Building Regulations England Part L (BREL) Compliance Report

Approved Document L1 2021 Edition, England assessed by Array SAP 10 program, Array

Date: Fri 08 Nov 2024 19:39:07

Project Information			
Assessed By	Rory Bergin	Building Type	Flat, Mid-terrace
OCDEA Registration	EES/022586	Assessment Date	2024-11-08

Dwelling Details			
Assessment Type	As designed	Total Floor Area	64 m^2
Site Reference	Block A-Unit 05- Flat-1F	Plot Reference	Block A_Unit 5-1F_Stage 4
Address			

Client Details	
Name	Francis Construction
Company	Francis Construction
Address	Armour House, Thatcham, RG19 4PD

This report covers items included within the SAP calculations. It is not a complete report of regulations compliance.

1a Target emission rate and dwelling emission rate		
Fuel for main heating system	Electricity	
Target carbon dioxide emission rate	*13.42 $kgCO_2/m^2$*	
Dwelling carbon dioxide emission rate	-0.64 $kgCO_2/m^2$	OK
1b Target primary energy rate and dwelling primary energy		
Target primary energy	*71.19 kWh_{PE}/m^2*	
Dwelling primary energy	6.3 kWh_{PE}/m^2	OK
1c Target fabric energy efficiency and dwelling fabric energy efficiency		
Target fabric energy efficiency	*33.7 kWh/m^2*	
Dwelling fabric energy efficiency	27.4 kWh/m^2	OK

2a Fabric U-values

Element	*Maximum permitted average U-Value [W/m^2K]*	Dwelling average U-Value [W/m^2K]	Element with highest individual U-Value	
External walls	*0.26*	0.13	Walls (2) (0.14)	OK
Party walls	*0.2*	N/A	N/A	**N/A**
Curtain walls	*1.6*	N/A	N/A	**N/A**
Floors	*0.18*	N/A	N/A	**N/A**
Roofs	*0.16*	N/A	N/A	**N/A**
Windows, doors, and roof windows	*1.6*	0.9	D5 type (solid door) (1)	OK
Rooflights	*2.2*	N/A	N/A	**N/A**

2b Envelope elements (better than typically expected values are flagged with a subsequent (!))

Name	Net area [m^2]	U-Value [W/m^2K]
Exposed wall: Walls (1)	45.80942	0.13 **(!)**
Sheltered wall: Walls (2)	10.56	0.14 **(!)**

2c Openings (better than typically expected values are flagged with a subsequent (!))

Name	Area [m^2]	Orientation	Frame factor	U-Value [W/m^2K]
W14 type, Window	3.41185	East	0.8	0.88 **(!)**
W14 type, Window	3.41185	East	0.8	0.88 **(!)**
D2 type, Window	4.0906	North	0.8	0.88 **(!)**
W8 type, Window	1.78233	West	0.8	0.88 **(!)**
D5 type (solid door), Door	2.5651	West	N/A	1 **(!)**
W12, Window	0.82885	North	0.8	0.88 **(!)**

2d Thermal bridging (better than typically expected values are flagged with a subsequent (!))

Building part **1 - Main Dwelling**: Thermal bridging calculated from linear thermal transmittances for each junction

Main element	Junction detail	Source	Psi value [W/mK]	Drawing / reference
External wall	E7: Party floor between dwellings (in blocks of flats)	Calculated by person with suitable expertise	0.14	
External wall	E16: Corner (normal)	Calculated by person with suitable expertise	0.09	

Main element	Junction detail	Source	Psi value [W/mK]	Drawing / reference
External wall	E2: Other lintels (including other steel lintels)	Calculated by person with suitable expertise	0.003 **(!)**	
External wall	E3: Sill	Calculated by person with suitable expertise	0.02 **(!)**	
External wall	E4: Jamb	Calculated by person with suitable expertise	0.02 **(!)**	
External wall	E7: Party floor between dwellings (in blocks of flats)	Not government-approved scheme	0.07	Sheltered-corridor E7 X 0.5
External wall	E16: Corner (normal)	Calculated by person with suitable expertise	0.065	Sheltered-corridor
External wall	E18: Party wall between dwellings	Calculated by person with suitable expertise	0.12	
External wall	E25: Staggered party wall between dwellings	Calculated by person with suitable expertise	0.12	
External wall	E23: Balcony within or between dwellings - balcony support penetrates wall insulation	Not government-approved scheme	0.083	

3 Air permeability (better than typically expected values are flagged with a subsequent (!))		
Maximum permitted air permeability at 50Pa	*8 m^3/hm^2*	
Dwelling air permeability at 50Pa	1 m^3/hm^2, Design value **(!)**	**OK**
Air permeability test certificate reference		

4 Space heating	
Main heating system 1: Heat pump with radiators or underfloor heating - Electricity	
Efficiency	170.0%
Emitter type	Underfloor
Flow temperature	35°C
System type	Air source heat pump
Manufacturer	
Model	
Commissioning	
Main heating system 2: Heat pump with warm air distribution - Electricity	
Efficiency	299.8%
Emitter type	
Flow temperature	
System type	Heat Pump
Manufacturer	Nilan AS
Model	Compact P
Commissioning	
Secondary heating system: N/A	
Fuel	N/A
Efficiency	N/A
Commissioning	

5 Hot water	
Cylinder/store - type: N/A	
Capacity	N/A
Declared heat loss	N/A
Primary pipework insulated	N/A
Manufacturer	
Model	
Commissioning	
Waste water heat recovery system 1 - type: N/A	
Efficiency	
Manufacturer	
Model	

6 Controls		
Main heating 1 - type: Time and temperature zone control by device in PCDB		
Function		
Ecodesign class		
Manufacturer		
Model		
Main heating 2 - type: Time and temperature zone control		
Function		
Ecodesign class		
Manufacturer		
Model		
Water heating - type: Cylinder thermostat and HW separately timed		
Manufacturer		
Model		

7 Lighting		
Minimum permitted light source efficacy	*75 lm/W*	
Lowest light source efficacy	75 lm/W	OK
External lights control	N/A	

8 Mechanical ventilation		
System type: Balanced whole-house mechanical ventilation with heat recovery		
Maximum permitted specific fan power	*1.5 W/(l/s)*	
Specific fan power	0.73 W/(l/s)	OK
Minimum permitted heat recovery efficiency	*73%*	
Heat recovery efficiency	85%	OK
Manufacturer/Model	Compact P, 7512404	
Commissioning		

9 Local generation	
Technology type: **Photovoltaic system (1)**	
Peak power	2.12 kWp
Orientation	South
Pitch	30°
Overshading	None or very little
Manufacturer	unknown
MCS certificate	

10 Heat networks
N/A

11 Supporting documentary evidence
N/A

12 Declarations	
a. Assessor Declaration	
This declaration by the assessor is confirmation that the contents of this BREL Compliance Report are a true and accurate reflection based upon the design information submitted for this dwelling for the purpose of carrying out the "As designed" assessment, and that the supporting documentary evidence (SAP Conventions, Appendix 1 (documentary evidence) schedules the minimum documentary evidence required) has been reviewed in the course of preparing this BREL Compliance Report.	
Signed: Name:	Assessor ID: Date:
b. Client Declaration	
N/A	

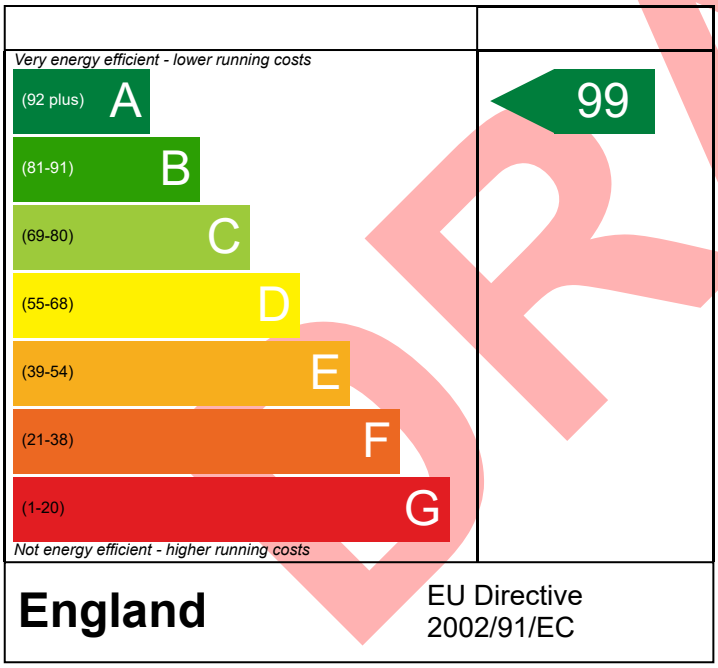
Predicted Energy Assessment

Dwelling type:	Flat, Mid-Terrace
Date of assessment:	08/11/2024
Produced by:	Rory Bergin
Total floor area:	64 m²
DRRN:	

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

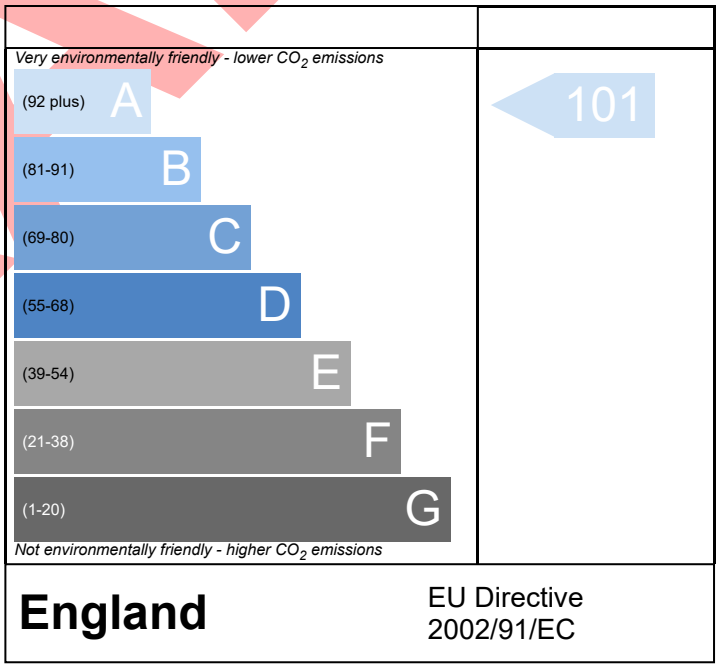
The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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