

## **Warren Mews Limited**

Starrs Green House, 27 Hastings Road  
Battle, East Sussex TN33 0TA



London Borough of Camden  
Planning Department  
2nd Floor, 5 Pancras Square  
c/o Town Hall, Judd Street  
London WC1H 9JE

15<sup>th</sup> July 2016

Dear Sirs,

### **Ecohomes assessment relating to planning application no. 2012/6019/P**

We carried out works at Nos. 21-23 Colonnade during 2013/14/15 and I attach documentation evidencing compliance with the Ecohomes requirements.

I will be grateful if you can now confirm in writing that the requirement is satisfied.

I look forward to hearing from you,

With thanks and regards,

  
*Gerard Saunders – Warren Mews Limited*  


19, 21 & 23 Colonnade Mews  
EcoHomes Performance Summary

Project:	Colonnade Mews
Version:	1.0
Author:	Jess James
Date:	04 July 2016

## 1 Introduction

The development at 19, 21 & 23 Colonnade Mews consists of the refurbishment of 3 existing buildings to create mews houses. The houses are designed with environmental factors in mind, to reduce impact and energy consumption. The development has been certified as EcoHomes 'VERY GOOD'.

## 2 Score summary

The table below outlines the scores achieved in each section of EcoHomes.

EcoHomes 2006  
Summary Score sheet

Site: Colonnade Mews (19/23)

					Score assessment				
			Score	Credits available	Sub-total	Credits available	% achieved	Weighting factor	Credits Score
Energy	Ene 1	Dwelling Emission Rate	5	15	13	24	54.2	0.22	11.92
	Ene 2	Building fabric	1	2					
	Ene 3	Drying space	1	1					
	Ene 4	EcoLabelled goods	2	2					
	Ene 5	Internal Lighting	2	2					
	Ene 6	External lighting	2	2					
Transport	Tra 1	Public transport	2	2	6	8	75.0	0.08	6.00
	Tra 2	Cycle storage	0	2					
	Tra 3	Local amenities	3	3					
	Tra 4	Home office	1	1					
Pollution	Pol 1	Insulant GWP	1	1	9	11	81.8	0.1	8.18
	Pol 2	NO <sub>x</sub> Emissions	3	3					
	Pol 3	Reduction of Surface Runoff	0	2					
	Pol 4	Renewable and Low Emission	3	3					
	Pol 5	Flood Risk	2	2					
Materials	Mat 1	Environmental Impact of Mater	11	16	21	31	67.7	0.14	9.48
		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	3	6					
	Mat 3	Responsible Sourcing of Mater	1	3					
	Mat 4	Recycling Facilities	6	6					
Water	Wat 1	Internal Potable Water	3	5	4	6	66.7	0.1	6.67
	Wat 2	External Potable Water	1	1					
Land Use and Ecology	Eco 1	Ecological Value of Site	1	1	4	9	44.4	0.12	5.33
	Eco 2	Ecological Enhancement	0	1					
	Eco 3	Protection of Ecological Featur	1	1					
	Eco 4	Change of Ecological Value of	2	4					
	Eco 5	Building footprint	0	2					
Health and Wellbeing	Hea 1	Daylighting	2	3	6	8	75.0	0.14	10.50
	Hea 2	Sound Insulation	4	4					
	Hea 3	Private space	0	1					
Management	Man 1	Home User Guide	3	3	4	10	40.0	0.1	4.00
	Man 2	Considerate Constructors	0	2					
	Man 3	Construction Site Impacts	1	3					
	Man 4	Security	0	2					
					Total Available	107	Score: 62.08		
					Rating: Very Good				

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

Rating	Score
Pass	36
Good	48
Very Good	58
Excellent	70

### 3 Energy credits

There was a requirement for the development to achieve 60% of the energy credits. As this development is a refurbishment, there are building constraints that will impact on the energy achievements that can be made. The majority of credits available in the energy section are associated with the carbon emissions from the development (ENE 1). In order to reduce these, changes to building fabric and systems are required.

BRE Global  
Bucknalls Lane  
Watford, Herts  
WD25 9XX

bre

Miss Jessica James  
Price Myers LLP  
37 Alfred Place  
London  
WC1E 7DP

Friday, 24 June 2016

Report Reference: BREEAM-0062-7588

Dear Ms James,

This letter serves to confirm the design stage BREEAM status of your EcoHomes 2006 assessment for 19, 21 & 23 Colonnade, London, WC1N 1JA.

BRE Global has completed the Quality Assurance (QA) audit of the post construction assessment, submitted by yourself (the qualified BREEAM assessor) on behalf of Price Myers LLP (a BREEAM licensed company) on 22/06/2016. The QA has been completed and passed in accordance with BRE Global UKAS and ISO 9001 accredited procedures.

It is not possible for BRE Global to issue a certificate for this assessment due to the following:

- The scheme under which this has been assessed has expired and been replaced by another scheme which has been developed to reflect current best practice.

However, based on your assessment, had the scheme been a live scheme this would have resulted in a score of 61.1% which equates to a rating of **Very Good**.

I take this opportunity to remind you and your client that this does not confirm formal certification and therefore this cannot be implied in any publication or claim made.

Yours sincerely,

Gavin Dunn  
Director of Sustainability  
For and on behalf of BRE Global

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## Design Stage Certificate

This is to certify that:

**Colonnade Mews**  
**19, 21 & 23 Colonnade**  
**London**  
**WC1N 1JA**

has been assessed to:

**BREEAM 2006: EcoHomes**

by a licensed assessor for:

**Warren Mews Ltd**

and has achieved a score of **61.1%**

**Very Good**



Certificate Number: **BREEAM-0050-2369**

Issue: **01**

Please note: The above version has now been superseded by a newer version of the scheme which has been developed to reflect current best practice. The performance measured in the above assessment may not achieve the same rating if assessed against the current version.

**06 June 2016**

Date of Issue

**Jessica James**

Licensed Assessor

**JJ06**

Assessor Number

**Richard Hardy**

Managing Director, BRE Global Ltd.

**Price & Myers LLP**

Licensed Assessor Company

**Warren Mews Ltd**

Developer

**Casey Fierro**

Architect



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