



# The Code for Sustainable Homes

**(Produced under CSH version November 2010 - Addendum  
(2014) England)**

Post Construction Stage Assessment of

Hawley Mews

2, 4, 6 Hawley Mews, London

For

Goldcrest Land (UK) Ltd

By

Ensphere Group Ltd

PETE JEAUVONS



## Parties Involved

Site:Hawley Mews

### Assessor

Organisation Name: Ensphere Group Ltd  
Assessment Carried Out By: Pete Jeavons  
BRE Assessor Ref. No: BREEAM-Assessor-2352  
Address: 10 Greycoat Place, London, Greater London, SW1P 1SB  
Email Address: pjeavons@enspheregroup.com

### Client / Funding Body

Assessment Required by a Funding Body:  
No  
Organisation Name: Goldcrest Land (UK) Ltd  
Contact: Richard Hazell  
Address: Hurlingham Business Park, Sullivan Road, London, SW6 3DU

### Developer

Organisation Name: tbc  
Contact:  
Address: ,

### Architect

Organisation Name: healycornelius  
Contact: Michael O'Keeffe  
Address: 5 St. John's Lane, London , EC1M 4BH



# Assessment and Site Information

Site: Hawley Mews

## Assessment Details

Scheme:	CSH
Assessment Reference No:	BRE-00032865-PC-001-00
Scheme Version:	Nov 2010 - Addendum (2014) England
Date Assessment Registered:	07/10/2016
Stage of Development:	Post Construction Stage
Development Phase:	1

## Site Details

Site Name:	Hawley Mews
Site Address:	2, 4, 6 Hawley Mews, London
Local Planning Authority:	Camden Council
No. of Units:	3
No. of Social Housing Units:	0
<u>General Description of Development:</u>	
Three houses	

## General Description of Site

Site Area (M<sup>2</sup>):

Building Types:

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Construction Types:

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Services:

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Unusual Features:

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# Category Summary

**Site:** Hawley Mews

Energy:

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Water :

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Materials:

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Surface Water Run-off:

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Waste:

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Pollution:

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Health & Wellbeing:

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Management:

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Ecology:

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# Dwelling Details

## Site: Hawley Mews

Address: 2, 4, 6 Hawley Mews, London County : Greater London

Dwelling ID	Plot No	House No/Name	Street	Post Code	House Type	Soc. Housing	EPC Number	CO <sub>2</sub> Rating
1	1		Hawley Mews	NW1 8BF	House	No		
2	2		Hawley Mews	NW1 8BF	House	No		
3	3		Hawley Mews	NW1 8BF	House	No		



# Issue Details

Site:Hawley Mews

## Category: Energy

Issue:Ene1 Dwelling Emission Rate

Max Credits:15

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Ene01		InComplete	3.60	2,3,1,4,5,6
2	Ene01		InComplete	3.90	7,9,10,1,8,11
3	Ene01		InComplete	3.80	13,15,16,1,12,14

Issue:Ene2 Fabric Energy Efficiency

Max Credits:2

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Ene02		InComplete	5.30	1,2,6,3,4,5
2	Ene02		InComplete	6.30	1,8,9,10,11,7
3	Ene02		InComplete	4.40	1,12,13,14,15,16

Issue:Ene3 Energy Display Devices

Max Credits:2

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Ene03		InComplete	2.00	1

Issue:Ene4 Drying Space

Max Credits:1

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Ene04		InComplete	1.00	1,2,3

**Issue:**Ene5 Energy Labelled White goods

**Max Credits:**2

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Ene05		InComplete	2.00	1

**Issue:**Ene6 External lighting

**Max Credits:**2

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Ene 06		InComplete	2.00	1,2,3,4,5 ,6,7,8

#### **Notes and Further Information**

All the credit requirements for external space lighting have been met. No security lighting is installed. Two credits can therefore be awarded for this issue.

**Issue:**Ene7 Low and Zero Carbon Technologies

**Max Credits:**2

#### **Notes and Further Information**

Credit not sought

**Issue:**Ene8 Cycle Storage

**Max Credits:**2

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Ene08		InComplete	2.00	1,2,3

#### **Notes and Further Information**

Plot 3 is compliant only

**Issue:**Ene9 Home Office

**Max Credits:**1

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Ene09		InComplete	1.00	4,5,1,2,3 ,6,7

#### **Category: Water**

**Issue:**Wat1 Indoor Water Use

**Max Credits:**5

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Wat01		InComplete	3.00	2,6,1,3,4 ,5,7,8,9 ,10,11

**Issue:**Wat2 External Water Use

**Max Credits:**1

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Wat02		InComplete	1.00	2,1

### Category: Materials

**Issue:**Mat1 Environmental Impact of Materials

**Max Credits:**15

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Mat01		InComplete	11.00	1,2

**Issue:**Mat2 Responsible Sourcing of Materials - Basic Building Elements

**Max Credits:**6

#### Notes and Further Information

Credit not sought

**Issue:**Mat3 Responsible Sourcing of Materials - Finishing Elements

**Max Credits:**3

#### Notes and Further Information

Credit not sought

### Category: Surface Water Run-off

**Issue:**Sur1 Management of Surface Water Run Off from Developments

**Max Credits:**2

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Sur 1		InComplete	2.00	1,3,2

**Issue:**Sur2 Flood Risk

**Max Credits:**2

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
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1 Sur02 InComplete 2.00 1

### Category: Waste

**Issue:Was1** Storage of non-recyclable waste and recyclable household waste **Max Credits:1**

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Was01		InComplete	4.00	4,1,3,2,5

**Issue:Was2** Construction Site Waste Management **Max Credits:2**

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Was02		InComplete	3.00	1

**Issue:Was3** Composting **Max Credits:1**

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Was03		InComplete	1.00	2,3,4,1

### Category: Pollution

**Issue:Pol1** Global Warming Potential (GWP) of insulants **Max Credits:1**

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Pol01		InComplete	1.00	2,1

**Issue:Pol2** NOx Emissions **Max Credits:3**

### Notes and Further Information

Credit not sought

### Category: Health & Wellbeing

**Issue:Hea1** Daylighting **Max Credits:3**

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Hea01		InComplete	2.00	1,2,3,4

**Issue:Hea2 Sound Insulation****Max Credits:4**

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Hea02		InComplete	3.00	1

**Issue:Hea3 Private Space****Max Credits:1****Issue:Hea4 Lifetime Homes****Max Credits:4**

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Hea04		InComplete	4.00	1

**Category: Management****Issue:Man1 Home User Guide****Max Credits:3**

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Man01		InComplete	3.00	1

**Issue:Man2 Considerate constructors Scheme****Max Credits:2**

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Man02		InComplete	2.00	1

**Issue:Man3 Construction Site Impacts****Max Credits:2**

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Man03		InComplete	2.00	1

**Issue:Man4 Security****Max Credits:2**

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Man04		InComplete	2.00	1,2

**Category: Ecology**

**Issue:Eco1 Ecological Value of Site****Max Credits:1**

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Eco 01		InComplete	1.00	1

**Issue:Eco2 Ecological Enhancement****Max Credits:1**

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Eco 02		InComplete	1.00	2,1

**Issue:Eco3 Protection of Ecological Features****Max Credits:1**

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Eco 3		InComplete	1.00	1

**Issue:Eco4 Changes in Ecological Value of Site****Max Credits:4**

ID	Description	<u>Specification</u>	Status	Credits	Ev.No.
1	Eco 04		InComplete	4.00	1,2

**Issue:Eco5 Building Footprint****Max Credits:2****Notes and Further Information**

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Credit not sought



# Allocation of SpecIDs to Dwellings

Site:Hawley Mews

Plot	Address	ENE								WAT		MAT			SUR		WAS			POL		HEA				MAN				ECO							
		1	2	3	4	5	6	7	8	9	1	2	1	2	3	1	2	1	2	3	1	2	1	2	3	4	1	2	3	4	1	2	3	4	5		
1	Hawley Mews	1	1	1	1	1	1	1	1	1	1	1				1	1	1	1	1	1	1				1	1	1	1	1	1	1	1	1	1	1	1
2	Hawley Mews	2	2	1	1	1	1	1	1	1	1	1				1	1	1	1	1	1	1				1	1	1	1	1	1	1	1	1	1	1	1
3	Hawley Mews	3	3	1	1	1	1	1	1	1	1	1				1	1	1	1	1	1	1				1	1	1	1	1	1	1	1	1	1	1	1



# Detailed Score Sheet

Site:Hawley Mews

PLOT	ENE									WAT		MAT			SUR		WAS			POL				HEA				MAN				ECO					SCORE SUMMARY				
	1	2	3	4	5	6	7	8	9	1	2	1	2	3	1	2	1	2	3	1	2	3	4	1	2	3	4	1	2	3	4	5	Ene Lvl	Wtr Lvl	M Req	Ovl Lvl	Ttl Pts				
1	3.60	5.30	2	1	2	2	0	0	1	3	1	11	0	0	2	2	4	3	1	1	0	2	3	1	4	3	2	2	2	1	1	1	4	0	4	4	Yes	4	69		
2	3.90	6.30	2	1	2	2	0	0	1	3	1	11	0	0	2	2	4	3	1	1	0	2	3	1	4	3	2	2	2	1	1	1	4	0	4	4	Yes	4	70		
3	3.80	4.40	2	1	2	2	0	2	1	3	1	11	0	0	2	2	4	3	1	1	0	2	3	1	4	3	2	2	2	1	1	1	4	0	4	4	Yes	4	70		