Property Details: Flat 1

Address: Flat 1, Garages adj. to 10 Ferdinand St., Camden, London, NW1 8ET

Located in: England Region: Thames valley

UPRN:

Date of assessment: 16 December 2013
Date of certificate: 24 October 2014

Assessment type: New dwelling design stage

Transaction type:

Tenure type:

Related party disclosure:

Thermal Mass Parameter:

New dwelling

Unknown

No related party

Indicative Value Medium

Dwelling designed to use less than 125 litres per Person per day: True

Property description:

Dwelling type: Flat

Detachment:

Year Completed: 2013

Floor Location: Floor area: Storey height:

Floor 0 79.5 m^2 2.4 m

Living area: 27.5 m² (fraction 0.346)

Front of dwelling faces: Unspecified

Opening types:

Source: Glazing: Argon: Frame: Name: Type: south Manufacturer Windows low-E, En = 0.05, soft coat Yes Manufacturer Windows low-E, En = 0.05, soft coat Yes east Manufacturer Windows low-E, En = 0.05, soft coat west Yes

Name:	Gap:	Frame Fa	actor: g-value:	U-value:	Area:	No. of Openings:
south	16mm or more	0.7	0.63	1.4	4.88	1
east	16mm or more	0.7	0.63	1.4	3.8	1
west	16mm or more	0.7	0.63	1.4	4.9	1

Name: Type-Name: Location: Orient: Width: Height: south South South east East East 0 0 0 0 West West west

Overshading: Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Карра:
External Elemen	<u>ts</u>						
North	37.6	0	37.6	0.2	0	False	N/A
East	16	3.8	12.2	0.2	0	False	N/A
South	15.05	4.88	10.17	0.2	0	False	N/A
West	4.56	4.9	-0.34	0.2	0	False	N/A
flat roof	4.55	0	4.55	0.16	0		N/A
Ground Floor	79.5			0.15			N/A
Internal Element	6						

Internal Elements

Party Elements

Thermal bridges:
Thermal bridges:

User-defined (individual PSI-values) Y-Value = 0.102

Length PSI-value

8.92	0.3	Other lintels (including other steel lintels)
8.92	0.04	Sill
20.04	0.05	Jamb
46	0.16	Ground floor
46	0.07	Intermediate floor between dwellings
8.66	0.04	Flat roof
12	0.09	Corner (normal)
2.4	0	Corner (inverted)
	8.92 20.04 46 46 8.66 12	8.92 0.04 20.04 0.05 46 0.16 46 0.07 8.66 0.04 12 0.09

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: 4

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 366, product index 016776) SEDBUK2009 89.0%

Brand name: Ideal Model: Logic Combi E Model qualifier: 30 (Combi boiler) Systems with radiators Pump in heat space: Yes

Enhanced Load Compensator

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 Solar panel: False

Others:

Electricity tariff: standard tariff

In Smoke Control Area: Yes

Conservatory: No conservatory

Low energy lights: 100%
Terrain type: Dense urban
EPC language: English
Wind turbine: No

Photovoltaics: Photovoltaic 1

Installed Peak power: 1.308

Tilt of collector: 30°

Overshading: None or very little

Collector Orientation: South

Assess Zero Carbon Home:

Stroma FSAP 2009 Version: 1.5.0.60 (SAP 9.90) - http://www.stroma.com

Property Details: Flat 2

Address: Flat 1, Garages adj. to 10 Ferdinand St., Camden, London, NW1 8ET

Located in: England Region: Thames valley

UPRN:

Date of assessment: 16 December 2013
Date of certificate: 24 October 2014

Assessment type: New dwelling design stage

Transaction type:

Tenure type:

Related party disclosure:

Thermal Mass Parameter:

New dwelling

Unknown

No related party

Indicative Value Medium

Dwelling designed to use less than 125 litres per Person per day: True

Property description:

Dwelling type: Flat

Detachment:

Year Completed: 2013

Floor Location: Floor area: Storey height:

Floor 0 32 m² 2.4 m

Living area: 21 m² (fraction 0.656)

Front of dwelling faces: Unspecified

Opening types:

Name: Source: Type: Glazing: Argon: Frame:

east Manufacturer Windows low-E, En = 0.05, soft coat Yes

Name: Gap: Frame Factor: g-value: U-value: Area: No. of Openings:

east 16mm or more 0.7 0.63 1.4 6.24 1

Name: Type-Name: Location: Orient: Width: Height:

east East East 0 0

Overshading: Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Eleme	<u>nts</u>						
East	11.16	6.24	4.92	0.2	0	False	N/A
West	11.16	0	11.16	0.2	0.54	False	N/A
flat roof	11.8	0	11.8	0.16	0		N/A
Ground Floor	32			0.15			N/Δ

Internal Elements
Party Elements

Thermal bridges

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.111

	Length	PSI-va	alue
Approved source	2.89	0.3	Other lintels (including other steel lintels)
Approved source	2.89	0.04	Sill
Approved source	4.32	0.05	Jamb
Approved source	23	0.16	Ground floor
Approved source	23	0.07	Intermediate floor between dwellings
Approved source	15.8	0.04	Flat roof
Approved source	2.4	0.09	Corner (normal)

Ventilation:

Pressure test: Yes (As designed)

Ventilation: Natural ventilation (extract fans)

Number of chimneys: 0
Number of open flues: 0
Number of fans: 2
Number of sides sheltered: 2
Pressure test: 4

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 366, product index 016776) SEDBUK2009 89.0%

Brand name: Ideal Model: Logic Combi E Model qualifier: 30 (Combi boiler) Systems with radiators Pump in heat space: Yes

Enhanced Load Compensator

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 Solar panel: False

Others:

Electricity tariff: standard tariff

In Smoke Control Area: Yes

Conservatory: No conservatory

Low energy lights: 100%
Terrain type: Dense urban
EPC language: English
Wind turbine: No

Photovoltaics: Photovoltaic 1

Installed Peak power: 0.654 Tilt of collector: 30°

Overshading: None or very little Collector Orientation: South

Property Details: Flat 3

Address: Flat 1, Garages adj. to 10 Ferdinand St., Camden, London, NW1 8ET

Located in: England Region: Thames valley

UPRN:

Date of assessment: 16 December 2013
Date of certificate: 24 October 2014

Assessment type: New dwelling design stage

Transaction type:

Tenure type:

Related party disclosure:

Thermal Mass Parameter:

New dwelling

Unknown

No related party

Indicative Value Medium

Dwelling designed to use less than 125 litres per Person per day: True

Property description:

Dwelling type: Flat

Detachment:

Year Completed: 2013

Floor Location: Floor area: Storey height:

Floor 0 87 m² 2.9 m

Living area: 25 m² (fraction 0.287)

Front of dwelling faces: Unspecified

Opening types:

Frame: Source: Glazing: Argon: Name: Type: south Manufacturer Windows low-E, En = 0.05, soft coat Yes Manufacturer Windows low-E, En = 0.05, soft coat Yes east Manufacturer Windows low-E, En = 0.05, soft coat west Yes

Name:	Gap:	Frame Fa	actor: g-value:	U-value:	Area:	No. of Openings:
south	16mm or more	0.7	0.63	1.4	3.77	1
east	16mm or more	0.7	0.63	1.4	2.96	1
west	16mm or more	0.7	0.63	1.4	11.8	1

Name: Type-Name: Location: Orient: Width: Height: south South South east East East 0 0 0 0 West West west

Overshading: Average or unknown

Opaque Elements:

Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
45.4	0	45.4	0.2	0	False	N/A
19.33	2.96	16.37	0.2	0	False	N/A
20.4	3.77	16.63	0.2	0	False	N/A
22.2	11.8	10.4	0.2	0	False	N/A
	45.4 19.33 20.4	45.4 0 19.33 2.96 20.4 3.77	45.4 0 45.4 19.33 2.96 16.37 20.4 3.77 16.63	45.4 0 45.4 0.2 19.33 2.96 16.37 0.2 20.4 3.77 16.63 0.2	45.4 0 45.4 0.2 0 19.33 2.96 16.37 0.2 0 20.4 3.77 16.63 0.2 0	45.4 0 45.4 0.2 0 False 19.33 2.96 16.37 0.2 0 False 20.4 3.77 16.63 0.2 0 False

Internal Elements

Party Elements

Thermal bridges

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.0764

Length PSI-value

Approved source 9.04 0.3 Other lintels (including other steel lintels)

Approved source 9.04 0.04 Sill Approved source 13.92 0.05 Jamb

Approved source 48.3 0.07 Intermediate floor between dwellings

Approved source 11.6 0.09 Corner (normal)
Approved source 2.9 0 Corner (inverted)

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: 4

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 366, product index 016776) SEDBUK2009 89.0%

Brand name: Ideal Model: Logic Combi E Model qualifier: 30 (Combi boiler) Systems with radiators Pump in heat space: Yes Enhanced Load Compensator

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
Solar panel: False

Others:

Electricity tariff: standard tariff

In Smoke Control Area: Yes

Conservatory: No conservatory

Low energy lights: 100%
Terrain type: Dense urban
EPC language: English
Wind turbine: No

Photovoltaics: Photovoltaic 1

Installed Peak power: 0.981

Tilt of collector: 30°

Overshading: None or very little Collector Orientation: South

Property Details: Flat 4

Address: Flat 1, Garages adj. to 10 Ferdinand St., Camden, London, NW1 8ET

Located in: England Region: Thames valley

UPRN:

Date of assessment: 16 December 2013
Date of certificate: 24 October 2014

Assessment type: New dwelling design stage

Transaction type:

Tenure type:

Related party disclosure:

Thermal Mass Parameter:

New dwelling

Unknown

No related party

Indicative Value Medium

Dwelling designed to use less than 125 litres per Person per day: True

Property description:

Dwelling type: Flat

Detachment:

Year Completed: 2013

Floor Location: Floor area: Storey height:

Floor 0 49.4 m^2 2.9 m

Living area: 23.9 m² (fraction 0.484)

Front of dwelling faces: Unspecified

Opening types:

Name: Source: Type: Glazing: Argon: Frame:

east Manufacturer Windows low-E, En = 0.05, soft coat Yes west Manufacturer Windows low-E, En = 0.05, soft coat Yes

Frame Factor: g-value: Name: Gap: **U-value:** Area: No. of Openings: 16mm or more 0.7 0.63 1.4 4.9 1 east 0.63 west 16mm or more 0.7 1.4 11.8 1

Type-Name: Location: Orient: Width: Name: Height: Fast Fast 0 0 east 0 0 west West West

Overshading: Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Element	<u>:S</u>						
East	13.5	4.9	8.6	0.2	0	False	N/A
West	19.2	11.8	7.4	0.2	0	False	N/A

Internal Elements
Party Elements

Thermal bridges

Thermal bridges:	User-defined (individual PSI-values) Y-Value = 0.169

	Length	PSI-va	alue
Approved source	7.16	0.3	Other lintels (including other steel lintels)
Approved source	7.16	0.04	Sill
Approved source	13.9	0.05	Jamb
Approved source	30.5	0.07	Intermediate floor between dwellings
Approved source	2.9	0.09	Corner (normal)

Ventilation:

Pressure test: Yes (As designed)

Ventilation: Natural ventilation (extract fans)

Number of chimneys: 0
Number of open flues: 0
Number of fans: 2
Number of sides sheltered: 2
Pressure test: 4

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 366, product index 016776) SEDBUK2009 89.0%

Brand name: Ideal Model: Logic Combi E Model qualifier: 30 (Combi boiler) Systems with radiators Pump in heat space: Yes Enhanced Load Compensator

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 Solar panel: False

Others:

Electricity tariff: standard tariff

In Smoke Control Area: Yes

Conservatory: No conservatory

Low energy lights: 100%

Terrain type: Dense urban

EPC language: English

Wind turbine: No

Photovoltaics: Photovoltaic 1

Installed Peak power: 0.981

Tilt of collector: 30°

Overshading: None or very little Collector Orientation: South

Property Details: Flat 5

Address: Flat 1, Garages adj. to 10 Ferdinand St., Camden, London, NW1 8ET

Located in: England Region: Thames valley

UPRN:

Date of assessment: 16 December 2013 Date of certificate: 24 October 2014

Assessment type: New dwelling design stage

Transaction type:

Tenure type:

Related party disclosure:

Thermal Mass Parameter:

New dwelling

Unknown

No related party

Indicative Value Medium

Dwelling designed to use less than 125 litres per Person per day: True

Property description:

Dwelling type: Flat

Detachment:

Year Completed: 2013

Floor Location: Floor area: Storey height:

Floor 0 74 m² 2.9 m

Living area: 25 m² (fraction 0.287)

Front of dwelling faces: Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
south	Manufacturer	Windows	low-E, $En = 0.05$, soft coat	Yes	
east	Manufacturer	Windows	low-E, $En = 0.05$, soft coat	Yes	
west	Manufacturer	Windows	low-E, $En = 0.05$, soft coat	Yes	
north	Manufacturer	Windows	low-E, $En = 0.05$, soft coat	Yes	

Name:	Gap:	Frame Fa	actor: g-value:	U-value:	Area:	No. of Openings:
south	16mm or more	0.7	0.63	1.4	3.75	1
east	16mm or more	0.7	0.63	1.4	1.85	1
west	16mm or more	0.7	0.63	1.4	4.06	1
north	16mm or more	0.7	0.63	1.4	2.64	1

Width: Height: Type-Name: Location: Orient: Name: South South south east East East 0 0 west West West 0 0 north North North 0 0

Overshading: Average or unknown

Opaque Elements:

Туре:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Карра:
External Elemer	<u>nts</u>						
North	45.4	2.64	42.76	0.2	0	False	N/A
East	19.33	1.85	17.48	0.2	0	False	N/A
South	20.1	3.75	16.35	0.2	0	False	N/A
West	12.9	4.06	8.84	0.2	0	False	N/A
Indonesia Flancas							

Internal Elements

Party Elements

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.0817

Length PSI-value

Approved source 9.3 Other lintels (including other steel lintels)
Approved source 9.3 Sill

Approved source 9.3 0.04 Sill Approved source 12.96 0.05 Jamb

Approved source 44.7 0.07 Intermediate floor between dwellings

Approved source 11.6 0.09 Corner (normal)
Approved source 2.9 0 Corner (inverted)

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: 4

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 366, product index 016776) SEDBUK2009 89.0%

Brand name: Ideal Model: Logic Combi E Model qualifier: 30 (Combi boiler) Systems with radiators Pump in heat space: Yes Enhanced Load Compensator

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 Solar panel: False

Others:

Electricity tariff: standard tariff

In Smoke Control Area: Yes

Conservatory: No conservatory

Low energy lights: 100%
Terrain type: Dense urban
EPC language: English
Wind turbine: No

Photovoltaics: Photovoltaic 1

Installed Peak power: 0.981

Tilt of collector: 30°

Overshading: None or very little

Collector Orientation: South

Assess Zero Carbon Home:

Stroma FSAP 2009 Version: 1.5.0.60 (SAP 9.90) - http://www.stroma.com

Property Details: Flat 6

Address: Flat 1, Garages adj. to 10 Ferdinand St., Camden, London, NW1 8ET

Located in: England Region: Thames valley

UPRN:

Date of assessment: 16 December 2013
Date of certificate: 24 October 2014

Assessment type: New dwelling design stage

Transaction type:

Tenure type:

Related party disclosure:

Thermal Mass Parameter:

New dwelling

Unknown

No related party

Indicative Value Medium

Dwelling designed to use less than 125 litres per Person per day: True

Property description:

Dwelling type: Flat

Detachment:

Year Completed: 2013

Floor Location: Floor area: Storey height:

Floor 0 61 m² 2.9 m

Living area: 23.5 m² (fraction 0.385)

Front of dwelling faces: Unspecified

Opening types:

Name: Source: Type: Glazing: Argon: Frame:

east Manufacturer Windows low-E, En = 0.05, soft coat Yes west Manufacturer Windows low-E, En = 0.05, soft coat Yes

Location:

Name:Gap:Frame Factor: g-value:U-value:Area:No. of Openings:east16mm or more0.70.631.43.071

Orient:

Width:

Height:

west 16mm or more 0.7 0.63 1.4 17.64 1

east East East 0 0 west West West 0 0

Overshading: Average or unknown

Type-Name:

Opaque Elements:

Name:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elemen	<u>nts</u>						
East	13.5	3.07	10.43	0.2	0	False	N/A
West	27.9	17.64	10.26	0.2	0	False	N/A
Internal Flomen	tc						

Internal Elements

Party Elements

Thermal bridges

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1678

	Length	PSI-va	alue
Approved source	9.61	0.3	Other lintels (including other steel lintels)
Approved source	9.61	0.04	Sill
Approved source	17.1	0.05	Jamb
Approved source	36.6	0.07	Intermediate floor between dwellings
Approved source	2.9	0.09	Corner (normal)

Ventilation:

Pressure test: Yes (As designed)

Ventilation: Natural ventilation (extract fans)

Number of chimneys: 0
Number of open flues: 0
Number of fans: 2
Number of sides sheltered: 2
Pressure test: 4

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 366, product index 016776) SEDBUK2009 89.0%

Brand name: Ideal Model: Logic Combi E Model qualifier: 30 (Combi boiler) Systems with radiators Pump in heat space: Yes Enhanced Load Compensator

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 Solar panel: False

Others:

Electricity tariff: standard tariff

In Smoke Control Area: Yes

Conservatory: No conservatory

Low energy lights: 100%

Terrain type: Dense urban

EPC language: English

Wind turbine: No

Photovoltaics: Photovoltaic 1

Installed Peak power: 0.981

Tilt of collector: 30°

Overshading: None or very little Collector Orientation: South

Property Details: Flat 7

Address: Flat 1, Garages adj. to 10 Ferdinand St., Camden, London, NW1 8ET

Located in: England Region: Thames valley

UPRN:

Date of assessment: 16 December 2013 Date of certificate: 24 October 2014

Assessment type: New dwelling design stage

Transaction type:

Tenure type:

Related party disclosure:

Thermal Mass Parameter:

New dwelling

Unknown

No related party

Indicative Value Medium

Dwelling designed to use less than 125 litres per Person per day: True

Property description:

Dwelling type: Flat

Detachment:

Year Completed: 2013

Floor Location: Floor area: Storey height:

Floor 0 74 m² 2.9 m

Living area: 25 m² (fraction 0.287)

Front of dwelling faces: Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
south	Manufacturer	Windows	low-E, $En = 0.05$, soft coat	Yes	
east	Manufacturer	Windows	low-E, $En = 0.05$, soft coat	Yes	
west	Manufacturer	Windows	low-E, $En = 0.05$, soft coat	Yes	
north	Manufacturer	Windows	low-E, $En = 0.05$, soft coat	Yes	
Rooflight	Manufacturer	Roof Windows	low-E, $En = 0.05$, soft coat	Yes	

Name:	Gap:	Frame Fa	actor: g-value:	U-value:	Area:	No. of Openings:
south	16mm or more	0.7	0.63	1.4	3.75	1
east	16mm or more	0.7	0.63	1.4	1.85	1
west	16mm or more	0.7	0.63	1.4	4.06	1
north	16mm or more	0.7	0.63	1.4	2.64	1
Rooflight	16mm or more	0.7	0.63	1.4	3.13	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
south		South	South	0	0
east		East	East	0	0
west		West	West	0	0
north		North	North	0	0
Rooflight		roof	Horizontal	0	0

Overshading: Average or unknown

Opaque Elements

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Карра:
External Elemen	<u>ts</u>						
North	45.4	2.64	42.76	0.2	0	False	N/A
East	19.33	1.85	17.48	0.2	0	False	N/A
South	20.1	3.75	16.35	0.2	0	False	N/A
West	12.9	4.06	8.84	0.2	0	False	N/A
roof	74	3.13	70.87	0.16	0		N/A

Internal Elements

Party Elements

- arty ziomomo			
Thermal bridges:			
Thermal bridges:	User-define		al PSI-values) Y-Value = 0.0387
	Length	PSI-va	
Approved source	9.3	0.3	Other lintels (including other steel lintels)
Approved source	9.3	0.04	Sill
Approved source	12.96	0.05	Jamb Elet roof
Approved source	44.7 11.6	0.04	Flat roof
Approved source Approved source	2.9	0.09 0	Corner (normal) Corner (inverted)
Manathatan			
Ventilation:	\/	-!	
Pressure test:	Yes (As de	-	tract fanc)
Ventilation:	0	ntilation (ex	liact fails)
Number of chimneys: Number of open flues:	0		
Number of open flues. Number of fans:	3		
Number of sides sheltered:	2		
Pressure test:	4		
Main heating system:			
Main heating system:	Central hea	ating system	ns with radiators or underfloor heating
wan nearing system.		and oil boil	· · · · · · · · · · · · · · · · · · ·
	Fuel: main:	s gas	
	Info Source	e: Boiler Da	tabase
	Database:	(rev 366, pr	oduct index 016776) SEDBUK2009 89.0%
	Brand nam	e: Ideal	
	Model: Log		
	Model qual		
	(Combi boi		
		ith radiators	
	•	eat space: Y	
		Load Compe	ensator
	Delayed sta	art	
Main heating Control:			
Main heating Control:			zone control
	Control cod		
	Boiler inter	lock: Yes	
Secondary heating system:			
Secondary heating system:	None		
Water heating:			
Water heating:	From main	heating sys	tem
	Water code		
	Fuel :main:	· ·	
	No hot wat		
0.11	Solar pane	l: False	
Others:			
Electricity tariff:	standard ta	ariff	
In Smoke Control Area:	Yes		
Conservatory:	No conserv	atory	
Low energy lights:	100%		
Terrain type:	Dense urba	an	
EPC language:	English		
Wind turbine:	No		

Photovoltaics:	Photovoltaic 1

Installed Peak power: 0.981

Tilt of collector: 30°

Overshading: None or very little Collector Orientation: South

Property Details: Flat 8

Address: Flat 1, Garages adj. to 10 Ferdinand St., Camden, London, NW1 8ET

Located in: England Region: Thames valley

UPRN:

Date of assessment: 16 December 2013
Date of certificate: 24 October 2014

Assessment type: New dwelling design stage

Transaction type:

Tenure type:

Related party disclosure:

Thermal Mass Parameter:

New dwelling

Unknown

No related party

Indicative Value Medium

Dwelling designed to use less than 125 litres per Person per day: True

Property description:

Dwelling type: Flat

Detachment:

Year Completed: 2013

Floor Location: Floor area: Storey height:

Floor 0 61 m² 2.9 m

Living area: 23.5 m² (fraction 0.385)

Front of dwelling faces: Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
east	Manufacturer	Windows	low-E, $En = 0.05$, soft coat	Yes	
west	Manufacturer	Windows	low-E, $En = 0.05$, soft coat	Yes	
rooflight	Manufacturer	Roof Windows	low-E, $En = 0.05$, soft coat	Yes	

Name:	Gap:	Frame Fa	actor: g-value:	U-value:	Area:	No. of Openings:
east	16mm or more	0.7	0.63	1.4	3.07	1
west	16mm or more	0.7	0.63	1.4	17.64	1
rooflight	16mm or more	0.7	0.63	1.4	5	1

Name: Type-Name: Location: Orient: Width: Height: east East East West west West 0 0 0 0 rooflight Horizontal roof

Overshading: Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Карра:
External Elemen	<u>ts</u>						
East	13.5	3.07	10.43	0.2	0	False	N/A
West	27.9	17.64	10.26	0.2	0	False	N/A
roof	61	5	56	0.16	0		N/A

Internal Elements
Party Elements

Thermal bridges

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.0571

Length PSI-value

Approved source 9.61 0.3 Other lintels (including other steel lintels)

Approved source 9.61 0.04 Sill

Approved source 17.1 0.05 Jamb Approved source 36.6 0.04 Flat roof

Approved source 2.9 0.09 Corner (normal)

Ventilation:

Pressure test: Yes (As designed)

Ventilation: Natural ventilation (extract fans)

Number of chimneys: 0
Number of open flues: 0
Number of fans: 2
Number of sides sheltered: 2
Pressure test: 4

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 366, product index 016776) SEDBUK2009 89.0%

Brand name: Ideal Model: Logic Combi E Model qualifier: 30 (Combi boiler) Systems with radiators Pump in heat space: Yes Enhanced Load Compensator

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 Solar panel: False

Others:

Electricity tariff: standard tariff

In Smoke Control Area: Yes

Conservatory: No conservatory

Low energy lights: 100%
Terrain type: Dense urban
EPC language: English
Wind turbine: No

Photovoltaics: Photovoltaic 1

Installed Peak power: 0.981

Tilt of collector: 30°

Overshading: None or very little Collector Orientation: South