Estimate financial implications of sustainability	Refurbish or new-build decision	Assess constraints of site to sustainability
Identify available grants / assistance	Consultation	Survey for wind resource
Survey for ground conditions	Determine targets and standards	Site masterplanning for sustainability
Incorporate passive design principles	Develop initial site-wide SUDS strategy	Consider implications of adaptation
Code for Sustainable Home pre-assessment	Initial SAP assessment	Determine U-values of thermal elements
Determine air-tightness boundary layer position	Form and orientation optimised	Decisions on sustainable construction materials
Evaluate off-site construction opportunities	Initial renewables options study	Daylighting strategy
Details for air-tightness determined	Detailed design of thermal junctions	Update energy model
Involve specialist contractors for novel systems	Details for air-tightness checked	Continuity of insulation checked
Ensure complementary daylight and lighting controls	Final detail on mechanical ventilation systems	Design stage Building Regs Part L submission
Building user guide drafted	Design stage CSH assessment	Choose a contractor able to deliver the vision
Review ‘value engineering’ proposals for impact	Building user guide completed	Air-tightness testing and rectification
Final Part L submission	Thorough commissioning	Feedback and lessons learnt
Construction stage CSH assessment	Building occupant assistance	