

## Property Details: 21 ASHP

Address: Flat 21, Anello Building, 116 Bayham Street, LONDON, NW1 0BA  
 Located in: England  
 Region: Thames valley  
 UPRN: 2287662478  
 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 0 161.88 m<sup>2</sup> 2.476 m  
 Living area: 90 m<sup>2</sup> (fraction 0.556)  
 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	20.99	1
FRONT bi fold	16mm or more	0.8	0.63	1.6	16.23	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	53.37	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	8.01	2.62
FRONT bi fold	Windows (1)	Rainscreen EWT-03	North East	6.195	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	20.37	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	132.86	95.05	37.81	0.29	0	False	N/A
Roof	161.88	4.32	157.56	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: 9.89 (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: 134.99 (fraction 0.834)

### 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