



Kenavon Drive, Reading

West Block W1 SAP Report – As Built

On behalf of **Berkeley Homes**

Berkeley
Designed for life

Project Ref: 37454 | Rev: C01 | Date: May 2024

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Report Title: West Block As-Built SAP Report

Date: 01.05.2024

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Approved by:				
For and on behalf of Stantec UK Limited				

Revision	Date	Description	Prepared	Reviewed	Approved
C01	01.05.2024	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 West Block W1 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)	6334.70
Average TER/sqm	18.00
Average DER/sqm	14.11
Average TFEE/sqm	48.32
Average DFEE/sqm	40.56
Compliance	Pass
% Improvement DER / TER	21.61
% Improvement DFEE / TFEE	16.06

Appendix A SAP Block Compliance Report

Block Compliance WorkSheet: W1

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
514	14.16	16.84	50.7	54.8	106.8
515	16.89	21.9	45.6	53.4	41.1
516	16.89	21.9	46.6	53.4	41.1
517	15.16	19.88	37.2	43	41.1
518	15.16	19.88	36.1	43	41.1
519	15.16	19.88	36.1	43	41.1
520	13.43	16.24	39.8	44.5	82.2
521	13.98	16.79	48.6	55.6	112.2
522	13.94	16.66	48.4	55	112.2
523	14.45	17.32	51.4	58.4	112.2
524	18.44	25.7	55.4	73.4	42.1
525	16.2	22.44	45	61.2	48.5
526	14.41	19.53	42.4	56.9	69.5
527	13.19	17.99	35.3	48.3	69.5
536	15.38	21.66	41.7	57.7	48.5
529	14.75	20.15	44	59.3	67.4
530	14.72	19.8	43.1	56.2	64.5
531	14.03	18.41	30.6	35.1	41.1
532	13.55	16.32	37.5	40.3	69.6
533	14.1	18.39	30.6	34.6	41.1
534	13.64	17.92	28	32.5	41.1
535	14.1	18.39	30.6	34.6	41.1
537	15.05	20.75	45.4	62.5	67.9
538	14.2	19.61	40	55.5	67.3
539	14.85	20.76	43.2	61.4	67.3
540	17.48	21.72	49.9	53	42.1

Block Compliance WorkSheet: W1Cont...

Dwelling	DER	TER	DFEE	TFEE	TFA
528	15.05	18.82	38.4	42.7	48.5
542	13.19	16.37	35.7	40.9	69.5
543	11.9	15.24	28	34.4	69.5
541	14.01	18.27	33.4	40.4	48.5
545	13.73	17.02	38	43.4	67.4
546	13.38	16.66	35.5	40.2	64.5
547	12.93	15.81	36.7	39.5	73.1
548	12.21	15.14	28.8	32.6	67.5
549	12.21	15.14	29.1	32.6	67.5
550	12.21	15.14	29.2	32.6	67.5
551	11.56	14.55	26	29.9	67.6
552	12.7	15.48	31.2	33.8	64.7
553	12.94	16.29	32.8	38.6	67.5
554	13.73	17.31	36.8	43.7	67.3
555	17.48	21.72	50	53	42.1
574	15.05	18.82	38.6	42.7	48.5
557	13.22	16.38	35.9	41	69.5
558	12.84	16.29	33.7	40.6	69.5
556	14.01	18.27	33.5	40.4	48.5
560	13.73	17.02	37.8	43.4	67.4
561	13.38	16.66	35.2	40.2	64.5
562	12.6	15.13	34.8	36.2	73.1
563	12.21	15.14	28.8	32.6	67.5
564	12.21	15.14	28.9	32.6	67.5
565	12.21	15.14	28.9	32.6	67.5
544	12.62	15.81	32.2	37.4	67.6
567	12.7	15.48	31	33.8	64.7
568	12.94	16.29	32.7	38.6	67.5
569	13.73	17.31	36.9	43.7	67.3
570	17.66	22.11	50.9	55	42.1

Block Compliance WorkSheet: W1Cont...

Dwelling	DER	TER	DFEE	TFEE	TFA
589	15.18	19.12	39.4	44.2	48.5
572	13.3	16.46	36.1	41.4	69.5
573	13.18	16.37	35.8	41.1	69.5
571	14.12	18.4	34	41.1	48.5
575	13.85	17.17	38.7	44.2	67.4
576	13.52	16.79	35.8	40.9	64.5
577	12.93	15.73	37	39.1	73.1
578	12.29	15.24	29	33.1	67.5
579	12.32	15.24	29.4	33.1	67.5
580	12.32	15.24	29.3	33.1	67.5
581	12.69	15.61	32.7	36.4	67.6
582	12.91	16.18	32.5	37.4	64.7
583	13.01	16.49	33.5	39.6	67.5
584	13.86	17.47	37.4	44.5	67.3
585	19.61	25.49	60.9	72.3	42.1
669	17.32	22.67	51.6	62.4	48.5
587	15.71	20.16	49.3	60.1	69.5
588	15.56	19.89	49.1	59	69.5
586	16.26	21.56	45.8	57.2	48.5
590	15.99	20.57	50	61.5	67.4
591	14.14	17.98	39.4	47	64.5
592	13.41	16.22	38.8	41.5	73.1
593	12.72	15.75	31.3	35.8	67.5
594	12.63	15.61	31.1	35	67.5
595	12.63	15.61	30.7	35	67.5
596	13.3	16.29	35.3	39.9	67.6
597	13.06	15.89	32.8	35.9	64.7
598	13.2	16.94	34	41.9	67.5
599	14.04	17.86	38.7	46.5	67.3
600	20.94	26.54	73.9	83.8	50.2

Block Compliance WorkSheet: W1Cont...

Dwelling	DER	TER	DFEE	TFEE	TFA
601	19.87	25.82	67.9	77.4	50.1
602	14.51	19.42	56.8	72.9	130.8
603	14.13	18.65	53.9	68.3	127.3
604	14.13	18.65	54	68.3	127.3
605	14.29	18.79	55	69	127.3
610	17.02	23.19	58.6	77.1	72.9
606	17.59	23.7	50	60.9	39.5
609	16.28	22.34	54.1	73.5	75.9
607	16.97	22.82	47.5	58.1	41.6
608	14.73	19.98	52.9	69.6	103.4

Calculation Summary

Total Floor Area	6334.70
Average TER	18.00
Average DER	14.11
Average DFEE	40.56
Average TFEE	48.32
Compliance	Pass
% Improvement DER TER	21.61
% Improvement DFEE TFEE	16.06

Appendix B SAP Key Results

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

Dwelling	Reference	Certificate Date	Property Type	Address1	Address2	City	Postcode	Country	DER	TER	Percent Improvement	Total Floor Area
514	W1-00-01	17/04/2024	Maisonette	1	Joseph Huntley Walk	READING	RG1 3GU	England	14.16015245	16.84	15.91	106.8
515	W1-00-02	17/04/2024	Flat	2	Joseph Huntley Walk	READING	RG1 3GU	England	16.88921885	21.9	22.88	41.1
516	W1-00-03	17/04/2024	Flat	4	Joseph Huntley Walk	READING	RG1 3GU	England	16.88921885	21.9	22.88	41.1
517	W1-00-04	17/04/2024	Flat	5	Joseph Huntley Walk	READING	RG1 3GU	England	15.1636766	19.88	23.72	41.1
518	W1-00-05	17/04/2024	Flat	6	Joseph Huntley Walk	READING	RG1 3GU	England	15.1636766	19.88	23.72	41.1
519	W1-00-06	17/04/2024	Flat	7	Joseph Huntley Walk	READING	RG1 3GU	England	15.1636766	19.88	23.72	41.1
520	W1-00-07	17/04/2024	Maisonette	8	Joseph Huntley Walk	READING	RG1 3GU	England	13.42675471	16.24	17.32	82.2
521	W1-00-08	17/04/2024	House	9	Joseph Huntley Walk	READING	RG1 3GU	England	13.97590434	16.79	16.76	112.2
522	W1-00-09	17/04/2024	House	10	Joseph Huntley Walk	READING	RG1 3GU	England	13.93594846	16.66	16.35	112.2
523	W1-00-10	17/04/2024	House	11	Joseph Huntley Walk	READING	RG1 3GU	England	14.4499366	17.32	16.57	112.2
524	W1-01-01	17/04/2024	Flat	Flat 16	3 Joseph Huntley Walk	READING	RG1 3GW	England	18.43837924	25.7	28.26	42.1
525	W1-01-02	17/04/2024	Flat	Flat 15	3 Joseph Huntley Walk	READING	RG1 3GW	England	16.19614528	22.44	27.82	48.5
526	W1-01-03	17/04/2024	Flat	Flat 14	3 Joseph Huntley Walk	READING	RG1 3GW	England	14.40837046	19.53	26.22	69.5
527	W1-01-04	17/04/2024	Flat	Flat 12	3 Joseph Huntley Walk	READING	RG1 3GW	England	13.19353661	17.99	26.66	69.5
536	W1-01-05	17/04/2024	Flat	Flat 11	3 Joseph Huntley Walk	READING	RG1 3GW	England	15.38125839	21.66	28.99	48.5
529	W1-01-06	17/04/2024	Flat	Flat 10	3 Joseph Huntley Walk	READING	RG1 3GW	England	14.75483141	20.15	26.78	67.4
530	W1-01-07	17/04/2024	Flat	Flat 9	3 Joseph Huntley Walk	READING	RG1 3GW	England	14.71933115	19.8	25.66	64.5
531	W1-01-08	17/04/2024	Flat	Flat 8	3 Joseph Huntley Walk	READING	RG1 3GW	England	14.03102613	18.41	23.79	41.1
532	W1-01-09	17/04/2024	Flat	Flat 7	3 Joseph Huntley Walk	READING	RG1 3GW	England	13.54792149	16.32	16.99	69.6
533	W1-01-10	17/04/2024	Flat	Flat 6	3 Joseph Huntley Walk	READING	RG1 3GW	England	14.10233427	18.39	23.32	41.1
534	W1-01-11	17/04/2024	Flat	Flat 5	3 Joseph Huntley Walk	READING	RG1 3GW	England	13.64390512	17.92	23.86	41.1
535	W1-01-12	17/04/2024	Flat	Flat 4	3 Joseph Huntley Walk	READING	RG1 3GW	England	14.10233427	18.39	23.32	41.1
537	W1-01-14	17/04/2024	Flat	Flat 3	3 Joseph Huntley Walk	READING	RG1 3GW	England	15.04918907	20.75	27.47	67.9
538	W1-01-15	17/04/2024	Flat	Flat 2	3 Joseph Huntley Walk	READING	RG1 3GW	England	14.2010382	19.61	27.58	67.3
539	W1-01-16	17/04/2024	Flat	Flat 1	3 Joseph Huntley Walk	READING	RG1 3GW	England	14.84690304	20.76	28.48	67.3
540	W1-02-01	17/04/2024	Flat	Flat 31	3 Joseph Huntley Walk	READING	RG1 3GW	England	17.4822953	21.72	19.51	42.1
528	W1-02-02	17/04/2024	Flat	Flat 30	3 Joseph Huntley Walk	READING	RG1 3GW	England	15.05017382	18.82	20.03	48.5
542	W1-02-03	17/04/2024	Flat	Flat 29	3 Joseph Huntley Walk	READING	RG1 3GW	England	13.18993509	16.37	19.43	69.5
543	W1-02-04	17/04/2024	Flat	Flat 28	3 Joseph Huntley Walk	READING	RG1 3GW	England	11.89703484	15.24	21.94	69.5
541	W1-02-05	17/04/2024	Flat	Flat 27	3 Joseph Huntley Walk	READING	RG1 3GW	England	14.00832408	18.27	23.33	48.5
545	W1-02-06	17/04/2024	Flat	Flat 26	3 Joseph Huntley Walk	READING	RG1 3GW	England	13.72540379	17.02	19.36	67.4
546	W1-02-07	17/04/2024	Flat	Flat 25	3 Joseph Huntley Walk	READING	RG1 3GW	England	13.37643671	16.66	19.71	64.5
547	W1-02-08	17/04/2024	Flat	Flat 24	3 Joseph Huntley Walk	READING	RG1 3GW	England	12.93131526	15.81	18.21	73.1
548	W1-02-09	17/04/2024	Flat	Flat 23	3 Joseph Huntley Walk	READING	RG1 3GW	England	12.20509446	15.14	19.39	67.5
549	W1-02-10	17/04/2024	Flat	Flat 22	3 Joseph Huntley Walk	READING	RG1 3GW	England	12.20509446	15.14	19.39	67.5
550	W1-02-11	17/04/2024	Flat	Flat 21	3 Joseph Huntley Walk	READING	RG1 3GW	England	12.20509446	15.14	19.39	67.5
551	W1-02-12	17/04/2024	Flat	Flat 20	3 Joseph Huntley Walk	READING	RG1 3GW	England	11.55853715	14.55	20.56	67.6
552	W1-02-13	17/04/2024	Flat	Flat 19	3 Joseph Huntley Walk	READING	RG1 3GW	England	12.69598493	15.48	17.98	64.7
553	W1-02-14	17/04/2024	Flat	Flat 18	3 Joseph Huntley Walk	READING	RG1 3GW	England	12.94476153	16.29	20.54	67.5
554	W1-02-15	17/04/2024	Flat	Flat 17	3 Joseph Huntley Walk	READING	RG1 3GW	England	13.72894442	17.31	20.69	67.3
555	W1-03-01	17/04/2024	Flat	Flat 46	3 Joseph Huntley Walk	READING	RG1 3GW	England	17.4822953	21.72	19.51	42.1
574	W1-03-02	17/04/2024	Flat	Flat 45	3 Joseph Huntley Walk	READING	RG1 3GW	England	15.05017382	18.82	20.03	48.5
557	W1-03-03	17/04/2024	Flat	Flat 44	3 Joseph Huntley Walk	READING	RG1 3GW	England	13.220815	16.38	19.29	69.5
558	W1-03-04	17/04/2024	Flat	Flat 43	3 Joseph Huntley Walk	READING	RG1 3GW	England	12.84101847	16.29	21.17	69.5
556	W1-03-05	17/04/2024	Flat	Flat 42	3 Joseph Huntley Walk	READING	RG1 3GW	England	14.00832408	18.27	23.33	48.5
560	W1-03-06	17/04/2024	Flat	Flat 41	3 Joseph Huntley Walk	READING	RG1 3GW	England	13.72540379	17.02	19.36	67.4
561	W1-03-07	17/04/2024	Flat	Flat 40	3 Joseph Huntley Walk	READING	RG1 3GW	England	13.37643671	16.66	19.71	64.5
562	W1-03-08	17/04/2024	Flat	Flat 39	3 Joseph Huntley Walk	READING	RG1 3GW	England	12.59890039	15.13	16.73	73.1
563	W1-03-09	17/04/2024	Flat	Flat 38	3 Joseph Huntley Walk	READING	RG1 3GW	England	12.20509446	15.14	19.39	67.5

564	W1-03-10	17/04/2024	Flat	Flat 37	3 Joseph Huntley Walk	READING	RG1 3GW	England	12.20509446	15.14	19.39	67.5
565	W1-03-11	17/04/2024	Flat	Flat 36	3 Joseph Huntley Walk	READING	RG1 3GW	England	12.20509446	15.14	19.39	67.5
544	W1-03-12	17/04/2024	Flat	Flat 35	3 Joseph Huntley Walk	READING	RG1 3GW	England	12.62005792	15.81	20.18	67.6
567	W1-03-13	17/04/2024	Flat	Flat 34	3 Joseph Huntley Walk	READING	RG1 3GW	England	12.69598493	15.48	17.98	64.7
568	W1-03-14	17/04/2024	Flat	Flat 33	3 Joseph Huntley Walk	READING	RG1 3GW	England	12.94476153	16.29	20.54	67.5
569	W1-03-15	17/04/2024	Flat	Flat 32	3 Joseph Huntley Walk	READING	RG1 3GW	England	13.72894442	17.31	20.69	67.3
570	W1-04-01	17/04/2024	Flat	Flat 61	3 Joseph Huntley Walk	READING	RG1 3GW	England	17.66257369	22.11	20.11	42.1
589	W1-04-02	17/04/2024	Flat	Flat 60	3 Joseph Huntley Walk	READING	RG1 3GW	England	15.18243598	19.12	20.59	48.5
572	W1-04-03	17/04/2024	Flat	Flat 59	3 Joseph Huntley Walk	READING	RG1 3GW	England	13.30473694	16.46	19.17	69.5
573	W1-04-04	17/04/2024	Flat	Flat 58	3 Joseph Huntley Walk	READING	RG1 3GW	England	13.17590104	16.37	19.51	69.5
571	W1-04-05	17/04/2024	Flat	Flat 57	3 Joseph Huntley Walk	READING	RG1 3GW	England	14.12359731	18.4	23.24	48.5
575	W1-04-06	17/04/2024	Flat	Flat 56	3 Joseph Huntley Walk	READING	RG1 3GW	England	13.85070573	17.17	19.33	67.4
576	W1-04-07	17/04/2024	Flat	Flat 55	3 Joseph Huntley Walk	READING	RG1 3GW	England	13.519952	16.79	19.48	64.5
577	W1-04-08	17/04/2024	Flat	Flat 54	3 Joseph Huntley Walk	READING	RG1 3GW	England	12.9323227	15.73	17.79	73.1
578	W1-04-09	17/04/2024	Flat	Flat 53	3 Joseph Huntley Walk	READING	RG1 3GW	England	12.29230617	15.24	19.34	67.5
579	W1-04-10	17/04/2024	Flat	Flat 52	3 Joseph Huntley Walk	READING	RG1 3GW	England	12.31869456	15.24	19.17	67.5
580	W1-04-11	17/04/2024	Flat	Flat 51	3 Joseph Huntley Walk	READING	RG1 3GW	England	12.31869456	15.24	19.17	67.5
581	W1-04-12	17/04/2024	Flat	Flat 50	3 Joseph Huntley Walk	READING	RG1 3GW	England	12.68699224	15.61	18.73	67.6
582	W1-04-13	17/04/2024	Flat	Flat 49	3 Joseph Huntley Walk	READING	RG1 3GW	England	12.90961601	16.18	20.26	64.7
583	W1-04-14	17/04/2024	Flat	Flat 48	3 Joseph Huntley Walk	READING	RG1 3GW	England	13.01190953	16.49	21.09	67.5
584	W1-04-15	17/04/2024	Flat	Flat 47	3 Joseph Huntley Walk	READING	RG1 3GW	England	13.85688307	17.47	20.68	67.3
585	W1-05-01	17/04/2024	Flat	Flat 76	3 Joseph Huntley Walk	READING	RG1 3GW	England	19.6137835	25.49	23.05	42.1
669	W1-05-02	17/04/2024	Flat	Flat 75	3 Joseph Huntley Walk	READING	RG1 3GW	England	17.32430585	22.67	23.58	48.5
587	W1-05-03	17/04/2024	Flat	Flat 74	3 Joseph Huntley Walk	READING	RG1 3GW	England	15.71391437	20.16	22.05	69.5
588	W1-05-04	17/04/2024	Flat	Flat 73	3 Joseph Huntley Walk	READING	RG1 3GW	England	15.5562132	19.89	21.79	69.5
586	W1-05-05	17/04/2024	Flat	Flat 72	3 Joseph Huntley Walk	READING	RG1 3GW	England	16.2564489	21.56	24.6	48.5
590	W1-05-06	17/04/2024	Flat	Flat 71	3 Joseph Huntley Walk	READING	RG1 3GW	England	15.99283633	20.57	22.25	67.4
591	W1-05-07	17/04/2024	Flat	Flat 70	3 Joseph Huntley Walk	READING	RG1 3GW	England	14.14178962	17.98	21.35	64.5
592	W1-05-08	17/04/2024	Flat	Flat 69	3 Joseph Huntley Walk	READING	RG1 3GW	England	13.41434065	16.22	17.3	73.1
593	W1-05-09	17/04/2024	Flat	Flat 68	3 Joseph Huntley Walk	READING	RG1 3GW	England	12.72166119	15.75	19.23	67.5
594	W1-05-10	17/04/2024	Flat	Flat 67	3 Joseph Huntley Walk	READING	RG1 3GW	England	12.63091088	15.61	19.08	67.5
595	W1-05-10	17/04/2024	Flat	Flat 66	3 Joseph Huntley Walk	READING	RG1 3GW	England	12.63091088	15.61	19.08	67.5
596	W1-05-12	17/04/2024	Flat	Flat 65	3 Joseph Huntley Walk	READING	RG1 3GW	England	13.30204037	16.29	18.34	67.6
597	W1-05-13	17/04/2024	Flat	Flat 64	3 Joseph Huntley Walk	READING	RG1 3GW	England	13.06122286	15.89	17.8	64.7
598	W1-05-14	17/04/2024	Flat	Flat 63	3 Joseph Huntley Walk	READING	RG1 3GW	England	13.19918364	16.94	22.08	67.5
599	W1-05-15	17/04/2024	Flat	Flat 62	3 Joseph Huntley Walk	READING	RG1 3GW	England	14.03761319	17.86	21.4	67.3
600	W1-06-01	17/04/2024	Flat	Flat 87	3 Joseph Huntley Walk	READING	RG1 3GW	England	20.94314373	26.54	21.09	50.2
601	W1-06-02	17/04/2024	Flat	Flat 86	3 Joseph Huntley Walk	READING	RG1 3GW	England	19.86708132	25.82	23.06	50.1
602	W1-06-03	17/04/2024	Flat	Flat 85	3 Joseph Huntley Walk	READING	RG1 3GW	England	14.50748936	19.42	25.3	130.8
603	W1-06-04	17/04/2024	Flat	Flat 84	3 Joseph Huntley Walk	READING	RG1 3GW	England	14.12576538	18.65	24.26	127.3
604	W1-06-05	17/04/2024	Flat	Flat 83	3 Joseph Huntley Walk	READING	RG1 3GW	England	14.12576538	18.65	24.26	127.3
605	W1-06-06	17/04/2024	Flat	Flat 82	3 Joseph Huntley Walk	READING	RG1 3GW	England	14.29341235	18.79	23.93	127.3
610	W1-06-07	17/04/2024	Flat	Flat 81	3 Joseph Huntley Walk	READING	RG1 3GW	England	17.01624974	23.19	26.62	72.9
606	W1-06-08	17/04/2024	Flat	Flat 80	3 Joseph Huntley Walk	READING	RG1 3GW	England	17.59426599	23.7	25.76	39.5
609	W1-06-09	17/04/2024	Flat	Flat 79	3 Joseph Huntley Walk	READING	RG1 3GW	England	16.27991175	22.34	27.13	75.9
607	W1-06-10	17/04/2024	Flat	Flat 78	3 Joseph Huntley Walk	READING	RG1 3GW	England	16.96632455	22.82	25.65	41.6
608	W1-06-11	17/04/2024	Flat	Flat 77	3 Joseph Huntley Walk	READING	RG1 3GW	England	14.72521633	19.98	26.3	103.4

Appendix C Assessors accreditation details

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Jon West

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Accreditation scheme

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Assessor ID

STRO005224