



Kenavon Drive, Reading

West Block W3 SAP Report – As Built

On behalf of **Berkeley Homes**



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

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Document Control Sheet

Project Name: Kenavon Drive, Reading

Project Ref: 37454

Report Title: West Block As-Built SAP Report

Date: 10.12.2024

	Name	Position	Signature	Date
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Reviewed by:	Jon West	Consultant	JW	10 th December 2024
Approved by:				
For and on behalf of Stantec UK Limited				

Revision	Date	Description	Prepared	Reviewed	Approved
C01	10.12.24	SAP Report – As Built	IS	JW	IS

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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 W3 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)	3669.80
Average TER/sqm	18.33
Average DER/sqm	14.50
Average TFEE/sqm	46.48
Average DFEE/sqm	41.08
Compliance	Pass
% Improvement DER / TER	20.89
% Improvement DFEE / TFEE	11.62

Appendix A SAP Block Compliance Report

Block Compliance WorkSheet: W3

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
624	17.85	22.5	59.6	69.9	62.4
559	14.9	18.26	48.8	55	83
670	14.92	18.25	48.8	55	83
671	14.55	17.91	46.8	53.2	83
672	14.4	16.88	53.6	58.8	124.5
673	16.64	23.13	45.4	60.7	42.6
674	15.08	20.57	39.2	51.2	48.1
675	13.72	18.51	40.9	52.5	71.5
676	16.13	20.92	44.1	51.1	45.7
677	14.87	18.99	45.4	53.7	67.2
678	14.16	17.93	43.4	50	75
679	14.39	18.33	45.7	54.4	84.9
680	15.32	20.69	42.4	53.4	48.4
681	15.46	19.59	39	42.4	42.6
682	13.7	17.22	31.6	33.9	48.1
683	12.71	15.29	33.5	34.8	67.9
684	12.74	16.16	32.8	38.3	67.9
685	14.52	18.62	36.7	41.8	48.1
686	14.52	18.62	36.7	41.8	48.1
688	18.74	23.82	53.9	59.1	37.1
689	14.52	18.6	36.7	41.6	48.1
687	13.95	17.14	40.8	44.1	67.2
690	13.3	16.02	39.3	40.8	75
691	15.46	19.59	39	42.4	42.6
692	13.7	17.22	31.6	33.9	48.1
693	12.71	15.29	33.5	34.8	67.9

Block Compliance WorkSheet: W3Cont...

Dwelling	DER	TER	DFEE	TFEE	TFA
694	13.51	16.84	37.7	42.6	67.9
695	14.52	18.62	36.7	41.8	48.1
696	14.52	18.62	36.7	41.8	48.1
698	15.43	20.37	35.9	41.2	37.1
699	14.12	18.12	34.5	39.2	48.1
697	13.95	17.14	40.8	44.1	67.2
700	13.3	16.02	39.3	40.8	75
701	15.46	19.59	39	42.4	42.6
702	13.7	17.22	31.6	33.9	48.1
703	12.71	15.29	33.5	34.8	67.9
704	13.5	16.43	37.9	40.5	67.9
705	14.52	18.62	36.7	41.8	48.1
706	14.52	18.62	36.7	41.8	48.1
718	15.43	20.37	35.9	41.2	37.1
709	14.12	18.12	34.5	39.2	48.1
707	13.95	17.14	40.8	44.1	67.2
710	13.3	16.02	39.3	40.8	75
711	15.46	19.75	39.5	43.2	42.6
712	13.7	17.37	32.1	34.6	48.1
713	12.71	15.39	33.9	35.3	67.9
714	13.48	16.51	38.2	41.1	67.9
715	14.35	18.54	36.6	41.7	48.1
716	14.35	18.39	36.1	40.9	48.1
740	15.43	20.55	36.6	42.2	37.1
719	14.12	18.27	35.1	40	48.1
717	13.95	17.26	41.2	44.8	67.2
720	13.3	16.18	39.9	41.6	75
721	17.17	22.6	48.8	58	42.6
722	15.55	20.33	42.2	50	48.1
723	15.03	18.84	46.4	52.9	67.9

Block Compliance WorkSheet: W3Cont...

Dwelling	DER	TER	DFEE	TFEE	TFA
724	15.37	19.43	48.4	56	67.9
725	16.04	21.23	44.1	55	48.1
726	16.04	21.23	45.3	55	48.1
728	17.39	23.6	47.3	57.9	37.1
729	15.75	20.91	44.3	54	48.1
727	16.09	20.6	53	62.2	67.2
730	14.58	18.57	47	54.1	75

Calculation Summary

Total Floor Area	3669.80
Average TER	18.33
Average DER	14.50
Average DFEE	41.08
Average TFEE	46.48
Compliance	Pass
% Improvement DER TER	20.89
% Improvement DFEE TFEE	11.62

Appendix B SAP Key Results

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

Dwelling	Reference	Status	Certificate Date	Property Type	Built Form	Address1	Address2	Address3	City	Postcode	UPRN	Country	SAP	EI	DER	TER	DFEE	TFEE	Percent Improvement	Total Floor Area
624	W3-00-01	New dwelling as built	04/12/2024	Maisonette	Mid-terrace	5 Palmer Street			READING	RG1 3GX		England	8 81 (81.1763155406581)	87.44564401	17.8528741	22.5	59.6	69.9	20.65	62.4
559	W3-00-02	New dwelling as built	04/12/2024	Maisonette	Mid-terrace	7 Palmer Street			READING	RG1 3GX		England	8 83 (83.1685515541904)	88.46162476	14.9031475	18.26	48.8	55	18.38	83
670	W3-00-03	New dwelling as built	04/12/2024	Maisonette	Mid-terrace	9 Palmer Street			READING	RG1 3GX		England	8 83 (83.1588523142246)	88.45140889	14.91517543	18.25	48.8	55	18.27	83
671	W3-00-04	New dwelling as built	04/12/2024	Maisonette	Mid-terrace	11 Palmer Street			READING	RG1 3GX		England	8 83 (83.4559564776315)	88.76433827	14.54591328	17.91	46.8	53.2	18.78	83
672	W3-00-05	New dwelling as built	04/12/2024	House	Mid-terrace	15 Palmer Street			READING	RG1 3GX		England	8 83 (83.2570257315862)	87.1589223	14.39818018	16.88	53.6	58.8	14.7	124.5
673	W3-01-01	New dwelling as built	04/12/2024	Flat		Flat 6	3 Palmer Street		READING	RG1 3HP		England	8 82 (82.395350682771)	90.23517188	16.63535556	23.13	45.4	60.7	28.08	42.6
674	W3-01-02	New dwelling as built	04/12/2024	Flat		Flat 5	3 Palmer Street		READING	RG1 3HP		England	8 83 (83.263228677486)	90.67276175	15.08297625	20.57	39.2	51.2	26.67	48.1
675	W3-01-03	New dwelling as built	04/12/2024	Flat		Flat 4	3 Palmer Street		READING	RG1 3HP		England	8 84 (84.0543733652138)	89.93826692	13.72366899	18.51	40.9	52.5	25.86	71.5
676	W3-01-04	New dwelling as built	04/12/2024	Flat		Flat 3	3 Palmer Street		READING	RG1 3HP		England	8 83 (82.6631899564472)	90.24852995	16.12632675	20.92	44.1	51.1	22.91	45.7
677	W3-01-05	New dwelling as built	04/12/2024	Flat		Flat 2	3 Palmer Street		READING	RG1 3HP		England	8 83 (83.3177789947512)	89.40186517	14.86775864	18.99	45.4	53.7	21.71	67.2
678	W3-01-06	New dwelling as built	04/12/2024	Flat		Flat 1	3 Palmer Street		READING	RG1 3HP		England	8 84 (83.8218281523646)	89.52362191	14.16117371	17.93	43.4	50	21.02	75
679	W3-01-07	New dwelling as built	04/12/2024	Maisonette	Mid-terrace	23 Palmer Street			READING	RG1 3GX		England	8 84 (83.586751778155)	88.84343494	14.39126361	18.33	45.7	54.4	21.49	84.9
680	W3-01-08	New dwelling as built	04/12/2024	Flat		25 Palmer Street			READING	RG1 3GX		England	8 83 (83.0573544049753)	90.41126162	15.31959785	20.69	42.4	53.4	25.96	48.4
681	W3-02-01	New dwelling as built	04/12/2024	Flat		Flat 17	3 Palmer Street		READING	RG1 3HP		England	8 83 (83.0638935977601)	90.93932465	15.46189461	19.59	39	42.4	21.07	42.6
682	W3-02-02	New dwelling as built	04/12/2024	Flat		Flat 16	3 Palmer Street		READING	RG1 3HP		England	8 84 (84.0677651082256)	91.52015171	13.7003077	17.22	31.6	33.9	20.44	48.1
683	W3-02-03	New dwelling as built	04/12/2024	Flat		Flat 15	3 Palmer Street		READING	RG1 3HP		England	8 85 (84.7526451827193)	90.87017711	12.71229303	15.29	33.5	34.8	16.86	67.9
684	W3-02-04	New dwelling as built	04/12/2024	Flat		Flat 14	3 Palmer Street		READING	RG1 3HP		England	8 85 (84.8868471859867)	91.02938007	12.73747172	16.16	32.8	38.3	21.18	67.9
685	W3-02-05	New dwelling as built	04/12/2024	Flat		Flat 12	3 Palmer Street		READING	RG1 3HP		England	8 84 (83.6654391834002)	91.08939416	14.51712807	18.62	36.7	41.8	22.03	48.1
686	W3-02-06	New dwelling as built	04/12/2024	Flat		Flat 11	3 Palmer Street		READING	RG1 3HP		England	8 84 (83.6654391834002)	91.08939416	14.51712807	18.62	36.7	41.8	22.03	48.1
688	W3-02-07	New dwelling as built	04/12/2024	Flat		Flat 10	3 Palmer Street		READING	RG1 3HP		England	8 81 (81.4094536568943)	89.73742568	18.74420796	23.82	53.9	59.1	21.31	37.1
689	W3-02-08	New dwelling as built	04/12/2024	Flat		Flat 9	3 Palmer Street		READING	RG1 3HP		England	8 84 (83.661558877227)	91.08530717	15.52367594	18.6	36.7	41.6	21.92	48.1
687	W3-02-09	New dwelling as built	04/12/2024	Flat		Flat 8	3 Palmer Street		READING	RG1 3HP		England	8 84 (83.9637569549925)	90.07827124	13.94577958	17.14	40.8	44.1	18.64	67.2
690	W3-02-10	New dwelling as built	04/12/2024	Flat		Flat 7	3 Palmer Street		READING	RG1 3HP		England	8 84 (84.4519915872034)	90.17644573	13.29792269	16.02	39.3	40.8	16.99	75
691	W3-03-01	New dwelling as built	04/12/2024	Flat		Flat 27	3 Palmer Street		READING	RG1 3HP		England	8 83 (83.0638935977601)	90.93932465	15.46189461	19.59	39	42.4	21.07	42.6
692	W3-03-02	New dwelling as built	04/12/2024	Flat		Flat 26	3 Palmer Street		READING	RG1 3HP		England	8 84 (84.0677651082256)	91.52015171	13.7003077	17.22	31.6	33.9	20.44	48.1
693	W3-03-03	New dwelling as built	04/12/2024	Flat		Flat 25	3 Palmer Street		READING	RG1 3HP		England	8 85 (84.7526451827193)	90.87017711	12.71229303	15.29	33.5	34.8	16.86	67.9
694	W3-03-04	New dwelling as built	04/12/2024	Flat		Flat 24	3 Palmer Street		READING	RG1 3HP		England	8 84 (84.2898861703043)	90.38535578	13.5145456	16.84	37.7	42.6	19.75	67.9
695	W3-03-05	New dwelling as built	04/12/2024	Flat		Flat 23	3 Palmer Street		READING	RG1 3HP		England	8 84 (83.6654391834002)	91.08939416	14.51712807	18.62	36.7	41.8	22.03	48.1
696	W3-03-06	New dwelling as built	04/12/2024	Flat		Flat 22	3 Palmer Street		READING	RG1 3HP		England	8 84 (83.6654391834002)	91.08939416	14.51712807	18.62	36.7	41.8	22.03	48.1
698	W3-03-07	New dwelling as built	04/12/2024	Flat		Flat 21	3 Palmer Street		READING	RG1 3HP		England	8 83 (83.1665883516841)	91.58815393	15.42555397	20.37	35.9	41.2	24.27	37.1
699	W3-03-08	New dwelling as built	04/12/2024	Flat		Flat 20	3 Palmer Street		READING	RG1 3HP		England	8 84 (83.8988857035496)	91.33527518	14.11950642	18.12	34.5	39.2	22.08	48.1
697	W3-03-09	New dwelling as built	04/12/2024	Flat		Flat 19	3 Palmer Street		READING	RG1 3HP		England	8 84 (83.9637569549925)	90.07827124	13.94577958	17.14	40.8	44.1	18.64	67.2
700	W3-03-10	New dwelling as built	04/12/2024	Flat		Flat 18	3 Palmer Street		READING	RG1 3HP		England	8 84 (84.4519915872034)	90.17644573	13.29792269	16.02	39.3	40.8	16.99	75
701	W3-04-01	New dwelling as built	04/12/2024	Flat		Flat 37	3 Palmer Street		READING	RG1 3HP		England	8 83 (83.0638935977601)	90.93932465	15.46189461	19.59	39	42.4	21.07	42.6
702	W3-04-02	New dwelling as built	04/12/2024	Flat		Flat 36	3 Palmer Street		READING	RG1 3HP		England	8 84 (84.0677651082256)	91.52015171	13.7003077	17.22	31.6	33.9	20.44	48.1
703	W3-04-03	New dwelling as built	04/12/2024	Flat		Flat 35	3 Palmer Street		READING	RG1 3HP		England	8 85 (84.7526451827193)	90.87017711	12.71229303	15.29	33.5	34.8	16.86	67.9
704	W3-04-04	New dwelling as built	04/12/2024	Flat		Flat 34	3 Palmer Street		READING	RG1 3HP		England	8 84 (84.2675630565118)	90.35840652	13.49816465	16.43	37.9	40.5	17.84	67.9
705	W3-04-05	New dwelling as built	04/12/2024	Flat		Flat 33	3 Palmer Street		READING	RG1 3HP		England	8 84 (83.6654391834002)	91.08939416	14.51712807	18.62	36.7	41.8	22.03	48.1
706	W3-04-06	New dwelling as built	04/12/2024	Flat		Flat 32	3 Palmer Street		READING	RG1 3HP		England	8 84 (83.6654391834002)	91.08939416	14.51712807	18.62	36.7	41.8	22.03	48.1
718	W3-04-07	New dwelling as built	04/12/2024	Flat		Flat 31	3 Palmer Street		READING	RG1 3HP		England	8 83 (83.1665883516841)	91.58815393	15.42555397	20.37	35.9	41.2	24.27	37.1
709	W3-04-08	New dwelling as built	04/12/2024	Flat		Flat 30	3 Palmer Street		READING	RG1 3HP		England	8 84 (83.8988857035496)	91.33527518	14.11950642	18.12	34.5	39.2	22.08	48.1
707	W3-04-09	New dwelling as built	04/12/2024	Flat		Flat 29	3 Palmer Street		READING	RG1 3HP		England	8 84 (83.9637569549925)	90.07827124	13.94577958	17.14	40.8	44.1	18.64	67.2
710	W3-04-10	New dwelling as built	04/12/2024	Flat		Flat 28	3 Palmer Street		READING	RG1 3HP		England	8 84 (84.4519915872034)	90.17644573	13.29792269	16.02	39.3	40.8	16.99	75
711	W3-05-01	New dwelling as built	04/12/2024	Flat		Flat 47	3 Palmer Street		READING	RG1 3HP		England	8 83 (83.0638935977601)	90.93932465	15.46189461	19.75	39.5	43.2	21.71	42.6
712	W3-05-02	New dwelling as built	04/12/2024	Flat		Flat 46	3 Palmer Street		READING	RG1 3HP		England	8 84 (84.0677651082256)	91.52015171	13.7003077	17.37	32.1	34.6	21.13	48.1
713	W3-05-03	New dwelling as built	04/12/2024	Flat		Flat 45	3 Palmer Street		READING	RG1 3HP		England	8 85 (84.7526451827193)	90.87017711	12.71229303	15.39	33.9	35.3	17.4	67.9
714	W3-05-04	New dwelling as built	04/12/2024	Flat		Flat 44	3 Palmer Street		READING	RG1 3HP		England	8 84 (84.2773440017732)	90.36864921	13.47568051	16.51	38.2	41.1	18.38	67.9
715	W3-05-05	New dwelling as built	04/12/2024	Flat		Flat 43	3 Palmer Street		READING	RG1 3HP		England	8 84 (83.7497013853969)	91.17292989	14.35473962	18.54	36.6	41.7	22.57	48.1
716	W3-05-06	New dwelling as built	04/12/2024	Flat		Flat 42	3 Palmer Street		READING	RG1 3HP		England	8 84 (83.7497013853969)	91.17292989	14.35473962	18.39	36.1	40.9	21.94	48.1
740	W3-05-07	New dwelling as built	04/12/2024	Flat		Flat 41	3 Palmer Street		READING	RG1 3HP		England	8 83 (83.1665883516841)	91.58815393	15.42555397	20.55	36.6	42.2	24.94	37.1
719	W3-05-08	New dwelling as built	04/12/2024	Flat		Flat 40	3 Palmer Street		READING	RG1 3HP		England	8 84 (83.8988857035496)	91.33527518	14.11950642	18.27	35.1	40	22.72	48.1
717	W3-05-09	New dwelling as built	04/12/2024	Flat		Flat 39	3 Palmer Street		READING	RG1 3HP		England	8 84 (83.9637569549925)	90.07827124	13.94577958	17.26	41.2	44.8	19.2	67.2
720	W3-05-10	New dwelling as built	04/12/2024	Flat		Flat 38	3 Palmer Street		READING	RG1 3HP		England	8 84 (84.4519915872034)	90.17644573	13.29792269	16.18	39.9	41.6	17.81	75
721	W3-06-01	New dwelling as built	04/12/2024	Flat		Flat 57	3 Palmer Street		READING	RG1 3HP		England	8 82 (82.0864242386482)	89.9097905	17.16574423	22.6	48.8	58	24.05	42.6
722	W3-06-02	New dwelling as built	04/12/2024	Flat		Flat 56	3 Palmer Street		READING	RG1 3HP		England	8 83 (82.9793521097396)	90.37376453	15.54566341	20.33	42.2	50	23.53	48.1
723	W3-06-03	New dwelling as built	04/12/2024	Flat		Flat 55	3 Palmer Street		READING	RG1 3HP		England	8 83 (83.0972904288744)	89.12665009	15.02868044	18.84	46.4	52.9	20.23	67.9
724	W3-06-04	New dwelling as built	04/12/2024	Flat		Flat 54	3 Palmer Street		READING	RG1 3HP		England	8 83 (82.8806725127008)	88.89781455	15.37496704	19.43	48.4	56	20.87	67.9
725	W3-06-05	New dwelling as built	04/12/2024	Flat		Flat 53	3 Palmer Street		READING	RG1 3HP		England	8 83 (82.7332469774404)	90.10952676	16.03563757	21.23	44.1	55	24.47	48.1
726	W3-06-06	New dwelling as built	04/12/2024	Flat		Flat 52	3 Palmer Street		READING	RG1 3HP										

Appendix C Assessors' accreditation details

GOV.UK

Get a new energy certificate

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Contact an assessor to book an energy assessment

To search again, enter the postcode of the property
For example LSI 4AP

40 assessors in order of distance from GU1 2HD

Jon West

Telephone

07758760818

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jon@one-ec.com

Accreditation scheme

Stroma Certification Ltd
[More information](#)

Assessor ID

STRO005224