

#### 30.4 Additional Items Required for Code

Refer to Code Assessors requirements for details of water butts, composters and rotary clothes airers where necessary.

Code for Sustainable Homes:

ENE1 -Dwelling Emission Rate - Refer to SAP calculations.

ENE2 - Fabric Energy Efficiency - Refer to SAP calculations.

ENE3 - Credit not sought

ENE4 - For houses - Rotary airer with posts and footings or fixings capable of holding a drying line for clothes. Min 4m of drying line for 1-2 bedroom dwellings, and min 6m of drying line for 3+ bedroom dwellings. The drying space is to be an enclosed space accessible to the residents of the dwelling only.

ENE5- Any Fridges and freezers provided are to have an A+ rating under the EU Energy Efficiency Labelling scheme. Any washing machines and dishwashers provided are to have an A rating under the EU Energy Efficiency labelling scheme. Any washer-dryers or tumble dryers provided are to have a B rating, if no (or not all) white goods are provided. Information on the EU Energy Efficiency labelling scheme of efficient white goods is to be provided to each dwelling.

ENE6 -All external space lighting, including lighting in the common areas, is to be provided by energy efficient fittings. Luminous efficacy to be greater than 40 lumens per circuit watt. Space lighting to be designed to be switched off when the space is inhabited and during daylight hours. All security lighting to have a maximum wattage of 150W, PIR and daylight cut off sensors or timers.

ENE7 - Where a Low Carbon Technology (renewable energy) is provided, for 1 credit, 10% reduction in carbon emissions to be achieved as a result of the method of supply. For 2 credits 15%. Details of specialist LZC equipment and appliances to be provided. Credits can only be gained in the ENE7 category if a minimum of 5 credits have also been achieved in the ENE2 category. The cost benefits of the renewable energy must be passed on to the dwelling occupant. The SAP assessor is to calculate the percentage contribution of LZCs using the "Standard case SAP worksheet" and the "DER worksheet", showing the carbon emissions both with and without LZC technologies.

ENE8 - Cycle Storage to be provided with the following criteria: Weatherproof (i.e. min 3 walls and a roof), secured with a permanent lock to BS 3621:2004, and secure steel fixing set in concrete, convenient access. Cycle storage to comply with clause 35 of Secure by Design New Homes 2010. 3 bedroom houses 2 cycles per dwelling = 2m long x 1.5m wide + 1 m<sup>2</sup> for garden tools, for 2 credits.

ENE9 - Home Office to be provided with the following criteria: Room to have an opening window to provide min 0.5sqm of ventilation, Daylight specialist to prove by calculations the room dedicated for the home office has a daylight factor of at least 1.5%. Min 1.8m of wall length to be provided in a suitable room (bedroom, dining room or living room for 1-2 bed dwellings; secondary bedroom or dining room for 3+ bed dwellings). Home office to have 2 double power points and 2 telephone points (or 1 if cable or broadband are available).

WAT1 -Benchmark water consumption to be restricted to 105 litres/person/day. Refer to Sanitary ware specification for details of flow rates and capacities.

WAT2- 200L rainwater butt to be provided to the rear of each house. Water butt should not have an open access (except for child proof lid), should have a tap for drawing off water, should connect to a RWP with an automatic overflow back into the drainage system. Water butt to be opaque, durable and detachable from the RWP for cleaning purposes.

MAT1 -Refer to construction specification for descriptions of materials to base green guide ratings on.

MAT2 - Developer to provide certificates proving responsible sourcing of basic building materials, i.e. FSC, EMS certificates.

MAT3- Ditto for finishing materials.

SUR1 - Drainage engineer to confirm, and provide calculations to prove the peak rate of surface water run-off is no greater for the developed site than it was for the pre-development site. Drainage engineer to provide details (design specifications and drawings) of the sustainable drainage system (SUDS) to improve water quality of the rainwater discharged or for protecting the quality of the receiving waters by: ensuring no discharge to the watercourse for rainfall depths up to 5mm, or treating rainwater to improve its quality before discharge, and establish agreements for the ownership, long term operation and maintenance of all sustainable drainage elements.

SUR2- Drainage engineer to provide a flood risk assessment to show that there is a low risk of flooding from all sources. The flood risk assessment should be prepared according to good practice guidance as outlined in Development and Flood Risk: A practical guide companion to PPS25, available from [www.communities.gov.uk](http://www.communities.gov.uk)

WAS1 -Refuse storage to be provided to be no more than 30m from an external door and to be accessible for the disabled, as per checklist IDP. Sizes of refuse storage as follows: Non-recyclable waste: 100L for a single bedroom and a further 70L for each additional bedroom. Recyclable waste: Where there is a local authority collection scheme - 3 fixed bins internally each min 7L capacity with a total of min 30L. 3 bins externally each min 40L with a total of min 180L. Details of Local authority refuse collection scheme to be ascertained from the local Council, and to be issued to the Code Assessor.

WAS2 - Site Waste Management Plan to be developed and implemented, using Checklists WAS.2a, WAS.2b and WAS2c. The Site Waste Management Plan to include procedures and commitments for reducing waste generated on site in accordance with best practice and the defined waste groups. The Site Waste Management Plan must include procedures and commitments to sort and divert waste from landfill (re-use, recycle, compost or otherwise recover) according to the defined waste groups. This is to be performed either on site or through a licensed external contractor, in accordance with best practice.

WAS3 - Composting containers to be provided following the criteria below- For home composting - Space for a 7L kitchen waste container in the home, and space for an exterior composter sited min 5m from all window and door openings. For communal composting - Space for a container in the home, and space for an exterior composter, with easy and close access for each householder. For Local authority green/kitchen waste collection scheme - Space for container in the home, external storage space, with a local green/kitchen waste collection scheme in operation. In all cases, the composting scheme must achieve full compliance with the Animal by-products Regulations (2005). If applicable, the composting scheme must be registered with the Environment Agency, to either have a waste management licence, an environmental permit or an exemption from them. For confirmation of the composting container sizes required, advice should be sought from the Local Authority refuse department. Composter disabled access to comply with checklist IDP.

POL 1 - All insulating materials in the elements of the dwellings listed below are to have a Global Warming Potential of less than 5 (manufacture and installation)- Roofs including loft access Walls, internal and external including lintels and all acoustic insulation Floors, including ground and upper floors. Hot water cylinder, pipe insulation and other thermal stores Cold water storage tanks (where provided) External doors.

POL2 - Boilers used for the operation of space heating and hot water systems, for each dwelling, to have a dry NO2 emission level of equal or less than 40 mg/RWH).

HEA1 - Daylight calculations to be provided by a specialist consultant to prove the dwellings meet the following criteria:- Kitchens must achieve a minimum average daylight factor of at least 2%. All living rooms, dining rooms and studies (including any room designed as a home office under ENE9) must achieve a minimum average daylight factor of at least 1.5%. 80% of the working plane in each kitchen, living room, dining room and study (including any room designated as a home office under ENE9) must receive direct light from the sky. It is acceptable that daylighting calculations are carried out in selected dwellings when the reasoning behind selection of dwellings (or rooms) clearly demonstrates that, the rooms in the dwellings for which the calculations are not provided, will perform better than those backed up by the calculations.

HEA2 -A Robust Details application is to be made using the Robust Details for the separating walls and floors. Where Robust details have not been specified for adjoining dwellings sound testing is to be carried out by a compliant test body accredited by UKAS. If any separating walls or floors fail to meet the required standard for sound insulation the developer will commit to carrying out remedial works and to re-test.

HEA3 - Private outdoor space to be provided with the following criteria:- Private gardens/roof terrace/balcony/patio- min 1.5 sq m per bedroom. Refer to plans for further details. Space to be in close proximity to the dwelling, accessible to wheelchair users (with level thresholds to BS 8300), and to comply with Checklist IDP. The space is to be only accessible to the occupants of the designated dwellings i.e. enclosed by fencing, planting or other barrier to seal of the space. Communal outdoor space to have a secure and controlled access.

HEA4 - Credit not sought MAN1 -A Home User Guide is to be compiled using Checklist

MAN1 Parts 1 and 2. The guide is to be available in alternative accessible formats. The guide is to be supplied to

all dwellings within the development.

MAN2 - The construction site to be managed in order to go significantly beyond best practice under the Considerate Constructors Scheme. MAN3 -The following site management procedures on site are to be followed using Checklists

MAN3 and table Cat 8.1-8.5 inclusive-- Monitor, report and set targets for CO2 production or energy use arising from site activities Monitor and report CO2 or energy use arising from commercial transport to and from site. Monitor, report and set targets for water consumption from site activities. Adopt best practice policies in respect of air (dust) pollution arising from site activities. Adopt best practice policies in respect of water (ground and surface) pollution occurring on the site. 80% of site timber is reclaimed, re-used or responsibly sourced.

MAN4 - Architectural Liaison Officer or Crime Prevention Design Advisor from the police force is to be consulted and their recommendations are to be incorporated. Secure by Design section 2 to be complied with.

EC01 -A suitably qualified Ecologist is to confirm if the site is of inherently low ecological value.

EC02 -All key recommendations and 30% of additional recommendations from the Ecologist are to be adopted.

EC03 - If there are any existing features of ecological value, they are to be maintained and adequately protected during site clearance, preparation and construction works. Refer to protection detail drawing or method statement for details.

EC04 - Suitably qualified Ecologist to provide a report, giving pre-development and post development landscape types (see definitions in the CISH technical guide) and species per hectare of existing and proposed planting. EC05- Refer to calculations for the Net Internal Floor Area/Net Ground Floor Area ratio.

THE ABOVE SPECIFICATION IS TO BE READ IN CONJUNCTION WITH THE CODE FOR SUSTAINABLE HOMES TECHNICAL GUIDE, THE ASSESSMENT FROM THE CODE ASSESSOR, THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS, THE SAP CALCULATIONS, THE DEVELOPERS LETTERS OF INTENT, COMPLETED BRE CALCULATION TOOLS AND CHECKLISTS, REPORTS FROM OTHER CONSULTANTS SUCH AS THE DRAINAGE ENGINEER AND THE ECOLOGIST.

Water efficiency specification and IDP accessibility:

WAT1 -Sanitary fitting flow rates and capacities:- All dwellings WCs - Dual Flush 6/3 litres capacity volume. Taps (excluding kitchen and external taps) - Flow rate 6 litres per minute. Baths - 190 litres capacity volume to overflow. Showers - Flow rate 8 litres per minute. Kitchen sink taps - Flow rate 4 litres per minute. Washing machines - Not specified Dishwasher - Not specified. Water softener - Not specified. Water reductions are provided by the use of flow restrictors in the taps and showers, and delay inlet valves in the W.C.s

WAS1 - Access and usability (IDP requirements) Routes between external doors and bin storage - Distance between external doors and bin stores are no more than 30m, gradients are no more than 1:20, surfaces are firm, smooth and slip resistant, pathways are min 1200mm wide. Waste containers are sited on a firm, smooth, slip resistant surface. Each bin store has a 1.5m turning circle for wheelchair turning. All bin store entrances have a clear opening wider than 900mm and have a level threshold. Door opening furniture to be in accordance with section 6.4 of BS 8300:2009, and any signs in accordance with section 9.4 of BS8300:2009. There are no gates or external stairs along the access routes. There are no switches, sockets or service controls, and there are no refuse hoppers.

– xref's loaded in file

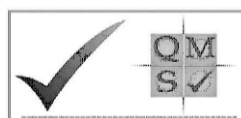
1. CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND
2. WRITTEN DIMENSIONS ONLY TO BE TAKEN THIS DRAWING MUST NOT BE SCALED
3. ARCHITECT TO BE IMMEDIATELY NOTIFIED OF SUSPECTED OMISSIONS OR DISCREPANCIES

REVISIONS		
GT ISSUED FOR CONSTRUCTION	17.05.16	rkc

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CONSTRUCTION

RDJW

ARCHITECTS



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