ZERO-CARBON SOLUTIONS LTD

Property address:

Date viewed:

Building Plot Evaluation Form

Compiling this form is the first step towards defining the house you wish to buy or build. Think carefully and realistically about each item. Wishful thinking is easy at this stage but can be very expensive later. As a very rough construction cost guide, based on standard buildings, assume around £1000/m² (plus VAT).

See the explanation on the following page.

Criterium	Quality	x Multiplier	= Rating	Remarks
Orientation of Plot		20		
Shading by hills, buildings		12		
Shading by evergreens		8		
Shading by deciduous vegetation		6		
Tendency to fog or mist		6		
Development/neighbourhood				
Nursery/school access				
Shopping				
Medical services				
Dentist				
Cultural facilities (cinema, theatres, sports, etc)				
Eating out				
Distance to work				
Public transport				
Noise				
Smells				
SUM				

How to use the questionnaire

The idea is to compile a copy of the questionnaire for each property/building plot you view in order to facilitate a comparison of options based on (1) objective passivehouse criteria, the top four rows; and (2) your own criteria.

To begin using the system you need to weight the *importance* of each of the criteria on a scale from 0 to 5 like this:

0 - doesn't apply to you
1 - completely unimportant
2 - of limited significance
3 - significant
4 - very important
5 -extremely important

For each criterium insert the value you arrive at in the *Multiplier* column. You should not change the top four if you wish to construct a passivehouse. *The values you enter should remain constant for all the copies of the questionnaire you compile.* They express your basic priorities, so insert them before making copies of the form.

Now, when you view a plot or property, evaluate all the criteria, deciding how well they fit your requirements, on a scale from 1 to 3 like this:

1 - Not good at all
2 - Acceptable
3 - Fantastic

Orientation of plot: Ideally, to maximise solar gains, your plot should face southwards, so always bring a compass when hunting building plots. Chose the Quality value like this:

Plot facing SE - SW: 3
Plot facing NE - NW: 1
Plot facing any other direction: 2

Shading by hills, buildings: These are shading factors you can't remove. They are very important to minimise because shading reduces potential solar gain. Envisage the sun travelling from East to West on a winter's day and try to determine if the building will be shaded by unmovable obstacles, and if so, approximately how much of the time. If it is not shaded, or if you can place a building on the plot so it avoids most of the shading, select a quality factor of 3. If your position will be in shade up to half of the time, choose 2, if even more than that, choose 1.

Shading by evergreens: As above. Perhaps you can move some trees and plant new ones - talk to your potential new neighbours if necessary.

Shading by deciduous vegetation: This situation is opposite to the one above. What you want to evaluate here is whether you can derive shading from existing trees on the south side of the building to help prevent overheating in the summer, without them shading too much in the winter.

Tendency to fog or mist: As for shading by hills above. A factor in how much solar gain you can expect.

The remaining criteria should be self-evident, and you may wish to add some in the remaining rows. There is space for remarks in the rightmost column.

Once done, on each row you multiply the *Quality* value by the *Multiplier* value and write the result in the *Rating* column. Finally you add up all the values in the Rating column and write the sum in the bottom row, in the green cell. The higher the value, the better the plot or property fits your criteria.

This form is also available as an Excel spreadsheet - see http://www.zerocarbonsolutions.com