

# PREDICTED ENERGY ASSESSMENT

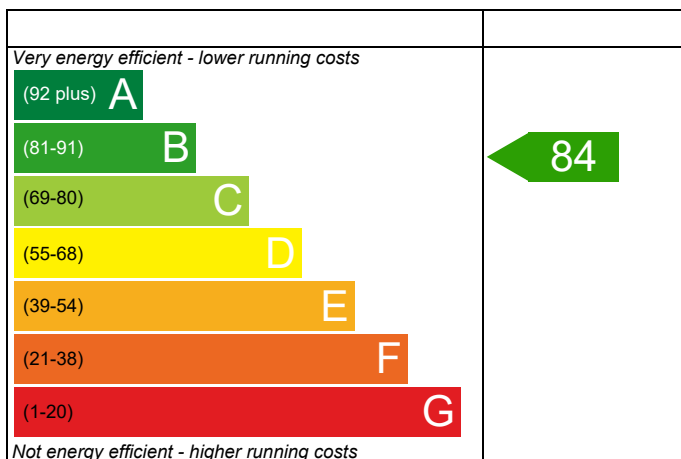
Plot 42 (Affordable - S/O), Pluckley Road,  
Smarden,  
Ashford,  
Kent,  
TN27 8

Dwelling type: House, Semi-Detached  
Date of assessment: 13/03/2019  
Produced by: Hilsdon Holmes Limited  
Total floor area: 94.8 m<sup>2</sup>  
RRN: 5327-9407-9614

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 SAP2012 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 (CO<sub>2</sub>) emissions.

## Energy Efficiency Rating

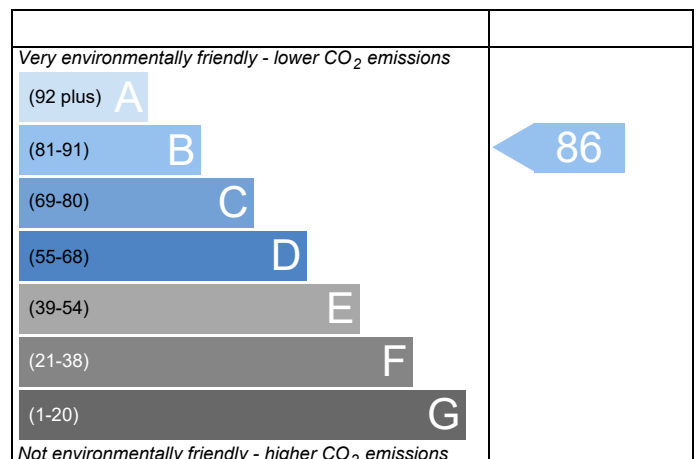


**England**

EU Directive  
2002/91/EC

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<sub>2</sub>) Rating



**England**

EU Directive  
2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

*This report has been produced by an accredited Elmhurst member whose work is subject to quality assurance audits. The data used to produce the report has been verified by the Elmhurst members' portal.*



# BUILDING REGULATION COMPLIANCE

## Calculation Type: New Build (As Designed)

Property Reference	19CSPR0042	Issued on Date	13/03/2019
Assessment Reference	001	Prop Type Ref	HT 3BH AFF
Property	Plot 42 (Affordable - S/O), Pluckley Road, Smarden, Ashford, Kent, TN27 8		

SAP Rating	84 B	DER	16.98	TER	17.78
Environmental	86 B	% DER<TER	4.49		
CO <sub>2</sub> Emissions (t/year)	1.32	DFEE	46.06	TFEE	52.33
General Requirements Compliance	Pass	% DFEE<TFEE	11.99		

Assessor Details	Mr. Daniel Hilsdon, Hilsdon Holmes Limited, Tel: 01579 382202, danhilsdon@btinternet.com	Assessor ID	L030-0001
Client	Countryside, CS		

### SUMMARY FOR INPUT DATA FOR New Build (As Designed)

#### Criterion 1 – Achieving the TER and TFEE rate

##### 1a TER and DER

Fuel for main heating	Mains gas		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	17.78	kgCO <sub>2</sub> /m <sup>2</sup>	
Dwelling Carbon Dioxide Emission Rate (DER)	16.98	kgCO <sub>2</sub> /m <sup>2</sup>	Pass
	-0.80 (-4.5%)	kgCO <sub>2</sub> /m <sup>2</sup>	

##### 1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	52.33	kWh/m <sup>2</sup> /yr	
Dwelling Fabric Energy Efficiency (DFEE)	46.06	kWh/m <sup>2</sup> /yr	
	-6.2 (-11.9%)	kWh/m <sup>2</sup> /yr	Pass

#### Criterion 2 – Limits on design flexibility

##### Limiting Fabric Standards

##### 2 Fabric U-values

Element	Average	Highest	
External wall	0.22 (max. 0.30)	0.22 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Floor	0.15 (max. 0.25)	0.15 (max. 0.70)	Pass
Roof	0.11 (max. 0.20)	0.11 (max. 0.35)	Pass
Openings	1.17 (max. 2.00)	1.20 (max. 3.30)	Pass

##### 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)	m <sup>3</sup> /(h.m <sup>2</sup> ) @ 50 Pa	
Maximum	10.0	m <sup>3</sup> /(h.m <sup>2</sup> ) @ 50 Pa	Pass

##### Limiting System Efficiencies

##### 4 Heating efficiency

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Main heating system	Boiler system with radiators or underfloor - Mains gas Data from database Potterton Assure 25 Combi Combi boiler Efficiency: 89.0% SEDBUK2009 Minimum: 88.0%	Pass
Secondary heating system	None	

### 5 Cylinder insulation

Hot water storage	No cylinder	
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### 6 Controls

Space heating controls	Time and temperature zone control	Pass
Hot water controls	No cylinder	
Boiler interlock	Yes	Pass

### 7 Low energy lights

Percentage of fixed lights with low-energy fittings	100	%	
Minimum	75	%	Pass

### 8 Mechanical ventilation

Continuous supply and extract system			
Specific fan power	0.76		
Maximum	1.5		Pass
MVHR efficiency	91	%	
Minimum	70	%	Pass

## Criterion 3 – Limiting the effects of heat gains in summer

### 9 Summertime temperature

Overheating risk (South East England)	Slight	Pass
Based on:		
Overshading	Average	
Windows facing North East	0.61 m <sup>2</sup> , No overhang	
Windows facing South East	3.44 m <sup>2</sup> , No overhang	
Windows facing North West	9.45 m <sup>2</sup> , No overhang	
Air change rate	4.00 ach	
Blinds/curtains	None	

## Criterion 4 – Building performance consistent with DER and DFEE rate

### Party Walls

Type	U-value	W/m <sup>2</sup> K	
Filled Cavity with Edge Sealing	0.00		Pass

### Air permeability and pressure testing

#### 3 Air permeability

Air permeability at 50 pascals	5.00 (design value)	m <sup>3</sup> /(h.m <sup>2</sup> ) @ 50 Pa	
Maximum	10.0	m <sup>3</sup> /(h.m <sup>2</sup> ) @ 50 Pa	Pass

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## Calculation Type: New Build (As Designed)

### 10 Key features

Party wall U-value	0.00	W/m <sup>2</sup> K
Roof U-value	0.11	W/m <sup>2</sup> K
Door U-value	1.00	W/m <sup>2</sup> K

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