



26 Venetia Close

Reading

Energy and Sustainability Statement



Document Issue Record

This document has been revised and issued as below:

Issue	Date	Comments
1	28.10.2022	Original

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1.0 Executive Summary

EEABS (Elmstead Energy Assessments & Building Services) were instructed to produce an Energy and Sustainability Statement for the proposed development of a single new dwelling at 26 Venetia Close, Emmer Green, Reading RG4 8UG.

This energy and sustainability statement can be used as a supporting document to the planning application to demonstrate that the carbon emissions, and overall energy and sustainability strategy of the proposed development will meet the requirements of Building Regulations.

Assessment Methodology

This assessment has been carried out by following a Be Lean, Be Clean, Be Green Energy Hierarchy.

To calculate the estimated carbon emissions for the development we have used Design SAP 2012 software which is approved by Building Regulations. The baseline Target Emission Rate (TER) is calculated in accordance with Appendix R from the SAP 2012 methodology.

The appraisals within this strategy are based on the Building Regulations Part L (2013) methodology and should not be understood as a predictive assessment of likely future energy requirements.

Proposed Design

Carbon Savings have been made thanks to increased performance of the building's constructions and air permeability. Further savings have also been realised through the use of efficient lighting systems, as well as through the use of natural ventilation.

Overall Energy Assessment Results

The results below show total carbon emissions in kgCO₂/m² and tonnes CO₂ for the development as described throughout the energy hierarchy using SAP 2012.

Table 1 - Overall Carbon Emission Results

	Baseline Target (TER)	Actual Design (DER)	% Saving
SAP 2012 - Carbon Dioxide Emissions (kgCO₂/m²)	16.80	16.73	0.42

The results show that by implementing the energy strategy as described within this report the carbon emissions would be 16.73 kgCO₂/m² which equates to 2.15 tonnes CO₂, compared to 16.80 kgCO₂/m² which equates to 2.16 Tonnes CO₂ for the Baseline.

This would be an overall improvement of 0.42%, therefore satisfying the requirements of Part L Building Regulations.

The SAP Calculation sheet for the development can be found within Appendix A.

Sustainability Measures

In collaboration with the Energy Assessment of the development, an analysis of the overheating strategy within the building has also been carried out.

The SAP calculation carried out for the dwelling has a 'Not Significant' chance of overheating, this is considered as a pass under the SAP 2012 methodology.

It is the design team's intention to minimise waste during the construction process through careful consideration of materials and construction methodology.

All taps, toilets and showers have been specified that are considered to be low water use. The water usage for the dwelling will not exceed a maximum of 110 litres/person/day as required by Part G of the Building Regulations.

The development considered the concept of the waste hierarchy when constructing the proposed building.

The extent of possible flooding on the site has also been analysed using data from the government flood warning information service. The flood map shows that the proposed development site is within Flood Zone 1.

The surface water flood map shows that the proposed site sits within an area of some risk from surface water flooding. The final drainage design should therefore ensure that peak flow and volume of water run-off for the proposed site will be no worse than that of the site prior to development.

The road noise map shows that the site is located in an area of low level road noise.

Conclusion

This energy and sustainability statement has shown that the proposed development of a single dwelling at 26 Venetia Close, Emmer Green, Reading RG4 8UG would satisfy the energy and sustainability requirements of Building Regulations.

2.0 Introduction

EEABS (Elmstead Energy Assessments & Building Services) were instructed to produce an Energy and Sustainability Statement for the proposed development of a single new dwelling at 26 Venetia Close, Emmer Green, Reading RG4 8UG.

This energy and sustainability statement can be used as a supporting document to the planning application to demonstrate that the carbon emissions, and overall energy and sustainability strategy of the proposed development will meet the requirements of Building Regulations.

The planning application is for a new single 3 Bedroom dwelling to be built. A site plan of the site and proposed floor plans and elevations of the new dwelling can be seen below.



Figure 1 - Site Plan of 26 Venetia Close, Reading



Figure 2 - Proposed Floor Plans and Elevations of 26 Venetia Close, Reading

2.1 Planning Policy Context

Policies that relate to the energy efficiency and carbon emissions of the development have been considered in preparation of this energy assessment.

2.1.1 National Planning Policy Framework

The National Planning Policy Framework encourages local planning authorities to adopt proactive strategies to mitigate and adapt to climate change.

They should plan for new development in ways which reduce greenhouse gas emissions; actively support energy efficiency improvements to existing buildings; and set local sustainability requirements which are consistent with the government's policies and standards.

2.1.2 Building Regulations Part L 2013

The assessment of the development against policy targets has been carried out using Part L 2013 benchmarks. Criterion One of the Building Regulations Part L1A 2013 is mandatory and requires that a dwelling does not exceed the CO2 emission rate of that set by a Target Emission Rate (TER) calculated in accordance with Appendix R from the SAP 2012 methodology. It also requires that a dwelling does not exceed the Target Fabric Energy Efficiency (TFEE).

3.0 Assessment Methodology

The energy strategy of the development has been produced by following an Energy Hierarchy shown below taking a fabric first approach.

- Be Lean: use less energy
- Be Clean: supply energy efficiently
- Be Green: use renewable energy

The following methodology has been used to calculate the CO2 emissions for the development.

3.1 SAP 2012

To calculate the estimated carbon emissions of the development at each stage of the energy hierarchy we have used Design SAP 2012 software which is approved by Building Regulations. The baseline Target Emission Rate (TER) is calculated in accordance with Appendix R from the SAP 2012 methodology.

3.2 Limitations

The appraisals within this strategy are based on the Building Regulations Part L (2013) calculation methodology and should not be understood as a predictive assessment of likely future energy requirements or otherwise.

Occupants may operate their systems differently, and/or the weather may be different from the assumptions made by Part L approved calculation methods, leading to differing energy requirements once the development is in operation.

4.0 Energy Assessment

The following sections describe how the dwelling has been modelled and how their associated Carbon Emissions have been calculated.

4.1 Baseline Target

The baseline Target Emission Rate (TER) is calculated in accordance with Appendix R from the SAP 2012 methodology. This Baseline CO₂ emission rate is then used as the basis for the target CO₂ reductions required throughout the Energy Hierarchy.

Table 2 - Baseline Carbon Emission Results

New Dwelling	Area (m ²)	CO ₂ Emission Rate (kgCO ₂ /m ²)	Total CO ₂ Emissions (Tonnes of CO ₂)
26 Venetia Close	128.76	16.80	2.16

The results show that the total Target CO₂ emissions for the development is estimated to be 16.80 kgCO₂/m² which equates to 2.16 Tonnes of CO₂ per annum.

This is the baseline that should be bettered in order to comply with Part L of the Building Regulations.

4.2 Proposed Design

The following section describes the passive design and energy efficiency measures that have been considered and implemented within the proposed development.

4.2.1 Passive Design Measures

Passive design measures are those which reduce the initial energy demand of the building through passive means, for example wall insulation once installed requires no other means of operation and its performance is also unlikely to deteriorate.

Where possible the development has taken a fabric first approach to reducing the initial energy demand by the following methods:

Glazing Performance

Windows and glazed doors are highly efficient double glazing and will have a low U-value of 1.4 W/m².K, helping to reduce the amount of heat loss through the glazing.

Thermal Envelope

The inclusion of high levels of thermal insulation not only helps to reduce the buildings overall energy demand and therefore carbon emissions, but it also plays a vital role in securing the occupant's thermal comfort. It also helps to reduce the buildings peak heating and cooling loads required meaning that smaller plant equipment can be sized, helping to further improve not only carbon emissions but also the cost of the development.

The proposed walls, floor, and roof will provide significant savings over the Part L1 limiting fabric parameters.

Thermal Bridging

Thermal bridges are junctions between parts of the build through which heat can escape, for example the junction where a roof and wall construction meet. To reduce heat loss through these areas all thermal bridges should use Accredited Construction Details (ACD) where possible.

Air Permeability

The air permeability of the development is a measure of how much volume of air can penetrate through its fabric. Therefore, a well built, highly sealed building would result in less unwanted heat loss, and therefore provide a more efficient building.

Part L Building Regulations have a maximum limit of 10 m³/h.m² that must be achieved, the proposed dwelling has achieved a value of 4.92 m³/h.m².

Summary of Passive Design Measures

The table below shows a summary of the passive design measures included for within the development and how they compare against the Part L1 requirements.

Table 3 - Summary Table of Passive Design Measures

Parameter	Part L1a Limiting Values	Development Proposal	% Improvement
U-Values			
Walls	0.30 W/m ² .K	0.18 W/m ² .K	40%
Floors	0.25 W/m ² .K	0.12 W/m ² .K	52%
Roofs	0.20 W/m ² .K	0.13 W/m ² .K	35%
Glazing	2.00 W/m ² .K	1.40 W/m ² .K	30%
Air Permeability	10 m ³ /h.m ²	4.92 m ³ /h.m ²	51%

The summary of passive measures shows that the proposed development will be a considerable improvement over the Part L1 limiting fabric parameters.

4.2.2 Energy Efficiency Measures

Energy efficiency measures are those which seek to supply the remaining demand for energy, after the initial demand has been lowered through passive means, in the most efficient way.

The following energy efficiency measures have been incorporated within the proposed development:

Heating and Hot Water

Heating and hot water is provided by a Worcester Greenstar 8000 Gas Combi Boiler with a seasonal efficiency of 89.2%.

Lighting

The lighting for the development will consist of low energy LED lighting throughout.

Ventilation

The ventilation is assumed to be natural through the use of opening windows, this reduces energy costs and carbon emissions associated with whole house mechanical ventilation systems. Wet rooms and kitchen areas will have local mechanical extract ventilation.

4.2.3 Regulated and Unregulated Energy Sources

Regulated energy sources are those that fall under the Building Regulations such as Space Heating, Hot Water, Space Cooling, Lighting and Auxiliary Loads (Pumps, Fans, and Controls). Unregulated energy sources such as small power, are not a part of the Part L Assessment however every effort should be made in order to reduce the consumption from unregulated sources.

To reduce the demand from unregulated sources the following is recommended:

- Any White Goods installed should be at least A/A+ rated.
- Occupants should be encouraged to turn TVs, computers etc. off at night when not in use.

4.3 Proposed Design Energy Assessment Results

The results below show total carbon emissions in kgCO₂/m² and tonnes CO₂ for the development as described throughout the energy hierarchy.

Table 4 - Proposed Design Carbon Emission Results

New Dwelling	Area (m ²)	CO ₂ Emission Rate (kgCO ₂ /m ²)	Total CO ₂ Emissions (Tonnes of CO ₂)
26 Venetia Close	128.76	16.73	2.15

The results show that by implementing the energy strategy as described within this report the carbon emissions would be 16.73 kgCO₂/m² which equates to 2.15 tonnes CO₂, compared to 16.80 kgCO₂/m² which equates to 2.16 Tonnes CO₂ for the Baseline.

This would be an overall improvement of 0.42%, therefore satisfying the requirements of Part L Building Regulations.

The SAP Calculation sheet for the development can be found within Appendix A.

5.0 Sustainability

5.1 Overheating

In collaboration with the Energy Assessment of the development, an analysis of the overheating strategy within the building has also been carried out.

1. Minimise Internal Heat Gains

To minimise internal heat gains low energy lighting will be used throughout the development. Any new heating pipework will also be well insulated, white goods and computer equipment should also be of the highest efficiency.

2. Reduce the Amount of Heat Entering the Building

Highly efficient windows will reduce the amount of solar gain entering the apartments.

3. Use of Thermal Mass and High Ceilings to Manage Heat within the Building

The building will have a medium thermal mass and it will be well insulated with an improved air permeability value to stop heat from first entering the building.

4. Passive Ventilation

Windows will be openable to allow for fresh air when required.

5. Mechanical Ventilation

A whole house Mechanical supply and extract ventilation system has not been proposed at this stage in order to keep energy consumption to as low as possible. One could be considered further into the detailed design stage if required.

The SAP calculation carried out for the development shows that the dwelling has a 'Not Significant' chance of overheating, this is considered as a pass under the SAP 2012 methodology.

5.2 Materials Use

It is the design team's intention to minimise waste during the construction process through careful consideration of materials and construction methodology.

5.3 Water Efficiency

All taps, toilets and showers have been specified that are considered to be low water use.

The water usage for the dwelling will not exceed a maximum of 110 litres/person/day as required by Part G of the Building Regulations.

5.4 Land Use and Waste

The development considered the concept of the waste hierarchy shown below when constructing the proposed building.

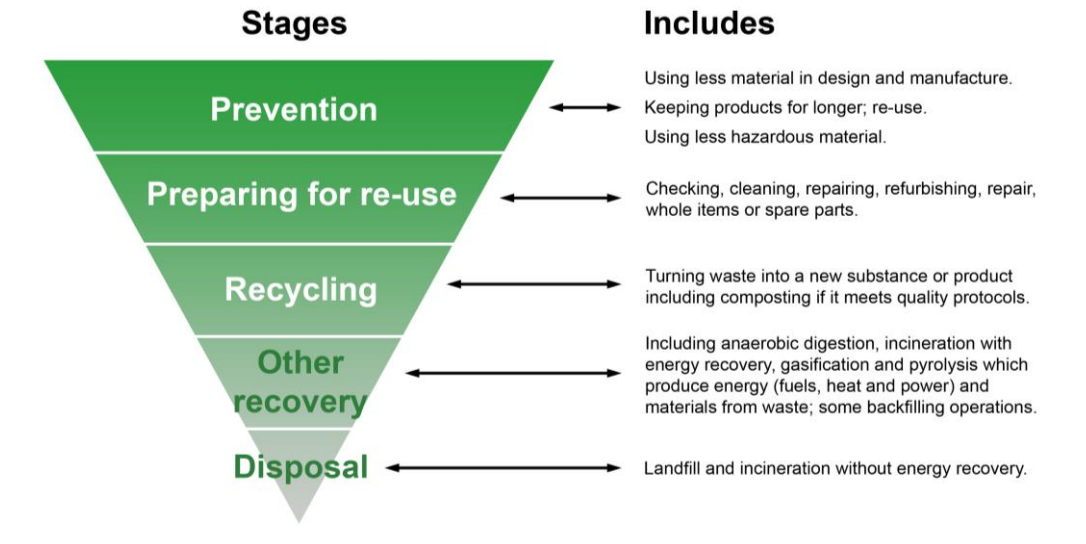


Figure 3 - Waste Hierarchy Diagram

5.5 Flood Risk

The extent of possible flooding on the site has also been analysed using data from the government flood warning information service. The flood map shows that the proposed development site is within Flood Zone 1.

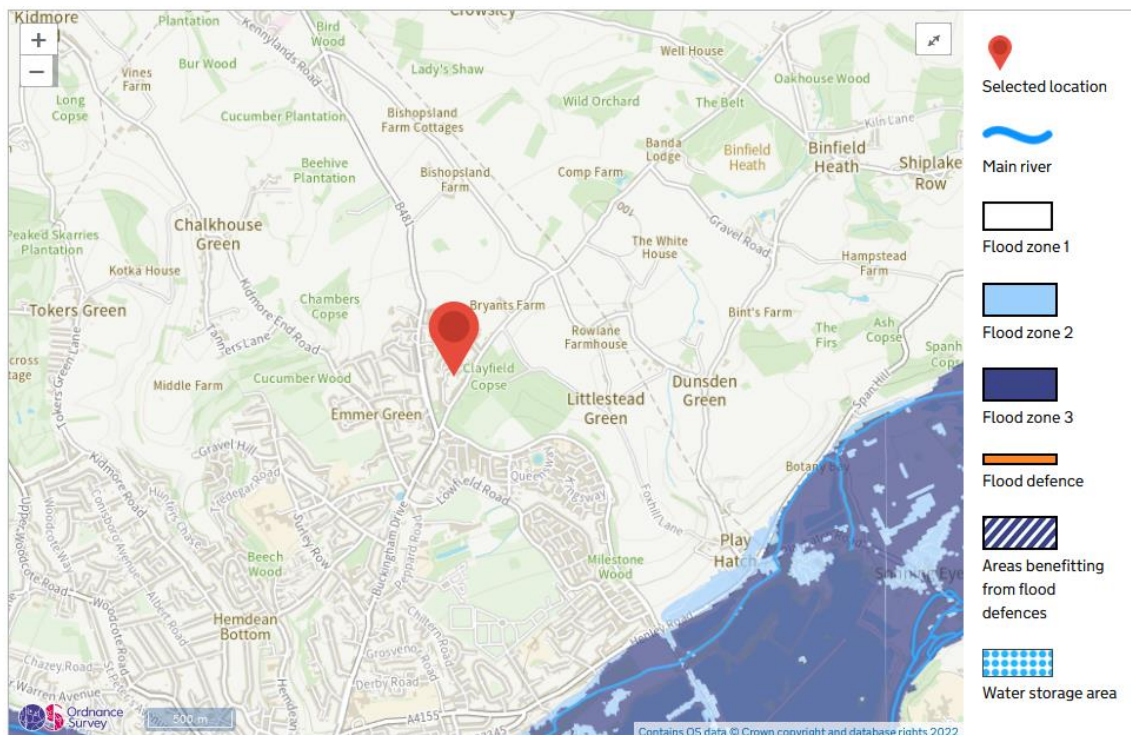
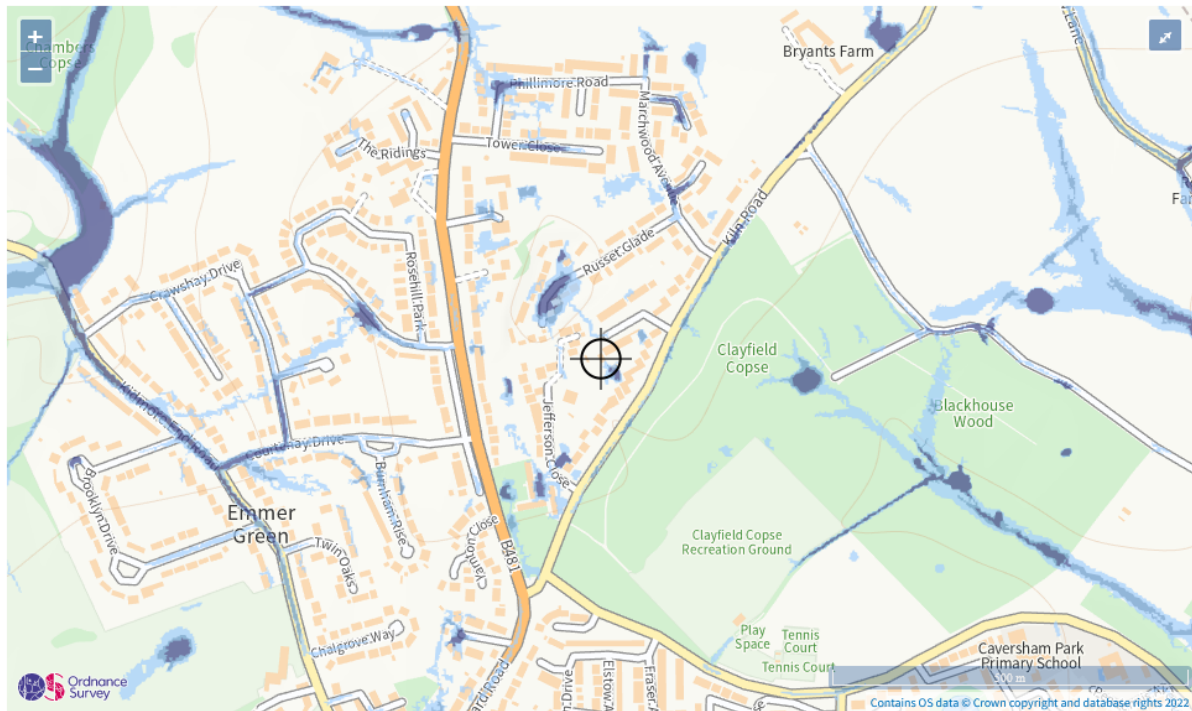


Figure 4 - Flood Risk Map for the Site



Extent of flooding from surface water

● High
 ● Medium
 ● Low
 Very low
 ⊕ Location you selected

Figure 5 - Surface Water Map for the Site

The surface water flood map shows that the proposed site sits within an area of some risk from surface water flooding. The final drainage design should therefore ensure that peak flow and volume of water run-off for the proposed site will be no worse than that of the site prior to development.

5.6 Noise

The road noise map below shows that the site (Red Square) is located in an area of low level road noise.

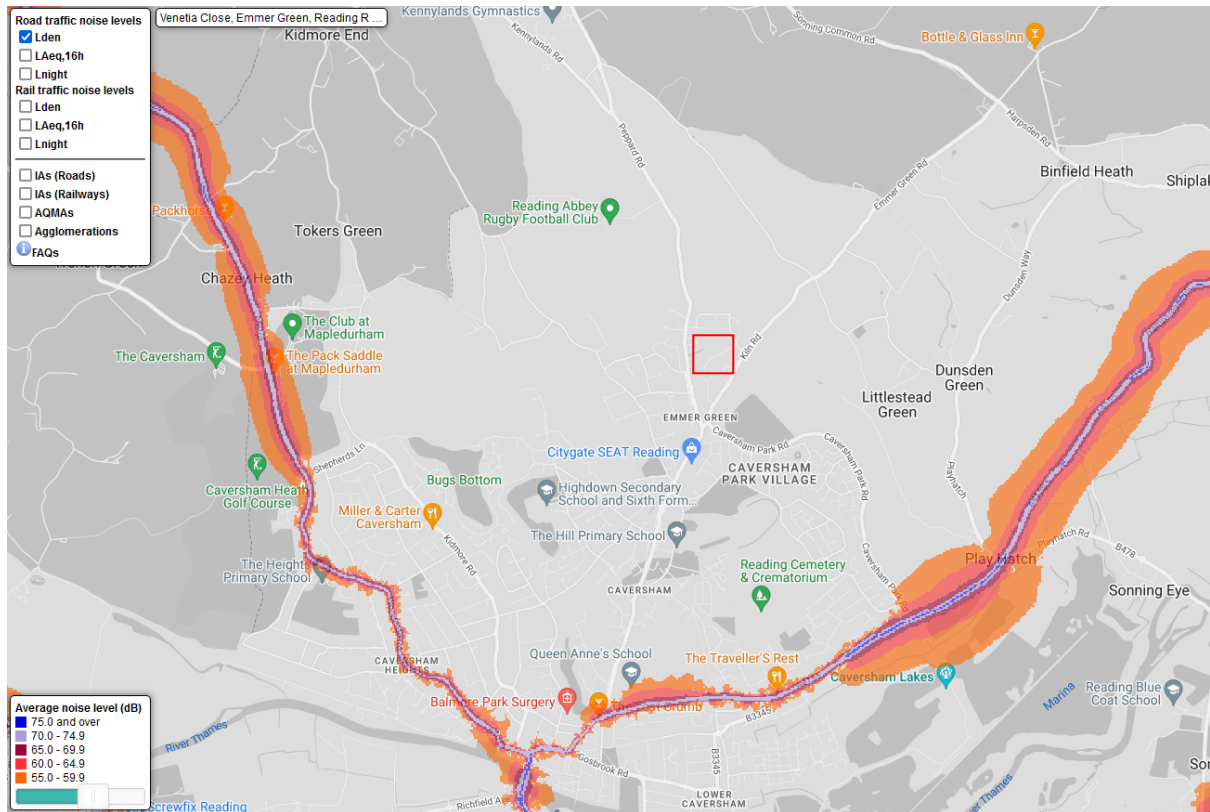


Figure 6 - Road Noise Map for the Site



Appendix A - SAP 2012 Calculation Sheet and Energy Performance Certificate

BUILDING REGULATION COMPLIANCE

Calculation Type: New Build (As Built)

Property Reference	000338	Issued on Date	28/10/2022
Assessment Reference	001	Prop Type Ref	
Property	26 Venetia Close, Emmer Green, READING, RG4 8UG		
SAP Rating	84 B	DER	16.73
Environmental	85 B	% DER<TER	0.42
CO ₂ Emissions (t/year)	1.81	DFEE	49.52
General Requirements Compliance	Pass	% DFEE<TFEE	13.89
Assessor Details	Mr. Darren Coham, Darren Coham, Tel: 07887912456, darrencoham@hotmail.com		Assessor ID
			R789-0001
Client			

SUMMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	16.80	kgCO ₂ /m ²	
Dwelling Carbon Dioxide Emission Rate (DER)	16.73	kgCO ₂ /m ²	Pass
	-0.07 (-0.4%)	kgCO ₂ /m ²	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	57.51	kWh/m ² /yr	
Dwelling Fabric Energy Efficiency (DFEE)	49.52	kWh/m ² /yr	
	-8.0 (-13.9%)	kWh/m ² /yr	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.18 (max. 0.70)	Pass
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	Pass
Roof	0.13 (max. 0.20)	0.13 (max. 0.35)	Pass
Openings	1.37 (max. 2.00)	1.40 (max. 3.30)	Pass

2a Thermal bridging

Thermal bridging calculated from linear thermal transmittances for each junction

3 Air permeability

Air permeability at 50 pascals	4.92 (measured in this dwelling)	m ³ /(h.m ²) @ 50 Pa	
Maximum	10.0	m ³ /(h.m ²) @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

This report has been produced by an accredited Elmhurst member whose work is subject to quality assurance audits. The data used to produce the report has been verified by the Elmhurst members' portal.

BUILDING REGULATION COMPLIANCE

Calculation Type: New Build (As Built)

Main heating system

Boiler system with radiators or underfloor - Mains gas
Data from database
Worcester Greenstar 8000 Style GR8700iW 35 C NG
Combi boiler
Efficiency: 89.2% SEDBUK2009
Minimum: 88.0%

Pass

Secondary heating system

None

5 Cylinder insulation

Hot water storage

No cylinder

6 Controls

Space heating controls

Programmer, room thermostat and TRVs

Pass

Hot water controls

No cylinder

Boiler interlock

Yes

Pass

7 Low energy lights

Percentage of fixed lights with low-energy fittings

100

%

Minimum

75

%

Pass

8 Mechanical ventilation

Not applicable

Criterion 3 – Limiting the effects of heat gains in summer

9 Summertime temperature

Overheating risk (Thames Valley)

Not significant

Pass

Based on:

Overshading

Average

Windows facing North East

2.25 m², No overhang

Windows facing South East

12.38 m², No overhang

Windows facing South West

6.89 m², No overhang

Windows facing North West

8.40 m², No overhang

Air change rate

8.00 ach

Blinds/curtains

None

Criterion 4 – Building performance consistent with DER and DFEE rate

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals

4.92 (measured in this dwelling)

m³/(h.m²) @ 50 Pa

Maximum

10.0

m³/(h.m²) @ 50 Pa

Pass

10 Key features

Floor U-value

0.12

W/m²K

Door U-value

1.00

W/m²K

This report has been produced by an accredited Elmhurst member whose work is subject to quality assurance audits. The data used to produce the report has been verified by the Elmhurst members' portal.

Energy performance certificate (EPC)

26 Venetia Close Emmer Green READING RG4 8UG	Energy rating B	Valid until:	27 October 2032
		Certificate number:	8190-0580-0832-7226-3023

Property type
Detached house

Total floor area
129 square metres

Rules on letting this property

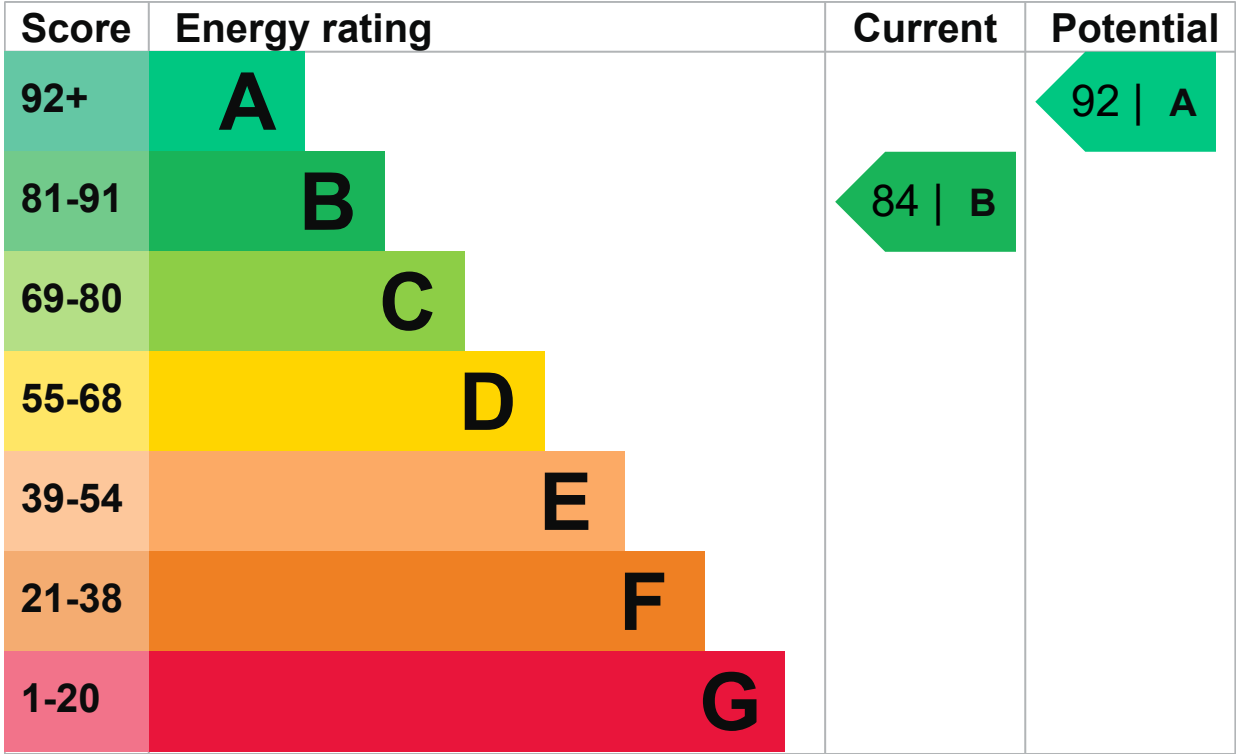
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property’s current energy rating is B. It has the potential to be A.

[See how to improve this property’s energy performance.](#)



The graph shows this property’s current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property’s energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property’s age and type.

Feature	Description	Rating
Walls	Average thermal transmittance 0.18 W/m²K	Very good
Roof	Average thermal transmittance 0.13 W/m²K	Very good
Floor	Average thermal transmittance 0.12 W/m²K	Very good

Feature	Description	Rating
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 4.9 m³/h.m² (as tested)	Good
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 80 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Environmental impact of this property

This property's current environmental impact rating is B. It has the potential to be A.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces

6 tonnes of CO₂

This property produces

1.8 tonnes of CO₂

This property's potential production

0.8 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.0 tonnes per year. This will help to protect the environment.

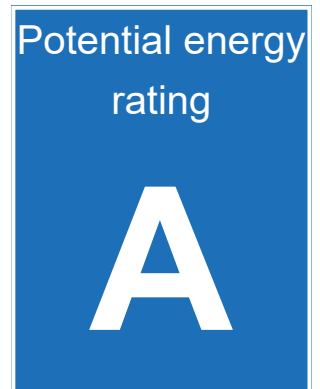
Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from B (84) to A (92).

► [Do I need to follow these steps in order?](#)



Step 1: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£380

Potential rating after completing step 1

92 | A

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022) (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022). This will help you buy a more efficient, low carbon heating system for this property.

[Find energy grants and ways to save energy in your home](https://www.gov.uk/improve-energy-efficiency) (https://www.gov.uk/improve-energy-efficiency).

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£470

Potential saving

£0

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](https://www.gov.uk/improve-energy-efficiency) (https://www.gov.uk/improve-energy-efficiency).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating

Estimated energy used

Space heating

4423 kWh per year

Water heating

1938 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

Darren Coham

Telephone

07887912456

Email

darrencoham@hotmail.com

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/022007

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

28 October 2022

Date of certificate

28 October 2022

Type of assessment

► [SAP](#)

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

[9962-3817-7797-9398-3985 \(/energy-certificate/9962-3817-7797-9398-3985\)](#)

Valid until

12 November 2028
