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06 / 3890 / FULL

Dear Matthew

Please find enclosed the EcoHomes 2006 Pre-assessment Estimate for the proposed scheme at 37 Hamilton Road.

Yours sincerely

Wendy M. Hodgkinson

W M Hodgkinson

Enc.

EcoHomes 2006 Pre-assessment Estimate on proposed development at 37 Hamilton Road, Twickenham.

This estimate is based on a meeting at Frenndcastle on 16th October 2006 and a desktop study.

Items shown in *italics* are to be confirmed as the design progresses.

Issues		Score	
Energy Total		17.43	Pass 36
Transport Total		8.00	Good 48
Pollution Total		8.19	Very Good 58
Materials Total		7.21	Excellent 70
Water Total		8.34	
Land use and Ecology		9.32	
Health and Wellbeing		10.50	
Management Total		7.00	
Total all sections		75.99	

Topic		% credits	Details	Score
Ene 1	Carbon Dioxide emissions:			
	< or = to 40 kg/m ² /yr	0.92		
	< or = to 35 kg/m ² /yr	1.83		
	< or = to 32 kg/m ² /yr	2.75		
	< or = to 30 kg/m ² /yr	3.67		
	< or = to 28 kg/m ² /yr	4.58		
	< or = to 26 kg/m ² /yr	5.50		
	< or = to 24 kg/m ² /yr	6.42		
	< or = to 22 kg/m ² /yr	7.33		
	< or = to 20 kg/m ² /yr	8.25		
	< or = to 18 kg/m ² /yr	9.17		
	< or = to 15 kg/m ² /yr	10.08		
	< or = to 10 kg/m ² /yr	11.00		
	< or = to 5 kg/m ² /yr	11.92		
< or = to 0 kg/m ² /yr	12.83			
< or = to -10 kg/m ² /yr	13.75			
			<i>Space heating and hot water are provided by centralised gas boilers. There will be a contribution from heat recovery and solar thermal panels. The predicted Carbon Dioxide emissions are < 18 kg/m²/yr.</i>	9.17
Ene 2	Building envelope			
	HLP < or = to 1.3 W/m ² /K	0.92	<i>The thermal insulation will exceed the requirements of Part L. The predicted Heat Loss Parameter < 1.1 W/m²/K.</i>	1.83
Ene 3	Drying space			
	Provision of drying space	0.92	<i>Provide retractable line over bath (extract fan will need humidistat)</i>	0.92
Ene 4	Ecolabelled white goods:			
	A* rated fridges/freezers	0.92	<i>Private units will have A* rated fridge-freezers</i>	0.92
	A rated washing machines, dishwashers & B dryers	0.92	<i>Private units will have A rated dishwashers & B rated washer/dryers</i>	0.92
	OR Guidance on labelling	0.92	<i>Affordable units will have guidance</i>	incl.
Ene 5	Internal Lighting			
	40% dedicated low energy lights specified	0.92		
	75% dedicated low energy lights specified	1.83	<i>75% of light fittings will be dedicated low energy.</i>	1.83

Topic		% credits	Details	Score
Ene 6	External lighting: Space lighting to accommodate only CFL or fluorescent strip	0.92	<i>The specification will require space lighting to accommodate only CFL or fluorescent strip</i>	0.92
	Intruder lighting max.150W with PIR Security lighting to accommodate CFL or fluorescent strips with sensors or timers	0.92	<i>The specification will require intruder lighting max. 150W with PIR Security lighting to accommodate CFL or fluorescent strips with sensors or timers</i>	0.92
Energy Total (maximum 22.00)				17.43
Tra 1	Public Transport URBAN & SUBURBAN 80% of development within: 1000m of a 30 min peak & hourly off peak service	1.00	The development is within 500m of a bus stop served by routes 281, 110, 490, 267 & 290. Buses run between 00.42 and 00.27 Monday to Saturday.	2.00
	OR 500m of a 15 min peak & half hourly off peak service	2.00		
	RURAL 80% of development within: 1000m of an hourly service OR a community bus service	1.00		
	500m of an hourly service OR community bus service	2.00		
Tra 2	Cycle storage Provision of cycle storage for: 50% of dwellings 95% of dwellings	1.00 2.00	Cycle requirement is 32 secure & weathertight spaces. Provision shown as 34.	2.00
Tra 3	Local amenities 500m of food shop & post-box	1.00	Phils, 160 Heath Road	1.00
	1000m of 5 from: Food shop if not claimed above	1.00		1.00
	Postal facility		40-42 King Street	
	Bank/cash machine		ATM Dhillons 136 Heath Road	
	Pharmacy		Maple Leaf Pharmacy, 20 The Green	
	Primary School		Archdeacon Cambridge's, The Green	
	Medical centre		The Green Surgery, 1b the Green	
Leisure centre				
Community centre				
Public house		Kings Arms, Albion Road		
Children's play area		Holy Trinity, Vicarage Road		
Place of worship				
Outdoor open access public area				
Safe pedestrian access	1.00	There is safe pedestrian access	1.00	
Tra 4	Home Office Space & services for home office	1.00	<i>2 double sockets, double telephone point, openable window, space for desk & storage</i>	1.00
Transport Total (Maximum 8.00)				8.00

	Topic	% credits	Details	Score
Pol 1	Insulation ODP and GWP Insulating materials with Ozone Depleting Potential of zero & Global Warming Potential of < 5 in either manufacture or composition Roof (incl. roof hatch) Wall - internal & external (incl. doors & window lintels) Floor (incl. Foundations) Hot water cylinder (incl. Pipe insulation & other thermal store)	0.91	<i>The specification will require insulating materials with Ozone Depleting Potential of zero & Global Warming Potential of < 5 in either manufacture or composition.</i>	0.91
Pol 2	NOx emissions 95% of dwellings must be served by heating & hot water systems with average NOx emission rate : < or = to 100 mg/kWh < or = to 70 mg/kWh < or = to 40 mg/kWh	0.91 1.82 2.73	<i>Low NOx community boiler</i>	2.73
Pol 3	Reduction of surface runoff Reducing peak surface runoff rates to either natural or municipal systems by 50% in low risk areas, 75% in medium risk areas, 100% in high risk areas for: Hard surfaces Roofs	0.91 0.91	<i>A water attenuation system will be developed to meet these criteria.</i>	0.91 0.91
Pol 4	Zero emission energy source Carry out & act on feasibility study considering low emission & renewable energy AND 10% total energy demand from local renewable or low emission sources OR 15% total energy demand from local renewable or low emission sources	0.91 0.91 1.82	An energy strategy report will be commissioned to meet these criteria. 10% total energy demand will be met from local renewables. The favoured option is solar thermal.	0.91 0.91
Pol 5	Flood Risk Mitigation Development in zone with low annual probability of flooding Development in zone with medium annual probability of flooding & ground level of building, car parking and access is above design flood level. OR	1.82 0.91	A flood risk assessment has been done and the design incorporates measures to mitigate flood risk.	0.91
Pollution Total (Maximum 10.01)				8.19

	Topic	% credits	Details	Score
Mat 1	Environmental Impact of Materials			
	A rating from Green Guide for Housing for:			
	Roof	1.35	<i>A rated roof</i>	1.35
	External walls	1.35	<i>Re-used bricks & aerated blockwork</i>	1.35
	Internal walls - party walls & internal partitions	1.35	<i>Stud partition</i>	1.35
	Floors	1.35		0.00
	Windows	0.90	Aluminium (B rated)	0.00
	External surfacing	0.45		0.00
Boundary protection	0.45	Timber fencing & living hedges	0.45	
Mat 2	Responsible sourcing of Materials: Basic building elements			
	Majority of materials responsibly sourced in:	0.9 to 2.71		
	1 Frame			
	2 Ground floor			
	3 Upper floors (including loft boarding)			
	4 Roof (structure & cladding)			
	5 External walls (including cladding)			
	6 Internal walls (including partitions)			
7 Foundations/substructure				
8 Staircase (including tread, rises & stringers)				
			Unlikely to score due to difficulties sourcing non-timber materials from sustainable sources.	0.00
Mat 3	Responsible sourcing of Materials: Finishing elements			
	Majority of materials responsibly sourced in:	0.90 to 1.35		
	1 Stair (including handrails, balustrades, banisters but excluding staircase)			
	2 Window (including sub-frames, frames, boards, sills)			
	3 External & internal door (including sub-frames, frames, linings, door)			
	4 Skirting (including architrave, skirting board & rails)			
	5 Panelling (including any other trim)			
	6 Furniture (including fitted: kitchen, bedroom & bathroom)			
7 Fascias (soffit boards, bargeboards, gutter boards)				
8 Any other significant use				
			Unlikely to score due to difficulties sourcing non-timber materials from sustainable sources.	0.00

Topic		% credits	Details	Score
Mat 4	Recycling Facilities			
	Storage of recyclable waste			
	Internal storage only	0.90		
	External storage (or LA collection) only	0.90	30 litre recycling bin in kitchen. London Borough of Richmond upon Thames has a kerbside collection.	2.71
	Internal & external (or LA collection) storage	2.71		
Materials Total (Maximum 14.00)				
Wat 1	Internal water use		<i>Less than 35 m³/bedspace/yr</i>	
	< 52 m ³ /bedspace/yr	1.67	<i>Rain water flushing of cisterns</i>	
	< or = to 47 m ³ /bedspace/yr	3.33	<i>Aerated taps</i>	
	< or = to 42 m ³ /bedspace/yr	5.00	<i>Shower head flow less than 9 litre/minute</i>	
	< or = to 37 m ³ /bedspace/yr	6.67	<i>Best practice washing machine</i>	6.67
	< or = to 32 m ³ /bedspace/yr	8.33	<i>No dishwasher</i>	
Wat 2	External water use			
	Rain water collection system for watering gardens & landscaped areas	1.67	<i>Rain water harvesting for irrigation.</i>	1.67
Water Total (Maximum 10.00)				8.34
Eco 1	Ecological value of site			
	Building on land of inherently low ecological value	1.33	Land is of inherently low ecological value.	1.33
Eco 2	Ecological enhancement			
	Enhancing the ecological value of site through consultation with an accredited expert	1.33	<i>An accredited expert will be retained to advise on the green roof and other new areas of planting.</i>	1.33
Eco 3	Protection of ecological features			
	Ensuring the protection of any existing ecological features on site	1.33	Default credit	1.33
Eco 4	Change in ecological value of site			
	Between - 9 & - 3 species	1.33		
	Between - 3 & + 3 species	2.67		
	Between + 3 & + 9 species	4.00	<i>There will be an improvement in ecological value</i>	5.33
	Greater than + 9 species	5.33		
Eco 5	Building footprint			
	Total combined Floor area to Footprint ratio for all houses is > 2.5:1	1.33	These criteria will not be met.	0.00
	AND Total combined Floor area to Footprint ratio for all flats is > 3.5:1			
	Total combined Floor area to Footprint ratio for all dwellings is > 3.5:1	2.67		
Land Use and Ecology Total (Maximum 11.99)				9.32

	Topic	% credits	Details	Score
Hea 1	Daylighting Provision of adequate daylighting, according to BS 8206 part 2			
	Kitchen	1.75	<i>Kitchen areas should achieve DF > 2%</i>	1.75
	Living rooms, dining rooms & studies	1.75	<i>All living rooms should achieve DF > 1.5%</i>	1.75
	View of sky in all above rooms	1.75	<i>All rooms have a view of the sky</i>	1.75
Hea 2	Sound Insulation Pre-completion testing for every 10 dwellings in a group			
	Testing approx. 50% of walls/floors	1.75		
	Testing approx. 66% of walls/floors	3.50		
	Testing approx. 66% of walls/floors AND exceed Part E by 3dB	5.25	<i>These criteria will be met.</i>	5.25
	Testing approx. 66% of walls/floors AND exceed Part E by 5dB	7.00		
Hea 3	Private space Provision of private or semi private space	1.75	<i>These criteria will not be met.</i>	0.00
Health and Wellbeing Total (Maximum 14.00)				10.50
Man 1	Home User Guide Provision of 'non-technical' guide to occupiers on: Environmental performance of homes	2.00	<i>These criteria will be met</i>	2.00
	Information about site & surroundings	1.00	<i>These criteria will be met</i>	1.00
Man 2	Considerate Constructors Demonstrate commitment to comply with best practice site management principles	1.00	<i>These criteria will be met</i>	1.00
	OR Demonstrate commitment to go significantly beyond best practice site management principles	2.00		

	Topic	% credits	Details	Score
Man 3	Construction Site Impacts Strategy to monitor, sort & recycle construction waste on site	1.00	<i>A strategy to monitor, sort & recycle construction waste on site will be implemented.</i>	1.00
AND	Evidence that 2 or more shown below are achieved	1.00		1.00
OR	Evidence that 4 or more shown below are achieved	2.00		
a	Monitor & report CO ₂ or energy arising from site activities			
b	Monitor & report CO ₂ or energy arising from transport to & from site activities			
c	Monitor & report water consumption from site activities		<i>There will be a strategy to monitor & report water consumption from site activities</i>	
d	Adopt best practice policies in respect of air pollution arising from the site			
e	Adopt best practice policies in respect of water (ground & surface) pollution occurring on the site			
f	80% of site timber is reclaimed, reused or responsibly sourced		<i>80% of site timber will be reclaimed, reused or responsibly sourced</i>	
Man 4	Security Commit to work with Architectural Liaison Officer & achieve Secured by Design award.	1.00	<i>These criteria might not be met</i>	0.00
	Security standards for external doors & windows to achieve minimum of either: LPR1175SR1 or PAS24-1	1.00	<i>These criteria will be met</i>	1.00
Management Total (Maximum 10.00)				7.00

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