

# Influencing the Inception Stage

Workshop: An introduction to  
the Code for Sustainable Homes

10 Jan 2008  
Housing NW

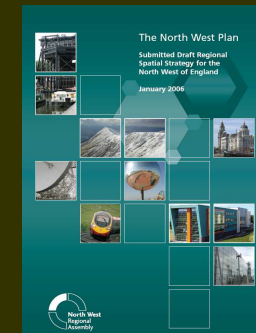
Matthew Wilkinson  
Sustainability Manager  
Broadway Malyan

## Key issues at the inception stage

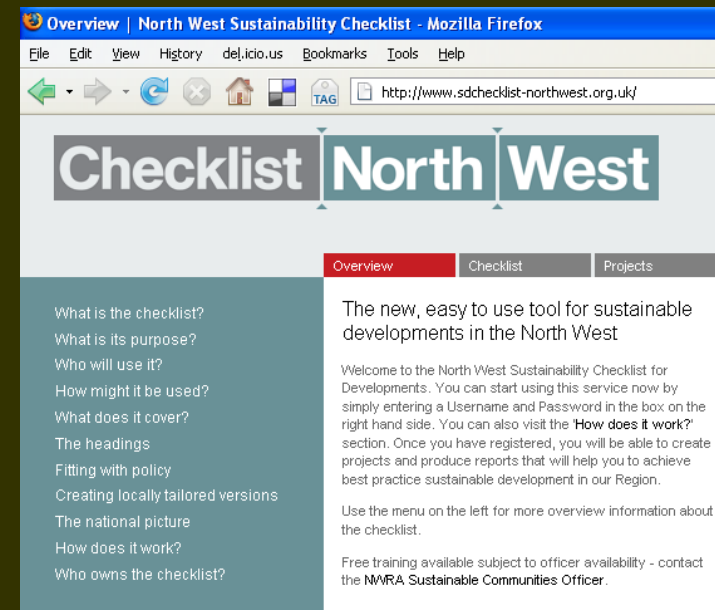
- Planning policy
- Choice of site
- Commitment - degrees of 'green'
- The Client
- The Brief
- Choosing the right team
- Costs
  
- Recommendations

# Planning policy

- What is the Code level requirement?
- Establish the targets; e.g.
  - % renewable energy (Ene 7)
  - water targets (Wat 1 and 2)
  - waste management (Was 1 and 2)
  - ecology - local biodiversity targets (Eco 1-4)
  - intensity of use - building footprint (Eco 5)
- Guidance and checklists

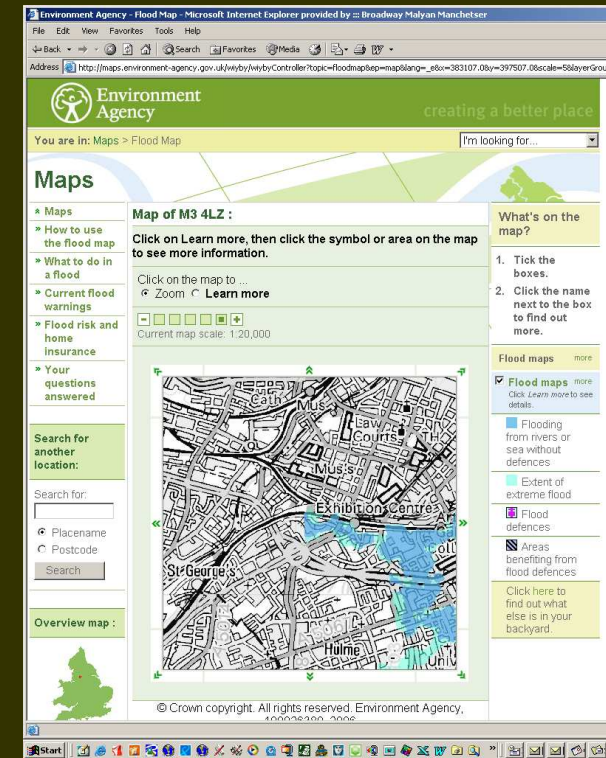


TheMertonRule.org



# Choice of site

- Location, size, condition
- Brownfield land (Eco 4)
- Access to renewable energy sources (Ene 7)



- Surface water runoff (Sur 1)
- Flood risk (Sur 2)

# Commitment

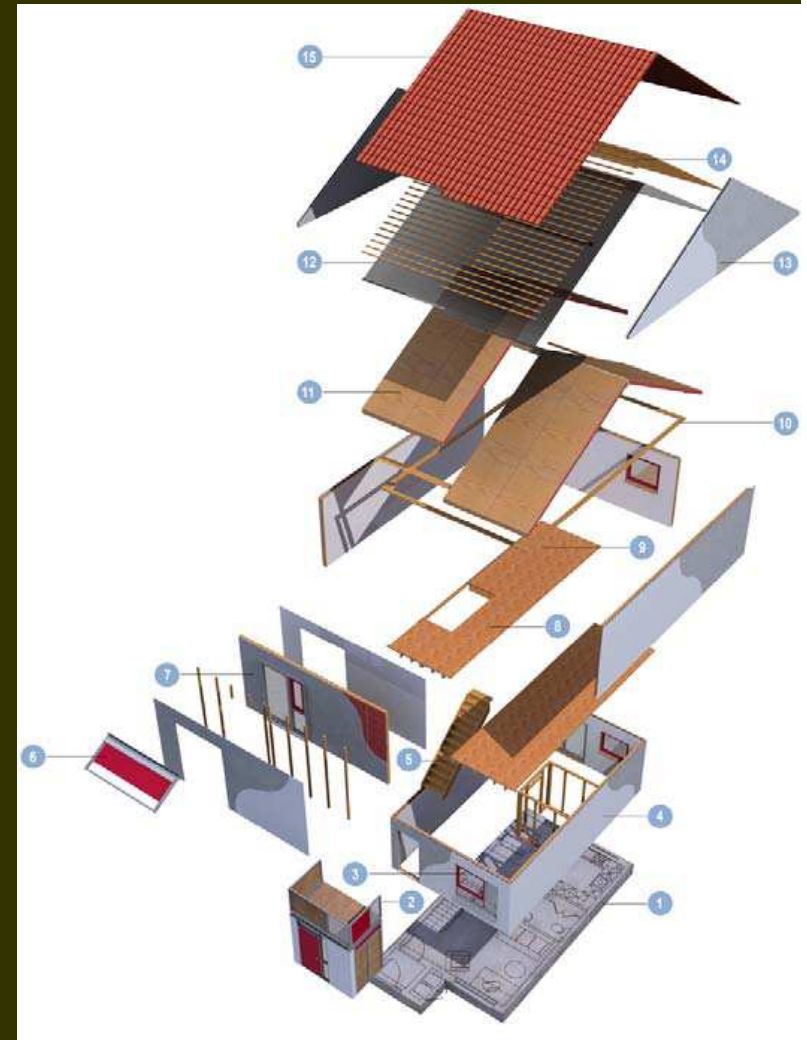
- Degrees of 'green'
- Are we going over or above the local authority, targets, building regs?
- All parties must be made aware of the level of commitment and continually reminded

# The Client

- Different types of client:
  - those with a development and looking for a site
  - those with site and looking for a development
- What is appropriate development for the site?
- Persuading the client:
  - regulatory compliance
  - managing risk – reduced liability and running costs
  - competitiveness – PR and marketing opportunities
  - corporate responsibility

# The Brief

- affected by the green commitment
- passive design - use of form and fabric
- materials specification
- end-user satisfaction
- life cycle costs
- building management arrangements
- Pre Assessment Estimator
- Include *all* requirements within the Brief, Employer's Responsibilities, etc.



# Choosing the right team

- Attitude and commitment
  - Environmental / Sustainability policy
  - Use interdisciplinary design teams
  - A design methodology
- 
- Expertise and experience
    - Feasibility studies (e.g. Ene 7)
    - Site waste management plans (Was 1)
    - Considerate contractors (Man 2)
    - Environmental Management Systems, Corporate Responsibility (Mat 1, 2 and 3)



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Because forests matter



# Costs

- common view: sustainable design costs more OR is less profitable
- Studies:
  - Cyril Sweet research: “A Cost Review of the Code for Sustainable Homes” (April 2007)
  - Bedzed architect, Bill Dunster estimates the cost of Code Level 6 Home to be £1,750 per m<sup>2</sup>
  - Savills Research: “The Value of Sustainable Urbanism”
  - Sponge / Mori Report; ‘Eco Chic or Eco Geek? The Desirability of Sustainable Homes’
  - Knight Frank: sustainability in tall buildings

## Future recommendations

- Sharing information about what works – to win the argument!
- Planning policy that enables a flexible response
- Post-Occupancy Evaluation
  - Useable Buildings: <http://www.usablebuildings.co.uk/>

*“It’s about time Sustainability Auditors were told to take a flying leap and the industry got on with building something interesting.”*

Austin Williams  
Architect

Source: Construction News, Oct 2007