

# 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: 114m<sup>2</sup>

**Site Reference :** 97 & 97a Camden Mews

**Plot Reference:** 97a

**Address :** 97a 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) 17.88 kg/m<sup>2</sup>

Dwelling Carbon Dioxide Emission Rate (DER) 17.71 kg/m<sup>2</sup>

OK

## 1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE) 61.2 kWh/m<sup>2</sup>

Dwelling Fabric Energy Efficiency (DFEE) 53.5 kWh/m<sup>2</sup>

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 3.74 (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

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## 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 <sup>2</sup>	
Windows facing: North West	2.7m <sup>2</sup>	
Windows facing: North East	5.37m <sup>2</sup>	
Windows facing: South West	4.84m <sup>2</sup>	
Roof windows facing: Horizontal	5.13m <sup>2</sup>	
Ventilation rate:	4.00	
Blinds/curtains:	Closed 100% of daylight hours	

## 10 Key features

Air permeability	3.7 m <sup>3</sup> /m <sup>2</sup> h
Party Walls U-value	0 W/m <sup>2</sup> K
Floors U-value	0.11 W/m <sup>2</sup> K

# SAP Input

## Property Details: 97a

Address: 97a Camden Mews, LONDON, NW1 9BU  
 Located in: England  
 Region: Thames valley  
 UPRN: 6555884678  
 Date of assessment: 06 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 167.52  
 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 m<sup>2</sup> 2.55 m  
 Floor 1 45.89 m<sup>2</sup> 2.8 m  
 Floor 2 28.4 m<sup>2</sup> 2.8 m  
 Living area: 45.87 m<sup>2</sup> (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:

# SAP Input

## External Elements

EW	129.06	24.84	104.22	0.17	0	False	60
SW	30.84	2.2	28.64	0.17	0	False	60
FR	45.889	5.13	40.76	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	66.82						45
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## Thermal bridges:

Thermal bridges:	User-defined (individual PSI-values) Y-Value = 0.0996					
	<b>Length</b>	<b>Psi-value</b>				
[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]	21.4	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:	3.74 (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