# Building Regulations England Part L (BREL) Compliance Report

Approved Document L1 2021 Edition, England assessed by Array SAP 10 program, Array

**Date:** Fri 05 Jul 2024 07:59:09

| Project Information | | | |
|---|---|---|---|
| Assessed By | Daniel Hilsdon | Building Type | House, Semi-detached |
| OCDEA Registration | EES/019793 | Assessment Date | 2024-07-05 |

| Dwelling Details | | | |
|---|---|---|---|
| Assessment Type | As designed | Total Floor Area | 84 $m^2$ |
| Site Reference | Bexhill Plot 345 | Plot Reference | pea SAGE |
| Address | 3 Plot 345 Sandgrouse Drive, Bexhill, TN40 2QS | | |

| Client Details | |
|---|---|
| Name | Countryside |
| Company | Countryside Partnerships (South) |
| Address | 154 High Street, Kent, Sevenoaks, TN13 1XE |

**This report covers items included within the SAP calculations. It is not a complete report of regulations compliance.**

| 1a Target emission rate and dwelling emission rate | | |
|---|---|---|
| Fuel for main heating system | Heat network | |
| *Target carbon dioxide emission rate* | *10.97 $kgCO_2/m^2$* | |
| Dwelling carbon dioxide emission rate | 4.76 $kgCO_2/m^2$ | OK |
| **1b Target primary energy rate and dwelling primary energy** | | |
| *Target primary energy* | *57.27 $kWh_{PE}/m^2$* | |
| Dwelling primary energy | 50.05 $kWh_{PE}/m^2$ | OK |
| **1c Target fabric energy efficiency and dwelling fabric energy efficiency** | | |
| *Target fabric energy efficiency* | *35.9 $kWh/m^2$* | |
| Dwelling fabric energy efficiency | 32.4 $kWh/m^2$ | OK |

| 2a Fabric U-values | | | | |
|---|---|---|---|---|
| **Element** | ***Maximum permitted average U-Value [$W/m^2K$]*** | **Dwelling average U-Value [$W/m^2K$]** | **Element with highest individual U-Value** | |
| External walls | *0.26* | 0.18 | Walls (1) (0.18) | OK |
| Party walls | *0.2* | 0 | Party Wall (1) (0) | **N/A** |
| Curtain walls | *1.6* | 0 | N/A | **N/A** |
| Floors | *0.18* | 0.11 | Ground Floor (0.11) | OK |
| Roofs | *0.16* | 0.09 | Roof (1) (0.09) | OK |
| Windows, doors, and roof windows | *1.6* | 1.28 | Glazing - Rear (1.4) | OK |
| Rooflights | *2.2* | N/A | N/A | **N/A** |

| 2b Envelope elements (better than typically expected values are flagged with a subsequent (!)) | | |
|---|---|---|
| **Name** | **Net area [$m^2$]** | **U-Value [$W/m^2K$]** |
| Exposed wall: Walls (1) | 79.531 | 0.18 |
| Party wall: Party Wall (1) | 43.01 | 0 **(!)** |
| Ground floor: Ground Floor, Ground Floor | 42.11 | 0.11 |
| Exposed roof: Roof (1) | 42.11 | 0.09 **(!)** |

| 2c Openings (better than typically expected values are flagged with a subsequent (!)) | | | | |
|---|---|---|---|---|
| **Name** | **Area [$m^2$]** | **Orientation** | **Frame factor** | **U-Value [$W/m^2K$]** |
| Door - Front, Front Door | 2.121 | East | N/A | 1 **(!)** |
| Glazing - Front, Windows / Glazed Doors | 2.3895 | East | 1.0 | 1.3 |
| Glazing - Front, Windows / Glazed Doors | 1.44 | East | 1.0 | 1.3 |
| Glazing - Front, Windows / Glazed Doors | 0.6615 | East | 1.0 | 1.3 |
| Glazing - Rear, Windows / Glazed Doors | 2.124 | West | 1.0 | 1.3 |
| Glazing - Rear, Windows / Glazed Doors | 1.26 | West | 1.0 | 1.3 |
| Glazing - Rear, Windows / Glazed Doors | 1.17 | West | 1.0 | 1.3 |

| Name | Area [$m^2$] | Orientation | Frame factor | U-Value [$W/m^2K$] |
|---|---|---|---|---|
| Glazing - Rear, Patio Door | 3.003 | West | 1.0 | 1.4 |

| 2d Thermal bridging (better than typically expected values are flagged with a subsequent (!)) | | | | |
|---|---|---|---|---|
| Building part **1 - Main Dwelling**: Thermal bridging calculated from linear thermal transmittances for each junction | | | | |
| **Main element** | **Junction detail** | **Source** | **Psi value [W/mK]** | **Drawing / reference** |
| External wall | E2: Other lintels (including other steel lintels) | Calculated by person with suitable expertise | 0.051 | AES custom psi values |
| External wall | E3: Sill | Calculated by person with suitable expertise | 0.025 **(!)** | AES custom psi values |
| External wall | E4: Jamb | Calculated by person with suitable expertise | 0.019 **(!)** | AES custom psi values |
| External wall | E5: Ground floor (normal) | Calculated by person with suitable expertise | 0.06 | AES custom psi values |
| External wall | E6: Intermediate floor within a dwelling | Calculated by person with suitable expertise | 0.002 **(!)** | AES custom psi values |
| External wall | E10: Eaves (insulation at ceiling level) | Calculated by person with suitable expertise | 0.065 | AES custom psi values |
| External wall | E12: Gable (insulation at ceiling level) | Calculated by person with suitable expertise | 0.04 | AES custom psi values |
| External wall | E16: Corner (normal) | Calculated by person with suitable expertise | 0.036 **(!)** | AES custom psi values |
| External wall | E18: Party wall between dwellings | Calculated by person with suitable expertise | 0.028 **(!)** | AES custom psi values |
| Party wall | P1: Ground floor | Calculated by person with suitable expertise | 0.031 **(!)** | AES custom psi values |
| Party wall | P2: Intermediate floor within a dwelling | SAP table default | 0 **(!)** | |
| Party wall | P4: Roof (insulation at ceiling level) | Calculated by person with suitable expertise | 0.035 **(!)** | AES custom psi values |

| 3 Air permeability (better than typically expected values are flagged with a subsequent (!)) | | |
|---|---|---|
| *Maximum permitted air permeability at 50Pa* | *8 $m^3/hm^2$* | |
| Dwelling air permeability at 50Pa | 5.01 $m^3/hm^2$, Design value | **OK** |
| Air permeability test certificate reference | | |

| 4 Space heating | |
|---|---|
| **Main heating system 1**: Heat network - Heat network | |
| Efficiency | |
| Emitter type | |
| Flow temperature | |
| System type | |
| Manufacturer | |
| Model | |
| Commissioning | |
| **Secondary heating system**: N/A | |
| Fuel | N/A |
| Efficiency | N/A |
| Commissioning | |

| 5 Hot water | |
|---|---|
| **Cylinder/store** - type: N/A | |
| Capacity | N/A |
| Declared heat loss | N/A |
| Primary pipework insulated | N/A |
| Manufacturer | |
| Model | |
| Commissioning | |
| **Waste water heat recovery system 1** - type: N/A | |
| Efficiency | |
| Manufacturer | |
| Model | |

## 6 Controls

| | | |
|---|---|---|
| **Main heating 1** - type: Flat rate charging, programmer, and TRVs | | |
| Function | | |
| Ecodesign class | | |
| Manufacturer | | |
| Model | | |
| **Water heating** - type: Cylinder thermostat and HW separately timed | | |
| Manufacturer | | |
| Model | HIU | |

## 7 Lighting

| | | |
|---|---|---|
| *Minimum permitted light source efficacy* | *75 lm/W* | |
| Lowest light source efficacy | 81 lm/W | **OK** |
| External lights control | N/A | |

## 8 Mechanical ventilation

| | | |
|---|---|---|
| **System type:** Decentralised mechanical extract | | |
| *Maximum permitted specific fan power* | *0.7 W/(l/s)* | |
| Specific fan power | 0.16 W/(l/s) | **OK** |
| *Minimum permitted heat recovery efficiency* | *N/A* | |
| Heat recovery efficiency | N/A | **N/A** |
| Manufacturer/Model | Lo-Carbon NBR dMEV C 100, 498095 | |
| Commissioning | | |

## 9 Local generation

N/A

## 10 Heat networks

| | |
|---|---|
| **Network name**: Bexhill District Heat Network (GTC) | |
| Service provision | Space and water heating |
| Status | New heat network |
| Carbon dioxide emission factor for delivered heat | 0.058 $kgCO_2/kWh$ |
| Primary energy factor for delivered heat | 0.606 $kWh_{PE}/kWh$ |

## 11 Supporting documentary evidence

N/A

## 12 Declarations

### a. Assessor Declaration

This declaration by the assessor is confirmation that the contents of this BREL Compliance Report are a true and accurate reflection based upon the design information submitted for this dwelling for the purpose of carrying out the "As designed" assessment, and that the supporting documentary evidence (SAP Conventions, Appendix 1 (documentary evidence) schedules the minimum documentary evidence required) has been reviewed in the course of preparing this BREL Compliance Report.

| | | | |
|---|---|---|---|
| Signed: | D.Hilsdon | Assessor ID: | L030-0001 |
| Name: | D.Hilsdon | Date: | 05/07/2024 |

### b. Client Declaration

N/A

# Predicted Energy Assessment

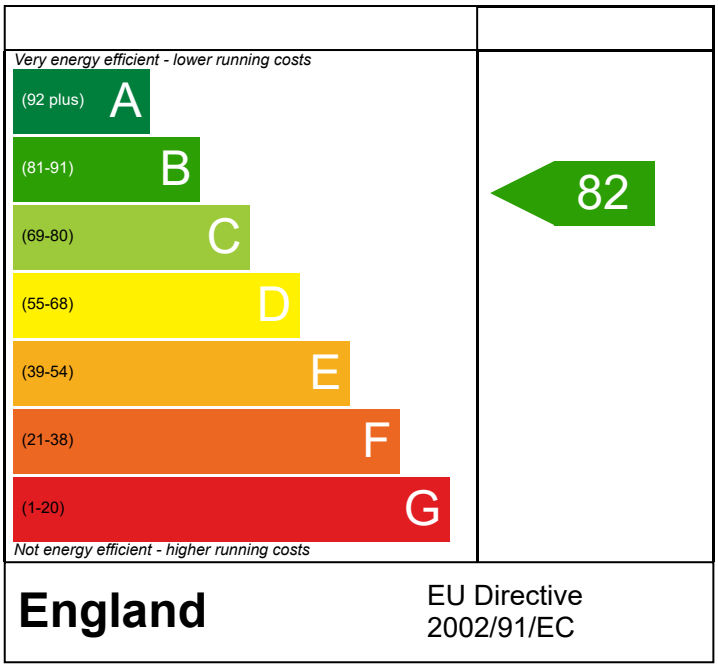
Plot 345, 3, Sandgrouse Drive, Bexhill, TN40 2QS

| | |
|---|---|
| Dwelling type: | House, Semi-Detached |
| Date of assessment: | 05/07/2024 |
| Produced by: | Daniel Hilsdon |
| Total floor area: | 84.22 m² |
| DRRN: | 9675-2703-0640 |

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

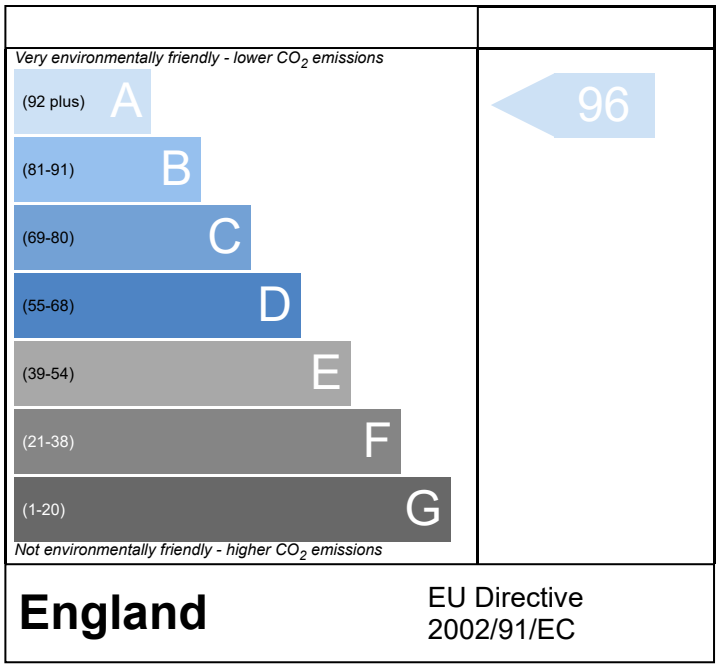
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

## Energy Efficiency Rating




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.

## Environmental Impact ($CO_2$) Rating




The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide ($CO_2$) emissions. The higher the rating the less impact it has on the environment.