

Pre-Assessment for the Code for Sustainable Homes in connection with the planning application for the proposed demolition and erection of a new bungalow, off Church Street, Holt, Wrexham. LL13. 9RJ. for Mr. & Mrs. G. Mitchell.

Assessment is based on current planning drawings of Site Plan, Floor Plans and Elevations.

Category 1 Energy.

Ene 1 Carbon Dioxide Emissions.

Current percentage increase of DER over TER stands at 25% minimum.

Credits 6 /15.

Ene 2 Building Fabric.

Credits 1/2.

Ene 3. Internal Lighting.

100% energy efficient lighting.

Credits 2 / 2.

Ene 4.

Drying space.

Credits 1/1.

Ene 5. Energy labelled white goods.

Drying space.

Credits 1/2.

Ene 6. External lighting.

Credits 1/1.

Security lighting.

Credit 1/1.

Ene 7. Low or Zero Carbon Technologies.

No credits are to be allowed here as report by specialist engineer will be required at an additional cost.

Credits 0/1.

Ene 8. Cycle Storage.

Credits 2/2.

Ene 9. Home Office.

Credits 1/1.

Total credits currently are 16, maximum for category is 29.

Percentage is 16 divided by total available for category which is 29.

Therefore 0.551 x weighting factor of 36.40.

Percentage Points. 20.08%

Category 2 Water.

Watt 1 Internal potable water use.
Credits 3/5.

Watt 1 External water use.
Credits 1/1.

Total credits currently are 4, maximum for category is 6.
Percentage is 4 divided by total available for category which is 6.
Therefore $0.66 \times$ weighting factor of 9.0.
Percentage Points. 5.94%

Category 3 Materials.

Mat 1, 2 and 3.
Credits 15 / 24.

Architects / Contractor to assess once the specification / price has been agreed to material choices. This requires input from Contractor / Architect.

Total credits currently are 15, maximum for category is 24.
Percentage is 15 divided by total available for category which is 24.
Therefore $0.625 \times$ weighting factor of 7.2.
Percentage Points. 4.50%

Category 4 Surface Water Run-off.

Sur 1 Surface water run off.

It is mandatory that peak run-off rates and annual volumes of post development will be no greater than the previous conditions for the site.

It is imperative that discussions with the civil engineer take place to confirm solution to achieve these mandatory credits.

Credits 2/2.

Sur 2 Flood Risk.

To be confirmed that site is not in a flood risk area

Credits 2 / 2.

Total credits currently are 4, maximum for category is 4.
Percentage is 4 divided by total available for category which is 4.
Therefore $1.0 \times$ weighting factor of 2.2.
Percentage Points. 2.20%

Category 5 Waste.

Was 1. Household Waste Storage and Recycling Facilities.
Credits 4/4.

Was 2. Construction Site Waste Management.
Credits 0/2.

Was 3. Composting.
Credits 1/1.

Total credits currently are 5, maximum for category is 7.
Percentage is 5 divided by total available for category which is 7.
Therefore $0.714 \times$ weighting factor of 6.4.
Percentage Points. 4.56%

Category 6 Pollution.

Pol 1. Global warming potential of insulants.
Credits 1/1.

Pol 2. Nox Emissions.
Boiler proposed is class 5 with emissions less than 70mg/Kwh so credit of 2 is achievable.
Credits 2 / 3.

Total credits currently are 3, maximum for category is 4.
Percentage is 3 divided by total available for category which is 4.
Therefore $0.75 \times$ weighting factor of 2.8.
Percentage Points. 2.10%

Category 7 Health and Wellbeing

Hea 1 Day lighting.
Day light factor to be assessed by the Architect responsible for final construction drawings.
Credits 1/3.

Hea 2 Sound Insulation.
Default value for detached property.
Credits 4/4.

Hea 3 Private Space.
Credits 1/1.

Hea 4 Lifetime Homes.
Credits 4/ 4.

Total credits currently are 10, maximum for category is 12.
Percentage is 10 divided by total available for category which is 12.
Therefore $0.833 \times$ weighting factor of 14.0.
Percentage Points. 11.66%

Category 8 Management

Man 1 Home user guide.
Credits 3/3.

Man 2 Considerate Contractors Scheme.
Credits 0/2.

Man 3 Construction Site Impact.
Developer to confirm that they have system in place, credits in pre-assessment removed
But could be added upon confirmation of system.
Credits 0/2.

Man 4 Security.
Confirmation that consultation has taken place with crime prevention services and
recommendation have been included.
Credits 2/2.

Total credits currently are 5, maximum for category is 9.
Percentage is 5 divided by total available for category which is 9.
Therefore $0.555 \times$ weighting factor of 10.0.
Percentage Points. 5.55%

Category 9 Ecology

Recommended that an Ecologists report is undertaken prior to commencement on site, subject
to his recommendations further work additional credits could be achieved.

Eco 1. Ecological value of the site.
Credits 0/1.

Eco 2. Ecological enhancement.
Credits 1/1.

Eco 3. Protection of ecological features.
Credits 0/1.

Eco 4. Change in ecological value of the site.
This figure may be reduced following report from ecologist.
Credits 3/4.

Eco 5. Building footprint.
Still requires to be worked out based on final design, but doubt if any credits can be achieved.
Credits 0/2.

Total credits currently are 4, maximum for category is 9.
Percentage is 4 divided by total available for category which is 9.
Therefore $0.444 \times$ weighting factor of 12.0.
Percentage Points. 5.33%

Total percentage points.

Energy.	20.08
Water.	5.94
Materials.	4.50
Surface Water Run-off.	2.20
Waste.	4.56
Pollution.	2.10
Health & Wellbeing.	11.66
Management.	5.55
Ecology.	5.33

Total. 61.92% 57% is required for Code 3.

Therefore based on current information and assumptions noted development achieves Code 3.

It must be noted that information should be forwarded / collated at the earliest opportunity to achieve / check credits that have been assumed have been met. The BRE will want all details / information and will not take retrospective details if the works have been carried out.