

Unit Size

5 Unit Size

Total Score	77%
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Total number of units being assessed and scored

28

5.1 Unit type by area (75%) please enter the number of units to which any of the following apply.

	No. that exc'd upper figure by >10%	No. that exc'd upper figure by 1-10%	No. that meet i.e. falls in range	No. that fall short of lower figure by 1-10%	No. that fall short of lower figure by >10%
	100%	75%	50%	25%	0%
5.1.1 1 bedspace 30 to 35 sq m	0	0	0	0	0
5.1.2 2 bedspace 45 to 50 sq m	0	0	0	0	0
5.1.3 3 bedspace 57 to 67 sq m	0	0	0	0	0
5.1.4 4 bedspace 67 to 75 sq m	0	0	0	0	0
5.1.5 5 bedspace 1 storey 75 to 85 sq m	0	0	0	0	0
5.1.6 5 bedspace 2 storey 82 to 85 sq m	0	0	0	0	0
5.1.7 5 bedspace 3 storey 85 to 95 sq m	0	0		0	0
5.1.8 6 bedspace 1 storey 85 to 95 sq m	0	0	0	0	0
5.1.9 6 bedspace 2 storey 95 to 100 sq m	0	5	0	0	0
5.1.10 6 bedspace 3 storey 100 to 105 sq m	15	8	0	0	0
5.1.11 7 bedspace 2+ storey 108 to 115 sq m	0	0	0	0	0
5.1.12 7+ bedspace add 10 sq m per bedspace	0	0	0	0	0
5.1.13 Other	0	0	0	0	0

5.2 Units by living spaces (25%) please enter the number of units to which any of the following apply enter something on every line

- 5.2.1 At least the number of rooms required for the unit size are provided
- 5.2.2 Additional bedroom above minimum required is provided
- 5.2.3 Additional WC above minimum required is provided
- 5.2.4 Additional bath/shower facility is provided in separate room from main bathroom
- 5.2.5 Study/ separate work area is provided
- 5.2.6 Separate utility room or separable utility space is possible
- 5.2.7 Conservatory/enclosed sun porch/balcony (min 3 sqm) is provided

No. of units
28
0
28
28
0
0
0

Total Score	77%
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Unit Layout

6 Unit Layout

Total Score

63%

Total number of units being assessed and scored

28

6.1 Please enter the number of units to which the following apply

Scoring Factor

[illegible]

Additional features

6.2 please enter the number of units to which the following apply. (50%)

Living space

6.2.1	Living room not an essential part of circulation.	4	
6.2.2	Space for future focal point fire installation or actual fire or other features in living room.	28	
6.2.3	Some storage space not in living room.	28	
6.2.4	Space for PC in Living Room.	28	
6.2.5	Two separate living rooms or areas are possible or provided.	0	
6.2.6	Direct access or via lobby from living to private open space is possible or provided.	4	
Dining space			
6.2.7	Dining space is separate (not in kitchen/living room.)	0	
6.2.8	Casual eating for 2 people in kitchen (if household dining space not in kitchen.)		Household dining space in kitchen
Bedrooms			
6.2.9	Space for occasional cot in at least one double bedroom.	28	
6.2.10	Beds (in all rooms) can be in more than one position.	28	
6.2.11	Beds (in all rooms) have one position with bedhead NOT under window.	28	
6.2.12	Double room can accommodate twin beds.	28	
6.2.13	One or more twin or double bedrooms can subdivide into two singles	0	
6.2.14	One or more bedrooms has direct access to washing/WC	28	
Bathrooms			
6.2.15	Shower over the (main) bath with necessary wall tiling and screening	28	
6.2.16	A separate shower cubicle is provided	0	
Kitchen			
6.2.17	View from kitchen of outdoor area suitable for toddler play or sitting	28	
6.2.18	Direct access or via lobby from kitchen to private open space	28	
6.2.19	Kitchen sequence storage/prep: cook/serve: waste/wash-up	28	
6.2.20	Kitchen worksurface not interrupted by circulation or tall fittings	28	
6.2.21	Min 1200mm run between cooker and sink in kitchen	28	
6.2.22	Drawers of varying depth provided in kitchen units	28	
6.2.23	Facing kitchen units 1200mm apart or more	28	
6.2.24	Space for auxiliary equipment, (eg dishwasher) provided	28	
6.2.25	500mm min. clear work top each side of cooker	28	
Circulation and storage			
6.2.26	Halls and corridors well planned and lit	28	
6.2.27	Hanging for outdoor clothes by external doors	28	
6.2.28	Large item (e.g. push chair, wheelchair) 'park' by external doors	4	
6.2.29	Recyclable materials store in kitchen, hall, or external lockable store	28	
6.2.30	Tall storage in or adjacent to kitchen (or to utility room if this is provided)	28	
6.2.31	Provision of fitted storage - eg in bedroom, under stairs etc	28	
Safety			
6.2.32	Suitable floors in wet areas (bath/shower rooms, WC's, kitchen, utility)	28	
6.2.33	Restrictors on upper floor casement windows	0	
6.2.34	Reversible childproof hinges on casement windows to allow safe cleaning	28	
6.2.35	Hard wired smoke alarm on every floor of the unit	28	
6.2.36	Secure storage for harmful substances, eg medicines, cleaning/gardening items	28	
General			
6.2.37	Glazing line in living/dining/bed rooms no higher than 800mm from floor level	28	
6.2.38	A minimum floor to ceiling height of 2.5m is provided	0	

Total Score	
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63%

7 Unit Noise Control, Light Quality, Services

Total Score

72%

Total number of units being assessed and scored

28

7.1 Noise reduction characteristics (30%)

Please enter the number of units to which the following apply

- 7.1.1 Designed in accordance with Robust Details Standards
- 7.1.2 Designed to exceed the requirements of the Building Regulations
- 7.1.3 Sound reduction compliance demonstrated by testing
- 7.1.4 Living/sleeping areas are not adjacent to shared internal areas
- 7.1.5 Bedrooms protected - not adjacent to neighbours bath/living areas
- 7.1.6 Windows more than 3m horizontal distance from a public route or space
- 7.1.7 Noisy communal equipment is >3m from doors/windows (eg lifts, plant)
- 7.1.8 Effective buffer between building and any noise source identified in 1.3
- 7.1.9 Triple glazing to combat noise

No. of units	If "Not Applicable" select reason
28	
28	
28	
28	
28	
28	
0	No noisy communal equipment on scheme
0	No noise source identified
0	Scheme is not within 100m of a major road, train line or other source of significant noise

7.2 Quality of light, aspect and prospect (30%)

Please enter the number of units to which the following apply

- 7.2.1 Principal rooms have windows that do not look out on wall within 3m
- 7.2.2 At least one main living area has urban views of over 50m OR distant or rural views
- 7.2.3 Living room window within 30 degrees of South or gets good daylight
- 7.2.4 Kitchen has a window
- 7.2.5 Kitchen window is within 30 degrees of South or gets good daylight
- 7.2.6 All bathrooms have a window

No. of units
28
10
14
28
14
28

7.3 Standard of service provision (30%)

Please enter the number of units to which the following apply

- 7.3.1 Double switched sockets
- 7.3.2 Sockets in consistent location
- 7.3.3 Appliance spurs
- 7.3.4 Shaver sockets 240/115 volt
- 7.3.5 TV aerial point with conduit and draw wire
- 7.3.6 Phone/data points, Digital/Broadband
- 7.3.7 Switches in consistent location
- 7.3.8 Two way switches

Scoring Factor

No. that excd by > 1 incr't	No. that excd by 1 incr't	No. that meet stnd'd	No. that fall short by 1 incr't	No. that fall short by > 1 incr't
100%	75%	50%	25%	0%
0	0	28	0	0
0	0	28	0	0
0	0	28	0	0
0	0	28	0	0
0	0	28	0	0
0	0	28	0	0
0	0	28	0	0
0	0	28	0	0

7.4 Additional features - services (10%)

Please enter the number of units to which the following apply

- 7.4.1 Hot water taps to fittings to have a thermostatically controlled supply
- 7.4.2 Switched lights in storage spaces with volume over 1.2 cu m
- 7.4.3 Unobtrusive pipework and ductwork
- 7.4.4 Fused spur for security alarm
- 7.4.5 Fused spur for stair lift
- 7.4.6 In flood risk location, electric sockets fed from above
- 7.4.7 Domestic sprinkler system installed in the internal environment of the dwelling
- 7.4.8 Additional/new cabling can be installed with minimal disturbance to decoration
- 7.4.9 In blocks of flats conduits/ducting provided for broadband and other forms of multimedia

No. of units	If "Not Applicable" select reason
28	
28	
28	
28	
0	
0	Not in a flood risk location
0	
28	
0	No blocks of flats on scheme

7.5 Adaptability

- 7.5.1 Designed to allow for future roof space expansion
- 7.5.2 Incorporates a basement

0
0

Total Score

72%