



3 Mandatory standards

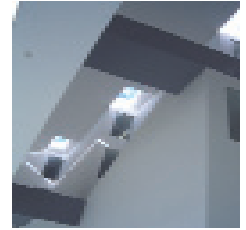
This section outlines the mandatory standards that the developer must meet or exceed.

Standards must be achieved in every instance and do not allow for trade-offs between categories. The standards are comprised of English Partnerships' national standards and site-specific standards, which carry equal weighting. It is intended that these mandatory standards will form part of the development agreement between English Partnerships and the developer and will need to be reflected throughout supply-chain contractual obligations. A robust system of measurement, monitoring and reporting will need to be established in order to ensure that these standards are delivered.

3.1 Quality and price standards

3.2 Sustainability standards

3.1 QUALITY STANDARDS



These standards take account of both the physical form of a development proposal and the long-term basis for which the proposal is going to be delivered, used and managed. English Partnerships has tried to mirror existing standards in the marketplace rather than invent new requirements and measures. The definitions of what needs to be included for each quality element are outlined below.

The standards and criteria derive from English Partnerships Quality and Price Standards and/or site specific standards where appropriate.

A DESIGN STATEMENT

Must be submitted with the developers' proposal outlining how the scheme responds positively to the requirement of the brief covering both building design and public realm.

BREEAM ECOHOMES 'EXCELLENT' OR EQUIVALENT BREEAM 'EXCELLENT' FOR COMMERCIAL PROPERTY

EcoHomes certificates from BRE will be required at the design stage and post completion. All homes should achieve a minimum energy rating of NHER 10.

THE CODE FOR SUSTAINABLE HOUSES (WHEN APPLICABLE)

The code for sustainable standards is to be adhered to within the developers' proposals.

BUILDING FOR LIFE (SILVER)

The minimum Silver standard represents the national quality design standard for housing and neighbourhoods as recommended by the Department for Communities and Local Government's Building for Life awards criteria.

A REQUIREMENT TO USE MODERN CONSTRUCTION TECHNIQUES

A requirement to achieve significant efficiencies in terms of delivery and output - whether through English Partnerships / Housing Corporation-defined, Modern Methods of Construction or other methods, and by building on the lessons learnt from the Design for Manufacture Competition.

SECURED BY DESIGN

Accreditation by the local constabulary is required in support of the government's Public Service Agreement (PSA) 8 and in line with our legal obligation to create safe and secure environments.

INCLUSIVE DESIGN BEST PRACTICE

All bidders will provide an access statement outlining measures taken to achieve an environment which is accessible and appealing to all regardless of physical ability, age, gender or circumstance. A guide is provided as an Appendix to this brief.

SCHEME DESIGN STANDARDS

All residential dwellings must be built to the Housing Corporation's Scheme Design Standards, with the exception of affordable rented accommodation where Greenwich Council policy will require Parker Morris standards.

LIFETIME HOMES

All homes must be designed to meet the main principles of Lifetime Homes and as many homes as possible in the development to achieve all 16 standards.



3.2 SUSTAINABILITY STANDARDS

The Heart of East Greenwich scheme aims to produce the highest quality buildings and systems to minimise energy and water consumption and waste. The design of the development must therefore respond to both the local and global environmental issues.

Buildings must be constructed to meet the following mandatory standards. Guidance on how these can be achieved is provided in section 5 with further supporting detail given in a separate Appendix.

The standards have been established in consultation with Greenwich Council and other statutory bodies such as the GLA and the Environment Agency on the basis of achieving the highest standards for sustainability through measures which are deliverable, cost effective, and where possible, add value to the development in terms of the quality of the environment, social goals and the cost of living.

BUILDING PERFORMANCE STANDARDS

DWELLINGS (APARTMENTS, TOWNHOUSES)

Building Type	Rating Scheme	Standard
All dwellings	SAP 2005	DER <20 kgCO ₂ /m ² /a
All dwellings	EcoHomes 2006	Excellent
All dwellings	NHER 2006	10

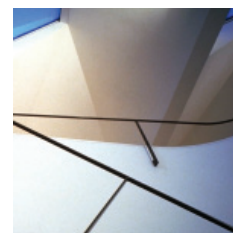
COMMERCIAL BUILDINGS (OR RELEVANT PARTS OF MIXED-USE BUILDINGS)

Building Type	Rating Scheme	Standard
Offices	BREEAM for Offices	Excellent
Industrial	BREEAM 5/93	Excellent
Retail	BREEAM for Retail	Excellent

NOTES TO BUILDING PERFORMANCE STANDARDS

Where, by virtue of differing calculation methodologies, the above standards yield different levels of carbon dioxide production, the indicator producing the lowest carbon dioxide production shall take precedent.

The NHER rating will be re-calibrated during 2006. It is anticipated that the new rating will be equivalent to the 2005 score of 12 although the current rating would only yield a rating of 10. This rating will be re-confirmed when the 2006 procedure is available based on equivalent kgCO₂/m²/a to the 12 or the 2005 calculation.



ENERGY STANDARDS

- SAP 2005 Dwelling Emissions Rate <math><20\text{kgCO}_2/\text{m}^2</math>
- All buildings to connect to a site-wide district heating system
- 20% reduction in development CO2 emissions through on-site renewable energy and CHP
- Schemes to incorporate efficient insulation with average heat loss parameter (HLP) across the whole site <math><1</math>
- Minimum air permeability standard of $5\text{m}^3/\text{m}^2/\text{h}$ at 50Pa
- 100% of domestic fixed internal lighting to be energy efficient
- 10% improvement on daylight standards over and above BS8206
- Two EcoHomes credits (or equivalent) for EcoLabelled Goods

WATER STANDARDS

The developer's proposals are required to show a rational approach to the minimisation of water consumption and the use of rainwater harvesting and storage and water recycling. These elements are to be incorporated into a site-wide Sustainable Urban Drainage System (SUDS). Therefore the development is required to achieve the following water usage standard:

Domestic internal potable water consumption to be <math><32\text{m}^3/\text{bedspace}/\text{year}</math>.

The developer will be required to produce a Sustainable Urban Drainage Strategy and incorporate provision for both rainwater and grey water harvesting in order to reduce demand on water consumption.



CONSTRUCTION WASTE STANDARDS

The developer's proposals shall be designed to avoid and minimise waste during the construction phase.

The developer will therefore be required to submit a Construction Waste Management Plan with their bid, together with proposals to reduce waste and increase the recycled content of the buildings.

Waste generation standards for the construction phase are as follows:

Maximum landfill

KPI	35m ³ /£100k of project expenditure
EPI	14m ³ /100m of built area

OPERATIONAL WASTE STANDARDS

The developer, when designing the waste management infrastructure and services for Heart of East Greenwich, must provide an Operational Waste Management Plan and follow the waste hierarchy:

- Reduce - what information will be given to residents to reduce their waste arising?
- Re-use - can any services be provided to enable residents to repair and re-use items?
- Recycle - will it be easy for residents to recycle or compost their waste?

The Operational Waste Management Plan must enable high capture rates of materials for recycling and composting and conform to the current and planned collection regime of Greenwich Council.

MATERIALS STANDARDS

The use of Life Cycle Assessment techniques is required to select materials. The procurement principles will be required to address the selection and use of materials, to achieve or exceed the mandatory standard for recycled, reclaimed, and certified materials;

- Achieve or exceed the mandatory standard for recycled, reclaimed, and certified materials;
- 30% of materials by value to be from reclaimed or recycled sources
- 80% of non reclaimed timber for basic building and finishing elements by value/volume to be certified CFSC
- Avoid the use of certain specified materials, including those listed below:

PVC windows
PVC wiring
Convention VOC paints
Chipboard
Expanded polystyrene



Use only 'A' rated building elements in the Green Guide for Specification, unless there is a very clear reason why non-A rated elements must be used

- Calculate and report on the embodied energy for the development (KgCO₂m⁻²)
- Developers should also seek to achieve or exceed the preferred standard outlined for the use of local materials

40% of materials by weight from within 30 miles of the site

SUSTAINING THE DEVELOPMENT

Producing a truly sustainable development is not just about the environmental performance of the built form, but also involves taking into consideration the lifestyle choices that occupants will make and the ongoing requirement to encourage individuals and organisations to reduce their carbon footprint and take responsibility for their environmental choices. English Partnerships will work with the developer to develop and deliver a range of initiatives for the long-term occupancy of the development. These will include, as a minimum:

- A Green Travel Plan
- Enable tele-working through provision of ICT in all homes
- Safe and secure cycle access and storage throughout the site
- A strategy for long-term green estate facilities management
- Waste Reduction plans for commercial occupiers

DAYLIGHTING STANDARDS

The development must achieve a 10% improvement on BS8206 for daylighting to each dwelling.

ACCOUSTIC STANDARDS

All residential dwellings must achieve a 10% improvement in acoustic standards over and above the Building Regulations Part E, and this must be demonstrated through an appropriate airborne and impact testing regime.

CAR PARKING/CAR REDUCTION STANDARDS

Residential Dwellings	0.5 per dwelling
Disabled Parking	5% of car parking shall meet disabled requirements
Residential Visitors	1 car parking space per 20 dwellings
Public Facilities, Food Retail, Non-food Retail	To be agreed with Greenwich Council
Establish a car club with on-site dedicated and easily accessible parking bays	



CYCLE STANDARDS

Safe and weatherproof cycle storage facilities for residential dwellings must be provided on the following basis

- 1 and 2 bedroom flat/house – storage for at least 1 cycle
- 3 bedroom flats/houses – storage for at least 2 cycles
- 4 bedrooms and above – storage for at least 4 cycles.

Allowance for cycle parking for visitors to the development should be included and needs to meet the following requirements in line with Greenwich Council requirements:

- 1 space per 20 seats for any café
- 1 space per 5 staff for the leisure facility
- 2 spaces for 5 staff for the health facility
- 1 space for 5 staff for the library
- 1 space per 350 m² for food outlets
- 1 space per 1500m² for non-food outlets
- 1 space per 125m² for offices

Commercial facilities must include space for showers and changing facilities.