

Site Address: Site at Whalleys Way, Acrefair, Wrexham, LL14 3UH

Date: March 2010

Applicants Details

Name: Wrexham County Borough Council.

Address: Guild Hall
Wrexham

Post Code: LL11 1WL

Tel: 01978 292000

Agents Details

Name: ISP Architects Ltd

Address: 61 Regent Street,
Wrexham.

Post Code: LL11 1AY

Tel: 01978 362050

Fax: 01978 362052

Description of Development/General:

Wrexham County Borough Council (WCBC) has declared a policy to provide new affordable housing in dedicated sites around the County Borough.

This application relates to the site identified by the Housing Department at the address above.

Pre-application Consultation:

Pre-application consultations have taken place between ISP Architects and David Williams of the Planning Department, and Peter Douthwaite of the Highways Department.

1) Appraisal of the context of the proposed development

a) Introduction

This Design and Access Statement should be read in support of the outline planning application for a residential development at site at Whalleys Way, Acrefair, Wrexham. This statement responds to the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (Wales) Order 2009.

The statement should be read giving full regard to the applications' documentation including the attached appendices and proposed drawings.

b) Physical context

The application site consists of a parcel of land located on the edge of a residential area in Cefn, Acrefair. The site is currently used for parking and as Public Open space.

The aerial photograph below identifies the application site in context of its surroundings.



Whalleys Way lies to the South West of Acrefair within the settlement limit as defined by the current Wrexham Unitary Development Plan 1996 – 2011 (Map 4).

The Community

The village of Acrefair lies midway between Wrexham and Llangollen in North Wales. It has a long industrial history and the surrounding area is littered with the visual remains of workings of a time long gone. Coal, iron and clay were all worked and produced in and around Acrefair and all have left their scars on the local landscape.

The application site is surrounded by a residential development of two storey dwellings inhibiting a standard design style, making the land appropriate for residential development.

An analysis of the surrounding area identifies that the existing buildings surrounding the application site are made of traditional materials including facing brick to walls, with slate or concrete tile roofs and generally UPVC to windows and doors. Existing plot boundaries are of secure timber fencing to the rear, with low level fencing and landscaping to the front producing a sense of openness.

The design process has also ensured that the proposed development will be in-keeping and complimentary to the current design of the built form surrounding the application site.

In terms of topography, the site lies on a hill and the north western part of the site tapers up towards Woodward's Rock. There is approximately a 5m level difference between the site entrance and the top north western corner.

In preparation of the application, discussions have been undertaken with the Planning Department and the Highways Department in order to present a scheme that fits well within the application site and also has a positive effect on the amenity of the surrounding homeowners.

c) Social Context

It is considered that the proposed development will offer additional housing within the existing residential area.

The area includes a good range of community facilities and services including a post office, shops, public houses, local primary school and even Plas Madoc Leisure Centre.

Furthermore the site is located within an accessible location as identified in the 'access' section of this statement making the location appropriate for residential development as well as complying with the aims of national and local planning policy in terms of ensuring that new development is accessible by sustainable transport methods.

d) Economic Context

Given that the proposal is for residential development it is not considered that the development will lead to any significant economic benefits in the long term. However in the short-term the proposal will provide employment for those contracted to build the new dwellings.

e) Policy Context

The policy guidance which has been taken into account in relation to the design of the proposed development is set out within Planning Policy Wales, MIPPS 01/2008 and Technical Advice Notes 2 and 12.

The development plan consists of the Wrexham Unitary Development Plan (1996 – 2011) which was adopted in 2005.

The application site is identified as an urban village in the Wrexham UDP. The Wrexham UDP Monitoring Report 2005 described Urban Villages as;

The Urban Villages: *the larger settlements to the north, west and south of Wrexham, capable of supporting some additional growth, especially on derelict or underused land.*

As our development site is located on the edge of an existing residential area, we feel that additional growth is suitable.

The proposed development consists of the development of 4 affordable dwellings of 2 bed houses. There are currently houses of this nature adjacent our site and Acrefair is generally made up of dwellings of these types.

Policy H7 allows the council to negotiate with developers to provide affordable housing on their schemes of 25 or more dwellings where a proven lack of affordable housing has been identified. This scheme has 100% provision of affordable housing.

The proposed development also fully considers the guidance contained with Policy PS1, PS2, and PS4 of the plan;

Policy PS1 New development for housing, employment, and community services will be directed to within defined settlement limits/employment areas.

Policy PS2 Development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.

Policy PS4 Development should maintain the existing settlement pattern and character and be integrated with the existing transport network to help reduce the overall need to travel and encourage the use of alternatives to the car.

The design section of this statement will identify the main design elements of the proposed development and identify how they reflect the character and appearance of the settlement and surrounding area as well as compliance with the above identified policies.

2) ACCESSIBILITY

(a) Policy Approach

The following section of the statement aims to identify the national and local planning policy guidance that has been taken into consideration with regards to the means of access to and from the proposed development.

- National Planning Policy Wales

CABE defines Inclusive Design as an effort that '*aims to remove the barriers that create undue effort and separation. It enables everyone to participate equally, confidently and independently in everyday activities*'.

Planning Policy Wales (PPW) as amended by MIPPS 01/2008 'Design' is the principal planning document of the Welsh Assembly Government, which sets out the context for the consideration and evaluation of all types of development.

The main thrust of PPW is to promote sustainable development by ensuring that the planning system provides for an adequate and continuous supply of land, available and suitable for development to meet society's needs in a way that is consistent with overall sustainability principles.

PPW seeks to promote resource-efficient settlements that minimise land-take and urban sprawl, locates development so as to minimise the demand for travel, ensure that all communities have good quality housing for their needs in safe neighbourhoods, promote access to employment, shopping, education, health, community, leisure and sports facilities and open space.

PPW advises that all Local Authorities should consider the issue of accessibility for all, including the needs of those with visual and hearing impairments and those with limited mobility such as wheelchair users, elderly people and people with young children.

PPW, paragraph 2.3.2 advises to locate development so as to minimise the demand for travel, especially by private car.

TAN 18: Transport has also been taken into consideration. The main aim of TAN 18 is to ensure that new development is located where there is, or will be, good access by public transport, walking and cycling thereby minimising the need for travel and fostering social inclusion.

Paragraph 2.4 of TAN 18 identifies that the inter-relationship between land use planning and transport is complex and varied. The development of land is dependant, in part, upon transport infrastructure and services to function efficiently. By influencing the location, scale, density and mix of land uses and new development, land use planning can help reduce the need to travel and length of journeys, whilst making it easier for people to walk, cycle or use public transport.

TAN 18 also considers people with disabilities. TAN 18 identifies that it is important to consider their needs in terms of parking, in particular ensuring that adequate numbers of suitably designed parking spaces are provided in appropriate locations.

- **Local Planning Approach**
- **Wrexham UDP – Section 10**

Policy T8 of the plan refers to highway and parking provision and states that;

Development granted planning permission will be required to provide vehicle parking spaces either on site or nearby, in accordance with the Council's current parking standards. Special regard will be paid to the following factors, as appropriate:-

- a) the availability of public transport nearby,*
- b) proximity to public car parking,*
- c) proximity to local services and facilities,*
- d) road safety hazards and amenity considerations arising from on-street parking in the vicinity of the site.*

Where implementation difficulties arise in making parking provision on-site or nearby, the Council will require a developer to make financial contributions for measures to assist public transport, or walking and cycling as appropriate.

b) Locational criteria and detailed design considerations

The application site is also accessible by a range of transport methods including private and public transport and is located along the existing roads 'Whalleys Way', and 'Hampden Way'.

2 private car parking spaces have been provided to each plot in addition to the existing parking retained. Local Planning Guidance Note 16 asks for 2 bed dwellings to have 2 parking spaces each and these are set as maximum values. The parking spaces have been provided to the front of the dwellings to enable natural surveillance as recommended by Secured by Design.

In terms of accessing the site by public transport, the nearest bus stop is located approximately a 5 minute walk from the application site, located on both 'Whalleys Way' and 'Hampden Way'. The stop is used for bus service 2 which provides a direct link to and from

Wrexham Town centre and Oswestry Town Centre. The plan below identifies the location of the nearest bus stops to the development site.



In terms of inclusive access the internal layout of the dwellings will comply with buildings regulations and will include plenty of circulation space. More specifically the following issues have been addressed:

- *Approach:*

The approach to the new dwellings will offer clear and flat access (1:20) from the car parking areas to each dwelling. Level (1:20) and ramped approach (1:15) can be provided to the dwellings.

- *Horizontal Circulation:*

Sufficient clear widths are provided to door openings and corridors with ample clear door opening widths for wheelchair access. There are no stairs within the bungalows which makes them suitable for older or infirm occupants.

- *Toilet Facilities :*

The bathroom will also be of sufficient size to incorporate future provision of an accessible shower as part of the Lifetimes Homes design. In addition, a ground floor WC will be

provided to the houses, and this also will be large enough to incorporate a future accessible shower.

It is therefore considered that the proposed development will be accessible by all its users and therefore complies with policy GDP1 of the Wrexham UDP.

c) How access is to be maintained

Once the site is developed the access can be maintained through the imposition of planning conditions requiring the access to be provided in accordance with the approved plans and for the parking and circulation space to be maintained.

3. DESIGN

a) Policy Approach

The following identified planning policy frameworks have influence the design of the proposed development.

- National Planning Policy

Planning Policy Wales (PPW) as amended by MIPPS 01/2008 'Design' and TAN 12 are the principal planning documents of the Welsh Assembly Government, which sets out the context for the consideration and evaluation of all types of development.

The main thrust of both documents is to promote sustainable development by ensuring that the planning system provides for an adequate and continuous supply of land, available and suitable for development to meet society's needs in a way that is consistent with overall sustainability principles.

PPW seeks to promote resource-efficient settlements that minimise land-take and urban sprawl, locates development so as to minimise the demand for travel, ensure that all communities have good quality housing for their needs in safe neighbourhoods, promote access to employment, shopping, education, health, community, leisure and sports facilities and open space.

It is identified in paragraph 2.9.1 of MIPPS 01/2008 that;

'Design is taken to mean the relationship between all elements of the natural and built environment. To create sustainable development, design must go beyond aesthetics, and include the social, environmental and economic aspects of the development, including its construction, operation and management, and its relationship to its surroundings'.

Paragraph 2.9.3 identifies that;

'Good design is also inclusive design. The principles of inclusive design are that it places people at the heart of the design process, acknowledges diversity and difference, offers choice where a single design solution cannot accommodate all users, provides for flexibility in use, and, provides buildings and environments that are convenient and enjoyable to use for everyone'.

In terms of the development relationship with its surroundings, paragraph 2.9.8 identifies that;

'The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local Planning Authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural.'

TAN 12 has offered guidance to the contents of this Design and Access Statement.

- **Local Planning Policy**
- **Wrexham UDP**

Policy GDP1 outlines the general development principles for all new developments:-

- a) Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.
- b) Take account of personal and community safety and security in the design and layout of development and public / private spaces.
- c) Make the best use of design techniques, siting and orientation in order to conserve energy and water resources.
- d) Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.
- e) Ensure that built development is located where it has convenient access to public transport facilities, and is well related to pedestrian and cycle routes wherever possible.
- f) Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odor or vibration arising from development.
- g) Secure public services (e.g. gas, water, electricity) to development at minimum public cost.
- h) Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.
- i) Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides or contamination, either on or off the site.
- j) Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development that could harm this identity.
- k) Secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area.

The following design principles and concepts have been applied to the proposed development which ensures that the development conforms to national and local planning policy.

4. ENVIRONMENTAL SUSTAINABILITY

The development and all individual dwellings are to fulfil the current Building Regulation standards in terms of environmental sustainability and also to meet Code Level 4 of the Code for Sustainable Homes Assessment procedure.

Not only it is proposed to implement energy efficiency measures to fulfil Building Regulation standards and to reduce energy demand and carbon emissions but the potential to implement other measures including Landscape/townscape setting, biodiversity and local environment, sustainable materials, water, waste management, climate resilience and sustainable building standards has been considered as part of the design process:

- *Landscape/townscape setting:*

The local houses are generally terraced in blocks of two, and then either set back from the first building line or footpaths included between. We have provided semi-detached units to keep to the two dwelling look. At the front of our site are semi-detached and terraced bungalows.

- *Biodiversity and local environment:*

We have retained a large area of green public open space to the north, south and eastern boundaries, which can be landscaped. The landscaping to the eastern boundary will act as a green buffer between the rear of the gardens of the existing houses and our development to limit noise pollution. We propose that soft landscaping be provided around the parking areas to also ensure the development does not have too much hard landscaping. The site towards Woodward's Rock which the Wrexham UDP has identified as a Special Landscaped Area.

- *Energy efficiency/carbon reduction:*

The development and all individual dwellings are to fulfil the current Building Regulation standards and also meet Code Level 4 of the "The Code for Sustainable Homes" Standards. Structures will be detailed to have high insulation levels and good air tightness values. Low energy light fittings will be used throughout the development, and subject to the full design and SAP calculations results, Photovoltaic's may be introduced to the roof planes.

- *Sustainable Materials:*

Locally sourced sustainable materials with a low environmental impact are to be used for the development. All timber used will be sourced from sustainable managed forests and certified by the Forest Stewardship Council.

- *Water:*

Permeable surfaces are proposed to all surfaces of footpaths and car parking areas. We have been advised by the Environment Agency that the site does not lie in a flood zone.

- *Waste Management:*

Appropriate facilities for sorting, storing and recycling of waste are to be included on each plot. WCBC Refuse department have confirmed that there is a Local Authority recycle collection scheme already in place on the estate.

- *Climate Resilience:*

The development and all individual dwellings are to fulfil the current Building Regulation standards, which means u-values of the building envelope as well as air tightness measurements have to be in accordance to standards set out in the Building Regulations 2000, Conservation of fuel and power, Part L2A.

- *Sustainable Building Standards:*

National recognized and quality assured standards have been used to demonstrate that environmentally sustainability design solutions (as set out above) have been incorporated into the new development. These include but are not limited to the aforementioned Code for Sustainable Homes Standards.

5. CHARACTER AND SCALE

As already identified the design process included an analysis of the context of the application site. This analysis has informed the design process and as such it is considered that the presented scheme offers development that compliments the character of the surrounding area. The aim has been to design a development that is in-keeping with the existing features of the area and to ensure the enhancement of the character of the area by preserving the existing spatial arrangements and forming a street scene in reminiscence to the existing.

- *Layout*

In order to meet required amenity distances in relation to the gradient of the sit, we have dropped the number of proposed units to 4. These dwellings have been placed in the centre of the site to also ensure the existing parking spaces are retained. The houses face each other with no windows to the side elevations which removes any overlooking issues to the existing bungalows at the front of our site. In between the fronts of the houses we have placed the parking spaces and turning point. This enables natural surveillance of the parking areas as recommended by Secure by Design.

The access road is retained but extended into our parking spaces and turning point. Suitable pedestrian crossing points will also be incorporated to meet Approved Document M.

- *Appearance*

The aim has been to design a development that is in-keeping with the existing features of the established residential area. The proposed materials and design features for the proposed scheme are to reflect the existing style. Proposed boundary treatments are to be the same as the surrounding houses.

- *Amount*

The amount of houses proposed reflects the constraints imposed by existing buildings and is in line with the density of surrounding existing development and WCBC Planning Guidance note 21 'Space around Dwellings'. The proposed development comprises of 4 new affordable dwellings of 2 bed houses.

- *Landscaping*

Landscaping to front gardens and car parking areas is proposed to enhance the character of the site. We are providing an area of green open spaces to the north and south of the site

and also as a buffer between our development and the existing housing, in order to preserve the special landscaped area of Woodward's Rock.

6. COMMUNITY SAFETY

During the design progress, design measures such as layout, appearance and landscaping have been carefully assessed to help to prevent crime. It is proposed that the fully designed scheme will be assessed under the Secured by Design scheme and the recommendations adhered to.

The following safety measures have been implemented as part of the design process:-

- security through natural surveillance: overlooking of communal car parking areas from habitable room windows.
- a sense of ownership through clearly defined boundaries between private and public areas
- adequate street lighting for all communal areas including car parking
- External environment to be designed to avoid inadvertent creation of opportunities for crime through, for example, providing hiding places or facilitating access to the upper floors of buildings. The positioning and choice of planting in a way to minimize the potential for such problems.

7. MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT

Matters relating to accessing the proposed development has been dealt with in detail in section 2 of this statement. In terms of design, the proposed site layout has been carefully designed to ensure that the site's future users can effectively access the site.

This statement has identified that all Design and Access matters have been fully considered at the design stage and that the scheme presented offers a sustainable form of development that compliments its surroundings and a form of development that will be accessible by all its users.

For the reasons set out above it is therefore concluded that the proposed development can be supported to allow the offer of affordable residential opportunities within the area of Whalleys Way, Acrefair, Wrexham.

Appendices

- 1) **Code for Sustainable Homes Pre-Assessment Estimator**
(ISP Architects Ltd, Alison Jones, March 2010)



RESULTS

Development Name:	Affordable Housing Project, Whalleys Way, Acrefair, Wrexham
Dwelling Description:	2 Bed Houses, 4 units in total
Name of Company:	ISP Architects Ltd
Code Assessor's Name:	Alison Jones
Company Address:	61 Regent Street, Wrexham, LL11 1PF
Notes/Comments:	Site Registration No. BRE-00006871-DS-001-00

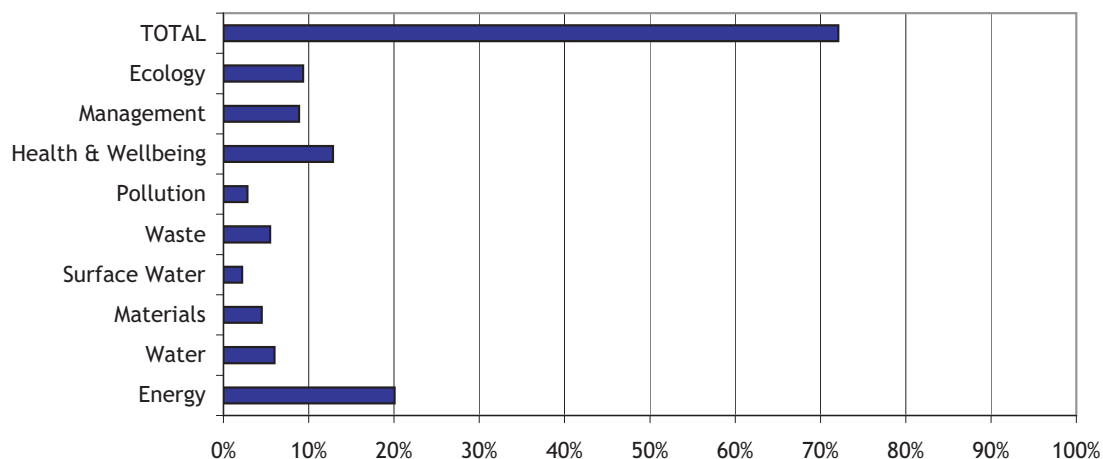
PREDICTED RATING - CODE LEVEL: 4

Mandatory Requirements: All Levels

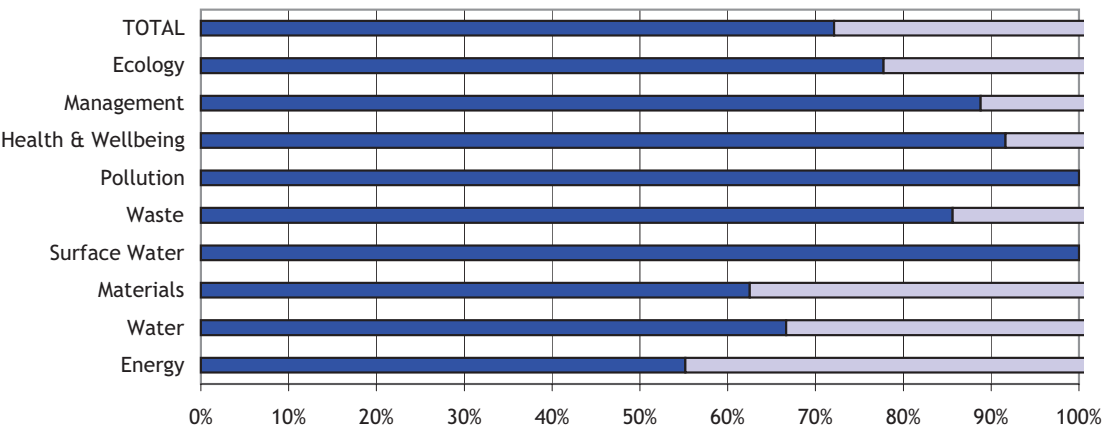
% Points: 72.10% - Code Level: 4

Breakdown: Energy - Code Level: 4
Water - Code Level: 4

Graph 1: Predicted contribution of individual sections to the total score and percentage of total achievable score



Graph 2: Predicted percentage of credits achievable: Total and by Category



NOTE: The rating obtained by using this Pre Assessment Estimator is for guidance only. Predicted ratings may differ from those obtained through a formal assessment, which must be carried out by a licensed Code assessor.

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CSH Pre Assessment Estimator

Development at Whalleys Way, Acrefair (6686)



CATEGORY 1 ENERGY		Overall Level: 4	Overall Score	72.10
% of Section Credits Predicted: 55.00%		Credits		Level
Contribution to Overall Score: 20.08 points		16 of 29 Credits		Level 4
Ene 1 Dwelling Emission Rate	Credits are awarded based on the percentage improvement of the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as calculated using SAP 2005. Minimum standards for each Code level apply. Select the % improvement / Mandatory Requirement 0% improvement ☐ OR 10% Improvement ☐ OR 14% Improvement ☐ OR 18 % Improvement ☐ OR 22% Improvement ☐ OR 25% Improvement ☐ OR 31% Improvement ☐ OR 37% Improvement ☐ OR 44% Improvement ☒ OR 52% Improvement ☐ OR 60% Improvement ☐ OR 69% Improvement ☐ OR 79% Improvement ☐ OR 89% Improvement ☐ OR 100% Improvement ☐ OR Zero Carbon Home* ☐ * as defined in the Code Technical Guide	8 of 15 Credits	Level 4	
Ene 2 Building Fabric	Credits are awarded based on the Heat Loss Parameter (HLP) obtained from the SAP 2005 calculations. This is based on the level of insulation provided in the dwellings. Select a HLP range Greater than 1.30 ☐ OR Less than or equal to 1.30 ☐ OR Less than or equal to 1.10 ☐	1 of 2 Credits	-	
Ene 3 Internal Lighting	Credits are awarded based on the percentage of fixed internal fittings that are dedicated energy efficient provided in habitable spaces within the dwelling. Select the % of dedicated energy efficient fittings Less than 40% ☐ OR Greater than or equal to 40% ☐ OR Greater than or equal to 75% ☐	2 of 2 Credits	-	

CSH Pre Assessment Estimator

Development at Whalleys Way, Acrefair (6686)



Issue		Credits	Level
Ene 4 Drying Space	One credit is awarded for the provision of either internal or external secure drying space with posts and footings or fixings capable of holding 4m+ of drying line for 1-2 bed dwellings and 6m+ for dwellings with 3 bedrooms or greater. Will drying space meeting the criteria be provided? _____ Yes ☐ OR No ☐	1 of 1 Credits	-
Ene 5 Energy Labelled White Goods	Credits are awarded where each dwelling is provided with either information about the EU Energy Labelling Scheme, White Goods with ratings ranging from A+ to B or a combination of the previous according to the technical guide. Select the appropriate option below _____ EU Energy labelling information ☒ A+ Rated Fridges and Freezers ☐ Combination of rated white goods with EU Energy Labelling Scheme ☐	1 of 2 Credits	-
Ene 6 External Lighting	Credits are awarded based* on the provision of space lighting with dedicated energy efficient fittings and security lighting fittings with appropriate control gear OR provision of dual lamp luminaires with both space and security lamps compliant with the above energy efficiency requirements. Space Lighting _____ None provided ☐ OR Non Code compliant lighting ☐ OR Code compliant lighting ☐ Security Lighting _____ None provided ☐ OR Non Code compliant lighting ☐ OR Code compliant lighting and controls ☐ Dual lamp luminaires _____ Compliant with both above criteria ☐ * Statutory safety lighting is not covered by this requirement	2 of 2 Credits	-

CSH Pre Assessment Estimator

Development at Whalleys Way, Acrefair (6686)



Issue		Credits	Level
Ene 7 Low or Zero Carbon Technologies	Credits are awarded where either there is a 10% or 15% reduction in total carbon emissions that result from using low or zero carbon technologies. Note that where funding has not been granted through the Low Carbon Buildings Programme, a feasibility study is required that meets the Code requirements. Select % contribution made by low or zero carbon technologies Less than 10% of demand ☐ OR 10% of demand or greater ☐ OR 15% of demand or greater ☐	0 of 2 Credits	-
Ene 8 Cycle Storage	Credits are awarded where adequate, safe, secure and weather proof cycle storage is provided according to the Code requirements. Fill in the development details below Number of bedrooms: Number of cycles stored per dwelling* * if you have storage for 1 cycle per two dwellings insert 0.5 in number of cycles stored per dwelling	0 of 2 Credits	-
Ene 9 Home Office	A credit is awarded for the provision of space for a home office. The location, space and services provided must meet the Code requirements. Will there be provision for a Home Office? Yes ☐ OR No ☐	1 of 1 Credits	-

CSH Pre Assessment Estimator

Development at Whalleys Way, Acrefair (6686)



CATEGORY 2 WATER		Overall Level: 4	Overall Score	72.10
% of Section Credits Predicted: 66.00%		Credits		Level
Contribution to Overall Score: 6.00 points		4 of 6 Credits		Level 4
Wat 1 Indoor Water Use	Credits are awarded based on the predicted average household water consumption, calculated using the Code Water Calculator Tool. Minimum standards for each code level apply. Select the predicted water use / Mandatory Requirement greater than 120 litres/ person/ day ☐ OR less than 120 litres/ person/ day ☐ OR less than 110 litres/ person/ day ☐ OR less than 105 litres/ person/ day ☒ OR less than 90 litres/ person/ day ☐ OR less than 80 litres/ person/ day ☐	3 of 5 Credits	Level 3 AND Level 4	
Wat 2 External Water Use	A credit is awarded where a compliant system is specified for collecting rainwater for external irrigation purposes. Where no outdoor space is provided the credit can be achieved by default. Select the scenario that applies No internal or communal outdoor space ☐ OR Outdoor space with collection system ☒ OR Outdoor space without collection system ☐	1 of 1 Credits	-	

CSH Pre Assessment Estimator

Development at Whalleys Way, Acrefair (6686)



CATEGORY 3 MATERIALS		Overall Level: 4	Overall Score	72.10
% of Section Credits Predicted: 62.00%		Credits		Level
Contribution to Overall Score: 4.50 points		15 of 24 Credits		All Levels
Mat 1 Environ- mental Impact of Materials	Mandatory Requirement: At least three of the five key building elements must achieve a Green Guide 2008 Rating of A+ to D. Tradable Credits: Points are awarded on a scale based on the Green Guide Rating of the specifications. The Code Materials Calculator can be used to predict a potential score. Mandatory Requirement ☐ Will the mandatory requirement be met? ☒ Enter the predicted score What is the predicted number of credits? 10	10 of 15 Credits	All Levels	
Mat 2 Responsible Sourcing of Materials - Basic Building Elements	Credits are awarded where materials used in the basic building elements are responsibly sourced. The Code Materials Calculator can be used to predict a potential score. Enter the predicted Score What is the predicted number of credits? 4	4 of 6 Credits	-	
Mat 3 Responsible Sourcing of Materials - Finishing Elements	Credits are awarded where materials used in the finishing elements are responsibly sourced. The Code Materials Calculator can be used to predict a potential score. Enter the predicted Score What is the predicted number of credits? 1	1 of 3 Credits	-	

CSH Pre Assessment Estimator

Development at Whalleys Way, Acrefair (6686)



CATEGORY 4 SURFACE WATER RUN-OFF		Overall Level: 4	Overall Score	72.10
% of Section Credits Predicted: 100.00%		Credits		Level
Contribution to Overall Score: 2.20 points		4 of 4 Credits		All Levels
Sur 1 Management of Surface Water Run-off from developments	Mandatory Requirement: Peak rate of run-off into watercourses is no greater for the developed site than it was for the pre-development site and that the additional predicted volume of rainwater discharge caused by the new development is entirely reduced. Tradable Credits: Where SUDS are used to improve water quality of the rainwater discharged or for protecting the quality of the receiving waters. Mandatory Requirement — Will the mandatory requirement be met? ☒ Select the appropriate option — No SUDS or default case compliance ☐ Code compliant SUDS systems ☒ Non Code compliant SUDS systems ☐ Site discharges rainwater directly to a tidal estuary or the sea ☐	2 of 2 Credits	All Levels	
Sur 2 Flood Risk	Credits are awarded where developments are located in areas of low flood risk or where in areas of medium or high flood risk appropriate measures are taken to prevent damage to the property and its contents in accordance with the Code criteria in the technical guide. Select the annual probability of flooding (from PPS25*) — Zone 1 - Low ☒ OR Zone 2 - Medium ☐ OR Zone 3 - High ☐ Select the appropriate option(s) — Low risk of flooding from FRA** ☒ All measures of protection are demonstrated in FRA ☐ Ground floor level and access routes are 600 mm above design flood level ☐ * Planning Policy Statement 25 - Planning and Flood Risk ** FRA - Flood Risk Assessment	2 of 2 Credits	-	

CSH Assessor - Alison Jones



CSH Pre Assessment Estimator

Development at Whalleys Way, Acrefair (6686)



CATEGORY 5 WASTE		Overall Level: 4	Overall Score	72.10
% of Section Credits Predicted: 85.00%			Credits	Level
Contribution to Overall Score: 5.48 points			6 of 7 Credits	All Levels
Was 1 Storage of non-recyclable waste and recyclable household waste	<u>Mandatory Requirement:</u> The space provided for waste storage should be sized to hold the larger of either all external containers provided by the Local Authority or the min capacity calculated from BS 5906. <u>Tradable Credits</u> are awarded for adequate internal and/ or external recycling facilities.			
	Mandatory Requirement Will the minimum space be provided and be accessible to disabled people? ☒			
	Internal Recyclable household waste storage Where there is no external recyclable waste storage and no Local Authority collection scheme ☐ Internal storage (capacity 60 litres)	0 of 2 Credits		
	Local Authority collection Scheme Post Collection sorting Internal storage (capacity 30 litres) ☐ Pre-collection sorting Internal storage (capacity 30 litres) ☒	4 of 4 Credits	All Levels	
	External Storage, no Local Authority collection scheme 3 separate internal storage bins (capacity 30 litres) ☐ Houses External Storage(capacity 180 litres) ☐ Flats Private recycling operator ☐ 3 or greater types of waste collected ☐	0 of 4 Credits		

CSH Assessor - Alison Jones



CSH Pre Assessment Estimator

Development at Whalleys Way, Acrefair (6686)



Issue		Credits	Level
Was 2 Construction Site Waste Management	Mandatory Requirements: A SWMP plan including the monitoring of waste generated on site and the setting of targets to promote resource efficiency must be produced and implemented. Tradable Credits: The SWMP should also include procedures and commitments for minimising waste and/ or commitments to sort, reuse and recycle construction waste. Mandatory Requirement Is the development cost less than £300K? ☐ Contents of the SWMP Does the SWMP include: + monitoring of waste generated on site? ☒ + targets to promote resource efficiency? ☒ + the waste groups? ☒ + compliance with best practice? ☒ + procedures for reducing waste? ☒ + commitments for reducing waste? ☒ + procedures to sort, reuse and recycle waste? ☐ + commitments to sort, reuse and recycle waste? ☐	1 of 2 Credits	All Levels
Was 3 Composting	A credit is awarded where individual home composting facilities are provided, or where a community/ communal composting service, either run by the Local Authority or overseen by a management plan is in operation. Select the facilities available No composting facilities ☐ Individual composting facilities ☒ OR Communal/ community composting*? ☐ Local Authority ☐ OR Private with management plan ☐ * including if a automated waste collection system is in place	1 of 1 Credit	-

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CATEGORY 6 POLLUTION		Overall Level: 4	Overall Score	72.10
% of Section Credits Predicted: 100.00%		Credits		Level
Contribution to Overall Score: 2.80 points		4 of 4 Credits		All Levels
Pol 1 Global Warming Potential (GWP) of Insulants	A credit is awarded where <u>all</u> insulating materials only use substances (in manufacture AND installation) that have a GWP of less than 5. Select the most appropriate option — All insulants have a GWP less than 5 ☒ OR Some insulants have a GWP of less than 5 ☐ OR No insulants have a GWP of less than 5 ☐	1 of 1 Credits	-	
Pol 2 NOx Emissions	Credits are awarded on the basis of NOx emissions arising from the operation of the space and water heating system within the dwelling. Select the most appropriate option — Greater than 100 mg/kWh ☐ OR Less than 100 mg/kWh ☐ OR Less than 70 mg/kWh ☐ OR Less than 40 mg/kWh ☒ OR Class 4 boiler ☐ OR Class 5 boiler ☐ OR All space and hot water energy requirements are met by systems who do not produce NOx emissions ☐	3 of 3 Credits	-	

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CATEGORY 7 HEALTH & WELLBEING		Overall Level: 4	Overall Score	72.10															
% of Section Credits Predicted: 91.00%		Credits		Level															
Contribution to Overall Score: 12.83 points		11 of 12 Credits		-															
Hea 1 Daylighting	Credits are awarded for ensuring key rooms in the dwelling have high daylight factors (DF) and a view of the sky. Select the compliant areas <table><tr><td>Room</td><td></td></tr><tr><td>Kitchen: Avg DF of at least 2%</td><td>☒</td></tr><tr><td>Living Room*: Avg DF of at least 1.5%</td><td>☒</td></tr><tr><td>Dining Room*: Avg DF of at least 1.5%</td><td>☒</td></tr><tr><td>Study*: Avg DF of at least 1.5%</td><td>☒</td></tr><tr><td colspan="2">80% of working plane in all above rooms receive direct light from the sky?</td></tr></table> Any room used for Ene 9 Home Office must also achieve a min DF of 1.5%. *Tick the box if there is no study/ home office as this aspect of the credit will be awarded by default.	Room		Kitchen: Avg DF of at least 2%	☒	Living Room*: Avg DF of at least 1.5%	☒	Dining Room*: Avg DF of at least 1.5%	☒	Study*: Avg DF of at least 1.5%	☒	80% of working plane in all above rooms receive direct light from the sky?		3 of 3 Credits	-				
Room																			
Kitchen: Avg DF of at least 2%	☒																		
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Dining Room*: Avg DF of at least 1.5%	☒																		
Study*: Avg DF of at least 1.5%	☒																		
80% of working plane in all above rooms receive direct light from the sky?																			
Hea 2 Sound Insulation	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. Select a type of property <table><tr><td>Detached Property</td><td>☐</td></tr><tr><td>Attached Properties:</td><td></td></tr><tr><td>- Separating walls and floors only exist between non habitable spaces</td><td>☐</td></tr><tr><td>- Separating walls and floors exist between habitable spaces</td><td>☒</td></tr></table> Select a performance standard <table><tr><td>Performance standard not sought</td><td>☐</td></tr><tr><td>Airborne: 3db higher; Impact: 3dB lower</td><td>☐</td></tr><tr><td>OR Airborne: 5db higher; Impact: 5dB lower</td><td>☒</td></tr><tr><td>OR Airborne: 8db higher; Impact: 8dB lower</td><td>☐</td></tr></table>	Detached Property	☐	Attached Properties:		- Separating walls and floors only exist between non habitable spaces	☐	- Separating walls and floors exist between habitable spaces	☒	Performance standard not sought	☐	Airborne: 3db higher; Impact: 3dB lower	☐	OR Airborne: 5db higher; Impact: 5dB lower	☒	OR Airborne: 8db higher; Impact: 8dB lower	☐	3 of 4 Credits	-
Detached Property	☐																		
Attached Properties:																			
- Separating walls and floors only exist between non habitable spaces	☐																		
- Separating walls and floors exist between habitable spaces	☒																		
Performance standard not sought	☐																		
Airborne: 3db higher; Impact: 3dB lower	☐																		
OR Airborne: 5db higher; Impact: 5dB lower	☒																		
OR Airborne: 8db higher; Impact: 8dB lower	☐																		

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Issue		Credits	Level
Hea 3 Private Space	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. Will a private/ semi-private space be provided? — Yes, private/semi-private space will be provided ☒ OR No private/semi-private space ☐	1 of 1 Credits	-
Hea 4 Lifetime Homes	<u>Mandatory Requirement:</u> Lifetime Homes is mandatory when a dwelling is to achieve Code Level 6. <u>Tradable credits:</u> Credits are awarded where the developer has implemented all of the principles of the Lifetime Homes scheme. Mandatory Requirement — Dwelling to achieve Code Level 6? ☐ Lifetime Homes Compliance — All Lifetime Homes criteria will be met ☒ OR Credit not sought ☐	4 of 4 Credits	-



CATEGORY 8 MANAGEMENT		Overall Level: 4	Overall Score	72.10
% of Section Credits Predicted: 88.00%			Credits	Level
Contribution to Overall Score: 8.88 points			8 of 9 Credits	All Levels
Man 1 Home User Guide	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. Tick the topics covered by the Home User Guide Operational Issues? ☒ Site and Surroundings? ☒ Is available in alternative formats? ☒	3 of 3 Credits	-	
Man 2 Considerate Constructors Scheme	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. Select the appropriate scheme and score No scheme used ☐ <u>Considerate Constructors</u> OR Best Practice: Score between 24 and 31.5 ☒ OR Best Practice+: Score between 32 and 40 ☐ <u>Alternative Scheme*</u> OR Mandatory + 50% optional requirements ☐ OR Mandatory + 80% optional requirements ☐ * In the first instance, contact a Code Service Provider if you are considering to use an alternative scheme.	1 of 2 Credits	-	
Man 3 Construction Site Impacts	Credits are awarded where there is a commitment and strategy to operate site management procedures on site as following: Tick the impacts that will be addressed <u>Monitor, report and set targets, where applicable, for:</u> - CO ₂ / energy use from site activities ☒ - CO ₂ / energy use from site related transport ☒ - water consumption from site activities ☒ <u>Adopt best practice policies in respect of:</u> - air (dust) pollution from site activities ☒ - water (ground and surface) pollution on site ☒ <u>80% of site timber</u> is reclaimed, re-used or responsibly sourced ☒	2 of 2 Credits	-	

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Issue		Credits	Level
Man 4 Security	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. Secured by Design Compliance Credit not sought OR Secured by Design Section 2 Compliance	2 of 2 Credits	-