

Property Details: 22 ASHP

Address: Flat 22, Anello Building, 116 Bayham Street, LONDON, NW1 0BA
 Located in: England
 Region: Thames valley
 UPRN: 0587662478
 Date of assessment: 19 February 2016
 Date of certificate: 21 September 2016
 Assessment type: New dwelling as built
 Transaction type: New dwelling
 Tenure type: Unknown
 Related party disclosure: No related party
 Thermal Mass Parameter: Indicative Value Low
 Dwelling designed to use less than 125 litres per Person per day: True

Property description:

Dwelling type: Flat
 Detachment:
 Year Completed: 2015
 Floor Location: Floor area: Storey height:
 Floor 0 191.89 m² 2.476 m
 Living area: 109.53 m² (fraction 0.571)
 Front of dwelling faces: North East

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
FRONT curtain wall	Manufacturer	Windows	low-E, En = 0.05, soft coat	Yes	Metal
FRONT bi fold	Manufacturer	Windows	low-E, En = 0.05, soft coat	Yes	Metal
SIDE A Curtain wall	Manufacturer	Windows	low-E, En = 0.05, soft coat	Yes	Metal
BACK Curtain	Manufacturer	Windows	low-E, En = 0.05, soft coat	Yes	Metal
SIDE B Curtain Wall	Manufacturer	Windows	low-E, En = 0.05, soft coat	Yes	Metal
Roof light	Manufacturer	Roof Windows	low-E, En = 0.05, soft coat	Yes	Metal, thermal break

Name:	Gap:	Frame Factor:	g-value:	U-value:	Area:	No. of Openings:
FRONT curtain wall	16mm or more	0.8	0.63	1.6	30.97	1
FRONT bi fold	16mm or more	0.8	0.63	1.6	18.5	1
SIDE A Curtain wall	16mm or more	0.8	0.63	1.6	2.23	1
BACK Curtain	16mm or more	0.8	0.63	1.6	63.46	1
SIDE B Curtain Wall	16mm or more	0.8	0.63	1.6	2.23	1
Roof light	16mm or more	0.8	0.63	1.6	1.44	3

Name:	Type-Name:	Location:	Orient:	Width:	Height:
FRONT curtain wall	Windows (1)	Rainscreen EWT-03	North East	11.82	2.62
FRONT bi fold	Windows (1)	Rainscreen EWT-03	North East	7.06	2.62
SIDE A Curtain wall	Windows (1)	Rainscreen EWT-03	North West	0.85	2.62
BACK Curtain	Windows (1)	Rainscreen EWT-03	South West	24.22	2.62
SIDE B Curtain Wall	Windows (1)	Rainscreen EWT-03	South East	0.85	2.62
Roof light	Roof windows (1)	Roof	Horizontal	1.2	1.2

Overshading: Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
<u>External Elements</u>							
Rainscreen EWT-03	151.16	117.39	33.77	0.29	0	False	N/A
Roof	191.89	4.32	187.57	0.14	0		N/A
<u>Internal Elements</u>							

Party Elements

Party 27.51 N/A

Thermal bridges:

Thermal bridges: No information on thermal bridging (y=0.15) (y =0.15)

Ventilation:

Pressure test: Yes (As built)
 Ventilation: Balanced with heat recovery
 Brand/Model: Xpelair Xcell S120Q Stratum
 Test efficiency: 86%, SFP: 1.02
 Number of wet rooms: Kitchen + 3
 Ductwork: Insulation, rigid
 Approved Installation Scheme: True
 Number of chimneys: 0
 Number of open flues: 0
 Number of fans: 0
 Number of sides sheltered: 2
 Pressure test: 9.83 (Assessed dwelling is tested)

Main heating system:

Main heating system: Central heating systems with radiators or underfloor heating
 Heat pumps
 Fuel: Electricity
 Info Source: SAP Tables
 SAP Table: 204
 Air-to-water heat pump (electric)
 Underfloor heating, pipes in screed above insulation
 Pump in heat space: Yes
 None

Main heating Control:

Main heating Control: Time and temperature zone control
 Control code: 2207
 Boiler interlock: Yes

Secondary heating system:

Secondary heating system: None

Space cooling system:

Space cooling system: Split/multiple systems
 Tested data to EN 14511:
 Brand/Model: Mitsubishi PUMY
 EER: 3.43
 Compressor control: Systems with variable speed compressors
 Cooled area: 165.53 (fraction 0.863)

Water heating:

Water heating: From main heating system
 Water code: 901
 Fuel :Electricity
 Hot water cylinder
 Cylinder volume: 250 litres
 Cylinder insulation: Measured loss, 1.67kWh/day
 Primary pipework insulation: True
 Cylinderstat: True
 Cylinder in heated space: True
 Immersion: Single
 Solar panel: False

Others:

Electricity tariff: standard tariff
 In Smoke Control Area: Unknown

SAP Input

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: 1 Tilt of collector: 30° Overshading: Modest Collector Orientation: South
Assess Zero Carbon Home:	No