

Regulations Compliance Report

Approved Document L1A 2010 edition assessed by Stroma FSAP 2009 program, Version: 1.5.0.11

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Project Information:

Assessed By: Gary Nicholls (STRO003305) **Building Type:** Semi-detached Flat

Dwelling Details:

NEW DWELLING DESIGN STAGE

Site Reference : Flat 2 - 33 Wicklow Street **Plot Reference:** BEC/STUDIOV/WICKLOW/0004

Address : Flat 2 - 33 Wicklow Street, 33 Wicklow Street, Kings Cross, London, N1

Client Details:

Name: Studio V Architects

Address : 224 West Hendon Broadway, Hendon, London, NW9 7ED

This report covers items included within the SAP calculations.

It is not a complete report of regulations compliance.

1 TER and DER

Fuel for main heating system: Natural gas

Fuel factor: 1.00 (natural gas)

Target Carbon Dioxide Emission Rate (TER) 19.21 kg/m²

Dwelling Carbon Dioxide Emission Rate (DER) 13.65 kg/m² **OK**

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.21 (max. 0.70)	OK
Party wall	0.00 (max. 0.20)	-	OK
Floor	(no floor)		
Roof	0.15 (max. 0.20)	0.15 (max. 0.35)	OK
Openings	1.32 (max. 2.00)	1.50 (max. 3.30)	OK

3 Air permeability

Air permeability at 50 pascals	3.00	
Maximum	10.0	OK

4 Heating efficiency

Main Heating system:	Database: (rev 331, product index 016661): Boiler system with radiators or underfloor - mains gas Brand name: Alpha Model: InTec 34C Model qualifier: (Combi boiler) Efficiency 88.8 % SEDBUK2009 Minimum 88.0 %	OK
Secondary heating system:	None	

5 Cylinder insulation

Hot water Storage:	No cylinder	N/A
Solar water heating		
Dedicated solar storage volume:	90 litres	

Regulations Compliance Report

Minimum:	62 litres	OK
6 Controls		
Space heating controls	Time and temperature zone control	OK
Hot water controls:	No cylinder	
Boiler interlock:	Yes	OK
7 Low energy lights		
Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	OK
8 Mechanical ventilation		
Not applicable		
9 Summertime temperature		
Overheating risk (South East England):	Slight	OK
Based on:		
Overshading:	Average or unknown	
Windows facing: North West	5.4m ² , Overhang twice as wide as window, ratio NaN	
Windows facing: South East	5.04m ² , Overhang twice as wide as window, ratio NaN	
Windows facing: North East	3.6m ² , Overhang twice as wide as window, ratio NaN	
Roof windows facing: North West	3.6m ²	
Roof windows facing: South East	2.42m ²	
Ventilation rate:	6.00	
Blinds/curtains:	None	
	shutter closed 100% of daylight hours	
10 Key features		
Air permeability	3.0 m ³ /m ² h	
Roof window U-value	1.3 W/m ² K	
Windows U-value	1.3 W/m ² K	
External Walls U-value	0.19 W/m ² K	
Solar water heating		

SAP Input

Property Details: Flat 2 - 33 Wicklow Street

Address: Flat 2 - 33 Wicklow Street, 33 Wicklow Street, Kings Cross, London, N1
 Located in: England
 Region: South East England
 UPRN: na
 Date of assessment: 20 November 2012
 Date of certificate: 20 November 2012
 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
 Dwelling designed to use less than 125 litres per Person per day: True

Property description:

Dwelling type: Flat
 Detachment: Semi-detached
 Year Completed: 2012
 Floor Location: Floor 0
 Floor area: 71.9 m²
 Storey height: 2.8 m
 Living area: 30.8 m² (fraction 0.428)
 Front of dwelling faces: North West

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
front door	Manufacturer	Solid			Wood
windows front	Manufacturer	Windows	double-glazed	Yes	PVC-U
windows rear	Manufacturer	Windows	double-glazed	Yes	PVC-U
windows side	Manufacturer	Windows	double-glazed	Yes	PVC-U
velux front	Manufacturer	Roof Windows	double-glazed	Yes	PVC-U
velux rear	Manufacturer	Roof Windows	double-glazed	Yes	PVC-U

Name:	Gap:	Frame Factor:	g-value:	U-value:	Area:	No. of Openings:
front door	mm	0.7	0	1.5	1.92	1
windows front	16mm or more	0.7	0.76	1.3	5.4	1
windows rear	16mm or more	0.7	0.76	1.3	5.04	1
windows side	16mm or more	0.7	0.76	1.3	3.6	1
velux front	16mm or more	0.7	0.76	1.3	3.6	1
velux rear	16mm or more	0.7	0.76	1.3	2.42	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
front door		wall to common area	North East	0	0
windows front		corium steel wall	North West	0	0
windows rear		corium steel wall	South East	0	0
windows side		corium steel wall	North East	0	0
velux front		slope roof	North West	0	0
velux rear		slope roof	South East	0	0

Overshading: Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
corium steel wall	59.3	14.04	45.26	0.19	0	False	N/A
wall to common area	13.75	1.92	11.83	0.25	0.82	False	N/A
slope roof	71.9	6.02	65.88	0.15	0		N/A

SAP Input

Internal Elements

Party Elements

party wall 43.96 N/A

Thermal bridges:

Thermal bridges: User-defined y-value
y =0.04
Reference: apa details

Ventilation:

Pressure test: Yes (As designed)
Ventilation: Natural ventilation (extract fans)
Number of chimneys: 0
Number of open flues: 0
Number of fans: 3
Number of sides sheltered: 2
Pressure test: 3

Main heating system:

Main heating system: Central heating systems with radiators or underfloor heating
Gas boilers and oil boilers
Fuel: mains gas
Info Source: Boiler Database
Database: (rev 331, product index 016661) SEDBUK2009 88.8%
Brand name: Alpha
Model: InTec 34C
Model qualifier:
(Combi boiler)
Systems with radiators
Pump in heat space: Yes
Delayed start

Main heating Control:

Main heating Control: Time and temperature zone control
Control code: 2110
Boiler interlock: Yes

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :mains gas
No hot water cylinder
Flue Gas Heat Recovery System:
Database (rev 331, product index 060001)
Brand name: Zenex
Model: GasSaver
Model qualifier: GS-1
Solar panel: True
aperture area: 2.5
Flat plate, glazed
default values: False
collector zero-loss efficiency: 0.8
collector heat loss coefficient: 3.175
orientation: SE/SW, 30° pitch
overshading: None or Very Little (<20%)
dedicated solar store volume: 90 litres (seperate store)

SAP Input

solar powered pump: False

Others:

Electricity tariff:	standard tariff
In Smoke Control Area:	Unknown
Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	None
Assess Zero Carbon Home:	No

Predicted Energy Assessment

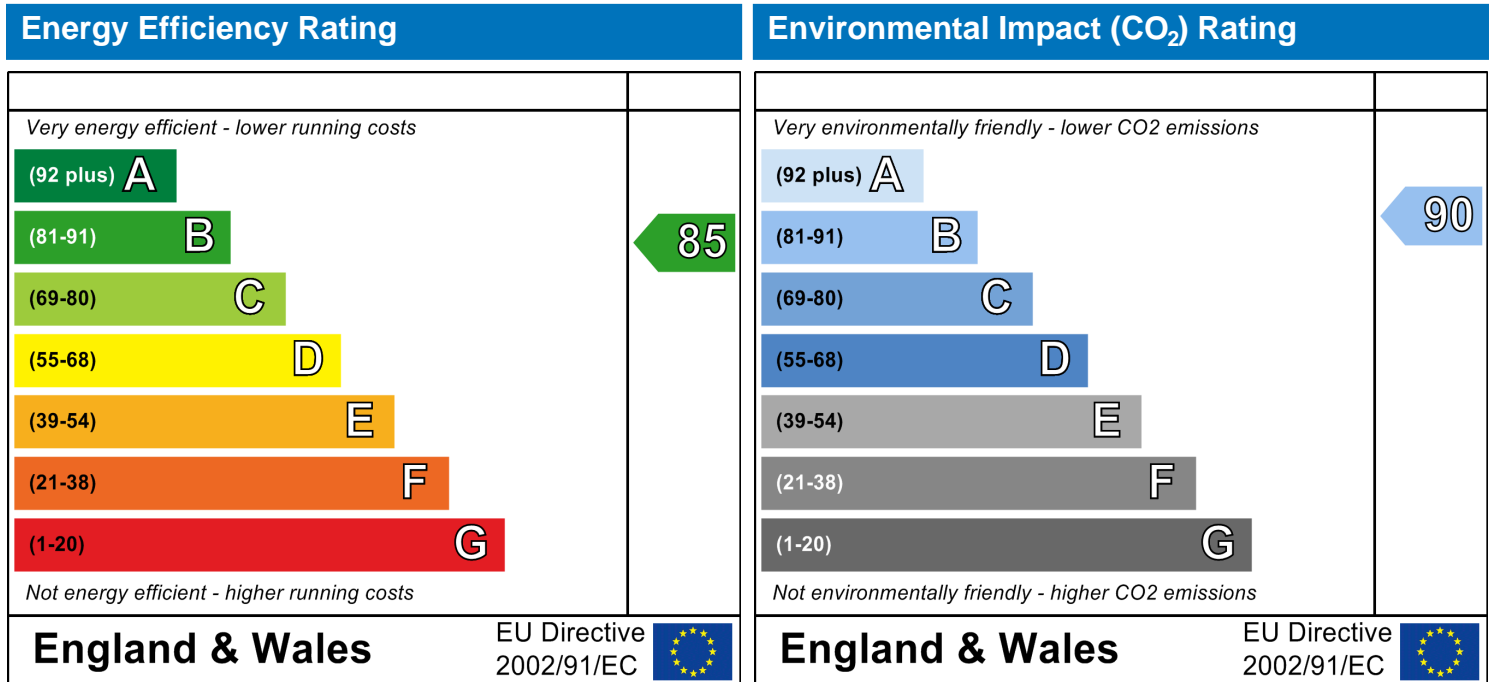
Flat 2 - 33 Wicklow Street
 33 Wicklow Street
 Kings Cross
 London
 N1

Dwelling type:
 Date of assessment:
 Produced by:
 Total floor area:

Semi-detached Top floor Flat
 20 November 2012
 Gary Nicholls
 71.9 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 2009 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.