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Statement of Sustainability- compliance with Technical Standard 7.1 (Domestic).

Every new domestic property is to meet or exceed stated criteria specified by The Technical Standards (Scotland) in respect of carbon dioxide emissions, resource use, building flexibility, adaptability and occupant well-being.

A statement of the level of sustainability is to be affixed to every new dwelling prior to completion- and this is called the Sustainability Label (SL).

The label shall be placed in a suitable internal location, easily accessible, and not easily obscured. The label should indicate on the left hand side the overall level achieved, and the levels individual aspects achieved illustrated on the right hand side.

The Levels available are

- Bronze or Bronze Active
- Silver or Silver Active
- Gold

The Dwellings have been designed to meet **Silver Active level**.

Note that Silver Active Standard is the same as Silver standard with the addition that the dwellings include the use of low and zero carbon generating technology (LZCGT) in respect of meeting at least one of the following aspects- Silver 1 Direct green house gas emissions, Silver 2 Energy for space heating, and Silver 3 Energy for water heating. As the dwellings use Heat Pump technology for space heating and water heating the dwellings meet Silver Active (2 out of 3 aspects comply).

Silver Aspect 1- Direct Greenhouse Gas Emissions- as direct emission heating systems are no longer allowed in new build dwellings. There will be zero direct emissions from the generation of heat for the dwellings.

Silver Aspect 2- Energy for Space Heating- we confirm the dwellings shall use less than 40 kWh/m².

Silver Aspect 3- Energy for Water Heating- at least 5% of the dwellings annual energy demand for water heating shall be from heat recovery and/or renewable sources. We confirm 100% shall be from renewable sources (air source heat pump).

Silver Aspect 4- Water Use Efficiency- we can confirm the dwellings shall be fitted with-
WCs of average flush volume not exceeding 4.5litres
WHB taps with a flow rate not more than 6 l/m (Kitchen sinks are exempt).
Shower heads with a flow rate not more than 8 l/m.
1 water butt (min capacity of 200 litres) for outdoor use.

Silver Aspect 5- Optimising Performance- each dwelling shall be supplied with a "Quick start guide" that provides guidance to the occupants on how the specific dwelling is intended to function and how to optimise its performance. Each dwelling has a resource use monitor (real-time) that displays electricity use- placed in an easily accessible and readable position.

Silver Aspect 6- Flexibility and Adaptability- All dwellings are provided with a dedicated home working/study to accommodate a 1800mm x 600mm desk, 2 additional switched sockets to those provided under section 4 of the Technical Standards. The desk shall be in line of sight of a window, glazed door or roof light.

Silver Aspect 7- Well being and Security- The dwellings are designed to meet the following compliant design performance levels

- Separating walls/floors Max airbourne sound insulation 58 dB $D_{nT,w}$
- Separating walls/floors Max impact sound transmission 54 dB $L'_{nT,w}$.
- Intermediate rooms/floors Airbourne sound insulation to meet 44 dB R_w .
- The enhanced apartment has a glazed area of not less than 1/8th of the floor area.
- Each dwelling has an additional 13 amp fused spur placed within 2m of the entrance door to allow for the easy installation of a burglar alarm.

Silver Aspect 8- Material Use and Waste- Each dwelling has been provided with a dedicated internal space for storing recyclable material (min 120 litres and no dim less than 450mm. This is in addition to the 1m³ of kitchen storage required by Section 3 of the Technical Standards. There is space for external bin/store before collection.

End of report.

Brian McArthur



Director
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