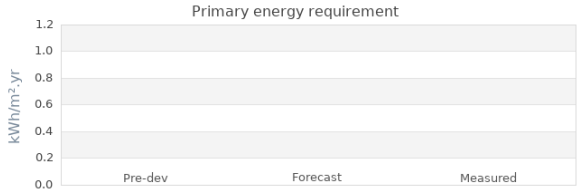
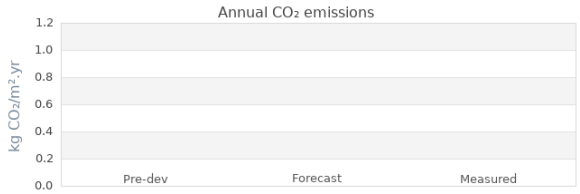
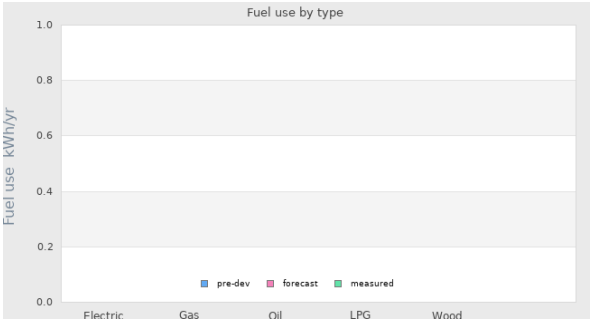
https://www.lowenergybuildings.org.uk/

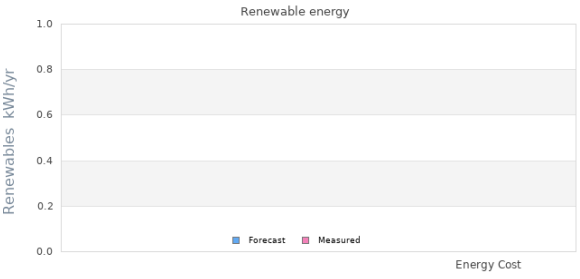
Project name Hamborough Road, Ealing, London

Project summary Eight x 3 and 4-bedroom homes built to Passivhaus standard. In the heart of Ealing, West London, a former car park is being transformed into a stylish development of much needed 3 and 4-bedroom properties.Designed to meet the Mayors London Housing Design Guide Standards, Allen Construction Consultancy were asked to provide functional family homes, in an expanding and desirable area, which also complement the local architectural heritage.The eight properties have been designed using the Beattie Passive Build System and being built by Bay Construct Ltd, an approved Beattie Passive contractor. They will exceed Code for Sustainable Homes Level 6, and reach new levels of sustainability, low running costs and comfort.









Project Description

Projected build start date	01 Apr 2020
Projected date of occupation	
Project stage	Occupied
Project location	Ealing, London, England
Energy target	
Build type	New build
Building sector	Public Residential

Property type	Mid Terrace
Existing external wall construction	Softwood frame
Existing external wall additional information	
Existing party wall construction	
Floor area	1 m²
Floor area calculation method	APPROX

Project team

Organisation	Beattie Passive
Project lead	
Client	Ealing Council
Architect	
Mechanical & electrical consultant(s)	
Energy consultant(s)	
Structural engineer	
Quantity surveyor	
Other consultant	Allen Construction Consultancy
Contractor	Bay Construct Ltd

Design strategies

Planned occupancy
Space heating strategy
Water heating strategy
Fuel strategy
Renewable energy generation strategy
Passive solar strategy
Space cooling strategy
Daylighting strategy
Ventilation strategy
Airtightness strategy
Strategy for minimising thermal bridges
Modelling strategy
Insulation strategy
Other relevant retrofit strategies
Other information (constraints or opportunities influencing project design or outcomes)

Energy use

Fuel use by type (kWh/yr)

Fuel	previous	forecast	measured
Electric			

Fuel	previous	forecast	measured
Gas			
Oil			
LPG			
Wood			

Primary energy requirement & CO2 emissions

	previous	forecast	measured
Annual CO2 emissions (kg CO2/m².yr)	-	-	-
Primary energy requirement (kWh/m².yr)	-	-	-

Renewable energy (kWh/yr)

Renewables technology	forecast	measured
-		
-		
Energy consumed by generation		

Airtightness (m³/m².hr @ 50 Pascals)

	Date of test	**Test result**
Pre-development airtightness	-	-
Final airtightness	-	-

Annual space heat demand (kWh/m².yr)

	Pre-development	forecast	measured
Space heat demand	-	-	-

Whole house energy calculation method	
Other energy calculation method	
Predicted annual heating load	-
Other energy target(s)	

Building services

Occupancy	
Space heating	
Hot water	
Ventilation	
Controls	
Cooking	
Lighting	
Appliances	

Renewables
Strategy for minimising thermal bridges

Building construction

Storeys
Volume
Thermal fabric area
Roof description
Roof U-value
Walls description
Walls U-value
Party walls description
Party walls U-value
Floor description
Floor U-value
Glazed doors description
Glazed doors U-value
Opaque doors description
Opaque doors U-value
Windows description
Windows U-value
Windows energy transmittance (G-value)
Windows light transmittance
Rooflights description
Rooflights light transmittance
Rooflights U-value

Project images