



Kenavon Drive, Reading

Middle Block M4 SAP Report – As Built

On behalf of **Berkeley Homes**

Berkeley
Designed for life

Project Ref: 37454 | Rev: C01 | Date: April 23

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Date: 26.04.2023

	Name	Position	Signature	Date of first issue
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Approved by:				
For and on behalf of Stantec UK Limited				

Revision	Date	Description	Prepared	Reviewed	Approved
C01	26.04.23	SAP Report – As Built	DS	JW	

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1 As Built – SAP calculations

1.1 Introduction

- 1.1.1 This report summaries the results of the As Built SAP calculations to demonstrate compliance with Part L1A Building Regulations 2013 (with 2016 amendments) and the planning requirements for Kenavon Drive, Reading.
- 1.1.2 The SAPs have been updated to the Architectural record drawings that was provided by PRP and we understand this incorporate all the BHOC changes to date.
- 1.1.3 This report should only be used for the purpose of discharging the planning conditions.
- 1.1.4 The SAPs were completed by a qualified SAP assessor and appended to this report are the As Built SAP block compliance report.

1.2 Middle Block M4 Compliance Results

- 1.2.1 Table 1 below shows the floor area weighted average Target Emissions Rate (TER), Dwellings Emissions Rate (DER), Target Fabric Energy Efficiency Rate (TFEE) and Dwellings Fabric Energy Efficiency (DFEE) for Kenavon Drive.

Table 1: Area weighted TER/ DER and TFEE/ DFEE results

Stage	Weighted Average Results
Total Floor Area (sqm)	2637.40
Average TER/sqm	18.77
Average DER/sqm	14.83
Average TFEE/sqm	40.57
Average DFEE/sqm	45.78
Compliance	Pass
% Improvement DER / TER	20.99
% Improvement DFEE / TFEE	11.38

Appendix A SAP Block Compliance Report

Block Compliance WorkSheet: M4

User Details

Assessor Name: Jon West
Software Name: Stroma FSAP

Stroma Number: STRO005224
Software Version: Version: 1.0.5.60

Calculation Details

Dwelling	DER	TER	DFEE	TFEE	TFA
418	18.22	23.12	60.9	70.7	57.9
419	15.05	18.02	49.9	54.1	82.8
420	13.6	16.31	41.6	45.4	82.8
421	13.37	16.44	40.5	45.5	83.2
422	16.95	22.64	50.4	62.8	48.4
423	16.21	21.22	49.7	59.8	55.4
424	15.62	19.5	46.4	50.8	54
425	16.76	22.27	50.6	62.4	50.7
426	14.73	19.27	38.1	45.3	48.4
427	14.47	17.87	37.9	40.7	51.9
428	13.96	17.42	35.2	38.3	51.9
429	13.54	17.09	31	33.9	48.4
430	15.84	19.3	43.6	45.5	48.4
431	14.83	18.34	41.3	44.6	54
432	14.67	18.97	38.7	45.3	50.7
433	14.73	19.27	38.2	45.3	48.4
434	14.47	17.87	38.2	40.7	51.9
435	13.98	17.1	35.5	36.7	51.9
436	13.54	17.09	31.5	33.9	48.4
437	13.6	17.22	31.6	34.6	48.4
438	14.87	18.39	41.6	44.8	54
439	14.72	19.03	39.2	45.8	50.7
440	14.73	19.27	37.8	45.3	48.4
441	14.47	17.87	38.1	40.7	51.9
442	13.98	17.1	35.7	36.7	51.9
443	13.54	17.09	31.3	33.9	48.4

Block Compliance WorkSheet: M4Cont...

Dwelling	DER	TER	DFEE	TFEE	TFA
444	13.6	17.22	31.5	34.6	48.4
445	14.6	18.05	40.1	43.1	54
446	14.72	19.03	38.9	45.8	50.7
447	14.73	19.27	37.9	45.3	48.4
448	14.47	17.87	38.3	40.7	51.9
449	13.98	17.1	35.6	36.7	51.9
450	13.54	17.09	31.3	33.9	48.4
451	13.6	17.22	31.6	34.6	48.4
452	14.6	18.05	40.5	43.1	54
453	14.85	19.5	39.6	48.3	50.7
454	14.73	19.27	37.8	45.3	48.4
455	14.47	17.87	38.2	40.7	51.9
456	13.78	16.85	34.3	35.5	51.9
457	13.28	16.73	29.7	32.3	48.4
458	13.34	16.85	30.1	32.9	48.4
459	14.6	18.05	39.9	43.1	54
460	15.95	20.69	45.3	54.4	50.7
461	16.42	21.76	47.8	58.2	48.4
462	16.82	21.54	51.4	59.7	51.9
463	16.32	20.75	48.4	55.5	51.9
464	15.26	19.9	40.9	48.6	48.4
465	15.41	20.15	41.7	49.9	48.4
466	16.97	21.72	53.3	62.2	54
467	17.69	23.33	55.5	68.6	50.7

Calculation Summary

Block Compliance WorkSheet: M4Cont...

Total Floor Area	2637.40
Average TER	18.77
Average DER	14.83
Average DFEE	40.57
Average TFEE	45.78
Compliance	Pass
% Improvement DER TER	20.99
% Improvement DFEE TFEE	11.38

Appendix B SAP Key Results

Appended are the key results showing the improvements for each dwelling.

Dwelling	Reference	Status	Certificate Date	Property Type	Address1	Address2	City	Postcode	UPRN	Country	DER	TER	Percent Improvement	Total Floor Area
418	M4-00-01	New dwelling as built	16/03/2023	Flat	1 Carraway Street		READING	RG1 3GB	UPRN-0003	England	18.22456	23.12	21.17	57.9
419	M4-00-02	New dwelling as built	16/03/2023	Maisonette	5 Carraway Street		READING	RG1 3GB	UPRN-0003	England	15.05132	18.02	16.47	82.8
420	M4-00-03	New dwelling as built	16/03/2023	Maisonette	7 Carraway Street		READING	RG1 3GB	UPRN-0003	England	13.60336	16.31	16.59	82.8
421	M4-00-04	New dwelling as built	16/03/2023	Maisonette	9 Carraway Street		READING	RG1 3GB	UPRN-0003	England	13.37404	16.44	18.65	83.2
422	M4-01-01	New dwelling as built	16/03/2023	Flat	Flat 4	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	16.95374	22.64	25.15	48.4
423	M4-01-02	New dwelling as built	16/03/2023	Flat	Flat 3	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	16.21358	21.22	23.59	55.4
424	M4-01-03	New dwelling as built	16/03/2023	Flat	Flat 2	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	15.61915	19.5	19.9	54
425	M4-01-04	New dwelling as built	16/03/2023	Flat	Flat 1	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	16.76016	22.27	24.74	50.7
426	M4-02-01	New dwelling as built	16/03/2023	Flat	Flat 11	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	14.73463	19.27	23.54	48.4
427	M4-02-02	New dwelling as built	16/03/2023	Flat	Flat 10	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	14.46717	17.87	19.04	51.9
428	M4-02-03	New dwelling as built	16/03/2023	Flat	Flat 9	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	13.95778	17.42	19.87	51.9
429	M4-02-04	New dwelling as built	16/03/2023	Flat	Flat 8	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	13.54192	17.09	20.76	48.4
430	M4-02-05	New dwelling as built	16/03/2023	Flat	Flat 7	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	15.83639	19.3	17.95	48.4
431	M4-02-06	New dwelling as built	16/03/2023	Flat	Flat 6	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	14.8341	18.34	19.12	54
432	M1-06-01	New dwelling as built	16/03/2023	Flat	Flat 5	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	14.66866	18.97	22.67	50.7
433	M4-03-01	New dwelling as built	16/03/2023	Flat	Flat 19	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	14.73463	19.27	23.54	48.4
434	M4-03-02	New dwelling as built	16/03/2023	Flat	Flat 18	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	14.46717	17.87	19.04	51.9
435	M4-03-03	New dwelling as built	16/03/2023	Flat	Flat 17	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	13.97766	17.1	18.26	51.9
436	M4-03-04	New dwelling as built	16/03/2023	Flat	Flat 16	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	13.54192	17.09	20.76	48.4
437	M4-03-05	New dwelling as built	16/03/2023	Flat	Flat 15	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	13.60279	17.22	21.01	48.4
438	M4-03-06	New dwelling as built	16/03/2023	Flat	Flat 14	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	14.87203	18.39	19.13	54
439	M4-03-07	New dwelling as built	16/03/2023	Flat	Flat 12	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	14.72115	19.03	22.64	50.7
440	M4-04-01	New dwelling as built	16/03/2023	Flat	Flat 26	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	14.73463	19.27	23.54	48.4
441	M4-04-02	New dwelling as built	16/03/2023	Flat	Flat 25	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	14.46717	17.87	19.04	51.9
442	M4-04-03	New dwelling as built	16/03/2023	Flat	Flat 24	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	13.97766	17.1	18.26	51.9
443	M4-04-04	New dwelling as built	16/03/2023	Flat	Flat 23	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	13.54192	17.09	20.76	48.4
444	M4-04-05	New dwelling as built	16/03/2023	Flat	Flat 22	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	13.60279	17.22	21.01	48.4
445	M4-04-06	New dwelling as built	16/03/2023	Flat	Flat 21	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	14.59898	18.05	19.12	54
446	M4-04-07	New dwelling as built	16/03/2023	Flat	Flat 20	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	14.72115	19.03	22.64	50.7
447	M4-05-01	New dwelling as built	16/03/2023	Flat	Flat 33	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	14.73463	19.27	23.54	48.4
448	M4-05-02	New dwelling as built	16/03/2023	Flat	Flat 32	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	14.46717	17.87	19.04	51.9
449	M4-05-03	New dwelling as built	16/03/2023	Flat	Flat 31	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	13.97766	17.1	18.26	51.9
450	M4-05-04	New dwelling as built	16/03/2023	Flat	Flat 30	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	13.54192	17.09	20.76	48.4
451	M4-05-05	New dwelling as built	16/03/2023	Flat	Flat 29	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	13.60279	17.22	21.01	48.4
452	M4-05-06	New dwelling as built	16/03/2023	Flat	Flat 28	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	14.59898	18.05	19.12	54
453	M4-05-07	New dwelling as built	16/03/2023	Flat	Flat 27	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	14.84654	19.5	23.86	50.7
454	M4-06-01	New dwelling as built	16/03/2023	Flat	Flat 40	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	14.73463	19.27	23.54	48.4
455	M4-06-02	New dwelling as built	16/03/2023	Flat	Flat 39	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	14.46717	17.87	19.04	51.9
456	M4-06-03	New dwelling as built	16/03/2023	Flat	Flat 38	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	13.77619	16.85	18.24	51.9
457	M4-06-04	New dwelling as built	16/03/2023	Flat	Flat 37	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	13.28202	16.73	20.61	48.4
458	M4-06-05	New dwelling as built	16/03/2023	Flat	Flat 36	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	13.34135	16.85	20.82	48.4
459	M4-06-06	New dwelling as built	16/03/2023	Flat	Flat 35	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	14.59898	18.05	19.12	54
460	M4-06-07	New dwelling as built	16/03/2023	Flat	Flat 34	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	15.95445	20.69	22.89	50.7
461	M4-07-01	New dwelling as built	16/03/2023	Flat	Flat 47	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	16.42317	21.76	24.53	48.4
462	M4-07-02	New dwelling as built	16/03/2023	Flat	Flat 46	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	16.8236	21.54	21.9	51.9
463	M4-07-03	New dwelling as built	16/03/2023	Flat	Flat 45	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	16.31698	20.75	21.36	51.9
464	M4-07-04	New dwelling as built	16/03/2023	Flat	Flat 44	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	15.26217	19.9	23.31	48.4

465	M4-07-05	New dwelling as built	16/03/2023	Flat	Flat 43	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	15.40567	20.15	23.55	48.4
466	M4-07-06	New dwelling as built	16/03/2023	Flat	Flat 42	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	16.96674	21.72	21.88	54
467	M4-07-07	New dwelling as built	16/03/2023	Flat	Flat 41	3 Carraway Street	READING	RG1 3GE	UPRN-0003	England	17.68856	23.33	24.18	50.7

Appendix C Assessors accreditation details

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40 assessors in order of distance from GU1 2HD

Jon West

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Accreditation scheme

Stroma Certification Ltd
[▶ More information](#)

Assessor ID

STRO005224