

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.4.16
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Project Information:

Assessed By: Neil Ingham (STRO010943)

Building Type: Mid-terrace House

Dwelling Details:

NEW DWELLING AS BUILT

Total Floor Area: 113.46m²

Site Reference : 97 & 97a Camden Mews

Plot Reference: 97

Address : 97, Camden Mews, LONDON, NW1 9BU

Client Details:

Name:

Address :

This report covers items included within the SAP calculations.

It is not a complete report of regulations compliance.

1a TER and DER

Fuel for main heating system: Mains gas

Fuel factor: 1.00 (mains gas)

Target Carbon Dioxide Emission Rate (TER)

18.2 kg/m²

Dwelling Carbon Dioxide Emission Rate (DER)

17.96 kg/m²

OK

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)

62.7 kWh/m²

Dwelling Fabric Energy Efficiency (DFEE)

54.5 kWh/m²

OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.17 (max. 0.30)	0.17 (max. 0.70)	OK
Party wall	0.00 (max. 0.20)	-	OK
Floor	0.11 (max. 0.25)	0.11 (max. 0.70)	OK
Roof	0.13 (max. 0.20)	0.13 (max. 0.35)	OK
Openings	1.40 (max. 2.00)	1.40 (max. 3.30)	OK

2a Thermal bridging

Thermal bridging calculated from linear thermal transmittances for each junction

3 Air permeability

Air permeability at 50 pascals

3.52 (measured in this dwelling)

Maximum

10.0

OK

4 Heating efficiency

Main Heating system:

Database: (rev 443, product index 017972):

Boiler systems with radiators or underfloor heating - mains gas

Brand name: Vaillant

Model: ecoFIT pure 630

Model qualifier: VU 306/6-3 (H-GB)

(Regular)

Efficiency 89.9 % SEDBUK2009

Minimum 88.0 %

OK

Secondary heating system:

None

Regulations Compliance Report

5 Cylinder insulation

Hot water Storage:	Measured cylinder loss: 1.50 kWh/day	
	Permitted by DBSCG: 2.24 kWh/day	OK
Primary pipework insulated:	Yes	OK

6 Controls

Space heating controls	TTZC by plumbing and electrical services	OK
Hot water controls:	Cylinderstat	OK
	Independent timer for DHW	OK
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 (Thames valley):	Medium	OK
Based on:		
Overshading:	Average or unknown	
Windows facing: South East	11.93m ²	
Windows facing: North West	2.7m ²	
Windows facing: North East	5.37m ²	
Windows facing: South West	4.84m ²	
Roof windows facing: Horizontal	5.13m ²	
Ventilation rate:	4.00	
Blinds/curtains:	Closed 100% of daylight hours	

10 Key features

Air permeability	3.5 m ³ /m ² h
Party Walls U-value	0 W/m ² K
Floors U-value	0.11 W/m ² K

SAP Input

Property Details: 97

Address: 97, Camden Mews, LONDON, NW1 9BU
 Located in: England
 Region: Thames valley
 UPRN: 9510884678
 Date of assessment: 03 June 2019
 Date of certificate: 06 June 2019
 Assessment type: New dwelling as built
 Transaction type: New dwelling
 Tenure type: Unknown
 Related party disclosure: No related party
 Thermal Mass Parameter: Calculated 170.09
 Water use <= 125 litres/person/day: True
 PCDF Version: 443

Property description:

Dwelling type: House
 Detachment: Mid-terrace
 Year Completed: 2019
 Floor Location: Floor area: Storey height:
 Floor 0 39.71 m² 2.55 m
 Floor 1 45.87 m² 2.8 m
 Floor 2 27.88 m² 2.8 m
 Living area: 45.87 m² (fraction 0.404)
 Front of dwelling faces: South East

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
Front	Manufacturer	Solid			Wood
Front	SAP 2012	Windows	low-E, En = 0.05, soft coat	Yes	PVC-U
Rear	SAP 2012	Windows	low-E, En = 0.05, soft coat	Yes	PVC-U
Side	SAP 2012	Windows	low-E, En = 0.05, soft coat	Yes	PVC-U
Side	SAP 2012	Windows	low-E, En = 0.05, soft coat	Yes	PVC-U
Roof	Manufacturer	Roof Windows	low-E, En = 0.05, soft coat	Yes	PVC-U

Name:	Gap:	Frame Factor:	g-value:	U-value:	Area:	No. of Openings:
Front	mm	0.7	0	1.4	2.2	1
Front	16mm or more	0.7	0.63	1.4	11.93	1
Rear	16mm or more	0.7	0.63	1.4	2.7	1
Side	16mm or more	0.7	0.63	1.4	5.37	1
Side	16mm or more	0.7	0.63	1.4	4.84	1
Roof	16mm or more	0.7	0.63	1.4	5.13	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
Front		SW	South East	0	0
Front		EW	South East	0	0
Rear		EW	North West	0	0
Side		EW	North East	0	0
Side		EW	South West	0	0
Roof		FR	Horizontal	0.001	0

Overshading: Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
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SAP Input

External Elements

EW	144.97	24.84	120.13	0.17	0	False	60
SW	30.84	2.2	28.64	0.17	0	False	60
FR	45.87	5.13	40.74	0.13	0		9
GF	39.71			0.11			110

Internal Elements

IW	154.74						9
IC	73.75						9
IF	73.75						18

Party Elements

PW	50.08						45
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Thermal bridges:

Thermal bridges:	User-defined (individual PSI-values) Y-Value = 0.0922					
	Length	Psi-value				
[Approved]	12.35	0.3	E2	Other lintels (including other steel lintels)		
[Approved]	12.35	0.04	E3	Sill		
[Approved]	43.36	0.05	E4	Jamb		
[Approved]	30.72	0.16	E5	Ground floor (normal)		
[Approved]	51.97	0.07	E6	Intermediate floor within a dwelling		
	41.75	0.08	E14	Flat roof		
[Approved]	52.64	0.09	E16	Corner (normal)		
[Approved]	18	-0.09	E17	Corner (inverted internal area greater than external area)		
[Approved]	15.8	0.06	E18	Party wall between dwellings		
	3.13	0.08	R1	Head		
	3.13	0.06	R2	Sill		
	16.82	0.08	R3	Jamb		

Ventilation:

Pressure test:	Yes (As built)
Ventilation:	Natural ventilation (extract fans)
Number of chimneys:	0
Number of open flues:	0
Number of fans:	4
Number of passive stacks:	0
Number of sides sheltered:	0
Pressure test:	3.52 (Assessed dwelling is tested)

Main heating system:

Main heating system:	Boiler systems with radiators or underfloor heating
	Gas boilers and oil boilers
	Fuel: mains gas
	Info Source: Boiler Database
	Database: (rev 443, product index 017972) Efficiency: Winter 80.2 % Summer: 90.9
	Brand name: Vaillant
	Model: ecoFIT pure 630
	Model qualifier: VU 306/6-3 (H-GB)
	(Regular boiler)
	Systems with radiators
	Central heating pump : 2013 or later
	Design flow temperature: Unknown
	Room-sealed
	Boiler interlock: Yes
	Delayed start

Main heating Control:

Main heating Control:	Time and temperature zone control by suitable arrangement of plumbing and electrical services
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SAP Input

Control code: 2110

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :mains gas
Hot water cylinder
Cylinder volume: 200 litres
Cylinder insulation: Measured loss, 1.5kWh/day
Primary pipework insulation: True
Cylinderstat: True
Cylinder in heated space: True
Solar panel: False

Others:

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