

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.4.16
 Printed on 25 March 2019 at 14:47:37

Project Information:

Assessed By: Aymon Winter (STRO014511)

Building Type: Flat

Dwelling Details:

NEW DWELLING DESIGN STAGE

Total Floor Area: 61.55m²

Site Reference : 49-51 Beulah Hill

Plot Reference: 01-19-73120 A-1-04 PL1

Address : A-1-04, 49-51 Beulah Hill

Sada Unit Ref: A1-A10

Client Details:

Name: Sada Architecture

Address :

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

1a TER and DER

Fuel for main heating system: Mains gas

Fuel factor: 1.00 (mains gas)

Target Carbon Dioxide Emission Rate (TER) 19.02 kg/m²

Dwelling Carbon Dioxide Emission Rate (DER) 14.61 kg/m² **OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE) 49.7 kWh/m²

Dwelling Fabric Energy Efficiency (DFEE) 53.5 kWh/m² **Fail**

Excess energy = 3.84 kg/m² (07.7 %)

2 Fabric U-values

Element	Average	Highest	
External wall	0.16 (max. 0.30)	0.23 (max. 0.70)	OK
Party wall	0.00 (max. 0.20)	-	OK
Floor	(no floor)		
Roof	(no roof)		
Openings	1.40 (max. 2.00)	1.40 (max. 3.30)	OK

2a Thermal bridging

Thermal bridging calculated from linear thermal transmittances for each junction

3 Air permeability

Air permeability at 50 pascals	5.00 (design value)	
Maximum	10.0	OK

4 Heating efficiency

Main Heating system:	Database: (rev 440, product index 017558): Boiler systems with radiators or underfloor heating - mains gas Brand name: Worcester Model: Greenstar Model qualifier: 34CDi Classic ErP (Combi) Efficiency 89.1 % SEDBUK2009 Minimum 88.0 %	OK
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Regulations Compliance Report

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls: Programmer, room thermostat and TRVs **OK**

Hot water controls: No cylinder

No cylinder

Boiler interlock: Yes **OK**

7 Low energy lights

Percentage of fixed lights with low-energy fittings: 100.0% **OK**

Minimum: 75.0% **OK**

8 Mechanical ventilation

Continuous extract system

Specific fan power: 0.15 **OK**

Maximum: 0.7 **OK**

9 Summertime temperature

Overheating risk (Thames valley): Slight **OK**

Based on:

Overshading: Average or unknown

Windows facing: North East 8.1m²

Windows facing: North East 6.41m²

Windows facing: North West 6.1m²

Windows facing: South East 4.35m²

Ventilation rate: 6.00

Blinds/curtains: Closed 100% of daylight hours

10 Key features

External Walls U-value: 0.13 W/m²K

Party Walls U-value: 0 W/m²K

Photovoltaic array

Code for Sustainable Homes Report

For use with Nov 2010 addendum 2014 England



Assessor and House Details

Assessor Name: Aymon Winter **Assessor Number:** STRO014511
Property Address: A-1-04
 49-51 Beulah Hill

Buiding regulation assessment

	kg/m²/year
TER	19.02
DER	14.61

ENE 1 Assessment - Dwelling Emission Rate

Total Energy Type CO₂ Emissions for Codes Levels 1 - 5

	%	kg/m ² /year	
DER from SAP 2012 DER Worksheet		14.61	(ZC1)
TER		19.02	
Residual CO ₂ emissions offset from biofuel CHP		0	(ZC5)
CO ₂ emissions offset from additional allowable electricity generation		0	(ZC7)
Total CO ₂ emissions offset from SAP Section 16 allowances		0	
DER accounting for SAP Section 16 allowances		14.61	
% improvement DER/TER	23.2		

Total Energy Type CO₂ Emissions for Codes Levels 6

	kg/m ² /year	
DER accounting for SAP Section 16 allowances	14.61	(ZC1)
CO ₂ emissions from appliances, equation (L14)	16.95	(ZC2)
CO ₂ emissions from cooking, equation (L16)	2.72	(ZC3)
Net CO ₂ emissions	34.4	(ZC8)

Result:

Credits awarded for ENE 1 = 3.3

Code Level = 4

ENE 2 - Fabric energy Efficiency

Fabric energy Efficiency: 53.54

Credits awarded for ENE 2 = 0

ENE 7 - Low or Zero Carbon (LZC) Technologies

Reduction in CO₂ Emissions

	%	kg/m ² /year	
Standard Case CO ₂ emissions		42.29	
Standard DER		22.61	
Actual Case CO ₂ emissions		36.01	
Actual DER		16.33	
Reduction in CO ₂ emissions	14.85		

Credits awarded for ENE 7 = 1

Technologies eligible to contribute to achieving the requirements of this issue must produce energy from renewable sources and meet all other ancillary requirements as defined by Directive 2009/28/EC of the European Parliament and of the Council of 23 April 2009 on the promotion of the use of energy from renewable sources and amending and subsequently repealing Directives 2001/77/EC and 2003/30/EC.

The following requirements must also be met:

- Where not provided by accredited external renewables there must be a direct supply of energy produced to the dwelling under assessment.
- Where covered by the Microgeneration Certification Scheme (MCS), technologies under 50kWe or 300kWh must be certified.
- Combined Heat and Power (CHP) schemes above 50kWe must be certified under the CHPQA standard.
- All technologies must be accounted for by SAP.

CHP schemes fuelled by mains gas are eligible to contribute to performance against this issue. Where these schemes are above 50kWe they must be certified under the CHPQA.

It is the responsibility of the Accredited OCDEA and Code Assessor to ensure all technologies use in the calculation are appropriate before awarding credits.

Predicted Energy Assessment



A-1-04
49-51 Beulah Hill

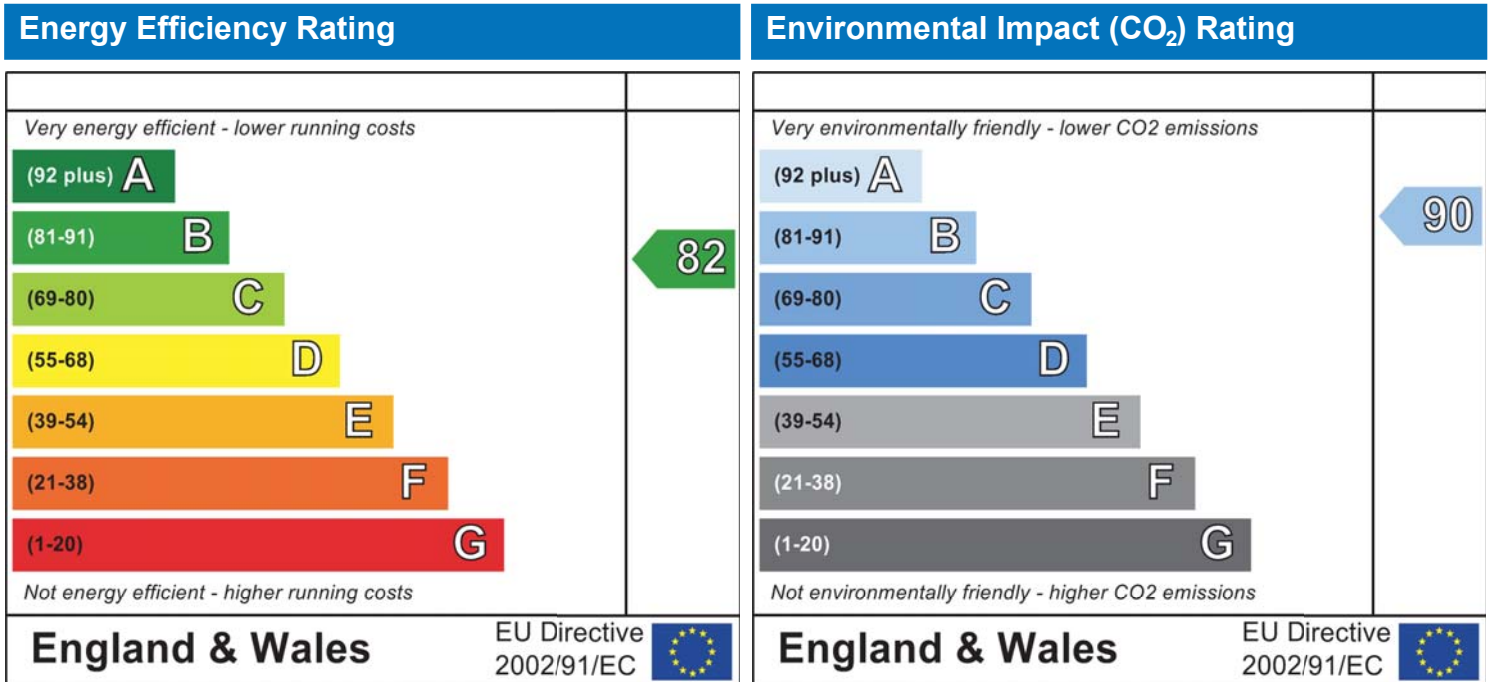
Sada Unit Ref: A1-A10

Dwelling type:
Date of assessment:
Produced by:
Total floor area:

Mid floor Flat
12 March 2019
Aymon Winter
61.55 m²

This is a Predicted Energy Assessment for a property which is not yet complete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, an Energy Performance Certificate is required providing information about the energy performance of the completed property.

Energy performance has been assessed using the SAP 2012 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

SAP Input

Property Details: 01-19-73120 A-1-04 PL1

Address: A-1-04, 49-51 Beulah Hill
Located in: England
Region: Thames valley
UPRN:
Date of assessment: 12 March 2019
Date of certificate: 25 March 2019
Assessment type: New dwelling design stage
Transaction type: New dwelling
Tenure type: Unknown
Related party disclosure: No related party
Thermal Mass Parameter: Calculated 104.2
Water use <= 125 litres/person/day: True
PCDF Version: 440

Property description:

Dwelling type: Flat
Detachment:
Year Completed: 2013

Floor Location:

Floor area:
 Floor 0 61.55 m²
Storey height: 2.56 m
 Living area: 25.55 m² (fraction 0.415)
Front of dwelling faces: South West

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
Front Dooe	Manufacturer	Solid			PVC-U
Rear Elev	SAP 2012	Windows	low-E, En = 0.05, soft coat	Yes	Metal
Rear Elev Balcony	SAP 2012	Windows	low-E, En = 0.05, soft coat	Yes	Metal
Side Elev	SAP 2012	Windows	low-E, En = 0.05, soft coat	Yes	Metal
Side Elev	SAP 2012	Windows	low-E, En = 0.05, soft coat	Yes	Metal

Name:	Gap:	Frame Factor:	g-value:	U-value:	Area:	No. of Openings:
Front Dooe	mm	0.7	0	1.4	2.12	1
Rear Elev	16mm or more	0.8	0.4	1.4	8.1	1
Rear Elev Balcony	16mm or more	0.8	0.4	1.4	6.41	1
Side Elev	16mm or more	0.8	0.4	1.4	6.1	1
Side Elev	16mm or more	0.8	0.4	1.4	4.35	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
Front Dooe		Wall to Corridor	South West	0	0
Rear Elev		External Wall	North East	0	0
Rear Elev Balcony		External Wall	North East	2.68	2.39
Side Elev		External Wall	North West	0	0
Side Elev		External Wall	South East	0	0

Overshading: Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
External Wall	55.45	24.96	30.49	0.13	0	False	14
Wall to Corridor	3.74	2.12	1.62	0.26	0.43	False	14
Wall to Lift Shaft	17.15	0	17.15	0.25	0.9	False	17
Internal Elements							
IW	120.83						9

SAP Input

Party Elements

Party Wall	13.82	20
Party Ceiling	61.55	30
Party Floor	61.55	40

Thermal bridges:

Thermal bridges:	User-defined (individual PSI-values) Y-Value = 0.1403			
	Length	Psi-value		
	11.82	0.3	E2	Other lintels (including other steel lintels)
	6.31	0.04	E3	Sill
	31.76	0.05	E4	Jamb
	59.64	0.07	E7	Party floor between dwellings (in blocks of flats)
	12.8	0.09	E16	Corner (normal)
	5.12	-0.09	E17	Corner (inverted – internal area greater than external area)
	2.56	0.06	E18	Party wall between dwellings
	2.56	0.12	E25	Staggered party wall between dwellings c
	10.8	0	P3	Intermediate floor between dwellings (in blocks of flats)

Ventilation:

Pressure test:	Yes (As designed)
Ventilation:	Centralised whole house extract
	Number of wet rooms: Kitchen + 2
	Ductwork: , rigid
	Approved Installation Scheme: False
Number of chimneys:	0
Number of open flues:	0
Number of fans:	0
Number of passive stacks:	0
Number of sides sheltered:	2
Pressure test:	5

Main heating system:

Main heating system:	Boiler systems with radiators or underfloor heating
	Gas boilers and oil boilers
	Fuel: mains gas
	Info Source: Boiler Database
	Database: (rev 440, product index 017558) Efficiency: Winter 86.7 % Summer: 90.0
	Brand name: Worcester
	Model: Greenstar
	Model qualifier: 34CDi Classic ErP
	(Combi boiler)
	Systems with radiators
	Central heating pump : 2013 or later
	Design flow temperature: Unknown
	Boiler interlock: Yes
	Delayed start

Main heating Control:

Main heating Control:	Programmer, room thermostat and TRVs
	Control code: 2106

Secondary heating system:

Secondary heating system:	None
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Water heating:

Water heating:	From main heating system
	Water code: 901
	Fuel :mains gas
	No hot water cylinder

SAP Input

Solar panel: False

Others:

Electricity tariff:	Standard Tariff
In Smoke Control Area:	Unknown
Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	<u>Photovoltaic 1</u> Installed Peak power: 0.98 Tilt of collector: Horizontal Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Adjusted infiltration rate (allowing for shelter and wind speed) = (21a) x (22a)m

0.27	0.27	0.26	0.23	0.23	0.2	0.2	0.2	0.21	0.23	0.24	0.25
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Calculate effective air change rate for the applicable case

If mechanical ventilation:

0.5 (23a)

If exhaust air heat pump using Appendix N, (23b) = (23a) x Fmv (equation (N5)) , otherwise (23b) = (23a)

0.5 (23b)

If balanced with heat recovery: efficiency in % allowing for in-use factor (from Table 4h) =

0 (23c)

a) If balanced mechanical ventilation with heat recovery (MVHR) (24a)m = (22b)m + (23b) x [1 - (23c) ÷ 100]

(24a)m= 0 0 0 0 0 0 0 0 0 0 0 0 (24a)

b) If balanced mechanical ventilation without heat recovery (MV) (24b)m = (22b)m + (23b)

(24b)m= 0 0 0 0 0 0 0 0 0 0 0 0 (24b)

c) If whole house extract ventilation or positive input ventilation from outside

if (22b)m < 0.5 x (23b), then (24c) = (23b); otherwise (24c) = (22b) m + 0.5 x (23b)

(24c)m= 0.52 0.52 0.51 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 (24c)

d) If natural ventilation or whole house positive input ventilation from loft

if (22b)m = 1, then (24d)m = (22b)m otherwise (24d)m = 0.5 + [(22b)m² x 0.5]

(24d)m= 0 0 0 0 0 0 0 0 0 0 0 0 (24d)

Effective air change rate - enter (24a) or (24b) or (24c) or (24d) in box (25)

(25)m= 0.52 0.52 0.51 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 (25)

3. Heat losses and heat loss parameter:

ELEMENT	Gross area (m²)	Openings m²	Net Area A ,m²	U-value W/m²K	A X U (W/K)	k-value kJ/m²·K	A X k kJ/K
Doors			2.12	1.4	2.968		(26)
Windows Type 1			8.1	$1/[1/(1.4)+0.04]$	10.74		(27)
Windows Type 2			6.41	$1/[1/(1.4)+0.04]$	8.5		(27)
Windows Type 3			6.1	$1/[1/(1.4)+0.04]$	8.09		(27)
Windows Type 4			4.35	$1/[1/(1.4)+0.04]$	5.77		(27)
Walls Type1	55.45	24.96	30.49	0.13	3.96	14	426.86 (29)
Walls Type2	3.74	2.12	1.62	0.23	0.38	14	22.68 (29)
Walls Type3	17.15	0	17.15	0.2	3.5	17	291.55 (29)
Total area of elements, m²			76.34				(31)
Party wall			13.82	0	0	20	276.4 (32)
Party floor			61.55			40	2462 (32a)
Party ceiling			61.55			30	1846.5 (32b)
Internal wall **			120.83			9	1087.47 (32c)

* for windows and roof windows, use effective window U-value calculated using formula $1/[(1/U\text{-value})+0.04]$ as given in paragraph 3.2

** include the areas on both sides of internal walls and partitions

Fabric heat loss, W/K = S (A x U) (26)...(30) + (32) = 43.9 (33)

Heat capacity Cm = S(A x k) (28)...(30) + (32) + (32a)...(32e) = 6413.46 (34)

Thermal mass parameter (TMP = Cm ÷ TFA) in kJ/m²K = (34) ÷ (4) = 104.2 (35)

For design assessments where the details of the construction are not known precisely the indicative values of TMP in Table 1f can be used instead of a detailed calculation.

Thermal bridges : S (L x Y) calculated using Appendix K 10.71 (36)

SAP WorkSheet: New dwelling design stage

if details of thermal bridging are not known (36) = 0.15 x (31)

Total fabric heat loss (33) + (36) = (37)

Ventilation heat loss calculated monthly (38)m = 0.33 x (25)m x (5)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
(38)m=	27.09	26.81	26.53	26	26	26	26	26	26	26	26	26	(38)

Heat transfer coefficient, W/K (39)m = (37) + (38)m

(39)m=	81.7	81.43	81.15	80.61	80.61	80.61	80.61	80.61	80.61	80.61	80.61	80.61	
Average = Sum(39) _{1...12} / 12 =												<input type="text" value="80.82"/> (39)	

Heat loss parameter (HLP), W/m²K (40)m = (39)m + (4)

(40)m=	1.33	1.32	1.32	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	
Average = Sum(40) _{1...12} / 12 =												<input type="text" value="1.31"/> (40)	

Number of days in month (Table 1a)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
(41)m=	31	28	31	30	31	30	31	31	30	31	30	31	(41)

4. Water heating energy requirement:

kWh/year:

Assumed occupancy, N (42)

if TFA > 13.9, N = 1 + 1.76 x [1 - exp(-0.000349 x (TFA - 13.9)²)] + 0.0013 x (TFA - 13.9)

if TFA ≤ 13.9, N = 1

Annual average hot water usage in litres per day V_{d,average} = (25 x N) + 36 (43)

Reduce the annual average hot water usage by 5% if the dwelling is designed to achieve a water use target of not more than 125 litres per person per day (all water use, hot and cold)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
(44)m=	90.53	87.23	83.94	80.65	77.36	74.07	74.07	77.36	80.65	83.94	87.23	90.53	
Total = Sum(44) _{1...12} =												<input type="text" value="987.55"/> (44)	

Energy content of hot water used - calculated monthly = 4.190 x V_{d,m} x nm x DT_m / 3600 kWh/month (see Tables 1b, 1c, 1d)

(45)m=	134.25	117.41	121.16	105.63	101.35	87.46	81.05	93	94.11	109.68	119.72	130.01	
Total = Sum(45) _{1...12} =												<input type="text" value="1294.84"/> (45)	

If instantaneous water heating at point of use (no hot water storage), enter 0 in boxes (46) to (61)

(46)m=	20.14	17.61	18.17	15.84	15.2	13.12	12.16	13.95	14.12	16.45	17.96	19.5	(46)
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Water storage loss:

Storage volume (litres) including any solar or WWHRS storage within same vessel (47)

If community heating and no tank in dwelling, enter 110 litres in (47)

Otherwise if no stored hot water (this includes instantaneous combi boilers) enter '0' in (47)

Water storage loss:

a) If manufacturer's declared loss factor is known (kWh/day): (48)

Temperature factor from Table 2b (49)

Energy lost from water storage, kWh/year (48) x (49) = (50)

b) If manufacturer's declared cylinder loss factor is not known:

Hot water storage loss factor from Table 2 (kWh/litre/day) (51)

If community heating see section 4.3

Volume factor from Table 2a (52)

Temperature factor from Table 2b (53)

Energy lost from water storage, kWh/year (47) x (51) x (52) x (53) = (54)

Enter (50) or (54) in (55) (55)

SAP WorkSheet: New dwelling design stage

Water storage loss calculated for each month

$$((56)_m = (55) \times (41)_m)$$

(56)m=	0	0	0	0	0	0	0	0	0	0	0	0	(56)
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If cylinder contains dedicated solar storage, $(57)_m = (56)_m \times [(50) - (H11)] \div (50)$, else $(57)_m = (56)_m$ where (H11) is from Appendix H

(57)m=	0	0	0	0	0	0	0	0	0	0	0	0	(57)
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Primary circuit loss (annual) from Table 3

0	(58)
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Primary circuit loss calculated for each month $(59)_m = (58) \div 365 \times (41)_m$

(modified by factor from Table H5 if there is solar water heating and a cylinder thermostat)

(59)m=	0	0	0	0	0	0	0	0	0	0	0	0	(59)
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Combi loss calculated for each month $(61)_m = (60) \div 365 \times (41)_m$

(61)m=	35.72	32.23	35.64	34.44	35.55	34.36	35.48	35.53	34.41	35.61	34.51	35.7	(61)
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Total heat required for water heating calculated for each month $(62)_m = 0.85 \times (45)_m + (46)_m + (57)_m + (59)_m + (61)_m$

(62)m=	169.96	149.65	156.8	140.07	136.91	121.83	116.53	128.53	128.52	145.28	154.24	165.71	(62)
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Solar DHW input calculated using Appendix G or Appendix H (negative quantity) (enter '0' if no solar contribution to water heating)

(add additional lines if FGHRs and/or WWHRs applies, see Appendix G)

(63)m=	0	0	0	0	0	0	0	0	0	0	0	0	(63)
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Output from water heater

(64)m=	169.96	149.65	156.8	140.07	136.91	121.83	116.53	128.53	128.52	145.28	154.24	165.71	Output from water heater (annual) _{1...12}	1714.03	(64)

Heat gains from water heating, kWh/month $0.25 \times [0.85 \times (45)_m + (61)_m] + 0.8 \times [(46)_m + (57)_m + (59)_m]$

(65)m=	53.57	47.1	49.2	43.73	42.59	37.67	35.82	39.81	39.89	45.37	48.44	52.15	(65)
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include (57)m in calculation of (65)m only if cylinder is in the dwelling or hot water is from community heating

5. Internal gains (see Table 5 and 5a):

Metabolic gains (Table 5), Watts

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
(66)m=	121.51	121.51	121.51	121.51	121.51	121.51	121.51	121.51	121.51	121.51	121.51	121.51	(66)

Lighting gains (calculated in Appendix L, equation L9 or L9a), also see Table 5

(67)m=	39.41	35.01	28.47	21.55	16.11	13.6	14.7	19.1	25.64	32.56	38	40.51	(67)
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Appliances gains (calculated in Appendix L, equation L13 or L13a), also see Table 5

(68)m=	263.94	266.68	259.78	245.08	226.53	209.1	197.46	194.72	201.62	216.31	234.86	252.29	(68)
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Cooking gains (calculated in Appendix L, equation L15 or L15a), also see Table 5

(69)m=	49.18	49.18	49.18	49.18	49.18	49.18	49.18	49.18	49.18	49.18	49.18	49.18	(69)
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Pumps and fans gains (Table 5a)

(70)m=	3	3	3	3	3	3	3	3	3	3	3	3	(70)
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Losses e.g. evaporation (negative values) (Table 5)

(71)m=	-81	-81	-81	-81	-81	-81	-81	-81	-81	-81	-81	-81	(71)
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Water heating gains (Table 5)

(72)m=	72	70.09	66.12	60.74	57.24	52.32	48.14	53.5	55.41	60.98	67.27	70.1	(72)
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Total internal gains =

$$(66)_m + (67)_m + (68)_m + (69)_m + (70)_m + (71)_m + (72)_m$$

(73)m=	468.03	464.45	447.05	420.05	392.57	367.7	352.97	360	375.35	402.53	432.81	455.58	(73)
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6. Solar gains:

Solar gains are calculated using solar flux from Table 6a and associated equations to convert to the applicable orientation.

SAP WorkSheet: New dwelling design stage



Orientation:	Access Factor Table 6d		Area m ²		Flux Table 6a		g_ Table 6b		FF Table 6c		Gains (W)
Northeast 0.9x	0.77	x	8.1	x	11.28	x	0.4	x	0.8	=	20.27 (75)
Northeast 0.9x	0.77	x	6.41	x	11.28	x	0.4	x	0.8	=	16.04 (75)
Northeast 0.9x	0.77	x	8.1	x	22.97	x	0.4	x	0.8	=	41.25 (75)
Northeast 0.9x	0.77	x	6.41	x	22.97	x	0.4	x	0.8	=	32.65 (75)
Northeast 0.9x	0.77	x	8.1	x	41.38	x	0.4	x	0.8	=	74.33 (75)
Northeast 0.9x	0.77	x	6.41	x	41.38	x	0.4	x	0.8	=	58.82 (75)
Northeast 0.9x	0.77	x	8.1	x	67.96	x	0.4	x	0.8	=	122.07 (75)
Northeast 0.9x	0.77	x	6.41	x	67.96	x	0.4	x	0.8	=	96.6 (75)
Northeast 0.9x	0.77	x	8.1	x	91.35	x	0.4	x	0.8	=	164.08 (75)
Northeast 0.9x	0.77	x	6.41	x	91.35	x	0.4	x	0.8	=	129.85 (75)
Northeast 0.9x	0.77	x	8.1	x	97.38	x	0.4	x	0.8	=	174.93 (75)
Northeast 0.9x	0.77	x	6.41	x	97.38	x	0.4	x	0.8	=	138.43 (75)
Northeast 0.9x	0.77	x	8.1	x	91.1	x	0.4	x	0.8	=	163.64 (75)
Northeast 0.9x	0.77	x	6.41	x	91.1	x	0.4	x	0.8	=	129.5 (75)
Northeast 0.9x	0.77	x	8.1	x	72.63	x	0.4	x	0.8	=	130.46 (75)
Northeast 0.9x	0.77	x	6.41	x	72.63	x	0.4	x	0.8	=	103.24 (75)
Northeast 0.9x	0.77	x	8.1	x	50.42	x	0.4	x	0.8	=	90.57 (75)
Northeast 0.9x	0.77	x	6.41	x	50.42	x	0.4	x	0.8	=	71.67 (75)
Northeast 0.9x	0.77	x	8.1	x	28.07	x	0.4	x	0.8	=	50.42 (75)
Northeast 0.9x	0.77	x	6.41	x	28.07	x	0.4	x	0.8	=	39.9 (75)
Northeast 0.9x	0.77	x	8.1	x	14.2	x	0.4	x	0.8	=	25.5 (75)
Northeast 0.9x	0.77	x	6.41	x	14.2	x	0.4	x	0.8	=	20.18 (75)
Northeast 0.9x	0.77	x	8.1	x	9.21	x	0.4	x	0.8	=	16.55 (75)
Northeast 0.9x	0.77	x	6.41	x	9.21	x	0.4	x	0.8	=	13.1 (75)
Southeast 0.9x	0.77	x	4.35	x	36.79	x	0.4	x	0.8	=	35.49 (77)
Southeast 0.9x	0.77	x	4.35	x	62.67	x	0.4	x	0.8	=	60.46 (77)
Southeast 0.9x	0.77	x	4.35	x	85.75	x	0.4	x	0.8	=	82.72 (77)
Southeast 0.9x	0.77	x	4.35	x	106.25	x	0.4	x	0.8	=	102.5 (77)
Southeast 0.9x	0.77	x	4.35	x	119.01	x	0.4	x	0.8	=	114.8 (77)
Southeast 0.9x	0.77	x	4.35	x	118.15	x	0.4	x	0.8	=	113.97 (77)
Southeast 0.9x	0.77	x	4.35	x	113.91	x	0.4	x	0.8	=	109.88 (77)
Southeast 0.9x	0.77	x	4.35	x	104.39	x	0.4	x	0.8	=	100.7 (77)
Southeast 0.9x	0.77	x	4.35	x	92.85	x	0.4	x	0.8	=	89.57 (77)
Southeast 0.9x	0.77	x	4.35	x	69.27	x	0.4	x	0.8	=	66.82 (77)
Southeast 0.9x	0.77	x	4.35	x	44.07	x	0.4	x	0.8	=	42.51 (77)
Southeast 0.9x	0.77	x	4.35	x	31.49	x	0.4	x	0.8	=	30.37 (77)
Northwest 0.9x	0.77	x	6.1	x	11.28	x	0.4	x	0.8	=	15.26 (81)
Northwest 0.9x	0.77	x	6.1	x	22.97	x	0.4	x	0.8	=	31.07 (81)
Northwest 0.9x	0.77	x	6.1	x	41.38	x	0.4	x	0.8	=	55.97 (81)

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Northwest 0.9x	0.77	x	6.1	x	67.96	x	0.4	x	0.8	=	91.93	(81)
Northwest 0.9x	0.77	x	6.1	x	91.35	x	0.4	x	0.8	=	123.57	(81)
Northwest 0.9x	0.77	x	6.1	x	97.38	x	0.4	x	0.8	=	131.74	(81)
Northwest 0.9x	0.77	x	6.1	x	91.1	x	0.4	x	0.8	=	123.24	(81)
Northwest 0.9x	0.77	x	6.1	x	72.63	x	0.4	x	0.8	=	98.25	(81)
Northwest 0.9x	0.77	x	6.1	x	50.42	x	0.4	x	0.8	=	68.21	(81)
Northwest 0.9x	0.77	x	6.1	x	28.07	x	0.4	x	0.8	=	37.97	(81)
Northwest 0.9x	0.77	x	6.1	x	14.2	x	0.4	x	0.8	=	19.2	(81)
Northwest 0.9x	0.77	x	6.1	x	9.21	x	0.4	x	0.8	=	12.46	(81)

Solar gains in watts, calculated for each month (83)m = Sum(74)m ... (82)m

(83)m=	87.06	165.43	271.84	413.09	532.3	559.07	526.26	432.64	320.02	195.1	107.4	72.49	(83)
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Total gains – internal and solar (84)m = (73)m + (83)m , watts

(84)m=	555.09	629.87	718.89	833.14	924.86	926.77	879.23	792.64	695.36	597.63	540.21	528.07	(84)
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7. Mean internal temperature (heating season)

Temperature during heating periods in the living area from Table 9, Th1 (°C) 21 (85)

Utilisation factor for gains for living area, h1,m (see Table 9a)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
(86)m=	0.93	0.91	0.86	0.77	0.63	0.49	0.38	0.43	0.63	0.82	0.91	0.94	(86)

Mean internal temperature in living area T1 (follow steps 3 to 7 in Table 9c)

(87)m=	18.74	19.02	19.5	20.09	20.56	20.83	20.94	20.91	20.68	20.06	19.31	18.69	(87)
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Temperature during heating periods in rest of dwelling from Table 9, Th2 (°C)

(88)m=	19.82	19.82	19.83	19.83	19.83	19.83	19.83	19.83	19.83	19.83	19.83	19.83	(88)
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Utilisation factor for gains for rest of dwelling, h2,m (see Table 9a)

(89)m=	0.92	0.89	0.84	0.73	0.58	0.42	0.29	0.33	0.56	0.79	0.89	0.93	(89)
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Mean internal temperature in the rest of dwelling T2 (follow steps 3 to 7 in Table 9c)

(90)m=	17.8	18.08	18.54	19.1	19.52	19.74	19.81	19.8	19.63	19.09	18.37	17.77	(90)
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fLA = Living area ÷ (4) =

0.42 (91)

Mean internal temperature (for the whole dwelling) = fLA × T1 + (1 – fLA) × T2

(92)m=	18.19	18.47	18.94	19.51	19.95	20.19	20.28	20.26	20.07	19.5	18.76	18.15	(92)
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Apply adjustment to the mean internal temperature from Table 4e, where appropriate

(93)m=	18.04	18.32	18.79	19.36	19.8	20.04	20.13	20.11	19.92	19.35	18.61	18	(93)
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8. Space heating requirement

Set Ti to the mean internal temperature obtained at step 11 of Table 9b, so that Ti,m=(76)m and re-calculate the utilisation factor for gains using Table 9a

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
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Utilisation factor for gains, hm:

(94)m=	0.9	0.87	0.82	0.72	0.58	0.43	0.31	0.36	0.56	0.77	0.87	0.91	(94)
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Useful gains, hmGm , W = (94)m x (84)m

(95)m=	500.43	548.98	586.8	596.95	537.38	399.53	272.3	281.76	391.68	459.15	470.29	480.57	(95)
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Monthly average external temperature from Table 8

(96)m=	4.3	4.9	6.5	8.9	11.7	14.6	16.6	16.4	14.1	10.6	7.1	4.2	(96)
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Heat loss rate for mean internal temperature, Lm , W = [(39)m x [(93)m – (96)m]

(97)m=	1122.44	1092.69	997.43	843.58	653.13	438.82	284.32	299.06	469.02	705.15	927.75	1112.52	(97)
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Space heating requirement for each month, kWh/month = 0.024 x [(97)m – (95)m] x (41)m

(98)m=	462.78	365.37	305.51	177.57	86.12	0	0	0	0	183.02	329.37	470.17		
	Total per year (kWh/year) = Sum(98) _{1...5,9...12} =												2379.91	(98)

Space heating requirement in kWh/m ² /year	38.67	(99)
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9a. Energy requirements – Individual heating systems including micro-CHP

Space heating:

Fraction of space heat from secondary/supplementary system		0	(201)
Fraction of space heat from main system(s)	(202) = 1 – (201) =	1	(202)
Fraction of total heating from main system 1	(204) = (202) × [1 – (203)] =	1	(204)
Efficiency of main space heating system 1		90	(206)
Efficiency of secondary/supplementary heating system, %		0	(208)

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	kWh/year
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Space heating requirement (calculated above)

462.78	365.37	305.51	177.57	86.12	0	0	0	0	183.02	329.37	470.17
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(211)m = {[(98)m x (204)] } x 100 ÷ (206) (211)

514.2	405.97	339.45	197.3	95.68	0	0	0	0	203.36	365.97	522.41		
	Total (kWh/year) = Sum(211) _{1...5,10...12} =											2644.34	(211)

Space heating fuel (secondary), kWh/month

= {[(98)m x (201)] } x 100 ÷ (208)

(215)m=	0	0	0	0	0	0	0	0	0	0	0	0		
	Total (kWh/year) = Sum(215) _{1...5,10...12} =												0	(215)

Water heating

Output from water heater (calculated above)

169.96	149.65	156.8	140.07	136.91	121.83	116.53	128.53	128.52	145.28	154.24	165.71
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Efficiency of water heater 86.7 (216)

(217)m=	89.09	89.02	88.85	88.51	87.95	86.7	86.7	86.7	86.7	88.51	88.92	89.12	(217)
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Fuel for water heating, kWh/month

(219)m = (64)m x 100 ÷ (217)m

(219)m=	190.78	168.11	176.47	158.25	155.67	140.51	134.41	148.25	148.23	164.15	173.46	185.95		
	Total = Sum(219a) _{1...12} =												1944.24	(219)

Annual totals

Space heating fuel used, main system 1 kWh/year 2644.34

Water heating fuel used kWh/year 1944.24

Electricity for pumps, fans and electric keep-hot

mechanical ventilation - balanced, extract or positive input from outside 40.37 (230a)

central heating pump: 30 (230c)

boiler with a fan-assisted flue 45 (230e)

Total electricity for the above, kWh/year sum of (230a)...(230g) = 115.37 (231)

Electricity for lighting 278.42 (232)

Electricity generated by PVs -745.28 (233)

10a. Fuel costs - individual heating systems:

	Fuel kWh/year	Fuel Price (Table 12)	Fuel Cost £/year
Space heating - main system 1	(211) x	3.48	x 0.01 = 92.02 (240)
Space heating - main system 2	(213) x	0	x 0.01 = 0 (241)
Space heating - secondary	(215) x	13.19	x 0.01 = 0 (242)
Water heating cost (other fuel)	(219)	3.48	x 0.01 = 67.66 (247)
Pumps, fans and electric keep-hot	(231)	13.19	x 0.01 = 15.22 (249)
(if off-peak tariff, list each of (230a) to (230g) separately as applicable and apply fuel price according to Table 12a)			
Energy for lighting	(232)	13.19	x 0.01 = 36.72 (250)
Additional standing charges (Table 12)			120 (251)
	one of (233) to (235) x	13.19	x 0.01 = 0 (252)
Appendix Q items: repeat lines (253) and (254) as needed			
Total energy cost	(245)...(247) + (250)...(254) =		331.62 (255)

11a. SAP rating - individual heating systems

Energy cost deflator (Table 12)		0.42 (256)
Energy cost factor (ECF)	$[(255) \times (256)] \div [(4) + 45.0] =$	1.31 (257)
SAP rating (Section 12)		81.76 (258)

12a. CO2 emissions – Individual heating systems including micro-CHP

	Energy kWh/year	Emission factor kg CO2/kWh	Emissions kg CO2/year
Space heating (main system 1)	(211) x	0.216	= 571.18 (261)
Space heating (secondary)	(215) x	0.519	= 0 (263)
Water heating	(219) x	0.216	= 419.96 (264)
Space and water heating	(261) + (262) + (263) + (264) =		991.13 (265)
Electricity for pumps, fans and electric keep-hot	(231) x	0.519	= 59.88 (267)
Electricity for lighting	(232) x	0.519	= 144.5 (268)
Energy saving/generation technologies Item 1		0.519	= -386.8 (269)
Total CO2, kg/year		sum of (265)...(271) =	808.71 (272)
CO2 emissions per m²		(272) ÷ (4) =	13.14 (273)
El rating (section 14)			90 (274)

13a. Primary Energy

	Energy kWh/year	Primary factor	P. Energy kWh/year
Space heating (main system 1)	(211) x	1.22	= 3226.1 (261)

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Space heating (secondary)	(215) x	3.07	=	0	(263)
Energy for water heating	(219) x	1.22	=	2371.98	(264)
Space and water heating	(261) + (262) + (263) + (264) =			5598.07	(265)
Electricity for pumps, fans and electric keep-hot	(231) x	3.07	=	354.18	(267)
Electricity for lighting	(232) x	0	=	854.75	(268)
Energy saving/generation technologies Item 1		3.07	=	-2288.02	(269)
'Total Primary Energy	sum of (265)...(271) =			4518.98	(272)
Primary energy kWh/m²/year	(272) ÷ (4) =			73.42	(273)

SAP 2012 Overheating Assessment

Calculated by Stroma FSAP 2012 program, produced and printed on 25 March 2019

Property Details: 01-19-73120 A-1-04 PL1

Dwelling type:	Flat
Located in:	England
Region:	Thames valley
Cross ventilation possible:	Yes
Number of storeys:	1
Front of dwelling faces:	South West
Overshading:	Average or unknown
Overhangs:	None
Thermal mass parameter:	Calculated 104.2
Night ventilation:	False
Blinds, curtains, shutters:	
Ventilation rate during hot weather (ach):	6 (Windows fully open)

Overheating Details:

Summer ventilation heat loss coefficient:	311.98	(P1)
Transmission heat loss coefficient:	54.6	
Summer heat loss coefficient:	366.6	(P2)

Overhangs:

Orientation:	Ratio:	Z_overhangs:
North East (Rear Elev)	0	1
North East (Rear Elev Balcony)	0.02	0.78
North West (Side Elev)	0	1
South East (Side Elev)	0	1

Solar shading:

Orientation:	Z blinds:	Solar access:	Overhangs:	Z summer:	
North East (Rear Elev)	1	0.9	1	0.9	(P8)
North East (Rear Elev Balcony)		0.9	0.78	0.68	(P8)
North West (Side Elev)	1	0.9	1	0.9	(P8)
South East (Side Elev)	1	0.9	1	0.9	(P8)

Solar gains:

Orientation	Area	Flux	g_	FF	Shading	Gains	
North East (Rear Elev)	0.9 x	8.1	98.85	0.4	0.8	0.9	207.53
North East (Rear Elev Balcony)	6.41	98.85	0.4	0.8	0.68	123.63	
North West (Side Elev)	0.9 x	6.1	98.85	0.4	0.8	0.9	156.29
South East (Side Elev)	0.9 x	4.35	119.92	0.4	0.8	0.9	135.21
					Total		622.66 (P3/P4)

Internal gains:

	June	July	August	
Internal gains	364.7	349.97	357	
Total summer gains	1032.87	972.64	881.93	(P5)
Summer gain/loss ratio	2.82	2.65	2.41	(P6)
Mean summer external temperature (Thames valley)	16	17.9	17.8	
Thermal mass temperature increment	1.27	1.27	1.27	
Threshold temperature	20.09	21.82	21.48	(P7)
Likelihood of high internal temperature	Not significant	Slight	Slight	

SAP 2012 Overheating Assessment

Assessment of likelihood of high internal temperature: Slight