

SUMMARY FOR INPUT DATA

Calculation Type: New Build (As Designed)



Property and Energy
Services Ltd.

Property Reference	3567-5	Issued on Date	27/04/2020
Assessment Reference	3567-5	Prop Type Ref	
Property	Plot 5, 209-219 Henley Road, Reading, RG4 6LJ		
SAP Rating	87 B	DER	13.68
Environmental	88 B	TER	13.71
CO ₂ Emissions (t/year)	1.58	% DER<TER	0.25
General Requirements Compliance	Pass	DFEE	36.69
		TFEE	43.45
		% DFEE<TFEE	15.56
Assessor Details	Mr. Ian Lloyd, Property and Energy Services Limited, Tel: 01367240212, ianl@propertyandenergy.co.uk		Assessor ID
			H044-0001
Client			

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Orientation	North
Property Tenure	Unknown
Transaction Type	New dwelling
Terrain Type	Suburban
1.0 Property Type	House, Semi-Detached
2.0 Number of Storeys	3
3.0 Date Built	2020
4.0 Sheltered Sides	2
5.0 Sunlight/Shade	Average or unknown

6.0 Measurements		Heat Loss Perimeter	Internal Floor Area	Average Storey Height
	Ground Floor:	18.04 m	37.75 m ²	2.40 m
	1st Storey:	20.61 m	51.71 m ²	2.65 m
	2nd Storey:	20.73 m	48.77 m ²	2.35 m

7.0 Living Area	22.50	m ²
8.0 Thermal Mass Parameter	Simple calculation - Medium	
Thermal Mass	250.00	kJ/m ² K

9.0 External Walls					
Description	Type	Construction	U-Value (W/m ² K)	Gross Area (m ²)	Nett Area (m ²)
Basement type wall	Solid Wall	Solid wall : dense plaster, 200 mm dense block, insulated externally	0.18	24.79	24.79
Brick cavity	Cavity Wall	Cavity wall : dense plaster, AAC block, filled cavity, any outside structure	0.17	25.03	14.06
Rendered wall	Cavity Wall	Cavity wall : dense plaster, AAC block, filled cavity, any outside structure	0.16	63.31	50.04
Dormer wall	Timber Frame	Timber framed wall (one layer of plasterboard)	0.18	10.19	6.95

9.1 Party Walls				
Description	Type	Construction	U-Value (W/m ² K)	Area (m ²)
Party Wall	Filled Cavity with Edge Sealing	Dense plaster both sides, dense blocks, cavity or cavity fill	0.00	61.76

10.0 External Roofs

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Description	Type	Construction	U-Value (W/m²K)	Gross Area (m²)	Nett Area (m²)
Ceiling	External Plane Roof	Other	0.11	32.36	32.36
Dormer roof	External Plane Roof	Plasterboard, insulated at ceiling level	0.16	5.58	5.58
Skeiling	External Slope Roof	Plasterboard, insulated slope	0.15	10.00	10.00

11.0 Heat Loss Floors

Description	Type	Construction	U-Value (W/m²K)	Area (m²)
Ground floor	Ground Floor - Solid	Slab on ground, screed over insulation	0.11	52.90

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Argon Filled	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Door -1	Manufacture	Solid Door							1.00
W-1.4	Manufacture	Window	Double Low-E Soft 0.05			0.63		0.70	1.40

13.0 Openings

Name	Opening Type	Location	Orientation	Curtain Type	Overhang Ratio	Wide Overhang	Width (m)	Height (m)	Count	Area (m²)	Curtain Closed
Opening 1	Solid Door	[3] Rendered wall	North							1.96	
Opening 2	Window	[3] Rendered wall	North	Dark-coloured curtain or roller blind	0.00					4.56	100
Opening 3	Window	[3] Rendered wall	North	Dark-coloured curtain or roller blind	0.00					0.57	100
Opening 4	Window	[3] Rendered wall	West	Dark-coloured curtain or roller blind	0.00					1.14	100
Opening 5	Window	[2] Brick cavity	West	Dark-coloured curtain or roller blind	0.00					0.57	100
Opening 6	Window	[2] Brick cavity	West	Dark-coloured curtain or roller blind	0.00					1.37	100
Opening 7	Window	[2] Brick cavity	South	Dark-coloured curtain or roller blind	0.00					9.03	100
Opening 8	Window	[3] Rendered wall	South	Dark-coloured curtain or roller blind	0.00					5.04	100
Opening 9	Window	[4] Dormer wall	South	Dark-coloured curtain or roller blind	0.00					3.24	100

14.0 Conservatory

None

15.0 Draught Proofing

100 %

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16.0 Draught Lobby

17.0 Thermal Bridging

17.1 List of Bridges

Source Type	Bridge Type	Length	Psi	Imported
Independently assessed	E1 Steel lintel with perforated steel base plate	18.78	0.259	Yes
Independently assessed	E3 Sill	17.85	0.014	Yes
Independently assessed	E4 Jamb	37.90	0.014	Yes
Independently assessed	E5 Ground floor (normal)	17.87	0.037	No
Table K1 - Default	E22 Basement floor	8.62	0.070	No
Independently assessed	E6 Intermediate floor within a dwelling	41.24	0.000	Yes
Independently assessed	E10 Eaves (insulation at ceiling level)	3.38	0.034	No
Independently assessed	E11 Eaves (insulation at rafter level)	1.10	0.032	No
Independently assessed	E12 Gable (insulation at ceiling level)	6.86	0.040	No
Independently assessed	E13 Gable (insulation at rafter level)	3.40	0.057	No
Independently assessed	E16 Corner (normal)	11.30	0.038	No
Independently assessed	E18 Party wall between dwellings	11.30	0.021	No
Table K1 - Default	P1 Party wall - Ground floor	7.17	0.160	No
Table K1 - Default	P2 Party wall - Intermediate floor within a dwelling	18.62	0.000	No
Table K1 - Default	P4 Party wall - Roof (insulation at ceiling level)	6.86	0.240	No
Table K1 - Default	P5 Party wall - Roof (insulation at rafter level)	3.40	0.080	No
Table K1 - Default	R6 Flat ceiling	1.80	0.060	No
Table K1 - Default	R7 Flat ceiling (inverted)	3.38	0.040	No
Table K1 - Default	R8 Roof to wall (rafter)	1.80	0.060	No
Table K1 - Default	R9 Roof to wall (flat ceiling)	3.38	0.040	No

Y-value W/m²K

18.0 Pressure Testing

Designed AP₅₀ m³/(h.m²) @ 50 Pa

Property Tested ?

As Built AP₅₀ m³/(h.m²) @ 50 Pa

19.0 Mechanical Ventilation

Summer Overheating

Windows open in hot weather

Cross ventilation possible

Night Ventilation

Air change rate

Mechanical Ventilation

Mechanical Ventilation System Present

20.0 Fans, Open Fireplaces, Flues

	MHS	SHS	Other	Total
Number of Chimneys	0		0	0
Number of open flues	0		0	0
Number of intermittent fans				4
Number of passive vents				0
Number of flueless gas fires				0

21.0 Fixed Cooling System

22.0 Lighting

Internal

Total number of light fittings

Total number of L.E.L. fittings

Percentage of L.E.L. fittings %

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External

External lights fitted	Yes
Light and motion sensor	Yes

23.0 Electricity Tariff Standard

24.0 Main Heating 1 Database %

Percentage of Heat 100

Database Ref. No. 18706

Fuel Type Mains gas

Main Heating BGB

SAP Code 102

In Winter 90.6

In Summer 79.9

Controls CBI Time and temperature zone control

PCDF Controls 0

Delayed Start Stat Yes

Sap Code 2110

Flue Type Balanced

Fan Assisted Flue Yes

Is MHS Pumped Pump in heated space

Heat Emitter Radiators and Underfloor

Underfloor Heating Yes - Pipes in thin screed

Flow Temperature Normal (> 45°C)

25.0 Main Heating 2 None

Community Heating None

28.0 Water Heating HWP From main heating 1

Water Heating Main Heating 1

Flue Gas Heat Recovery System No

Waste Water Heat Recovery Instantaneous System 1 No

Waste Water Heat Recovery Instantaneous System 2 No

Waste Water Heat Recovery Storage System No

Solar Panel No

Water use <= 125 litres/person/day Yes

SAP Code 901

29.0 Hot Water Cylinder Hot Water Cylinder

Cylinder Stat Yes

Cylinder In Heated Space Yes

Independent Time Control Yes

Insulation Type Measured Loss

Cylinder Volume 210.00 L

Loss 1.60 kWh/day

Pipes insulation Fully insulated primary pipework

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31.0 Thermal Store

None

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar water heating	£4,000 - £6,000	£45	B 88	
	Typical Cost	Typical savings per year	Ratings after improvement	
			SAP rating	Environmental Impact
Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£340	A 95	