



Report Reference: DeePark
Site Registration: 004442-130401-08-1038
Site Name: Dee Park
Assessor Number: STRO004442
Company: EPC4U
Assessor: Rob Tucker



Site Details

Site Name: Dee Park
 Site Registration: 004442-130401-08-1038
 Site Address: Dee Park

 Holt
 City/Town: Wrexham
 County: Wrexham
 Postcode: LL13 9YS
 No. of Dwellings: 1
 No. of Dwelling Types: 0
 Planning Authority: Wrexham County Borough Council
 Funding Body:

Assessor Details

Company: EPC4U
 Assessor Name: Rob Tucker
 Cert Number: STRO004442
 Address: 17 Ffordd Alban

 City/Town: Tywyn
 County: Gwynedd
 Postcode: LL36 9EA
 Tel: 07919401372
 Email: rob@epc4u.com

Client Details

Company: private self-builder
 Contact Name: Claire deGreyHomer
 Job Title: private individual
 Email: C.Degreyhomer@west-cheshire.ac.uk
 Tel: 07771602404
 Address: 1 Mayfield Court
 Garden Village

 City/Town: Wrexham
 County: Clwyd
 Postcode: LL11 2TN

Architect Details

Company: Raymond Jones & Associates
 Contact Name: Mike Davies
 Job Title: AT
 Email:
 Tel: 01978 751298
 Address: White House
 Summerhill Road
 Stansty Park
 City/Town: Wrexham
 County: Clwyd
 Postcode: LL11 4YW

Developer Details

Company: private self-builder
 Contact Name: Claire deGreyHomer
 Job Title: Developer
 Email: C.Degreyhomer@west-cheshire.ac.uk
 Tel: 07771602404
 Address: 1 Mayfield Court
 Garden Village

 City/Town: Wrexham
 County: Clwyd
 Postcode: LL11 2TN

Dwelling ID	Plot No.	Address	Social Unit
1	1	propopsed bungalow Dee Park	No



Assessor Report Notes

Design Stage Assessment, reliant upon letters of intent and declarations from client.
Ecologist - SQE confirmed.

Development Summary & Ratings

Dwelling ID	Dwelling Type	Description	Level	Score
		propopsed bungalowDee Park	3	59.22

Deviations from Standard

No deviations from standard

Score Sheet for Dee Park																																					
	ENE									WAT	MAT			SUR	WAS			POL	HEA				MAN				ECO					Summary					
Dwelling ID	1	2	3	4	5	6	7	8	9	1	2	1	2	3	1	2	1	2	3	1	2	1	2	3	4	1	2	3	4	1	2	3	4	5	Score	Level	
1	1	3	1	1	1	2	2	0	2	1	3	1	10	2	2	2	2	4	1	1	1	3	0	4	1	4	3	0	1	2	1	1	1	2	0	59.22	3

Summary Score Sheet

Dwelling Type: proposed bungalow Dee Park

Dwelling ID: 1

			Score Assessment				
	Credit Score	Credits Available	Sub Total	Credits Available	%	Weighting Factor	Points Score
Energy & CO2 Emissions							
ENE 1 Dwelling Emission Rate	1	10	13.1	31	42.26	36.4	15.38
ENE 2 Fabric Energy Efficiency	3.1	9					
ENE 3 Energy Display Device	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 Technologies	0	2					
ENE 8 Cycle Storage	2	2					
ENE 9 Home Office	1	1					
Water							
WAT 1 Internal Water Use	3	5	4	6	66.67	9	6
WAT 2 External Water Use	1	1					
Materials							
MAT 1 Environmental Impact of Materials	10	15	14	24	58.33	7.2	4.2
MAT 2 Responsible Sourcing (Basic Building Elements)	2	6					
MAT 3 Responsible Sourcing (Finishing Elements)	2	3					
Surface Water Run-off							
SUR 1 Management of Surface Water Run-Off from Site	2	2	4	4	100	2.2	2.2
SUR 2 Flood Risk	2	2					
Waste							
WAS 1 Household Waste Storage and Recycling Facilities	4	4	6	8	75	6.4	4.8
WAS 2 Construction Site Waste Management	1	3					
WAS 3 Composting	1	1					
Pollution							
POL 1 Global Warming Potential of Insulants	1	1	4	4	100	2.8	2.8
POL 2 NOx Emissions	3	3					
Health & Wellbeing							
HEA 1 Daylighting	0	3	9	12	75	14	10.5
HEA 2 Sound Insulation	4	4					
HEA 3 Private Space	1	1					
HEA 4 Lifetime Homes	4	4					
Management							
MAN 1 Home User Guide	3	3	6	9	66.67	10	6.67
MAN 2 Considerate Constructors Scheme	0	2					
MAN 3 Construction Site Impacts	1	2					
MAN 4 Security	2	2					
Ecology							
ECO 1 Ecological Value of Site	1	1	5	9	55.56	12	6.67
ECO 2 Ecological Enhancement	1	1					
ECO 3 Protection of Ecological Features	1	1					
ECO 4 Change of Ecological Value of Site	2	4					
ECO 5 Building Footprint	0	2					
Level Achieved: 3			Total Points Scored: 59.22				

Evidence for ENE 1 (Dwelling Emission Rate)

Improvement above Part L Building Regulations 2010. 1 credits allocated

1, Mayfield Court
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LL11 2TN

07th May 2013

Messrs Stroma Certification Ltd
4, Pioneer Way
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West Yorkshire
WF10 5QU

Reference: CfSH Site Reference: 004442-130401-08-1038
Dee Park, Holt, Nr Wrexham LL13 9YS.

Re: The Design Stage Certificate for the Code for Sustainable Homes Assessment Ene 1

To whom it may concern,

I hereby declare that the proposed new dwelling above will be constructed in accordance with the attached Plans, Specifications, and Code for Sustainable Homes 2010 Technical Guide.

The DER % improvement over 2010 TER detailed in the SAP 2009 outputs will be at least 8%, thus we will claim 1 no. Ene 1 credit, based on design stage SAP outputs that will be provided by Daryl Price at DK Property Services

Yours faithfully
Claire deGrey Homer

Claire de grey Homer

Evidence for ENE 2 (Fabric Energy Efficiency)

Detached
3.1 credits allocated

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Re: The Design Stage Certificate for the Code for Sustainable Homes Assessment Ene 2

To whom it may concern,

I hereby declare that the proposed new dwelling above will be constructed in accordance with the attached Plans, Specifications, and Code for Sustainable Homes 2010 Technical Guide.

The Fabric Energy Efficiency (FEE) of the dwelling will be no more than 60 kWh/m2/y thus we will claim 3 no. Ene 2 credits; based on design stage SAP outputs that will be provided by Daryl Price (Accredited Energy Assessor) at DK Property Services

Yours faithfully
Claire deGrey Homer

Claire de grey Homer

Evidence for ENE 3 (Energy Display Device)

Correctly specified display device showing current consumption data.

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4, Pioneer Way
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Reference: CfSH Site Reference: 004442-130401-08-1038
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Re: The Design Stage Certificate for the Code for Sustainable Homes Assessment Ene 3

To whom it may concern,

I hereby declare that the proposed new dwelling above will be constructed in accordance with the attached Plans, Specifications, and Code for Sustainable Homes 2010 Technical Guide.

The dwelling will be fitted with a SmartMeter from BritishGas or E.On that will display to the occupants the current electricity and primary heating fuel (gas) consumption, thus we will claim 2 no. Ene 2 credits. This meter will comply with the definitions in the Code for Sustainable Homes Technical Guide 2010 Ene 3; Correctly Specified Energy Display Device.

Yours faithfully
Claire deGrey Homer

Claire de grey Homer

Evidence for ENE 4 (Drying Space)

Compliant external drying space

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Re: The Design Stage Certificate for the Code for Sustainable Homes Assessment Ene 4

To whom it may concern,

I hereby declare that the proposed new dwelling above will be constructed in accordance with the attached Plans, Specifications, and Code for Sustainable Homes 2010 Technical Guide.

The dwelling shall be fitted with a 4m+ drying line in the garden. This can be seen on the attached plans for the dwelling. Thus we will claim 1 no. Ene 4 credit

Yours faithfully
Claire deGrey Homer

Claire de grey Homer

Evidence for ENE 5 (Energy Labelled White Goods)

A+ rated fridge & freezers or fridge/freezer

A rated washing machine and dishwasher, AND EITHER a tumble dryer (a washer-dryer would be an acceptable alternative to a standalone tumble dryer) with a B rating or where a tumble dryer is not provided, the EU Energy Efficiency Labelling Scheme Information will be provided.

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Re: The Design Stage Certificate for the Code for Sustainable Homes Assessment Ene 5

To whom it may concern,

I hereby declare that the proposed new dwelling above will be constructed in accordance with the attached Plans, Specifications, and Code for Sustainable Homes 2010 Technical Guide.

The dwelling will be fitted with a fridge (or fridge freezer) that is rated as A+ under the EU Energy Efficiency Labelling Scheme.

The dwelling will be fitted with a washing machine (and dishwasher if fitted) that is rated as A under the EU Energy Efficiency Labelling Scheme.

The dwelling will be fitted with a tumble dryer that is rated as B under the EU Energy Efficiency Labelling Scheme.

Thus we will claim 2 no. Ene 5 credits.

Yours faithfully
Claire deGrey Homer

Claire de grey Homer

Evidence for ENE 6 (External Lighting)

Compliant space lighting
 Compliant security lighting

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Reference: CfSH Site Reference: 004442-130401-08-1038

Dee Park, Holt, Nr Wrexham LL13 9YS.

Re: The Design Stage Certificate for the Code for Sustainable Homes Assessment Ene 6

To whom it may concern,

I hereby declare that the proposed new dwelling above will be constructed in accordance with the attached Plans, Specifications, and Code for Sustainable Homes 2010 Technical Guide.

The dwelling will be fitted with external space lighting that comprises dedicated 'low energy' fittings that can only take lamps of greater efficacy than 45 lumens per circuit watt. The lighting will be controlled by PIR, time switches and light sensors to prevent it operating unnecessarily in daylight hours.

The dwelling will be fitted with burglar lighting that comprises dedicated fittings limited to 150W. The lighting will be controlled by PIR, time switches and light sensors to prevent it operating unnecessarily in daylight hours.

The dwelling will be fitted with other security lighting that comprises dedicated 'low energy' fittings that can only take lamps of greater efficacy than 45 lumens per circuit watt. The lighting will be controlled by PIR, time switches and light sensors to prevent it operating unnecessarily in daylight hours.

Thus we will claim 2 no. Ene 6 credits.

Yours faithfully

Claire deGrey Homer

Claire de grey Homer

Evidence for ENE 7 (Low or Zero Carbon Energy Technologies)

Credit(s) not sought or contribution of low or zero carbon technologies less than 10%

Evidence for ENE 8 (Cycle Storage)

2 or 3 bedroom dwelling - Storage for 2 cycles per dwelling

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Reference: CfSH Site Reference: 004442-130401-08-1038
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Re: The Design Stage Certificate for the Code for Sustainable Homes Assessment Ene 8

To whom it may concern,

I hereby declare that the proposed new dwelling above will be constructed in accordance with the attached Plans, Specifications, and Code for Sustainable Homes 2010 Technical Guide.

The dwelling will have a garage, which will be used as a cycle store, for two no. bicycles. This garage will be at least 2.4m x 4.9m PLUS 2m x 1.5m (6.9m x 3.9m) large. This garage will be a solid structure locked with either a mortice deadlock or sash lock that conforms to BS 3621:2007. If the door is not thick enough, a 'Sold Secure' Silver standard padlock, staple and hasp will secure the garage.

Thus we will claim 2 no. Ene 8 credits.

Yours faithfully
Claire deGrey Homer

Claire de grey Homer

Evidence for ENE 9 (Home Office)

Compliant home office

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Reference: CfSH Site Reference: 004442-130401-08-1038
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Re: The Design Stage Certificate for the Code for Sustainable Homes Assessment Ene 9

To whom it may concern,

I hereby declare that the proposed new dwelling above will be constructed in accordance with the attached Plans, Specifications, and Code for Sustainable Homes 2010 Technical Guide.

The dwelling will be constructed to include a Home Office. This will be equipped with services, adequate ventilation and a Daylight Factor as prescribed in the Code for Sustainable Homes 2010 Technical Guide Definitions for a Home Office.

Thus we will claim 1 no. Ene 9 credit.

Yours faithfully
Claire deGrey Homer

Claire de grey Homer

Evidence for WAT 1 (Internal Water Use)

Internal water use less than or equal to 105 litres per person per day

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West Yorkshire
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Reference: CfSH Site Reference: 004442-130401-08-1038
Dee Park, Holt, Nr Wrexham LL13 9YS.

Re: The Design Stage Certificate for the Code for Sustainable Homes Assessment Wat 1

To whom it may concern,

I hereby declare that the proposed new dwelling above will be constructed in accordance with the attached Plans, Specifications, and Code for Sustainable Homes 2010 Technical Guide.

The potable water consumption will be less than 105 litres/person/day, as assessed using the Water Efficiency Calculator for New Dwellings.

The design stage WEC is attached.

Yours faithfully

Claire deGrey Homer

Claire de grey Homer

Evidence for WAT 2 (External Water Use)

Compliant individual rainwater collection system

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Reference: CfSH Site Reference: 004442-130401-08-1038
Dee Park, Holt, Nr Wrexham LL13 9YS.

Re: The Design Stage Certificate for the Code for Sustainable Homes Assessment Wat 2

To whom it may concern,

I hereby declare that the proposed new dwelling above will be constructed in accordance with the attached Plans, Specifications, and Code for Sustainable Homes 2010 Technical Guide.

In order to promote the use of recycled rainwater and hence reduce the use of potable mains water for garden and other external uses, a water butt of no less than 200 litres capacity will be installed. It will be fed from the rainwater downspout from the dwelling's roof.

The butt shall be correctly specified in line with the Definitions in the Ene 2 category of the Code for Sustainable Homes Technical Guide 2010.

Thus we will claim 1 no. Wat 2 credit.

Yours faithfully

Claire deGrey Homer

Claire de grey Homer

Evidence for MAT 1 (Environmental Impact of Materials)

Mandatory requirements met: At least 3 elements rated A+ to D, 10 credits scored

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West Yorkshire
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Reference: CfSH Site Reference: 004442-130401-08-1038
Dee Park, Holt, Nr Wrexham LL13 9YS.

Re: The Design Stage Certificate for the Code for Sustainable Homes Assessment Mat 1

To whom it may concern,

I hereby declare that the proposed new dwelling above will be constructed in accordance with the attached Plans, Specifications, and Code for Sustainable Homes 2010 Technical Guide.

In order to ensure that materials with lower life-cycle environmental impacts will be used, the 5 no. key elements of the dwelling construction have been assessed against the BRE Green Guide 2008.

As 4 no. elements are 'A+ - D' rated, we will be claiming 10 no. Mat 1 credits;

0 + 2 + 3 + 3 + 2 (see the attached following)

Yours faithfully
Claire deGrey Homer

Claire de grey Homer

Evidence for MAT 2 (Responsible Sourcing (Basic Building Elements))
2 credits scored 1, Mayfield Court Garden Village Wrexham LL11 2TN 07th May 2013 Messrs Stroma Certification Ltd 4, Pioneer Way Castleford West Yorkshire WF10 5QU Reference: CfSH Site Reference: 004442-130401-08-1038 Dee Park, Holt, Nr Wrexham LL13 9YS. Re: The Design Stage Certificate for the Code for Sustainable Homes Assessment Mat 2 To whom it may concern, I hereby declare that the proposed new dwelling above will be constructed in accordance with the attached Plans, Specifications, and Code for Sustainable Homes 2010 Technical Guide. In order to promote the use of responsibly sourced materials, the basic building elements of the envelope will be responsibly sourced. Materials used in the building envelope will be assessed using the Code for Sustainable Homes MAT2 calculator, and we will ensure that at least 80% of the material in the building envelope are responsibly sourced. Thus, we will be claiming 3 no. Mat 2 credits. Yours faithfully Claire deGrey Homer Claire de grey Homer

Evidence for MAT 3 (Responsible Sourcing (Finishing Elements))
2 credits scored 1, Mayfield Court Garden Village Wrexham LL11 2TN 07th May 2013 Messrs Stroma Certification Ltd 4, Pioneer Way Castleford West Yorkshire WF10 5QU Reference: CfSH Site Reference: 004442-130401-08-1038 Dee Park, Holt, Nr Wrexham LL13 9YS. Re: The Design Stage Certificate for the Code for Sustainable Homes Assessment Mat 3 To whom it may concern, I hereby declare that the proposed new dwelling above will be constructed in accordance with the attached Plans, Specifications, and Code for Sustainable Homes 2010 Technical Guide. In order to promote the use of responsibly sourced materials, the finishing materials used in the building will be responsibly sourced. Finishing Materials used in the building will be assessed using the Code for Sustainable Homes MAT3 calculator, and we will ensure that at least 80% of the finishing materials in the building are responsibly sourced. Thus, we will be claiming 2 no. Mat 3 credits. Yours faithfully Claire deGrey Homer Claire de grey Homer

Evidence for SUR 1 (Management of Surface Water Run-Off from Site)

Mandatory Met: Peak rate of run-off and annual volume of run-off is no greater for the developed than for the pre-development. The system has also been designed for local drainage system failure.

No discharge to watercourse(s) for rainfall depth up to 5mm.

Run-off from all hard surfaces shall receive an appropriate level of treatment (as per the SudS manual) to minimise risk of pollution.

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Re: The Design Stage Certificate for the Code for Sustainable Homes Assessment Sur 1

To whom it may concern,

I hereby declare that the proposed new dwelling above will be constructed in accordance with the attached Plans, Specifications, and Code for Sustainable Homes 2010 Technical Guide.

To reduce and delay the surface water run off into watercourses and public sewers, from the development, we will commission a Hydrologist's Report. The Hydrologist's report will detail a SUDS solution for surface water to ensure there is no surface water run-off from the development. This report will adhere to the Code for Sustainable Homes Technical Guide specification for Hydrologist's reports.

Thus, we will be claiming 2 no. Sur 1 credits.

Yours faithfully
Claire deGrey Homer

Claire de grey Homer

Evidence for SUR 2 (Flood Risk)

Low flood risk - zone 1

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Reference: CfSH Site Reference: 004442-130401-08-1038
Dee Park, Holt, Nr Wrexham LL13 9YS.

Re: The Design Stage Certificate for the Code for Sustainable Homes Assessment Sur 2

To whom it may concern,

I hereby declare that the proposed new dwelling above will be constructed in accordance with the attached Plans, Specifications, and Code for Sustainable Homes 2010 Technical Guide.

In conjunction with Sur 1 above, the Hydrologist's Report will also include a Flood Risk Analysis / Flood Consequence Analysis to demonstrate that the development is in a Zone 1 area, defined as having a low annual probability of flooding as defined in PPS25.

Thus, we will be claiming 2 no. Sur 2 credits.

Yours faithfully
Claire deGrey Homer

Claire de grey Homer

Evidence for WAS 1 (Household Waste Storage and Recycling Facilities)

Mandatory requirements met: Adequate storage of household waste with accessibility in line with checklist WAS 1. Local authority collection: Before collection sorting with appropriate internal storage of recyclable materials

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WF10 5QU

Reference: CfSH Site Reference: 004442-130401-08-1038
Dee Park, Holt, Nr Wrexham LL13 9YS.

Re: The Design Stage Certificate for the Code for Sustainable Homes Assessment Was 1

To whom it may concern,

I hereby declare that the proposed new dwelling above will be constructed in accordance with the attached Plans, Specifications, and Code for Sustainable Homes 2010 Technical Guide.

There will be 3 no. internal recycling storage bins in the kitchen with at least 7litres capacity, and external space outside for two no. LA waste bins, a 'GreenWaste' bin, and a refuse bin.

Thus, we will be claiming 4 no. Was 1 credits.

Yours faithfully
Claire deGrey Homer

Claire de grey Homer

Evidence for WAS 2 (Construction Site Waste Management)

Compliant site waste management plan containing appropriate benchmarks, commitments and procedures for waste minimisation in line with the criteria and with Checklist WAS 2a, 2b & 2c

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Re: The Design Stage Certificate for the Code for Sustainable Homes Assessment Was 2

To whom it may concern,

I hereby declare that the proposed new dwelling above will be constructed in accordance with the attached Plans, Specifications, and Code for Sustainable Homes 2010 Technical Guide.

There will be 3 no. internal recycling storage bins in the kitchen with at least 7litres capacity, and external space outside for two no. LA waste bins, a 'GreenWaste' bin, and a refuse bin.

Thus, we will be claiming 1 no. Was 2 credits.

Yours faithfully
Claire deGrey Homer

Claire de grey Homer

Evidence for WAS 3 (Composting)

Individual composting facility/facilities
Local authority green waste collection scheme
Local authority kitchen waste collection scheme - Has Garden

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Re: The Design Stage Certificate for the Code for Sustainable Homes Assessment Was 3

To whom it may concern,

I hereby declare that the proposed new dwelling above will be constructed in accordance with the attached Plans, Specifications, and Code for Sustainable Homes 2010 Technical Guide.

There is in place a Local Authority 'green waste' collection that collects and recycles the 'green waste' from the dwelling. The Local Authority 'Recycle with Michael' recycling leaflet will be supplied to the home occupiers as part of the Home User Guide.

Thus, we will be claiming 1 no. Was 3 credit.

Yours faithfully
Claire deGrey Homer

Claire de grey Homer

Evidence for POL 1 (Global Warming Potential of Insulants)

All insulants have a GWP of less than 5

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Reference: CfSH Site Reference: 004442-130401-08-1038
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Re: The Design Stage Certificate for the Code for Sustainable Homes Assessment Pol 1

To whom it may concern,

I hereby declare that the proposed new dwelling above will be constructed in accordance with the attached Plans, Specifications, and Code for Sustainable Homes 2010 Technical Guide.

To reduce the levels of gases with high Global Warming Potential (GWP) emitted or produced, all the insulation and insulants used in the construction of the dwelling will have a GWP of less than 5.

This will be confirmed as we purchase the insulation with checklist Pol 1.

Thus, we will be claiming 1 no. Pol 1 credit.

Yours faithfully
Claire deGrey Homer

Claire de grey Homer

Evidence for POL 2 (NOx Emissions)

NOx emissions less than or equal to 40mg/kWh

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Re: The Design Stage Certificate for the Code for Sustainable Homes Assessment Pol 2

To whom it may concern,

I hereby declare that the proposed new dwelling above will be constructed in accordance with the attached Plans, Specifications, and Code for Sustainable Homes 2010 Technical Guide.

To reduce the level of NOx emitted into the atmosphere, a mains gas condensing boiler will be fitted to the dwelling that emits less than 40 mg/kWh dry NOx.

This will be certified by the manufacturer.

Thus, we will be claiming 3 no. Pol 2 credits.

Yours faithfully
Claire deGrey Homer

Claire de grey Homer

Evidence for HEA 1 (Daylighting)

Credit(s) not sought

Evidence for HEA 2 (Sound Insulation)

Detached property

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Reference: CfSH Site Reference: 004442-130401-08-1038
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Re: The Design Stage Certificate for the Code for Sustainable Homes Assessment Hea 2

To whom it may concern,

I hereby declare that the proposed new dwelling above will be constructed in accordance with the attached Plans, Specifications, and Code for Sustainable Homes 2010 Technical Guide.

As the dwelling is to be detached, confirmed on the plans, we are the default for this Issue ID. |

Thus, we will be claiming 4 no. Hea 2 credits.

Yours faithfully

Claire deGrey Homer

Claire de grey Homer

Evidence for HEA 3 (Private Space)

Individual private space provided

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Re: The Design Stage Certificate for the Code for Sustainable Homes Assessment Hea 3

To whom it may concern,

I hereby declare that the proposed new dwelling above will be constructed in accordance with the attached Plans, Specifications, and Code for Sustainable Homes 2010 Technical Guide.

In order to improve the quality of life for the occupants of the dwelling, a private garden will be created around the dwelling. The garden will be at least 3 m2, comply with the criteria in the IDP checklist, and be secure and only for the use of the occupants of the dwelling. Thus, we will be claiming 1 no. Hea 3 credit.

Yours faithfully
Claire deGrey Homer

Claire de grey Homer

Evidence for HEA 4 (Lifetime Homes)

All criteria of Lifetime Homes in line with all 16 principals of Lifetime Homes

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Re: The Design Stage Certificate for the Code for Sustainable Homes Assessment Hea 4

To whom it may concern,

I hereby declare that the proposed new dwelling above will be constructed in accordance with the attached Plans, Specifications, and Code for Sustainable Homes 2010 Technical Guide.

In order to promote the construction of homes that are accessible and easily adaptable to meet the changing needs of current and future occupants, the Lifetime Homes design criteria have been adopted.

All 16 principles of the Lifetime Homes Guide have been followed, as confirmed by the Architect. The confirmation checklist is attached.

Thus, we will be claiming 4 no. Hea 4 credits.

Yours faithfully
Claire deGrey Homer

Claire de grey Homer

Evidence for MAN 1 (Home User Guide)

All criteria inline with checklist MAN 1 Part 1 - Operational Issues will be met
All criteria inline with checklist MAN 1 Part 2 - Site and Surroundings will be met

1, Mayfield Court
Garden Village
Wrexham
LL11 2TN

07th May 2013

Messrs Stroma Certification Ltd
4, Pioneer Way
Castleford
West Yorkshire
WF10 5QU

Reference: CfSH Site Reference: 004442-130401-08-1038
Dee Park, Holt, Nr Wrexham LL13 9YS.

Re: The Design Stage Certificate for the Code for Sustainable Homes Assessment Man 1

To whom it may concern,

I hereby declare that the proposed new dwelling above will be constructed in accordance with the attached Plans, Specifications, and Code for Sustainable Homes 2010 Technical Guide.

In order to encourage the occupants of the dwelling to operate and understand the controls and services in their home as efficiently as possible, a Home User Guide (HUG) will be supplied to them. It will contain the information detailed in the Man1 checklist, Part 1 and Part 2. It will also detail local services in the immediate vicinity of the dwelling, the site and its surroundings, and be available in different formats
Thus, we will be claiming 3 no. Man 1 credits.

Yours faithfully
Claire deGrey Homer

Claire de grey Homer

Evidence for MAN 2 (Considerate Constructors Scheme)

Credits not sought

Evidence for MAN 3 (Construction Site Impacts)

Adopt best practise policies in respects to air (dust) pollution from site activities
Adopt best practise policies in respects to water (ground and surface) pollution
80% of timer reclaimed, re-used or responsibly sourced

1, Mayfield Court
Garden Village
Wrexham
LL11 2TN

07th May 2013

Messrs Stroma Certification Ltd
4, Pioneer Way
Castleford
West Yorkshire
WF10 5QU

Reference: CfSH Site Reference: 004442-130401-08-1038
Dee Park, Holt, Nr Wrexham LL13 9YS.

Re: The Design Stage Certificate for the Code for Sustainable Homes Assessment Man 3
To whom it may concern,

I hereby declare that the proposed new dwelling above will be constructed in accordance with the attached Plans, Specifications, and Code for Sustainable Homes 2010 Technical Guide.

In order to mitigate the environmental impacts of the development site, we will have in place documented procedures that will:

- Adopt best practice policies for reducing dust pollution from the site.
- Adopt best practice policies to control water pollution from the site.
- Ensure that 80% of timber used on the site is reclaimed, recycled or responsibly sourced.

Thus, we will be claiming 1 no. Man 3 credit.

Yours faithfully
Claire deGrey Homer
Claire de grey Homer

Evidence for MAN 4 (Security)

Secured by design section 1 & 2 compliant

1, Mayfield Court
Garden Village
Wrexham
LL11 2TN

07th May 2013

Messrs Stroma Certification Ltd
4, Pioneer Way
Castleford
West Yorkshire
WF10 5QU

Reference: CfSH Site Reference: 004442-130401-08-1038
Dee Park, Holt, Nr Wrexham LL13 9YS.

Re: The Design Stage Certificate for the Code for Sustainable Homes Assessment Man 4

To whom it may concern,

I hereby declare that the proposed new dwelling above will be constructed in accordance with the attached Plans, Specifications, and Code for Sustainable Homes 2010 Technical Guide.

In order to promote safe and secure development where the occupants feel safe, we will instruct the local Crime Prevention Design Advisor or Architectural Liaison Officer to review the development design, and incorporate any recommendations.

Also we will ensure that the Section 2 - Physical Security from 'Secured by Design - New Homes' is complied with.

Thus, we will be claiming 2 no. Man 4 credits.

Yours faithfully
Claire deGrey Homer
Claire de grey Homer

Evidence for ECO 1 (Ecological Value of Site)

Construction zone site has been identified as low ecological value by a suitably qualified ecologist, all land outside the construction zone, but in the development site will remain undisturbed

1, Mayfield Court
Garden Village
Wrexham
LL11 2TN

07th May 2013

Messrs Stroma Certification Ltd
4, Pioneer Way
Castleford
West Yorkshire
WF10 5QU

Reference: CfSH Site Reference: 004442-130401-08-1038
Dee Park, Holt, Nr Wrexham LL13 9YS.

Re: The Design Stage Certificate for the Code for Sustainable Homes Assessment Eco 1

To whom it may concern,

I hereby declare that the proposed new dwelling above will be constructed in accordance with the attached Plans, Specifications, and Code for Sustainable Homes 2010 Technical Guide.

We have instructed a suitably qualified Ecologist (SQE) as per the Code for Sustainable Homes Tech Guide 2010 to prepare a Ecologist's report to cover the Ecology Issue IDs. (see attached)

He has determined that the development site is land of low ecological value.

Thus, we will be claiming 1 no. Eco 1 credit.

Yours faithfully
Claire deGrey Homer
Claire de grey Homer

Evidence for ECO 2 (Ecological Enhancement)

Key recommendations and 30% additional recommendations by a suitably qualified ecologist

1, Mayfield Court
Garden Village
Wrexham
LL11 2TN

07th May 2013

Messrs Stroma Certification Ltd
4, Pioneer Way
Castleford
West Yorkshire
WF10 5QU

Reference: CfSH Site Reference: 004442-130401-08-1038
Dee Park, Holt, Nr Wrexham LL13 9YS.

Re: The Design Stage Certificate for the Code for Sustainable Homes Assessment Eco 2

To whom it may concern,

I hereby declare that the proposed new dwelling above will be constructed in accordance with the attached Plans, Specifications, and Code for Sustainable Homes 2010 Technical Guide.

We have instructed a suitably qualified Ecologist (SQE) as per the Code for Sustainable Homes Tech Guide 2010 to prepare a Ecologist's report to cover the Ecology Issue IDs. (see attached)

We will adopt all the key recommendations, and at least 30% of any additional recommendations in order to improve and enhance the ecology of the site.

Thus, we will be claiming 1 no. Eco 2 credit.

Yours faithfully
Claire deGrey Homer
Claire de grey Homer

Evidence for ECO 3 (Protection of Ecological Features)

Land of low ecological value as identified under ECO 1

07th May 2013

Messrs Stroma Certification Ltd
4, Pioneer Way
Castleford
West Yorkshire
WF10 5QU

Reference: CfSH Site Reference: 004442-130401-08-1038
Dee Park, Holt, Nr Wrexham LL13 9YS.

Re: The Design Stage Certificate for the Code for Sustainable Homes Assessment Eco 3

To whom it may concern,

I hereby declare that the proposed new dwelling above will be constructed in accordance with the attached Plans, Specifications, and Code for Sustainable Homes 2010 Technical Guide.

We have instructed a suitably qualified Ecologist (SQE) as per the Code for Sustainable Homes Tech Guide 2010 to prepare a Ecologist's report to cover the Ecology Issue IDs. (see attached)

He has confirmed that the site is of low ecological value, and that there are no features of ecological value that have been found.

Thus, we will be claiming 1 no. Eco 3 credit.

Yours faithfully
Claire deGrey Homer
Claire de grey Homer

Evidence for ECO 4 (Change of Ecological Value of Site)

Neutral: Greater than -3 and less than or equal to +3

1, Mayfield Court
Garden Village
Wrexham
LL11 2TN

07th May 2013

Messrs Stroma Certification Ltd
4, Pioneer Way
Castleford
West Yorkshire
WF10 5QU

Reference: CfSH Site Reference: 004442-130401-08-1038
Dee Park, Holt, Nr Wrexham LL13 9YS.

Re: The Design Stage Certificate for the Code for Sustainable Homes Assessment Eco 4

To whom it may concern,

I hereby declare that the proposed new dwelling above will be constructed in accordance with the attached Plans, Specifications, and Code for Sustainable Homes 2010 Technical Guide.

We have instructed a suitably qualified Ecologist (SQE) as per the Code for Sustainable Homes Tech Guide 2010 to prepare a Ecologist's report to cover the Ecology Issue IDs. (see attached)

He has given us a planting schedule that will give a change in ecological value from 'before development' to 'after development' of -1.31 species per hectare.

Thus, we will be claiming 2 no. Eco 4 credits.

Yours faithfully
Claire deGrey Homer
Claire de grey Homer

Evidence for ECO 5 (Building Footprint)

Assessor Declaration

I Rob Tucker, can confirm that I have compiled this report to the best of my ability, I have based all findings on the information that is referenced within this report, and that this report is appropriate for the registered site.

To the best of my knowledge all the information contained within this report is correct and accurate. I have within my possession all the reference material that relates to this report, which is available for inspection by the client, the clients representative or Stroma Certification for Quality Assurance monitoring.

Signed:

 Rob Tucker

Rob Tucker
EPC4U
25 June 2013

Information about Code for Sustainable Homes

The Code for Sustainable Homes (the Code) is an environmental assessment method for rating and certifying the performance of new homes. It is a national standard for use in the design and construction of new homes with a view to encouraging continuous improvement in sustainable home building. The Code is based on EcoHomes©.

It was launched in December 2006 with the publication of 'Code for Sustainable Homes: A stepchange in sustainable home building practice' (Communities and Local Government, 2006), and became operational in England from April 2007.

The Code for Sustainable Homes covers nine categories of sustainable design. Each category includes a number of environmental issues. Each issue is a source of impact on the environment which can be assessed against a performance target and awarded one or more credits. Performance targets are more demanding than the minimum standards needed to satisfy Building Regulations or other legislation. They represent good or best practice, are technically feasible, and can be delivered by the building industry. The issues and categories are as follows:

- Energy & CO2 Emissions
 - Dwelling Emission Rate
 - Building Fabric
 - Internal Lighting
 - Drying Space
 - Energy Labelled White Goods
 - External Lighting
 - Low or Zero Carbon Technologies
 - Cycle Storage
 - Home Office
- Water
 - Internal Water Use
 - External Water Use
- Materials
 - Environmental Impact of Materials
 - Responsible Sourcing of Materials - Basic Building Elements
 - Responsible Sourcing of Materials - Finishing Elements
- Surface Water Run-off
 - Management of Surface Water Run-off from the Development
 - Flood Risk
- Waste
 - Storage of Non-Recyclable Waste and Recyclable Household Waste
 - Construction Site Waste Management
 - Composting
- Pollution
 - Global Warming Potential of Insulants
 - NOx Emissions

- Health & Wellbeing
 - Daylighting
 - Sound Insulation
 - Private Space
 - Lifetime Homes
- Management
 - Home User Guide
 - Considerate Constructors Scheme
 - Construction Site Impacts
 - Security
- Ecology
 - Ecological Value of Site
 - Ecological Enhancement
 - Protection of Ecological Features
 - Change in Ecological Value of Site
 - Building Footprint

The Code assigns one or more performance requirements (assessment criteria) to all of the above environmental issues. When each performance requirement is achieved a credit is awarded (with the exception of the four mandatory requirements which have no associated credits). The total number of credits available to a category is the sum of credits available for all the issues within it.

Mandatory minimum performance standards are set for some issues. For four of these, a single mandatory requirement is set which must be met, whatever Code level rating is sought. Credits are not awarded for these issues. Confirmation that the performance requirements are met for all four is a minimum entry requirement for achieving a level 1 rating. The four un-credited issues are:

- Environmental Impacts of Materials
- Management of Surface Water Run-off from Developments
- Storage of Non-Recyclable Waste and Recyclable Household Waste
- Construction Site Waste Management

If the mandatory minimum performance standard is met for the four un-credited issues, four further mandatory issues need to be considered. These are agreed to be such important issues that separate Government policies are being pursued to mitigate their effects. For two of these, credits are awarded for every level of achievement recognised within the Code, and minimum mandatory standards increase with increasing rating levels.

The two issues with increasing mandatory minimum standards are:

- Dwelling Emission Rate
- Indoor Water Use

For one issue a mandatory requirement at Level 5 or 6:

- Fabric Energy Efficiency

The final issue with a mandatory requirement for Level 6 of the Code is:

- Lifetime Homes

Further credits are available on a free-choice or tradable basis from other issues so that the developer may choose how to add performance credits (converted through weighting to percentage points) achieve the rating which they are aiming for.

The environmental impact categories within the Code are not of equal importance. Their relative value is conveyed by applying a consensus-based environmental weighting factor (see details below) to the sum of all the raw credit scores in a category, resulting in a score expressed as percentage points. The points for each category add up to 100.

The weighting factors used in the Code have been derived from extensive studies involving a wide range of stakeholders who were asked to rank (in order of importance) a range of environmental impacts. Stakeholders included international experts and industry representatives.

It is also important to note that achieving a high performance in one category of environmental impact can sometimes result in a lower level of performance for another. For instance, if biomass is used to meet heating demands, credits will be available for performance in respect of energy supplied from a renewable source, but credits cannot be awarded for low NOX emission. It is therefore impossible to achieve a total percentage points score of 100.

The Code uses a rating system of one to six stars. A star is awarded for each level achieved. Where an assessment has taken place by where no rating is achieved, the certificate states that zero stars have been awarded:

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 Certified assessors, who are qualified 'competent persons' for the purpose of carrying out Code assessments.

Energy & CO2 Emissions

ENE 1:Dwelling Emission Rate

Available Credits:10

Aim:To limit CO2 emissions arising from the operation of a dwelling and its services in line with current policy on the future direction of regulations.

ENE 2:Fabric Energy Efficiency

Available Credits:9

Aim:To improve fabric energy efficiency performance thus future-proofing reductions in CO2 for the life of the dwelling.

ENE 3:Energy Display Device

Available Credits:2

Aim:To promote the specification of equipment to display energy consumption data, thus empowering dwelling occupants to reduce energy use.

ENE 4:Drying Space

Available Credits:1

Aim:To promote a reduced energy means of drying clothes.

ENE 5:Energy Labelled White Goods

Available Credits:2

Aim:To promote the provision or purchase of energy efficient white goods, thus reducing the CO2 emissions from appliance use in the dwelling.

ENE 6:External Lighting

Available Credits:2

Aim:To promote the provision of energy efficient external lighting, thus reducing CO2 emissions associated with the dwelling.

ENE 7:Low or Zero Carbon Technologies

Available Credits:2

Aim:To limit CO2 emissions and running costs arising from the operation of a dwelling and its services by encouraging the specification of low and zero carbon energy sources to supply a significant proportion of energy demand.

ENE 8:Cycle Storage

Available Credits:2

Aim:To promote the wider use of bicycles as transport by providing adequate and secure cycle storage facilities, thus reducing the need for short car journeys and the associated CO2 emissions.

ENE 9:Home Office

Available Credits:1

Aim:To promote working from home by providing occupants with the necessary space and services thus reducing the need to commute.

Water

WAT 1:Indoor Water Use

Available Credits:5

Aim:To reduce the consumption of potable water in the home from all sources, including borehole well water, through the use of water efficient fittings, appliances and water recycling systems.

WAT 2:External Water Use

Available Credits:1

Aim:To promote the recycling of rainwater and reduce the amount of mains potable water used for external water uses.

Materials

MAT 1:Environmental Impact of Materials

Available Credits:15

Aim:To specify materials with lower environmental impacts over their life-cycle.

MAT 2:Responsible Sourcing of Materials - Basic Building Elements

Available Credits:6

Aim:To promote the specification of responsibly sourced materials for the basic building elements.

MAT 3:Responsible Sourcing of Materials - Finishing Elements

Available Credits:3

Aim:To promote the specification of responsibly sourced materials for the finishing elements.

Surface Water Run-off

SUR 1:Management of Surface Water Run-off from developments

Available Credits:2

Aim:To design surface water drainage for housing developments which avoid, reduce and delay the discharge of rainfall run-off to watercourses and public sewers using SuDS techniques. This will protect receiving waters from pollution and minimise the risk of flooding and other environmental damage in watercourses.

SUR 2:Flood Risk

Available Credits:2

Aim:To promote housing development in low flood risk areas, or to take measures to reduce the impact of flooding on houses built in areas with a medium or high risk of flooding.

Waste

WAS 1:Storage of non-recyclable waste and recyclable household waste

Available Credits:4

Aim:To promote resource efficiency via the effective and appropriate management of construction site waste.

WAS 2:Construction Site Waste Management

Available Credits:3

Aim:To promote resource efficiency via the effective and appropriate management of construction site waste.

WAS 3:Composting

Available Credits:1

Aim:To promote the provision of compost facilities to reduce the amount of household waste sent to landfill.

Pollution

POL 1:Global Warming Potential of Insulants

Available Credits:1

Aim:To promote the reduction of emissions of gases with high GWP associated with the manufacture, installation, use and disposal of foamed thermal and acoustic insulating materials.

POL 2:NOx Emissions

Available Credits:3

Aim:To promote the reduction of nitrogen oxide (NOX) emissions into the atmosphere.

Health & Wellbeing

HEA 1:Daylighting

Available Credits:3

Aim:To promote good daylighting and thereby improve quality of life and reduce the need for energy to light the home.

HEA 2:Sound Insulation

Available Credits:4

Aim:To promote the provision of improved sound insulation to reduce the likelihood of noise complaints from neighbours.

HEA 3:Private Space

Available Credits:1

Aim:To improve quality of life by promoting the provision of an inclusive outdoor space which is at least partially private.

HEA 4:Lifetime Homes

Available Credits:4

Aim:To encourage the construction of homes that are accessible and easily adaptable to meet the changing needs of current and future occupants.

Management

MAN 1:Home User Guide

Available Credits:3

Aim:To promote the provision of guidance enabling occupants to understand and operate their home efficiently and make the best use of local facilities.

MAN 2:Considerate Constructors Scheme

Available Credits:3

Aim:To promote the environmentally and socially considerate, and accountable management of construction sites.

MAN 3:Construction Site Impacts

Available Credits:2

Aim:To promote construction sites managed in a manner that mitigates environmental impacts.

MAN 4:Security

Available Credits:2

Aim:To promote the design of developments where people feel safe and secure- where crime and disorder, or the fear of crime, does not undermine quality of life or community cohesion.

Ecology

ECO 1:Ecological value of site

Available Credits:1

Aim:To promote development on land that already has a limited value to wildlife, and discourage the development of ecologically valuable sites.

ECO 2:Ecological enhancement

Available Credits:1

Aim:To enhance the ecological value of a site.

ECO 3:Protection of ecological features

Available Credits:1

Aim:To promote the protection of existing ecological features from substantial damage during the clearing of the site and the completion of construction works.

ECO 4:Change in ecological value of site

Available Credits:4

Aim:To minimise reductions and promote an improvement in ecological value.

ECO 5:Building footprint

Available Credits:2

Aim:To promote the most efficient use of a building's footprint by ensuring that land and material use is optimised across the development.

Disclaimer

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