

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.4.0
Printed on 16 November 2021 at 16:00:03

Project Information:

Assessed By: Amy Webb (STRO036520)

Building Type: Flat

Dwelling Details:

NEW DWELLING DESIGN STAGE

Total Floor Area: 86.83m²

Site Reference : Albion

Plot Reference: 1-03

Address :

Client Details:

Name:

Address :

This report covers items included within the SAP calculations.

It is not a complete report of regulations compliance.

1a TER and DER

Fuel for main heating system: Electricity (c)

Fuel factor: 1.47 (electricity (c))

Target Carbon Dioxide Emission Rate (TER)

25.71 kg/m²

Dwelling Carbon Dioxide Emission Rate (DER)

10.29 kg/m²

OK

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)

50.8 kWh/m²

Dwelling Fabric Energy Efficiency (DFEE)

45.2 kWh/m²

OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.17 (max. 0.30)	0.20 (max. 0.70)	OK
Party wall	0.00 (max. 0.20)	-	OK
Floor	0.14 (max. 0.25)	0.14 (max. 0.70)	OK
Roof	(no roof)		
Openings	1.40 (max. 2.00)	1.40 (max. 3.30)	OK

2a Thermal bridging

Thermal bridging calculated from linear thermal transmittances for each junction

3 Air permeability

Air permeability at 50 pascals

3.00 (design value)

Maximum

10.0

OK

4 Heating efficiency

Main Heating system:

Community heating schemes - Heat pump
Community heat pump

Secondary heating system:

None

5 Cylinder insulation

Hot water Storage:

Measured cylinder loss: 1.28 kWh/day

Permitted by DBSCG: 2.10 kWh/day

OK

Primary pipework insulated:

Yes

OK

Regulations Compliance Report

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	OK
Hot water controls:	Cylinderstat	OK

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	OK

8 Mechanical ventilation

Continuous supply and extract system		
Specific fan power:	0.63	
Maximum	1.5	OK
MVHR efficiency:	90%	
Minimum	70%	OK

9 Summertime temperature

Overheating risk (South East England):	Slight	OK
Based on:		
Overshading:	Average or unknown	
Windows facing: South East	8.18m ²	
Windows facing: North West	4.62m ²	
Ventilation rate:	2.00	
Blinds/curtains:	Light-coloured venetian blind Closed 100% of daylight hours	

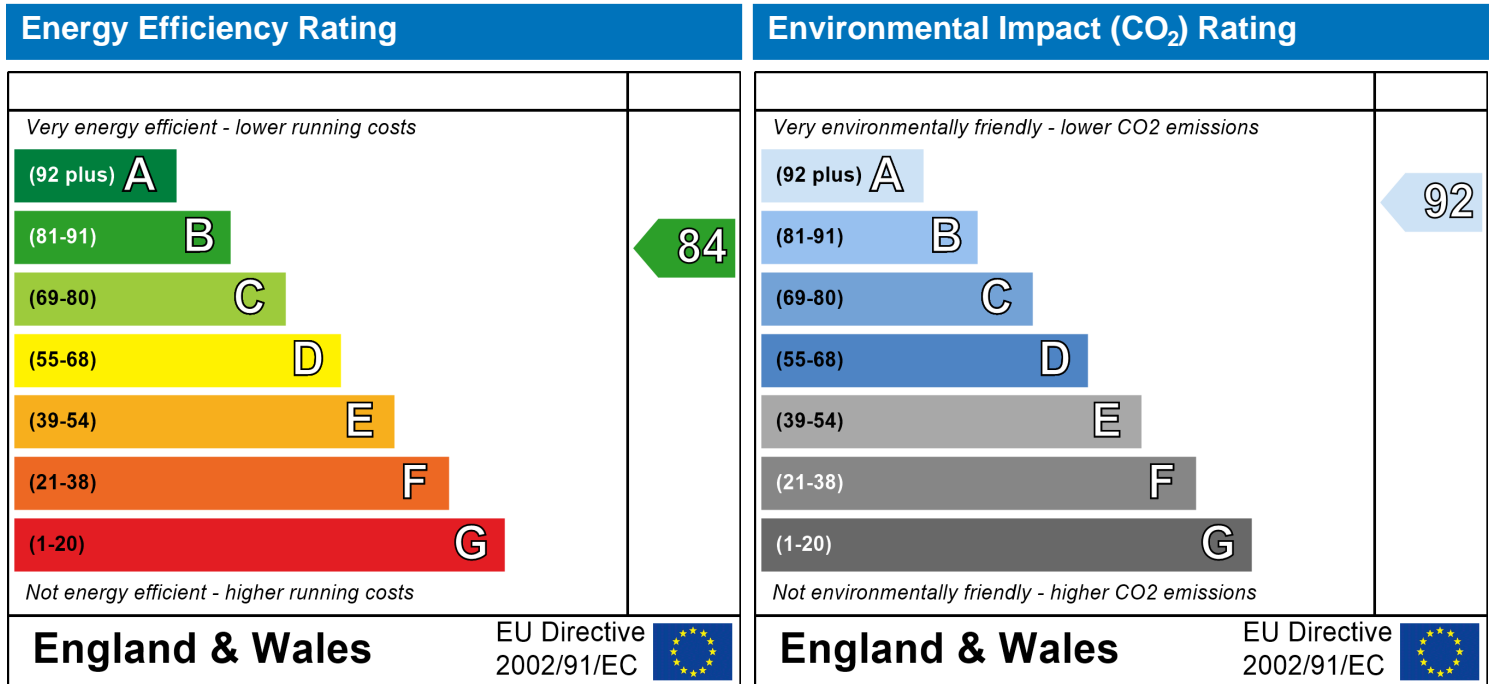
10 Key features

Air permeability	3.0 m ³ /m ² h
Party Walls U-value	0 W/m ² K
Community heating, heat from electric heat pump	
Photovoltaic array	

Dwelling type: Ground floor Flat
 Date of assessment: 19 July 2021
 Produced by: Amy Webb
 Total floor area: 86.83 m²

This is a Predicted Energy Assessment for a property which is not yet complete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, an Energy Performance Certificate is required providing information about the energy performance of the completed property.

Energy performance has been assessed using the SAP 2012 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

SAP Input

Property Details: 1-03

Address:
 Located in: England
 Region: South East England
 UPRN:
 Date of assessment: 19 July 2021
 Date of certificate: 16 November 2021
 Assessment type: New dwelling design stage
 Transaction type: New dwelling
 Tenure type: Unknown
 Related party disclosure: No related party
 Thermal Mass Parameter: Indicative Value Medium
 Water use <= 125 litres/person/day: True
 PCDF Version: 485

Property description:

Dwelling type: Flat
 Detachment:
 Year Completed: 2021
 Floor Location: Floor area: Storey height:
 Floor 0 86.83 m² 2.61 m
 Living area: 30.58 m² (fraction 0.352)
 Front of dwelling faces: Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
Front Door	Manufacturer	Solid			Wood
Window 1	Manufacturer	Windows	double-glazed	No	
Window 2	Manufacturer	Windows	double-glazed	No	

Name:	Gap:	Frame Factor:	g-value:	U-value:	Area:	No. of Openings:
Front Door	mm	0.7	0	1.4	1.89	1
Window 1	6mm	0.7	0.4	1.4	4.09	2
Window 2	6mm	0.7	0.4	1.4	2.31	2

Name:	Type-Name:	Location:	Orient:	Width:	Height:
Front Door		External Wall	South West	0.9	2.1
Window 1		External Wall	South East	1.81	2.26
Window 2		External Wall	North West	1.02	2.26

Overshading: Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
<u>External Elements</u>							
External Wall	35.57	14.69	20.88	0.14	0	False	N/A
Corridor Wall	17.17	0	17.17	0.2	0	False	N/A
Exposed Floor	86.83			0.14			N/A
<u>Internal Elements</u>							
<u>Party Elements</u>							
Party Wall	58.39						N/A

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.0911

Length	Psi-value	
6.56	0.05	E2 Other lintels (including other steel lintels)

SAP Input

5.66	0.08	E3	Sill
22.28	0.07	E4	Jamb
20.21	0.15	E20	Exposed floor (normal)
20.21	0.14	E7	Party floor between dwellings (in blocks of flats)
0	0.04	E9	Balcony between dwellings, wall insulation continuous
2.61	0.18	E16	Corner (normal)
0	0.12	E25	Staggered party wall between dwellings
10.44	0.045	E18	Party wall between dwellings
0	0	E17	Corner (inverted internal area greater than external area)
22.37	0.16	P7	Exposed floor (normal)
22.37	0	P3	Intermediate floor between dwellings (in blocks of flats)

Ventilation:

Pressure test:	Yes (As designed)
Ventilation:	Balanced with heat recovery
	Number of wet rooms: Kitchen + 1
	Ductwork: Insulation, rigid
	Approved Installation Scheme: False
Number of chimneys:	0
Number of open flues:	0
Number of fans:	0
Number of passive stacks:	0
Number of sides sheltered:	0
Pressure test:	3

Main heating system:

Main heating system:	Community heating schemes
	Heat source: Community heat pump
	heat from electric heat pump, heat fraction 1, efficiency 319
	Piping >=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control:	Charging system linked to use of community heating, programmer and TRVs
	Control code: 2306

Secondary heating system:

Secondary heating system:	None
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Water heating:

Water heating:	From main heating system
	Water code: 901
	Fuel :heat from electric heat pump
	Hot water cylinder
	Cylinder volume: 180 litres
	Cylinder insulation: Measured loss, 1.28kWh/day
	Primary pipework insulation: True
	Cylinderstat: True
	Cylinder in heated space: True
	Solar panel: False

Others:

Electricity tariff:	Standard Tariff
In Smoke Control Area:	Unknown
Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Dense urban
EPC language:	English
Wind turbine:	No
Photovoltaics:	<u>Photovoltaic 1</u>
	Installed Peak power: 0.431094

SAP Input

Tilt of collector: 30°
Overshading: None or very little
Collector Orientation: South
No

Assess Zero Carbon Home: