

Checklist for Developers

The measures recommended in this SPD do not guarantee compliance with the Code for Sustainable Homes or BREEAM. They are a menu of good practice options that need to be considered for each development on its merits alongside other design principles and guidance set out in other SPD documents. Developers are encouraged to complete this checklist and follow the BRE methodology to demonstrate how their development fulfils the aim and objectives of this SPD by taking a consistent approach to sustainable design and construction. The checklist can be used as a tool to help aid discussions with the planning authority and can also form the basis of a sustainability assessment for the development.

Standards (see Section 3 page 15)

What standard of sustainable construction (Code for Sustainable homes, BREEAM, etc) does the development achieve?

Does the development reduce total predicted CO₂ emissions to 20% less than the Building Regulation Target Emission Rate?

Does the development provide a minimum of 10% of the predicted energy needs of the development from decentralised, renewable or low carbon energy?

Site Appraisal (see Section 7 pages 30-32)

Has a comprehensive site appraisal been completed for the development?

Design Considerations (see Section 8 pages 34-41)

Have the 10 Urban Design Principles been followed?

Are modern methods of construction to be used?

Will the development comply with Building for Life criteria?

Has reuse of existing buildings been considered?

Energy and CO₂ Emissions (see Section 9 pages 42-65)

What measures have been included to limit emissions of CO₂:

■ arising from the operation of the building and its services?

■ by limiting heat losses across the building envelope?

■ by providing local energy generation and generation from renewable energy?

■ from appliances?

■ by providing reduced energy means of drying clothes?

■ from lighting?

■ by encouraging cycling?

■ by reducing the need to commute to work?

■ by providing units that show how much energy is being used?

Water (see Section 10 pages 66-69)

What measures have been included to reduce:

■ internal water use?

■ external water use?

Materials (see Section 11 pages 70-75)

What measures have been included to:

■ make use of materials with low environmental impacts?

■ specify responsibly sourced materials for basic building and finishing elements?

Surface water run-off (see Section 12 pages 76-85)

What measures have been included to:

■ avoid, reduce and delay the discharge of rainfall to public sewers and watercourses?

- avoid or reduce the risk of flooding?

- improve sound insulation?

- protect existing ecological features?

Waste (see Section 13 pages 86-89)

- provide private outdoor space?

What measures have been included to:

- provide adequate indoor and outdoor storage for non-recyclable and recyclable waste?

- construct life-time developments?

- encourage an improvement in ecological value?

- provide facilities for composting waste?

- make most efficient use of land and materials?

Is access sufficient for the residents and waste collection crew?

Does the development have a Site Waste Management Plan?

Pollution (see Section 14 pages 90-93)

What measures have been included to reduce:

- global warming from insulation materials?

- the emission of nitrogen dioxides (NO_x) into the atmosphere?

Health and well-being (see Section 15 pages 94-99)

What measures have been included to:

- ensure good daylighting and reduce the need for artificial lighting?

Management (see Section 16 pages 100-103)

Does the development include a user guide?

Will the development operate under the considerate constructors scheme?

What measures have been included to:

- mitigate against construction site environmental impacts?

- design the development so that people feel safe and secure?

Ecology (see Section 17 pages 104-107)

What measures have been included to:

- enhance the ecological value of the site?

- encourage development on land with limited wildlife value and avoid development on ecologically valuable sites?

Climate change resilience

References to check that the effects of climate change have been taken into account in the:

- site appraisal (see page 32)
- overall design of the building (see page 41)
- energy efficiency of the building (see pages 49, 50, 53, 55, 56, 57, 62)
- water efficiency of the building (see page 68, 69)
- use of materials in the building (see page 72, 75)
- management of surface water run-off (see pages 83, 84)
- management of waste (see page 88)
- use of solar gain from daylighting (see page 96)
- management of private space (see page 98)
- layout of and services to the development (see page 99)
- ecology of the development (see page 105)

Look out for this symbol throughout the document to help you with your checklist.