



BUILDPASS

Alex Omiroei
BP539 – Whitely Wood Lane
SAP Summary

Latest Revision: 1



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Project name	Whitely Wood Lane
Project Ref.	BP539
Report Name	SAP Summary
Author	Andrew Sadler

Document Revision History

Revision Ref	Issue Date	Purpose of issue / description of revision
1	01/07/2022	Design

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Site Name	Alex Omiroei
Client	Amrik Chahal
Site Address	Rear Of 39 - 45 Whitely Wood Lane, RG2 8PN
Architect	Alex Omiroei
Assessor	Andrew Sadler

Drawings	Reference	Date	Design Stage	As Built
Location Plan				
Site Plan		07/2022	x	
Floor Plans	Plans PDF	07/2022	x	
Elevations	Plans PDF	07/2022	x	
Sections	Plans PDF			
Details				

Planning Requirements	Planning Reference	210947
The development hereby permitted shall not be occupied until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwellings hereby permitted have achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition), and built to the higher water efficiency standard under Regulation 36(3). Such evidence shall be in the form of an 'As Built' Standard Assessment Procedure (SAP), produced by an accredited energy assessor. REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.		

Notes

1. Building Fabric

Floor				
Reference	Details			U-Value
Floor Type 1 (Ground Floor)	Slab on ground, 150mm PIR Insulation, 75mm screed			0.11
Floor Type 2	N/A			-
Sheltered Floor (i.e. between garage and flat)	N/A			-
Walls				
Reference	Details			U-Value
External Wall Type 1 (External Wall)	102.5mm outer brick work with 100mm Dritherm 32 insulation, 100mm Celcon Standard blockwork 12.5mm plasterboard on dabs			0.24
External Wall Type 2 (Dormer Cheeks)	(External finish tbc) 100mm timber frame, with 100mm PIR insulation between and 37.5mm insulated plasterboard.			0.21
Sheltered wall (i.e. between living and garage)	N/A			-
Roof				
Reference	Details			U-Value
Pitched Roof	150mm PIR Insulation between rafters, 52.5mm insulated plasterboard to the underside.			0.14
Cold Roof	100mm mineral wool between rafters, 2 x 150mm layered over			0.11
Openings				
Reference	Details	BFRC	U-Value	G-Value
Door (Solid)	Composite door	N/A	1.0	N/A
Door (Glazed)		N/A	1.2	0.64
Windows	Double glazed low-e windows	N/A	1.2	0.64
Roof Lights	Double glazed low-e windows	N/A	1.3	0.64

1.1. Thermal Bridging *(Please ask Buildpass for approved construction details)*

Reference	Type / Details	PSI Value
E2 Lintels	Table K1 Approved	0.05
E3 Sills	Table K1 Approved	0.04
E4 Jamb	Table K1 Approved	0.05
E5 Ground floor	Table K1 Approved	0.16
E6 Intermediate floor	Table K1 Approved	0.07
E11 Eaves (rafter level)	Table K1 Approved	0.04
E12 Gable (eaves level)	Table K1 Approved	0.24
E13 Gable (rafter level)	Table K1 Approved	0.04
E16 Corner (normal)	Table K1 Approved	0.09
R1 Head of roof window	Table K1 Default	0.08
R2 Sill of roof window	Table K1 Default	0.06
R3 Jamb of roof window	Table K1 Default	0.08
R6 Flat ceiling	Table K1 Default	0.06

1.2. Air Leakage Targets

Reference	m ³ /hour/m ² @ 50pa
Depressurization	5



2. MEP

2.1. Ventilation

System Type	Intermittent extract to wet rooms	Commissioning Certificate
Make and Model	tbc	tbc

2.2. Lighting

Internal Lighting (Low Energy Lighting)	LED
Outdoor Lighting (Low Energy Lighting with PIR)	LED with PIR

2.3. Space Heating

Heating Type	Mains gas boiler
Make and Model	Ideal Logic Code Combi
Flue Type (Fanned / Balanced / Open)	Balanced
Pump location (Internal / Outside)	Internal
Heat Emitters (Radiators / UFH / Mixed / Fan Coil)	Radiators
If UFH (Type) (In screed / In Concrete / In Timber)	n/a
Flow Temperatures	>45
Controls	Time and Temperature Zone Control
Boiler Interlock	Yes
Delayed Start	Yes
Weather Compensator	No
Flue Gas Heat Recovery	Yes

2.4. Cooling

Type	None
Make and Model	N/A
Area / Rooms Cooled	N/A

2.5. Water Heating

Heating Type	As Main Heating
Make and Model	-
Cylinder Size	n/a
Heat loss kWh per day	n/a
Insulated Pipework	Fully
Waste Water Heat Recovery	N/A

2.6. Secondary Heating

Heating Type	None
Make and Model	n/a



3. Renewable Technology

3.1. Solar PV

Make and Model	tbc
Output per panel (Wp)	350
Number of panels	4
Orientation	South

3.2. Solar Thermal

Make and Model	None
Type (Evacuated Tube or Flat Plate)	N/A
Gross Area m ²	N/A
Orientation	N/A
Dedicated Cylinder Size	N/A

3.3. Other

Declaration

I confirm that all details provided above are accurate to the best of my knowledge.

Signed

Date

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