

Sustainability Statement

Bramah Street

CODE FOR SUSTAINABLE HOMES: Each house will achieve Code for Sustainable Homes level 3, which demonstrates a high standard of sustainability across a range of environmental categories:

1. **ENERGY:** The building will improve upon the Building Regulations carbon emissions standards by 25%, with a highly insulated envelope, low air permeability, highly efficient boilers and sensitive controls. All lighting will be low energy.
2. **WATER:** Water use will be limited to less than 105 litres per person per day by the use of ultra low volume WCs and water restrictors.
3. **MATERIALS:** Materials will be selected for their low environmental impact (not less than A-rated in the BRE Green Guide) and responsible sourcing (Environmental Management Systems, Chain of Custody etc).
4. **SURFACE WATER RUN OFF:** Sustainable drainage systems will be used to ensure that the scheme discharges no additional surface water into the public sewer. The site is located in a low flood risk area.
5. **WASTE:** The scheme will exceed minimum site waste management plan standards.
6. **POLLUTION:** Insulating materials will only use substances that have a global warming potential of less than 5 in manufacture and insulation, and boilers will have a dry Nitrous Oxide level of less than 40 mg/kWh.
7. **HEALTH AND WELLBEING:** Excellent daylighting levels are achieved in the lounge dining rooms; party walls will exceed the Building Regulation sound insulation requirements.
8. **MANAGEMENT:** Residents will be provided with a Home User Guide which will understand and operate their homes efficiently. The contractor will be required to set environmental targets for the construction works and will be monitored against them.
9. **ECOLOGY:** A suitably qualified ecologist will be appointed to ensure that as many ecological features as possible are preserved and that the ecology and biodiversity of the site is enhanced.

4th December 2009