




**EcoHomes 2006 –  
The environmental rating for homes**

***86 Chalk Farm Road***

***Issue 1***

**Project Title:** 86 Chalk Farm Road  
**Report Title:** Formal EcoHomes 2006 Assessment  
**Project No:** 49359201  
**Report Ref:** Chalk Farm\_EcoHomes2006 Report  
**Status:** Initial Document  
**Client Contact Name:** Geoffrey Springer  
**Client Company Name:** London & Regional Properties.  
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**Document Production / Approval Record**

Issue No: 1	Name	Signature	Date	Position
Prepared and approved by	Ivan Rodriguez		25/02/2009	Technical Director

**Document Revision Record**

Issue No	Date	Details of Revisions
1	02/03/2009	Initial Document

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**EcoHomes 2006 – 86 Chalk Farm Road**

*Issue Status*

Date	Issue	Reason	Rating	By
24/02/2009	1	Formal Certification	Very Good	IR

## Developer and Assessor Details

<b>Assessor</b>	
Company name: URS Corporation Ltd	
Assessment carried out by: Ivan Rodriguez	
Signature: 	
Assessor report reference no: 49359201	
Address: URS Corporation Limited St George's House, 5, St George's Road, Wimbledon, London SW19 4DR	
Tel: 020 8944 3520	
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Email: Ivan_Rodriguez@urscorp.com	
<b>Developer</b>	
Company name: London and Regional Properties	
Contact person: Geoffrey Springer	
Address: 8th Floor South 55 Baker Street London W1U 8EW	
Tel: 0207 563 9000	
Fax: 0207563 9010	
Email: info@lrp.co.uk	
<b>Development Details</b>	
Site Name: 86 Chalk Farm Road	
Site Reference Number: 86	
Address: 86 Calk Farm Road, Camden London NW1 8AR	
Number of units assessed: 16	
Number of house/ flat types: 3	Site layout plan number: 417_PA_00, Rev F, Ground Floor 417_PA_01, Rev E, First Floor

	417_PA_02, Rev E, Second Floor 417_PA_03, Rev E, Third Floor 240, Rev 4, Roof Plan
<b>Other information:</b>	
The Assessment type is Design and Procurement (D&P)	
The proposed development comprises the demolition of an automotive garage and construction of a mixed-use development including 16 dwellings. Dwellings comprise 13 residential apartments (7No. 1-bedroom dwellings and 6No. 2-bedroom dwellings) over first, second and third floor levels, sharing a communal entrance located on Chalk Farm Road and 3 Mews House dwellings (3-bedroom) to the rear of the site, accessible with separate, direct access to each House from the rear courtyard at ground level. The development will contain a small communal garden, an access route, hardstanding and car parking facilities within a shared courtyard. Solar collectors and a green roof will be installed on the apartment roof.	
<b>Contractor</b>	
Company name: Montway Limited	
Address: 2 Limerick Mews Bedford Road East Finchley London N2 9DD	
Tel: 0208 442 1213	
Fax: 0208 442 0406	
Email: declanm@montway.co.uk	
<b>Architect</b>	
Company name: Harper Downie	
Address: Harper_Downie Ltd Design Architecture Gate House No. 1 St John's Square London EC1M 4DH	
Tel: 020 74 90 76 74	
Fax: 020 74 90 49 41	
Email: jamie.robertson@harperdownie.com	

# Summary Score Sheet

EcoHomes 2006  
Summary Score sheet

Site: Chalk Farm Road

					Score assessment				
		Score	Credits available	Sub-total	Credits available	% achieved	Weighting factor	Credits Score	
<b>Energy</b>	Ene 1	Dwelling Emission Rate	4	15	10	24	41.7	0.22	9.17
	Ene 2	Building fabric	1	2					
	Ene 3	Drying space	1	1					
	Ene 4	EcoLabelled goods	2	2					
	Ene 5	Internal Lighting	0	2					
	Ene 6	External lighting	2	2					
<b>Transport</b>	Tra 1	Public transport	2	2	8	8	100.0	0.08	8.00
	Tra 2	Cycle storage	2	2					
	Tra 3	Local amenities	3	3					
	Tra 4	Home office	1	1					
<b>Pollution</b>	Pol 1	Insulant GWP	1	1	5	11	45.5	0.1	4.55
	Pol 2	NO <sub>x</sub> Emissions	0	3					
	Pol 3	Reduction of Surface Runoff	0	2					
	Pol 4	Renewable and Low Emission	2	3					
	Pol 5	Flood Risk	2	2					
<b>Materials</b>	Mat 1	Environmental Impact of Mater	11	16	19	31	61.3	0.14	8.58
		Roof	3	3					
		External Walls	3	3					
		Internal Walls	3	3					
		Floors - upper and ground	0	3					
		Windows	0	2					
	External surfacing	1	1						
	Boundary Protection	1	1						
	Mat 2	Responsible Sourcing of Mater	2	6					
	Mat 3	Responsible Sourcing of Mater	0	3					
Mat 4	Recycling Facilities	6	6						
<b>Water</b>	Wat 1	Internal Potable Water	3	5	3	6	50.0	0.1	5.00
	Wat 2	External Potable Water	0	1					
<b>Land Use and Ecology</b>	Eco 1	Ecological Value of Site	1	1	5	9	55.6	0.12	6.67
	Eco 2	Ecological Enhancement	1	1					
	Eco 3	Protection of Ecological Featur	1	1					
	Eco 4	Change of Ecological Value of	2	4					
	Eco 5	Building footprint	0	2					
<b>Health and Wellbeing</b>	Hea 1	Daylighting	2	3	5	8	62.5	0.14	8.75
	Hea 2	Sound Insulation	2	4					
	Hea 3	Private space	1	1					
<b>Management</b>	Man 1	Home User Guide	3	3	9	10	90.0	0.1	9.00
	Man 2	Considerate Constructors	2	2					
	Man 3	Construction Site Impacts	3	3					
	Man 4	Security	1	2					
					<b>Total Available</b>	<b>107</b>			<b>Score: 59.71</b>
									<b>Rating: Very Good</b>

Based on: EcoHomes 2006  
Sheet Version: 1.2  
Version Date: 16/10/2006

Rating	Score
Pass	36
Good	48
Very Good	58
Excellent	70