

07050/D

13/01/09

Code for Sustainable Homes
Pre-Assessment Report

Report No:
Site Name: 22
Site Ref: 07050.D



Issued by:
Profile Ref:

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DISCLAIMER	
COPYRIGHT	

Assessor Details

Company Name	HTP Architecture Llp
Assessment Undertaken by	
Assessor Profile Ref No	
Report Reference No	
Assessor Address	2 Richmond Hill
	RICHMOND
Post Code	TW10 6QX
Phone No	
Email Address	

Development Details**Site Details:**

Site Name	22
Site Reference No	07050.D
Address	The Causeway
	TEDDINGTON
Post Code	TW11 0HF
Number of Dwellings	
Number of Dwelling Types	1

Developer Details:

Developer Name	Home Counties Property Centres
Main Contact Name	
Job Title	
Address	22 The Causeway
	TEDDINGTON
Post Code	TW11 0HF
Phone No	
Email Address	

Main Contractor (if known):

Company Name	
Site Contact	
Job Title	
Email Address	
Contractor Address	
Post Code	
Phone No	

Architect (if known):

Company Name	HTP Architecture Llp
Contact Name	
Job Title	
Email Address	
Architect Address	2 Richmond Hill
	RICHMOND
Post Code	TW10 6QX
Phone No	

Development Summary and Ratings

This report consists of the following dwelling types:

Dwelling Type	Plot Numbers	Description
North Flat	Level 1	Single Bedroom

The above Dwellings achieved the following code for sustainable homes assessment results:

Dwelling Type	Interim Certification (Pre-Assessment Stage)		Final Certification (Post Construction Stage)	
	CSH Level	Points Score	CSH Level	Actual Score
North Flat	Level 3	57.08	-	-

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Summary Score Sheet

Dwelling Type: North Flat

Plots included within this Dwelling Type: Level 1

	Credit Score	Credits Available	Score Assessment				
			Sub Total	Credits Available	%	Weighting Factor	Point Score
Energy & CO2 Emissions							
Ene 1 Dwelling Emission Rate	5	15	14	29	48.28	1.26	17.5
Ene 2 Building Fabric	1	2					
Ene 3 Internal Lighting	1	2					
Ene 4 Drying Space	1	1					
Ene 5 Energy Labelled White Goods	2	2					
Ene 6 External Lighting	2	2					
Ene 7 Low or Zero Carbon Energy Tech	1	2					
Ene 8 Cycle Storage	1	2					
Ene 9 Home Office	0	1					
Water							
Wat 1 Internal Potable Water Use	4	5	5	6	83.33	1.50	7.5
Wat 2 External Water Use	1	1					
Materials							
Mat 1 Environmental Impact of materials	10	15	17	24	70.83	0.30	5.1
Mat 2 Responsible Sourcing – Basic Building Elements	4	6					
Mat 3 Responsible Sourcing – Finishing Elements	3	3					
Surface Water Run-Off							
Sur 1 Reduction of Surface Water Run-off from Site	0	2	2	4	50.00	0.55	1.1
Sur 2 Flood Risk	2	2					
Waste							
Was 1 Household Waste Storage & Recycling Facilities	4	4	7	7	100.00	0.91	6.4
Was 2 Construction Site Waste Management	2	2					
Was 3 Composting	1	1					
Pollution							
Pol 1 Global Warming Potential of Insulants	1	1	2	4	50.00	0.70	1.4
Pol 2 NOx Emissions	1	3					
Health & Wellbeing							
Hea 1 Daylighting	1	3	4	12	33.33	1.17	4.67
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	6	9	66.67	1.11	6.67
Man 2 Considerate Constructors Scheme	1	2					
Man 3 Construction Site Impacts	0	2					
Man 4 Security	2	2					
Ecology							
Eco 1 Ecological Value of Site	1	1	5	9	55.56	1.33	6.67
Eco 2 Ecological Enhancement	0	1					
Eco 3 Protection of Ecological Features	1	1					
Eco 4 Change of Ecological Value of Site	2	4					
Eco 5 Building Footprint	1	2					
Level Achieved: 3							Total Points Scored: 57.0

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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 licensed and registered individuals, who are qualified 'competent persons' for the purpose of carrying out Code assessments.

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Information about Code for Sustainable Homes

The Code for Sustainable Homes was launched in December 2006 with the publication of 'Code for Sustainable Homes: A step-change in sustainable home building practice' (Department for Communities and Local Government 2006). This introduced a single national standard to be used in the design and construction of new homes in England, based on the BRE's EcoHomes© scheme. Adoption of the Code is intended to encourage continuous improvement in sustainable home building.

The Code for Sustainable Homes is a set of sustainable design principles covering performance in nine key areas listed below:

- Energy and CO₂ Emissions
- Water
- Materials
- Surface Water Run-off
- Waste
- Pollution
- Health and Wellbeing
- Management
- Ecology

In each of these categories, performance targets are proposed which are in excess of the minimum needed to satisfy Building Regulations, but are considered to be sound best practice, technically feasible, and within the capability of the building industry to supply.

It contains minimum mandatory standards for energy, water, materials, waste and surface water run-off, which must be met before even the lowest level of the Code can be achieved.

The Code uses a rating system of one to six stars: