT	ADDITIONAL STEPS TO ACHIEVE MORE 'OPTIMISTIC' SCORE
Ene1	Dwelling Emission Rate	8	15	Credits are available for minimising the emissions of CO2 to the atmosphere arising as a result of the operation of a home and its services. Specifically, a sliding scale of Credits are awarded based on the CO2 emissions expressed as kg/m2/year	8 Credits are sought. The Credits are awarded based on an average dwelling emissions of <= 22 kg CO2/m2/yr.	A higher Credit score may be achieved in practice, depending on the particular heating system specified at the detailed design stage.
Ene2	Building Fabric	1	2	Credits are available for improving the efficiency of dwellings over their whole life through improved insulation standards. Specifically, a sliding scale of Credits is available for the percentage improvement achieved above the U-Value requirements of Building Regulations Approved Document Part L1 (1995 or 2002 as appropriate.)	1 Credit is sought. The Credits are awarded as it is likely there will be a higher specification than that called for by Building Regulations Approved Document L1A (2006)	
Ene3	Drying Space	1	1	Credits are available for minimising the amount of energy used to dry clothes. Specifically, Credits are available for providing space and posts etc. for drying clothes internally or externally in a secure environment.	1 Credit is sought. Drying spaces will be provided to all of the dwellings. This will be internal drying space in bathrooms. The internal drying space will be a retractable drying line situated over the bath in the main bathroom in the home. The bathroom humidity will be controlled by a humidistat controlled extract fan to avoid damp and condensation problems that could arise from drying clothes inside. All flats will be provided with at least 4m of fixed retractable line,	Not Applicable - full Credits already awarded
Ene4	Eco Labelled White Goods	2	2	Credits are available for the provision of energy efficient white goods and/or for the provision of purchasing advice relating to energy efficient appliances.	2 Credits are sought. The Credits are awarded as all energy efficient appliances (Fridge, Freezer, Fridge/Freezer, Washing Machine, Tumble Dryer or Dish Washer) are to be supplied, the developer can easily undertake to provide appropriate purchasing advice.	Not Applicable - full Credits already awarded
Ene5	Internal Lighting	2	2	Credits are available for the provision of energy efficient internal lighting.	2 Credits are sought. The Credits are awarded because the internal lighting scheme is likely to provide lighting of an efficiency above that provided by CFL or fluorescent fittings, and to be fitted with PIR and/or daylight sensors in common areas.	Not Applicable - full Credits already awarded

appendix a...



appendix a – ecohomes 2006 pre-assessment...

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Ene5	External Lighting	2	2	Credits are available for the provision of energy efficient external lighting.	<p>2 Credits are sought.</p> <p>The Credits are awarded because the external lighting scheme is likely to provide lighting of an efficiency above that provided by CFL or fluorescent fittings, and to be fitted with PIR and/or daylight sensors.</p>	Not Applicable - full Credits already awarded

appendix a – ecohomes 2006 pre-assessment...

07 / 3470 / FUL

TRANSPORT

CREDIT ID	CREDIT NAME	TARGET CREDIT SCORE	MAX. CREDIT SCORE	DEFINITION OF CREDIT REQUIREMENTS	COMMENTARY AND DESIGN TEAM COMMITMENT	ADDITIONAL STEPS TO ACHIEVE MORE 'OPTIMISTIC' SCORE
Tra1	Public Transport	2	2	Credits are available for providing a choice of transport modes for residents, with the aim of reducing car use.	2 Credits are sought. The full Credits are awarded because it is highly likely that 80% of the development will be within 500m of a transport node which provides a service.	Not Applicable - full Credits already awarded
Tra2	Cycle Storage	2	2	Credits are available for encouraging the wider use of bicycles as transport through the provision of adequate and secure cycle storage facilities.	2 Credits are sought. The Credits are awarded as it has been established that 95%+ of the dwellings have provision for adequate (safe and weather-proof) storage of cycles, at 1 cycle stored per 1 to 2 bedroom dwelling.	Not Applicable - full Credits already awarded
Tra3	Local Amenities	3	3	Credits are available for planning new developments close to local shops and amenities.	3 Credits are sought. Full Credits are awarded because it has been very likely that the development is within 500m of a food shop and a post box, within 1000m of at least five of the following amenities - post office, bank, chemist, school, medical centre, leisure centre, community centre, public house and children's play area and that there is a safe pedestrian route to these amenities.	Not Applicable - full Credits already awarded
Tra4	Home Office	1	1	Credits are available for providing a space in all dwellings which allows the occupants to set up a home office in a quiet room.	The Credit is Sought. The Credit is awarded because it is highly likely that all dwellings could contain a suitable space, assuming that each bedroom will be provided with 2 double power sockets and 2 telephone (or 1 telephone and 1 data) socket.	Not Applicable - full Credits already awarded



MTT/SUSTAIN
3066 planning 02.10.07

appendix a...

appendix a – ecohomes 2006 pre-assessment...

POLLUTION

CREDIT ID	CREDIT NAME	TARGET CREDIT SCORE	MAX. CREDIT SCORE	DEFINITION OF CREDIT REQUIREMENTS	COMMENTARY AND DESIGN TEAM COMMITMENT	ADDITIONAL STEPS TO ACHIEVE MORE 'OPTIMISTIC' SCORE
Pol1	Insulant GWP	1	1	Credits are available for reducing the amount of materials containing substances with a high global warming potential incorporated in the development, specifically the building and services insulation.	1 Credits is sought. The (full) Credits are awarded because it is highly likely that all dwellings in the development have zero ozone depletion potential insulation specified in their roofs (including loft access), internal and external walls (including doors and lintels) and floors (including foundations) and that zero ozone depletion potential insulation is specified for the hot water cylinder, pipework and other thermal stores.	Not Applicable - full Credits already awarded
Pol2	NOx Emissions	2	3	Credits are available for reducing the amount of nitrous oxides being emitted into the atmosphere.	2 Credits are sought. The Credits are awarded based on an estimate of an emission rate of <70 mg/kWh for an enhanced conventional gas boiler system.	To achieve the full Credits score, consider a change of heating source.
Pol3	Reduction of surface runoff	2	2	Credits are available for reducing and/or delaying runoff from the hard surfaces of the development to public sewers and watercourses.	2 Credits are sought. Surface water from the development will be attenuated prior to discharge to municipal drains. Large underground rainwater collection tanks will be specified for storing rainwater for re-use for toilet flushing. This will attenuate some of the surface water run off. If necessary further inline storage and/or hydrobrakes will be specified to restrict surface water discharge to 50% during peak times.	Not Applicable - full Credits already awarded
Pol4	Renewable and Low Emission Energy Source	2	3	Credits are available for providing at least 10% of the space and water heating demand from local renewable sources	2 Credits are sought. Two credits are likely to be awarded, as it is thought that renewable technologies shall be applied to the site and 10% of the energy demand for the site shall be offset by renewable technologies	As Pessimistic – local renewable energy sources unlikely to produce more than 10% of site energy.
Pol5	Flood Risk	2	2	Where evidence provided demonstrates that the assessed development is located in a zone defined as having a low annual probability of flooding.	2 Credits are sought. The credits are awarded as the development is not within a flood risk area.	Not Applicable - full Credits already awarded

MATERIALS

CREDIT ID	CREDIT NAME	TARGET CREDIT SCORE	MAX. CREDIT SCORE	DEFINITION OF CREDIT REQUIREMENTS	COMMENTARY AND DESIGN TEAM COMMITMENT	ADDITIONAL STEPS TO ACHIEVE MORE 'OPTIMISTIC' SCORE
Mat1	Environmental Impact of Materials	12	16	Credits are available for the use of timber for basic building elements which is from sustainably managed sources.	<p>12 Credits are Sought</p> <p>The Credits are awarded, as seems reasonable at this stage, the following building materials are likely to be specified for the development:</p> <ul style="list-style-type: none"> • Roof: Chipboard decking on timber joists with insulation • External walls: Mainly brickwork outer leaf, with some pre-treated softwood (or cedar) weather boarding • Internal walls: Timber studwork partition, plasterboard and paint • Floors (ground): Concrete • Floors (upper): Timber • Windows: Pre-treated softwood frame • Hard landscaping: Asphalt (Tarmac) • Boundary protection: Timber close boarded fencing <p>Based on discussions, the roof, internal and external walls, windows and boundary protection will all achieve credits for their environmental impact as they will be specified so that 80% of these elements are 'A' rated according to the Green Guide to Housing Specification.</p>	To achieve the full Credits score, consider increasing proportion of basic building element timber sourced from FSC, PEFC and other temperate sources
Mat2	Responsible sourcing of Materials: Basic Building Elements	4	6	Credits are available for the use of timber for finishing elements which is from sustainably managed sources.	<p>4 Credits are Sought</p> <p>The Credits are awarded, as seems reasonable at this stage, that for basic building elements a specification for responsible sourcing would be developed, aimed at achieving at a minimum of 4 credits. These credits are biased towards sustainable sourced timber and timber frame constructions. This development will use timber for the upper floors, roof and internal partition walls specification of these materials will ensure the timber is sourced from sustainable certified sources. Suppliers of masonry and insulation materials will be sourced ensuring they have Environmental Management Systems in place.</p>	To achieve the full Credits score, consider increasing proportion of finishing element timber sourced from FSC, PEFC and other temperate sources



appendix a – ecohomes 2006 pre-assessment...

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Mat3	Responsible sourcing of Materials: Finishing Elements	0	3	Credits are awarded where materials used in secondary building and finishing elements are responsibly sourced.	<p>The Credit is not sought</p> <p>It was indicated in meeting that the credit for responsible sourcing of materials for the finishing elements will not be sought.</p>	In order to achieve an excellent rating more comfortable this credit could be easily sort by specifying finishing materials that are responsibly sourced.
Mat4	Recycling Facilities	6	6	Credits are available for providing occupants with the opportunity and facilities to recycle household waste.	<p>6 Credit are sought</p> <p>The Credits are awarded because full recycling facilities (internal and external recyclable material storage) will be provided to all the dwellings in line with the requirements of the London Borough of Richmond upon Thames, and therefore EcoHomes.</p>	Not Applicable - full Credits already awarded

appendix a – ecohomes 2006 pre-assessment...

07 / 3470 / FULL

WATER

CREDIT ID	CREDIT NAME	TARGET CREDIT SCORE	MAX. CREDIT SCORE	DEFINITION OF CREDIT REQUIREMENTS	COMMENTARY AND DESIGN TEAM COMMITMENT	ADDITIONAL STEPS TO ACHIEVE MORE 'OPTIMISTIC' SCORE
Wat1	Internal Potable Water Use	3	5	Credits are available for specifying systems which reduce the consumption of water in the home. Specifically, a sliding Credits is available for specifying systems resulting a water consumption between <50 m3/bedspace/year and <= 30 m3/bedspace/year	3 Credit are sought The Credits are awarded based on an estimate of 42m3/bedspace/year.	It is thought that further credits are hard to achieve without recycling of rainwater for internal use. This has not been specified as it is felt that there are risks of cross contamination between rainwater and drinking water pipes.
Wat2	External Potable Water Use	1	1	Credits are available for specifying a system that will collect rain water for the use of watering gardens and landscaped areas.	1 Credit is sought Water Butts will be specified for the development meeting EcoHomes requirements.	Not Applicable - full Credits already awarded



MTT/SUSTAIN
3066 planning 02.10.07

appendix a...

appendix a – ecohomes 2006 pre-assessment...

LANDUSE AND ECOLOGY

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Eco1	Ecological Value of Site	0	1	Credits are available for development on land which has a limited value to wildlife, if the site can be demonstrated (either by a specialist, or by use of a checklist) to be of a 'low ecological value'.	The Credit is not Sought. The Credits cannot be awarded because the site has some ecological value	Not Applicable – the site has ecological value
Eco2	Ecological Enhancement	1	1	Credits are available for developments which enhance the ecological value of the site.	1 Credit is Sought. The (full) Credits are awarded as the development does enhance the ecological value of the site, a Registered Ecological Consultant must make this assessment and it must be demonstrated that his recommendations have been adopted.	To achieve the full Credits score, a appointing Registered Ecological Consultant shall be appointed and the scheme shall adopt the recommendations
Eco3	Protection of Ecological Features	1	1	Credits are available where steps are taken to protect existing ecological features on the site during site clearance and construction.	1 Credit is Sought. The (full) Credits are awarded because the developer is likely to be able to demonstrate awareness of features needing protection and to take steps to provide this protection.	Not Applicable - full Credits already awarded.
Eco4	Change of Ecological Value of Site	3	4	Credits are available where steps are taken to minimise reductions in ecological value and/or enhancements made to the ecological value of the site.	3 Credits are Sought. The Credits are awarded because the change in land use at the site suggests a change in ecological value of between +3 and 9 additional natural species.	The last credit could be obtained by specifying more species for the site.
Eco5	Building Footprint	2	2	Credits are available for the efficient use of a building's footprint. Specifically, Credits are available for having 60% or 80% of the development having a floor area/footprint ratio of >2.5. The Credits are awarded because over 80% of dwellings in the developments have a floor area/footprint ratio greater than 2.5.	2 Credits are Sought. The development will be arranged over three storeys. It has been calculated that all the dwellings in the development will achieve the requirement of having a floor area to footprint ratio greater than 3.5:1.	N/A- full Credits already awarded

appendix a – ecohomes 2006 pre-assessment...

07 / 3470 / FUL

HEALTH AND WELLBEING

CREDIT ID	CREDIT NAME	TARGET CREDIT SCORE	MAX. CREDIT SCORE	DEFINITION OF CREDIT REQUIREMENTS	COMMENTARY AND DESIGN TEAM COMMITMENT	ADDITIONAL STEPS TO ACHIEVE MORE 'OPTIMISTIC' SCORE
Hea1	Daylighting	1	3	<p>Credits are available for improving the quality of life in homes through good daylighting and reducing the need for lighting energy. Specifically, Credits are available on a sliding scale for Kitchens, Living Rooms, Dining Rooms and Studies achieving the daylighting and view of sky criteria of BS 8206: Part 2</p> <p>The Credits are awarded because it is likely that all the dwellings in the development have Kitchens, Living Rooms, Dining Rooms and Studies that meet the daylighting criteria of BS 8206: Part 2.</p>	<p>1 Credit is Sought</p> <p>All the kitchens within this development are set back within the living areas; however all have separate windows. Based on this it may be possible to achieve a daylighting factor of 2% within the kitchens. Further calculations would need to be undertaken to demonstrate this. At this stage we have been conservative and assumed that a credit will only be achieved for meeting the 1.5% daylight factor for the living rooms.</p>	<p>To achieve a higher Credits score, of up to 8, it will be necessary to demonstrate by calculation that all the Kitchens, Living Rooms, Dining Rooms and Studies (where present) in all the dwellings in the development achieve the daylighting criteria of BS 8206: Part 2</p>
Hea2	Sound Insulation	0	4	<p>Credits are available for ensuring that appropriate sound insulation is provided to reduce the likelihood of noise complaints.</p> <p>The Credits are not awarded because it is thought unlikely that the a commitment to undertake 2 sets of pre-completion tests for every 10 dwellings in a group and to ensure that the performance standards of the Building Regulations Approved Document E (2003) are achieved, choosing to use 'robust details' and a more limited set of tests (i.e. one test per dwelling type) will be undertaken.</p>	<p>The Credit is not Sought</p> <p>It was indicated in meetings by the design team that Building Regulations Part E would normally be met through the provision of standard robust details. To achieve any credits in EcoHomes pre-completion acoustic testing needs to be undertaken.</p>	<p>To achieve a Credits score, consider testing. A higher score may be achieved in practice, depending on the results of noise tests.</p>
Hea3	Private Space	1	1	<p>Credits are available for improving the occupier's quality of life by providing private outdoor space.</p> <p>The Credits are not awarded because the appropriate provision cannot be made to all dwellings in the development.</p>	<p>The Credit is Sought.</p> <p>All flats will have access to the communal garden. This garden will be easily accessible to all occupants and is enclosed within the development by fencing. The provision of a communal garden meets the shared outdoor space EcoHomes criteria of 1m²/bedspace. All residents will be able to access the garden through a locked gate either with a key or combination, the area will not be accessible to the general public.</p>	<p>N/A- full Credits already awarded</p>



MTT/SUSTAIN
3066 planning 02.10.07

appendix a...

appendix a – ecohomes 2006 pre-assessment...

MANAGEMENT

CREDIT ID	CREDIT NAME	TARGET CREDIT SCORE	MAX. CREDIT SCORE	DEFINITION OF CREDIT REQUIREMENTS	COMMENTARY AND DESIGN TEAM COMMITMENT	ADDITIONAL STEPS TO ACHIEVE MORE 'OPTIMISTIC' SCORE
Man1	Home User Guide	3	3	Where evidence can be provided to demonstrate that there is provision, in each home, of a simple guide that covers information relevant to the 'non-technical' tenant/occupant on the operation and environmental performance of their home.	3 Credits are Sought. Full credit can be awarded as a commitment will be made to provide a simple guide to each apartment regarding the operation and environmental performance of their home. The guidance would also be expanded to address the site and its surroundings as detailed in the EcoHomes 2006 Guidance.	Not Applicable - full Credits already awarded
Man2	Considerate Constructors	2	2	Where evidence can be provided to demonstrate that there is a commitment to comply with best practice site management principles. Additional credits are available where evidence provided demonstrates that there is a commitment to go significantly beyond best practice site management principles.	2 Credits are Sought. Full credits can be award as the developer has confirmed a contractor will be appointed to comply with best practice site management principles. And achieve a score of between 32 and 40.	Not Applicable - full Credits already awarded
Man3	Construction Site Impacts	3	3	A credit is awarded where evidence provided demonstrates that there is a commitment and a strategy to monitor, sort and recycle construction waste on site. AND an additional credit is available where evidence provided demonstrates that 2 or more of items listed below are achieved. OR Two further credits are awarded where evidence provided demonstrates that 4 or more of items listed below are achieved. a. monitor and report CO2 or energy arising from site activities; b. monitor and report CO2 or energy arising from transport to and from site; c. monitor and report on water consumption from site activities; d. adopt best practice policies in respect of air (dust) pollution arising from the site; e. adopt best practice policies in respect of water (ground and surface) pollution occurring on the site. f. 80% of site timber is reclaimed, reused or responsibly sourced.	3 Credits are Sought. The developer has confirmed a contractor will be appointed to comply with achieving 4 of the monitoring activities required in the credit requirements and also to ensure a commitment and a strategy to monitor, sort and recycle construction waste on site.	Not Applicable - full Credits already awarded

appendix a – ecohomes 2006 pre-assessment...

07 / 3470 / FUL

CREDIT ID	CREDIT NAME	TARGET CREDIT SCORE	MAX. CREDIT SCORE	DEFINITION OF CREDIT REQUIREMENTS	COMMENTARY AND DESIGN TEAM COMMITMENT	ADDITIONAL STEPS TO ACHIEVE MORE 'OPTIMISTIC' SCORE
Man4	Security	2	2	<p>1 Credit is awarded for a commitment to work with an Architectural Liaison Officer and to achieve the Secured by Design award.</p> <p>A further credit is available for security standards for external doors and windows to achieve a minimum of either: LPS1175 SR1 (All doors and windows) OR PAS24-1 (All external pedestrian doorsets falling within scope of PAS24-1) AND BS7950 (All windows falling within the scope of BS7950)</p>	<p>2 Credits are Sought.</p> <p>In meetings it was specified that all of the external doors and windows will meet the minimum security standards as set out in the compliance requirements opposite.</p> <p>Discussions will be undertaken with an Architectural Liaison Officer to achieve Secure by Design.</p>	Not Applicable - full Credits already awarded



MTT/SUSTAIN
3066 planning 02.10.07