

ECO-HOMES PRE-ASSESSMENT  
(APPENDIX B)

## ECO-HOMES PRE-ASSESSMENT

The following section contains an eco-homes pre-assessment as undertaken by Dr Patrick Waterfield. This assessment has been submitted as per Bethany Arbery's request in her email of 20<sup>th</sup> December 2006. The following points are evaluated:

- Energy
- Transport
- Pollution
- Materials
- Water
- Land Use & Ecology
- Health & Well Being
- Management

As detailed within the pre-assessment, the proposal has been rated to the 'Very Good Standard' achieving a 60% credit score meeting the targets as stated in the aforementioned email.

## Finchley Road – EcoHomes Pre-assessment Estimate – Amended

### Summary of Assumptions made:

- Ene1 – assumes modest increase in one or more of following; insulation, boiler efficiency, air permeability, etc – should be readily achievable  
Ene2 – based on current building regulations requirements - *additional credit possible*  
Ene3 – requires retractable over-bath lines and humidistat-controlled extract fan  
Ene4 – requires information to be provided to occupants on energy efficient appliances  
Ene5 – assumes 75% dedicate low energy lighting  
Ene6 – external security lighting and communal lighting specification and controls
- Tra1 – bus stop within 500m accessible via safe walking route and frequency of services  
Tra2 – secure weather-proof storage for 12 cycles  
Tra3 – Sufficient amenities within required distances – safe walking route not assumed  
Tra4 – electrical and telephone sockets as required for home office provision
- Pol1 – All insulants comply, ie zero ODP and GWP<5  
Pol2 – assumes ultra low NOx boiler  
Pol3 – Not addressed  
Pol4 – Not addressed  
Pol5 – Low flooding risk assumed
- Mat1 – Roof only assumed to comply  
Mat2 – Mid range of potential credits assumed – *additional credits possible*  
Mat3 – Mid range of potential credits assumed - *additional credits possible*  
Mat4 – Maximum credits assumed via internal and external recycling bins
- Wat1 – 6/4 litre dual flush WC, low flow WHB taps and bath max 150 litre to overflow  
Wat2 – assumes water butts provided
- Eco1 – whole building footprint covering previous building/hard standing  
Eco2 – Not addressed – would require Ecological consultant  
Eco3 – Claimed by default via Eco1  
Eco4 – Neutral change in ecological value  
Eco5 – 3.5 storeys average
- Hea1 – Requires confirmation – 1 credit quite likely – *extra credits possible*  
Hea2 – additional 2 credits for sound insulation – may require additional measures  
Hea3 – Sufficient outside communal space
- Man1 – Information on home assumed – information on surroundings allows *extra credit* requires environmental information re site and surroundings  
Man2 – Considerate Constructors best practice site practice – *extra credit available*  
Man3 – Waste management and water or energy management – *extra credit available*  
Man4 – assumes doors and windows meet required security standards

## Finchley Road – EcoHomes Pre-assessment Estimate – Amended

EcoHomes 2006  
Summary Score sheet

Site: \_\_\_\_\_

					Score assessment				
					Sub-total	Credits available	% achieved	Weighting factor	Credits Score
Energy	Ene 1	Dwelling Emission Rate	4	15	11	24	45.8333	0.22	10.08333
	Ene 2	Building fabric	1	2					
	Ene 3	Drying space	1	1					
	Ene 4	EcoLabelled goods	1	2					
	Ene 5	Internal Lighting	2	2					
	Ene 6	External lighting	2	2					
Transport	Tra 1	Public transport	2	2	7	8	87.5	0.08	7.00
	Tra 2	Cycle storage	2	2					
	Tra 3	Local amenities	2	3					
	Tra 4	Home office	1	1					
Pollution	Pol 1	Insulant ODP and GWP	1	1	6	11	54.5	0.1	5.45
	Pol 2	NO <sub>x</sub> Emissions	3	3					
	Pol 3	Reduction of Surface Runoff	0	2					
	Pol 4	Renewable and Low Emission	0	3					
	Pol 5	Flood Risk	2	2					
Materials	Mat 1	Environmental Impact of Materials	0	16	14	31	45.2	0.14	6.32
		Roof	3	3					
		External Walls	0	3					
		Internal Walls	0	3					
		Floors - upper and ground	0	3					
		Windows	0	2					
		External surfacing	0	1					
		Boundary Protection	0	1					
	Mat 2	Responsible Sourcing of Materials	3	6					
	Mat 3	Responsible Sourcing of Materials	2	3					
	Mat 4	Recycling Facilities	6	6					
Water	Wat 1	Internal Potable Water	2	5	3	6	50.0	0.1	5.00
	Wat 2	External Potable Water	1	1					
Land Use and Ecology	Eco 1	Ecological Value of Site	1	1	6	9	66.7	0.12	8.00
	Eco 2	Ecological Enhancement	0	1					
	Eco 3	Protection of Ecological Features	1	1					
	Eco 4	Change of Ecological Value	2	4					
	Eco 5	Building footprint	2	2					
Health and Wellbeing	Hea 1	Daylighting	1	3	6	8	75.0	0.14	10.50
	Hea 2	Sound Insulation	4	4					
	Hea 3	Private space	1	1					
Management	Man 1	Home User Guide	3	3	8	10	80	0.1	8.00
	Man 2	Considerate Constructors	1	2					
	Man 3	Construction Site Impacts	2	3					
	Man 4	Security	2	2					
					Total Available	107	Score: 60.36 Rating: Very Good		

Based on: EcoHomes 2006  
Sheet Version: 1  
Version Date: 12/05/2006

Rating	Score
Pass	36
Good	48
Very Good	58
Excellent	70

Please note that the above is an estimate only. Confirmation would need to be made via detailed assessment. However, should certain credits not be available, others could be accessed especially in Materials and also Management