

9 Woodland Rise Haringey Council Energy Statement

Prepared for:

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9 Woodland Rise

London

N10 3UP

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Issue Status

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Signature:	RS	
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Executive Summary

INTRODUCTION

The proposed residential scheme at “9 Woodland Rise” is required to make carbon emission reductions in accordance with the Haringey council policy DM21 and the London Plan 2021’s policy SI 2 ‘Minimising Greenhouse Gas Emissions’ – using the energy hierarchy and target of 35% beyond building regulations as a minimum on site - with a local policy target overall of 100% CO₂ reduction - or zero carbon.

AIM OF THIS STUDY

The aim of this study is to assess the feasible carbon emission reductions through building fabric, efficient services and low or zero carbon technologies to meet Haringey Council target of zero carbon (100% reduction over Part L). With 35% carbon reduction on-site target as per London Plan, with a target of 10% coming from fabric and energy efficiency measures first before renewables are assessed. The remainder of carbon emissions then need to be off-set using the councils hierarchy of carbon charges to encourage extremely low carbon development. This report demonstrates how the site has followed the London Plan’s energy hierarchy by reducing energy demand through passive design, energy efficiency measures, i.e. ‘Be Lean’ and generating renewable energy to further reduce the overall carbon emissions of the development i.e. ‘Be Green’ and then offsetting.

METHODOLOGY

The methodology followed in this report follows the guidance set out by the Greater London Authority (GLA) for developing energy strategies as detailed on the following “GLA Energy Team Guidance on Planning Energy Assessments”, 2021.

Energy consumption figures are based on SAP modelling data produced under Building Regulations Part L compliant software (SAP 10). Analysis of the house has been undertaken to demonstrate compliance with the Building Regulations Part L. The baseline scenario in this study is the proposed to notional Part L standards, or the Target Emission Rate (TER)

SITE DESCRIPTION

The proposed scheme is a new build house, with the existing house being demolished.

The house is oriented primarily South from the front facade. The scheme is in-keeping with the street scape and of modern design to the rear.

RECOMMENDATION

The energy strategy for the proposed scheme is to use a highly efficient Air Source Heat Pump (ASHP) as main heating and DHW system, alongside advanced energy efficiency fabric measures and a 4 kWp solar PV array with 8 kWp battery storage, to meet the carbon emissions reductions target.

The proposal is to use a insulate the building to best practice standards, surpassing Part L requirements. The thermal performance targets of the dwelling are the following: U-Values of 0.11 W/m²K for the ground floor, 0.12 W/m²K for the roof, 0.14 W/m²K for walls and high-performance double-glazed windows of 1.2 W/m²K and triple-glazed 0.9 W/m²K value for the larger bi-fold doors to the rear and large oof lights. A maximum air permeability of 2.55 m³/m²/hr at 50 pa is targeted, and to be achieved on site. Thermal bridging will also be kept to a minimum, with an average Y-value of 0.06, following LABC details, thus going beyond accredited construction details as a minimum.

In addition, MVHR ventilation will keep the house well ventilated and surpass Part F requirements.

CO₂ SAVINGS SUMMARY

The baseline carbon emissions for the scheme are **2,845 kgCO₂/yr**. Following implementation of measures within this report; a total saving of **2,403 kgCO₂/yr** will be made, a **84.5%** overall carbon reduction before offsetting the remainder. These measures include:

- **Be Lean** (10% savings over baseline): Energy efficiency measures to improve the building fabric and services: Very high-performance U-Values (0.14 for walls, 0.12 for roof, 0.11 for the ground floor and 1.2 and 0.9 for windows, in W/m²K), best practice air tightness (maximum of 2.55 m³/m²/hr at 50 Pa), MVHR and best practice attention to thermal bridging at an average Y-value of 0.06.

- **Be Clean** (0% savings over Lean case); No further savings through the use of heat networks are planned.

- **Be Green** (74.4% savings over clean case): Low carbon heating and hot water through ASHP and clean energy generation to including a 4 kWp photovoltaic system with battery storage to generate electricity for the scheme.

- **Offset** (16% savings): A payment of **£1,326** is required to pay Haringey council to be 100% zero carbon, as per their offset scheme.

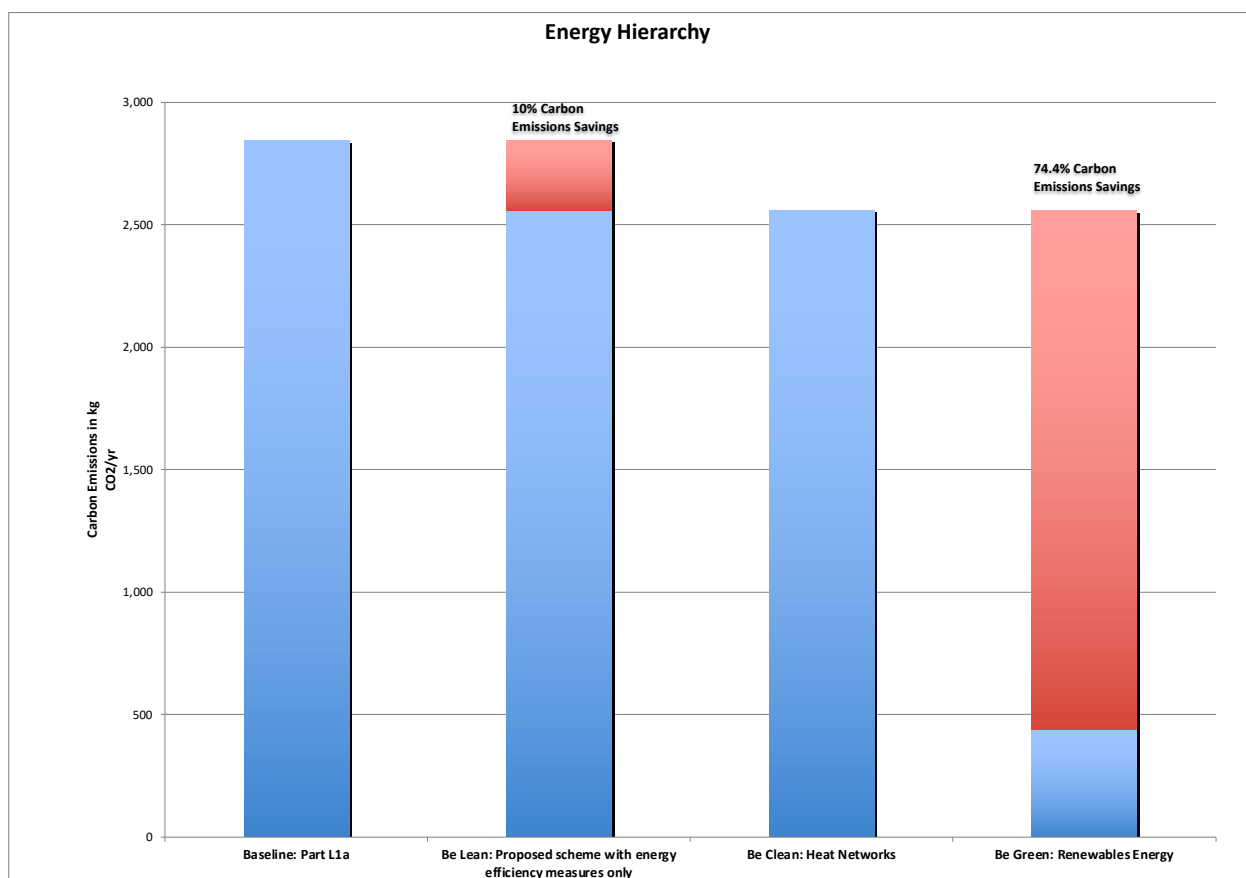
The figures are summarized and represented in graphical form on the following page.

Part L

The scheme meets Building Regulations Part L and subsequent revisions.

GLA's Energy Hierarchy

	Baseline	Be Lean: Energy Efficiency Measures	Be Clean: Heat Networks	Be Green: Renewable
Carbon emissions in kgCO ₂ /yr	2,845	2,560	-	442
Carbon emission savings in kgCO ₂ /yr	-	286	-	2118
Percentage reduction in carbon emissions over the previous stage	-	10%	0%	74.4%



Planning Requirements

PLANNING REQUIREMENT

The latest London Plan 2021, Policy SI 2 'Greenhouse Gas Emissions' requires developments to achieve 35% minimum carbon reduction on site through fabric efficiency and implementations of renewables.

The 2021 London Plan also requires a 10% reduction through fabric and energy efficiency enhancements only, and then a further 25% minimum carbon reduction through the use of local heat networks 'Be Clean' or on-site renewable energy technologies 'Be Green'.

Haringey Local Policy DM21, Local Plan SP4 and the July 2021 submission validation checklist note that the requirement is zero carbon developments, or 100% CO₂ savings over Part L – achieved through the London Plan energy hierarchy and achieved on-site where possible, with remaining emissions offset under the boroughs offset payment scheme.

REQUIREMENTS FOR AN ENERGY STATEMENT

The Greater London Authority defines in the London Plan Supplementary Planning Guidance that applications for major developments should be accompanied by an energy statement, which provides information as set out below:

- Calculation of baseline energy demand and carbon dioxide emissions showing the contribution of emissions from building regulations
- Proposals to reduce carbon dioxide emissions through the energy efficient design of the site, buildings and services;
- Proposals to further reduce carbon dioxide emissions through the use of decentralized energy where feasible, such as district heating and cooling;
- Proposals to further reduce carbon dioxide emissions through the use of on-site low or zero carbon technologies, and;
- The development should propose to Offset the remaining emissions to reduce the site to Zero Carbon.
- In addition, major developments (over 1000m²) should report their building performance to the GLA.

An assessment of the feasibility of different renewable technologies on the site and the potential contribution to CO₂ reduction from each option, explaining which technologies have been investigated and why any technologies have been ruled out.

We will also assess the likelihood of overheating in the project and measures to reduce, where necessary.

Methodology

METHODOLOGY

The methodology followed in this report follows the guidance set out in GLA Energy Team Guidance on Planning Energy Assessments, 2020, as set out below.

Energy consumption figures are based on SAP modeling data produced under Building Regulations Part L compliant software (SAP 10) – including new emissions figures under Part L 2021 update (enforced from 15th June 2022)

The analysis of the house has been undertaken to show the compliance with the Building Regulations Part L 2021.

LONDON PLAN ENERGY HIERARCHY

Taken from GLA Energy Assessment Guidance, 2020

The London Plan's energy hierarchy takes a 'whole energy' approach and addresses energy efficiency use, energy supply efficiency and use of low or zero carbon technologies. The purpose is to demonstrate that climate change mitigation measures are integral to the scheme's design and evolution, and that they are appropriate to the context of the development. The below summarises the guidance for each stage.

BASELINE CALCULATIONS

See overleaf for the details of the baseline calculations in line with the Part L SAP Target Emissions Rate (TER).

BE LEAN

Demand reduction (Be Lean) measures specific to the scheme are encouraged at the earliest design stage of a development and aim to reduce the demand for energy. Measures typically include passive design: both architectural and building fabric measures, active design and energy efficient services. Building Regulations (Part L) should be exceeded by 10% through demand reduction (Be Lean) measures alone.

BE CLEAN

A 'clean' energy supply refers to utilising the energy efficiency of heating infrastructure networks. Planning applications should demonstrate how their energy systems will exploit local energy resources and secondary heat to minimize CO₂ emissions in accordance with the order of preference in Policy SI 3 – Heating Infrastructure, using the Heat Network Priority Areas (HNPA).

BE GREEN

Use of Low Zero Carbon technologies in developments is encouraged at the 'Be Green' third stage. Each low or zero carbon technologies in the London Plan should be deemed to be technically feasible or not.

OFFSET

After carbon emissions are reduced through 'Be Lean, Be Clean and Be Green' – the residual carbon emissions on site are to be calculated and offset through the Haringey borough's Offset scheme at a recommended cost of £1000/tonne/year for a 0-60% carbon reduction, £300/tonne/year for a 60-80% carbon reduction and £100/tonne/year for a 80-100% reduction

BE SEEN

For larger, major developments, a final step of 'Be Seen' is required – which asks for monitoring and data to be done at planning stage, development stage and by the owner – data is uploaded to a portal to check KPI's and feedback to the GLA.

“Be Lean” Energy Efficiency measures

ENERGY EFFICIENCY TARGETS

Energy efficiency measures for the building fabric will be incorporated to reduce the energy demand and carbon footprint of the proposed scheme. The below measures reach the minimum 10% carbon saving from this step of the London Plan.

In order to surpass the target and use best practice principals to work, all u-values have been pushed far beyond Part L minimum standards.

U-VALUES TARGETED ACROSS SITE

Element	Building Regulations Part L max U-Value (W/m ² K)	Proposed U-Value (W/m ² K)
Roof	0.16	0.12
Floor	0.18	0.11
Walls	0.26	0.14
Window	1.6	0.9/1.2

AIR-TIGHTNESS

In addition to excellent u-values, a very high-performance development is proposed with excellent air tightness levels to be achieved such that the proposed scheme does not exceed an air permeability level of 2.55 m³/hr/m² at 50pa during testing.

This will be achieved through ensuring that sensitive areas are accounted for in the design and construction phases to make certain that a tightly sealed building is constructed and all punctures through the seal are airtight. In particular, attention will be paid to openings such as services and down lighters at roof level. Calculated PSI details will be followed to ensure that the average Y-Value across site will be no greater than 0.06. Each thermal bridge will be required to be calculated and shown that the 0.06 overall values are met.

ENERGY EFFICIENCY

In this scenario, a highly efficient gas boiler (SEDBUK 90%) is specified, with interlock and weather compensator included. Heating will be delivered via efficient under floor heating and radiator mix.

VENTILATION

In addition, 100% of internal lighting will be energy efficient.

Full mechanical ventilation with heat recovery will be implemented in the house and to meet the full requirements of Part F.

“Be Clean” Use of heat networks

USE OF DECENTRALIZED POWER & HEAT NETWORKS



Inline with London Plan Policy SI 3, Heat Infrastructure, major development should aim to use waste heat or secondary heat, exploit existing heat / cooling networks where possible or future proof utility infrastructure to minimize the impact from roadworks.

There are various heating networks already established in London and the mayor has identified Heat Network Priority areas (HNPA) – these will be assessed to determine if the site should be considered, alongside combined heat and power (CHP) on site also:

Connection to existing CCHP/CHP/Heat networks

This option is deemed infeasible in this instance due to the lack of an existing CCHP/CHP/Heat networks in the vicinity of the proposed development.

Site wide CCHP/CHP/Heat generation powered by renewables

CCHP/CHP/Heat generation powered through renewables such as biomass is considered infeasible in this instance due to issues relating to air quality. The site is not communal and too small for this.

Heat Network Priority Area (HNPA)

The site sits outside of the HNPA.

FRAMEWORK TO ANALYSE MICRO CHP ON SITE

A micro CHP on site has been analysed along the following points:

- The technical feasibility of CHP on a site-wide basis and for portions of the scheme.
- The viability of the CHP in terms of capital expenditure per unit.
- The carbon emissions reductions from the CHP as compared to an alternative system.

CHP ANALYSIS

Combined heat and power (CHP) has been assessed in terms of feasibility. It is considered that CHP unit is inappropriate for this development, as there is not a sufficient heat load and DHW requirements. This is primarily due to the fabric first approach to energy saving, pushing the heating demand down.

“Be Green” renewable energy target

INTRODUCTION

The predicted carbon emissions of the proposed scheme following energy efficiency measures and fabric values will be 2,560 kgCO₂/yr or 10% in line with the methodology and details provided in this report.

In addition, further CO₂ emissions reduction is required to meet 100% Carbon Emission savings and 35% on-site minimum savings on-site. This is met through the use of on-site renewable technologies. Air Source Heat Pump (ASHP) and Solar PV have been identified as the ideal renewable energy sources for the following reasons:

- ASHP operate like regular boilers for the end user, but are 250-400% efficient.
- The south and flat roof area has been identified to accommodate the PV
- Solar PV and ASHP are the most financially viable options

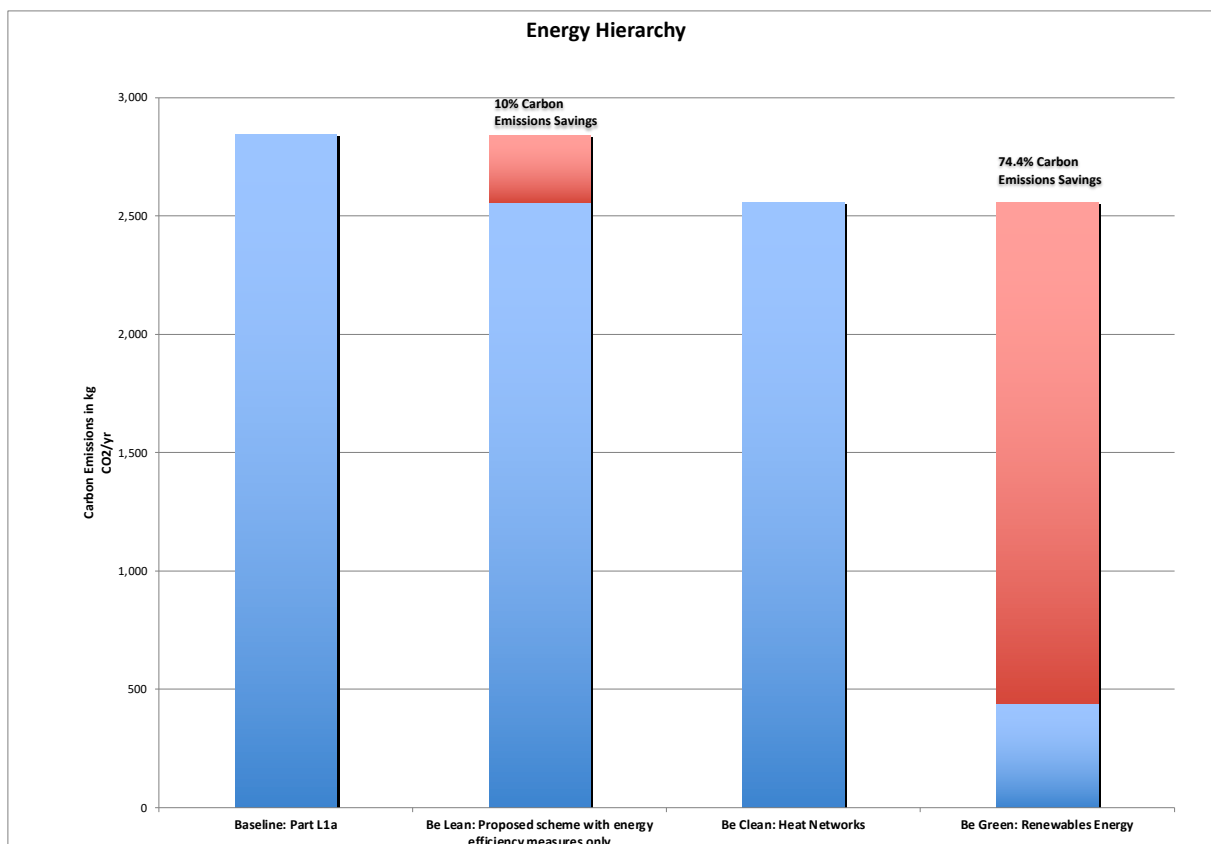
35% CARBON EMISSIONS REDUCTION TARGET

The overall emissions reduction from renewables is 2,118 kgCO₂/yr, which equates to 74.4% from renewables, pushing the CO₂ reductions beyond the target.

RENEWABLES & OVERALL EMISSIONS REDUCTION

Solar PV will also be maximised with a total of 4 kWp and 8 kWp battery storage.

This renewable solutions will give a 2,118 kg/CO₂/yr saving, which gives a total project saving of 2,403 kg/CO₂/yr or **84.5%** carbon saving over baseline building regulations overall.



Feasible Renewable Energy technologies

FEASIBLE LOW OR ZERO CARBON TECHNOLOGIES

A reduction in carbon emissions through the use of on-site low or zero carbon technologies can be achieved through several technologies to generate either heat or power. Following the analysis of the carbon emissions related to the scheme, the objective of this section is to determine the feasible low or zero carbon technologies options that provide cost-effective and practical emissions reductions. The low or zero carbon technologies options for the proposed scheme are provided in the table below. Each technology is also assessed as either feasible or rejected based on its implications for the scheme in terms of their implementation, cost-effectiveness, site-related constraints, planning issues or others. The following sections will explore the feasible technologies in depth and explain why certain technologies have been rejected.

Technology and feasibility	Rationale
BIOMASS / REJECTED	Biomass would be able to provide a 35% overall reduction in carbon emissions. However, this technology would have a significant impact on local air quality in the Borough and development access restraints preclude the possibility of biomass pellet delivery.
LIQUID BIOFUEL/ REJECTED	Although biofuel has the capability to heat the house, as with solid biomass, liquid biofuel has air quality implications in addition to delivery and sourcing issues in a city location such as this.
AIR SOURCE HEAT PUMP (ASHP) / ACCEPTED	An air source heat pump can supply heating and hot water to the proposed scheme. There is space in the plant room to house the cylinder required for the Air Source Heat Pump (ASHP) and suitable space outdoors for the external unit also. The high efficiency and electrical source of ASHP makes this a great choice to lower carbon emissions now and further in the future.
GROUND SOURCE HEAT PUMP / FEASIBLE – NOT ACCEPTED	A ground source heat pump would be capable of heating the house and providing hot water with slightly better efficiency than ASHP; however capital cost unknowns and land type for drilling boreholes make this technology require more investigation at detailed design to implement on the site.
PHOTOVOLTAIC (PV) / ACCEPTED	There is roof area available for PV. There is space on two roofs to accommodate a Solar PV panel array. This can surpass the 80% renewable target for better offset fees. The panels will face as south as possible, maximizing sunlight hours. Consequently, the PV panel is feasible
SOLAR HOT WATER (SHW) / FEASIBLE – NOT ACCEPTED	As with Solar PV, Roof mounted SHW units could be located on the roof space area. If the roof space available were covered with solar collectors as appose to Solar PV, the carbon savings would be far less.
WIND TURBINE / REJECTED	Turbulence created from surrounding buildings makes this an inefficient solution and it would make a large visible impact.

“Be Green” renewable energy target

INTRODUCTION

It is proposed that in order to meet the London Plan requirements on production of clean ‘Green’ energy, an Air Source Heat Pump (ASHP) and solar photovoltaic array are deemed feasible and viable solutions.

ASSUMPTIONS

The Solar PV detailed can lay on both the south pitch and flat on the house’s flat dormer roof. The kilowatt Hours (kWh) per year are based on a feasible 850 operating watts per 1000 peak in the UK.

Below is a potential specification to meet the 4 kWp PV array detailed in the calculations within this report.

POTENTIAL SPECIFICATIONS

A suggested specification for the Air Source Heat Pump (ASHP) would consist of a 11KW Mitsubishi Ecodan heat pump and underfloor heating and radiator mix.

A suggested specification for Solar PV would consist of 10 x 400w (1800 x 1016 mm) LG 400W Mono Solar Modules, which equates to a 4 kWp system, generating approximately 3,400 kWh clean electricity per year. 10no panels would be laid on roof areas 200mm from roof gables and edges – on the front (south) façade and flat dormer.

An 8 kWp solar storage battery will also be specified to maximise renewable energy use on site.



DISCLAIMER

Note that ASHP / PV installation require full design and installation from the electric sub-contractor and/or a renewables installer.

Overheating Analysis

INTRODUCTION

Climate change and the heat-island effect is making overheating a much larger problem in London in recent years and a potential huge problem in decades to come. Under London Plan policy SI 2 'Minimising greenhouse gas emissions' & SI 4 'Managing Heat Risk', it is noted that the GHA overheating risk tool and the 'overheating hierarchy' should be followed in design to reduce unneeded overheating.

ANALYSIS

Overheating Hierarchy:

The below measures have been taken into account in the design:

- 1) reduce the amount of heat entering a building through orientation, shading, high albedo materials, fenestration, insulation and the provision of green infrastructure
 - The property is has excellent u-values that help keep heat out. The more south facing façades will have glazing with a low 0.38 G-value to limit the amount of heat radiation.
- 2) minimise internal heat generation through energy efficient design
 - The property has external shading and overhangs
- 3) manage the heat within the building through exposed internal thermal mass and high ceilings
 - Thermal mass to rear kitchen/basement floors
- 4) provide passive ventilation
 - Openable windows and extract throughout.
- 5) provide mechanical ventilation
 - Full mechanical ventilation with heat recovery specified
- 6) provide active cooling systems.
 - There will be no active cooling on site.

The GLA overheating hierarchy determines the site is at LOW/MED risk from overheating.

Water Requirement

INTRODUCTION

In excess of 20% of the UK's water is used domestically with over 50% of this used for flushing WCs and washing (source: Environment Agency). The majority of this comes from drinking quality standard or potable water.

The water efficiency measures included in the house will ensure that the water use target of Part G 125 litres per person AND the recommended level of 110 litres per person per day will be achieved using the measures described below.

RECOMMENDATION

The following water fittings will be provided for all dwellings:

- 6/3 litre dual flush WC 's
- Kitchen taps flow aerated taps with flow rate of 5 litres
- Flow aerated taps with flow rate of 3.5 litres
- Showers are average max flow rate mix of max. 6 and 9 litres/minute at supplied pressure.
- Bath 200 litres max
- A/A+ rated washing machines (5kg per litre) and dishwashers (0.68 litre / place).

The above specification will equate to less approx. 103.2 litres per person per day.

Carbon Emission Offset

INTRODUCTION

Haringey Borough Energy Policy notes that 100% of carbon emissions should be mitigated for all new developments – major or minor, first through on site fabric improvements, on-site renewables and finally remaining emissions offset through the council offset scheme.

There are 3 levels to the offset scheme, with the cost dependent upon the on-site savings achieved. The price is calculated over 30 years – with 1 tonne of CO₂ per year (tCO₂/y) is priced as follows:

On-site CO ₂ reduction	Offset cost (tCO ₂ /y)
0 – 60%	£1000
60 – 80%	£300
80 - 100%	£100

Example: a site with 50% CO₂ reduction, passing London Plan and an average of 1 tonne/year remaining to offset. would be required to pay £1000 x 30 = £30,000 offset payment.

OFFSET COST

The 9 Woodland Rise on-site carbon reductions total 84%, therefore the tariff is £100 per tCO₂/y.

Outstanding carbon emissions are 442 kg/CO₂ per year, over 30 years this equals 13,260 kg/CO₂ or 13.26 tCO₂/y.

13.26 x £100 = **£1,326** to pay Haringey council to meet the zero carbon, 100% reduction over Part L policy.

Conclusions

RECOMMENDATION

The energy strategy for the proposed scheme is to use a highly efficient Air Source Heat Pump (ASHP) as main heating and DHW system, alongside advanced energy efficiency fabric measures and a 4 kWp solar PV array with 8 kWp battery storage, to meet the carbon emissions reductions target.

The proposal is to use a insulate the building to best practice standards, surpassing Part L requirements. The thermal performance targets of the dwelling are the following: U-Values of 0.11 W/m²K for the ground floor, 0.12 W/m²K for the roof, 0.14 W/m²K for walls and high-performance double-glazed windows of 1.2 W/m²K and triple-glazed 0.9 W/m²K value for the larger bi-fold doors to the rear and large oof lights. A maximum air permeability of 2.55 m³/m²/hr at 50 pa is targeted, and to be achieved on site. Thermal bridging will also be kept to a minimum, with an average Y-value of 0.06, following LABC details, thus going beyond accredited construction details as a minimum.

In addition, MVHR ventilation will keep the house well ventilated and surpass Part F requirements.

CO₂ SAVINGS SUMMARY

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- **Be Lean** (10% savings over baseline): Energy efficiency measures to improve the building fabric and services: Very high-performance U-Values (0.14 for walls, 0.12 for roof, 0.11 for the ground floor and 1.2 and 0.9 for windows, in W/m²K), best practice air tightness (maximum of 2.55 m³/m²/hr at 50 Pa), MVHR and best practice attention to thermal bridging at an average Y-value of 0.06.

- **Be Clean** (0% savings over Lean case); No further savings through the use of heat networks are planned.

- **Be Green** (74.4% savings over clean case): Low carbon heating and hot water through ASHP and clean energy generation to including a 4 kWp photovoltaic system with battery storage to generate electricity for the scheme.

- **Offset** (16% savings): A payment of **£1,326** is required to pay Haringey council to be 100% zero carbon, as per their offset scheme.

Part L

The scheme meets Building Regulations Part L 2021.

Appendix A

SAP results and energy calculations

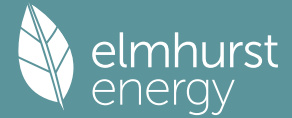
Area	TER CO2	Lean CO2	Clean CO2	Green CO2
380.89	7.47	6.72	6.72	1.16

Area	TER CO2	Lean CO2	Clean CO2	Green CO2
380.89	2,845.25	2,559.58	2,559.58	441.83

Appendix B

Water Calculations

Summary for Input Data



Property Reference	Woodland Rise	Issued on Date	10/11/2022
Assessment Reference	Gas 2.55	Prop Type Ref	
Property	9, Woodland Rise, N10 3UP		

SAP Rating	88 B	DER	6.72	TER	7.47
Environmental	92 A	% DER<TER	10.04		
CO ₂ Emissions (t/year)	2.25	DFEE	32.91	TFEE	37.72
Compliance Check	See BREL	% DFEE < TFE E	12.75		
% DPER < TPER	-6.19	DPER	41.57	TPER	39.15

Assessor Details	Mr. Nicky Bowen	Assessor ID	D719-0001
Client			

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

Orientation	South
Property Tenure	1
Transaction Type	6
Terrain Type	Suburban
1.0 Property Type	House, Mid-Terrace
2.0 Number of Storeys	4
3.0 Date Built	2022
4.0 Sheltered Sides	0
5.0 Sunlight/Shade	Average or unknown
6.0 Thermal Mass Parameter	Precise calculation

7.0 Electricity Tariff	Standard
Smart electricity meter fitted	No
Smart gas meter fitted	No

7.0 Measurements	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	43.40 m	109.80 m ²	2.60 m
Ground floor:	23.80 m	104.79 m ²	3.20 m
1st Storey:	25.20 m	94.70 m ²	2.95 m
2nd Storey:	19.20 m	71.60 m ²	2.00 m

8.0 Living Area	22.70 m ²
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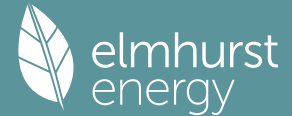
9.0 External Walls	Description	Type	Construction	U-Value (W/m ² K)	Kappa (kJ/m ² K)	Gross Area(m ²)	Nett Area (m ²)	Shelter Res	Shelter	Openings	Area Calculation Type
	walls	Solid Wall	Solid wall : plasterboard on dabs, insulation, any outside structure	0.14	9.00	150.40	72.76	0.00	None	77.64	Enter Gross Area
	Walls in roof	Timber Frame	Timber framed wall (one layer of plasterboard)	0.14	9.00	38.40	38.40	0.00	None	0.00	Enter Gross Area
	Basement	Solid Wall	Solid wall : plasterboard on dabs, insulation, any outside structure	0.14	9.00	112.84	112.84	0.00	None	0.00	Enter Gross Area
	Dormer	Timber Frame	Timber framed wall (one layer of plasterboard)	0.14	9.00	9.00	5.55	0.00	None	3.45	Enter Gross Area

9.1 Party Walls	Description	Type	Construction	U-Value (W/m ² K)	Kappa (kJ/m ² K)	Area (m ²)	Shelter Res	Shelter
	Party Wall 1	Solid Wall	Other	0.00	0.00	136.00		None

9.2 Internal Walls	Description	Construction	Kappa (kJ/m ² K)	Area (m ²)
	GF	Plasterboard on timber frame	9.00	143.90
	FF	Plasterboard on timber frame	9.00	160.38
	SF	Plasterboard on timber frame	9.00	22.80
	Base	Plasterboard on timber frame	9.00	178.00

10.0 External Roofs	Description	Type	Construction	U-Value (W/m ² K)	Kappa (kJ/m ² K)	Gross Area(m ²)	Nett Area (m ²)	Shelter Code	Shelter Factor	Calculation Type	Openings
	Flat roof	External Flat Roof	Plasterboard, insulated flat roof	0.12	9.00	33.10	1.44	None	0.00	Enter Gross Area	1.44
	External Roof Pitch	External Slope Roof	Plasterboard, insulated slope	0.12	9.00	54.00	12.66	None	0.00	Enter Gross Area	12.66

Summary for Input Data



External Roof	External Plane Roof	Plasterboard, insulated at ceiling level	0.12	9.00	23.10	0.00	None	0.00	Enter Gross Area	0.00
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10.2 Internal Ceilings

Description	Storey	Construction	Area (m²)
Internal Ceiling 1	Basement	Plasterboard ceiling, carpeted chipboard floor	109.80
Internal Ceiling 2	Lowest occupied	Plasterboard ceiling, carpeted chipboard floor	94.70
Internal Ceiling 3	+1	Plasterboard ceiling, carpeted chipboard floor	71.60

11.0 Heat Loss Floors

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Basement	Ground Floor - Solid Basement		Slab on ground, screed over insulation	0.11	None	0.00	110.00	109.80

11.2 Internal Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Floor 1		Plasterboard ceiling, carpeted chipboard floor	9.00	104.79
Internal Floor 2		Plasterboard ceiling, carpeted chipboard floor	9.00	94.70
Internal Floor 3		Plasterboard ceiling, carpeted chipboard floor	9.00	71.60

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Windows	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.70	1.20
Door	Manufacturer	Solid Door							1.00
RL	Manufacturer	Roof Window	Double Low-E Soft 0.05			0.63		0.70	1.20
Window 0.9	Manufacturer	Window	Triple Low-E Soft 0.05			0.57		0.70	0.90
RL 0.9	Manufacturer	Roof Window	Triple Low-E Soft 0.05			0.57		0.70	0.90

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
Front door	Door	walls	South	5.27	
Front elevation	Windows	walls	South	27.59	
Front RL	RL	External Roof Pitch	South	2.21	28
Rear elevation	Windows	walls	North	8.77	
RL	RL	Flat roof	Horizontal	1.44	0
Rear RL	RL 0.9	External Roof Pitch	North	9.00	20
Rear dormer	Windows	Dormer	North	3.45	
RL	RL	External Roof Pitch	North	1.46	0
Rear bifold	Window 0.9	walls	North	36.01	

14.0 Conservatory

15.0 Draught Proofing

 %

16.0 Draught Lobby

17.0 Thermal Bridging

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E1 Steel lintel with perforated steel base plate	Gov Approved Scheme	38.11	0.04	0.04	Yes
E3 Sill	Gov Approved Scheme	35.77	0.03	0.03	Yes
E4 Jamb	Gov Approved Scheme	99.60	0.04	0.04	Yes
E5 Ground floor (normal)	Gov Approved Scheme	43.40	0.10	0.10	Yes
E6 Intermediate floor within a dwelling	Gov Approved Scheme	68.20	0.00	0.00	Yes
E18 Party wall between dwellings	Gov Approved Scheme	43.00	0.03	0.03	Yes
R1 Head of roof window	Table K1 - Default	4.01	0.24	0.24	Yes
R2 Sill of roof window	Table K1 - Default	4.01	0.24	0.24	Yes
R3 Jamb of roof window	Table K1 - Default	10.26	0.24	0.24	Yes
P2 Party wall - Intermediate floor within a dwelling	Gov Approved Scheme	50.00	0.03	0.03	No
E10 Eaves (insulation at ceiling level)	Gov Approved Scheme	17.40	0.09	0.09	No
P4 Party wall - Roof (insulation at ceiling level)	Gov Approved Scheme	14.00	0.05	0.05	No

Y-value W/m²K

18.0 Pressure Testing

Designed AP₅₀ m³/(h.m²) @ 50 Pa

Test Method

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present

Approved Installation

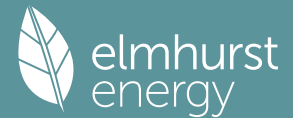
Mechanical Ventilation data Type

Type

MV Reference Number

Configuration

Summary for Input Data



Manufacturer SFP	0.99
Duct Type	Rigid
MVHR Efficiency	88.00
Wet Rooms	6
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No
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22.0 Lighting

No Fixed Lighting	No				
	Name Lighting 1	Efficacy 810.00	Power 10	Capacity 8100	Count 35

24.0 Main Heating 1

Database		
Percentage of Heat	100.00	%
Database Ref. No.	18524	
Fuel Type	Mains gas	
In Winter	88.70	
In Summer	79.70	
Model Name	VOGUE MAX SYSTEM	
Manufacturer	Ideal Boilers	
System Type	Regular boiler	
Controls SAP Code	2110	
Delayed Start Stat	No	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators and Underfloor	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	35.00	
Boiler Interlock	Yes	

25.0 Main Heating 2	None
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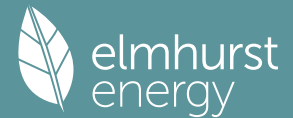
26.0 Heat Networks	None
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Heat Source	Fuel Type	Heating Use	Efficiency	Percentage Of Heat	Heat	Heat Power Ratio	Electrical	Fuel Factor	Efficiency type
Heat source 1									
Heat source 2									
Heat source 3									
Heat source 4									
Heat source 5									

28.0 Water Heating

Water Heating	Main Heating 1
SAP Code	901
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No

Summary for Input Data



Water use <= 125 litres/person/day	Yes
Cold Water Source	From mains
Bath Count	1

28.1 Showers

Description	Shower Type	Flow Rate [l/min]	Rated Power [kW]	Connected	Connected To
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28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder

Hot Water Cylinder	Hot Water Cylinder				
Cylinder Stat	Yes				
Cylinder In Heated Space	Yes				
Independent Time Control	Yes				
Insulation Type	Measured Loss				
Cylinder Volume	300.00			L	
Loss	2.43			kWh/day	
Pipes insulation	Fully insulated primary pipework				
In Airing Cupboard	No				

31.0 Thermal Store

None												
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34.0 Small-scale Hydro

None												
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Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

Typical Cost	Typical savings per year	Ratings after improvement	
£3,500 - £5,500	£191	SAP rating	Environmental Impact
		B 90	A 93

Summary for Input Data



Property Reference	Woodland Rise	Issued on Date	10/11/2022
Assessment Reference	Proposed 2.55	Prop Type Ref	
Property	9, Woodland Rise, N10 3UP		

SAP Rating	94 A	DER	1.16	TER	7.47
Environmental	99 A	% DER<TER	84.47		
CO ₂ Emissions (t/year)	0.37	DFEE	32.91	TFEE	37.72
Compliance Check	See BREL	% DFEE < TFE E	12.75		
% DPER < TPER	70.84	DPER	11.42	TPER	39.15

Assessor Details	Mr. Nicky Bowen	Assessor ID	D719-0001
Client			

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

Orientation	South
Property Tenure	1
Transaction Type	6
Terrain Type	Suburban
1.0 Property Type	House, Mid-Terrace
2.0 Number of Storeys	4
3.0 Date Built	2022
4.0 Sheltered Sides	0
5.0 Sunlight/Shade	Average or unknown
6.0 Thermal Mass Parameter	Precise calculation

7.0 Electricity Tariff	Standard
Smart electricity meter fitted	No
Smart gas meter fitted	No

7.0 Measurements	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Basement:	43.40 m	109.80 m ²	2.60 m
Ground floor:	23.80 m	104.79 m ²	3.20 m
1st Storey:	25.20 m	94.70 m ²	2.95 m
2nd Storey:	19.20 m	71.60 m ²	2.00 m

8.0 Living Area	22.70 m ²
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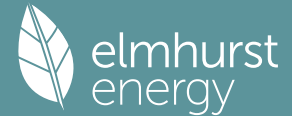
9.0 External Walls	Description	Type	Construction	U-Value (W/m ² K)	Kappa (kJ/m ² K)	Gross Area(m ²)	Nett Area (m ²)	Shelter Res	Shelter	Openings	Area Calculation Type
	walls	Solid Wall	Solid wall : plasterboard on dabs, insulation, any outside structure	0.14	9.00	150.40	72.76	0.00	None	77.64	Enter Gross Area
	Walls in roof	Timber Frame	Timber framed wall (one layer of plasterboard)	0.14	9.00	38.40	38.40	0.00	None	0.00	Enter Gross Area
	Basement	Solid Wall	Solid wall : plasterboard on dabs, insulation, any outside structure	0.14	9.00	112.84	112.84	0.00	None	0.00	Enter Gross Area
	Dormer	Timber Frame	Timber framed wall (one layer of plasterboard)	0.14	9.00	9.00	5.55	0.00	None	3.45	Enter Gross Area

9.1 Party Walls	Description	Type	Construction	U-Value (W/m ² K)	Kappa (kJ/m ² K)	Area (m ²)	Shelter Res	Shelter
	Party Wall 1	Solid Wall	Other	0.00	0.00	136.00		None

9.2 Internal Walls	Description	Construction	Kappa (kJ/m ² K)	Area (m ²)
	GF	Plasterboard on timber frame	9.00	143.90
	FF	Plasterboard on timber frame	9.00	160.38
	SF	Plasterboard on timber frame	9.00	22.80
	Base	Plasterboard on timber frame	9.00	178.00

10.0 External Roofs	Description	Type	Construction	U-Value (W/m ² K)	Kappa (kJ/m ² K)	Gross Area(m ²)	Nett Area (m ²)	Shelter Code	Shelter Factor	Calculation Type	Openings
	Flat roof	External Flat Roof	Plasterboard, insulated flat roof	0.12	9.00	33.10	1.44	None	0.00	Enter Gross Area	1.44
	External Roof Pitch	External Slope Roof	Plasterboard, insulated slope	0.12	9.00	54.00	12.66	None	0.00	Enter Gross Area	12.66

Summary for Input Data



External Roof	External Plane Roof	Plasterboard, insulated at ceiling level	0.12	9.00	23.10	0.00	None	0.00	Enter Gross Area	0.00
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10.2 Internal Ceilings

Description	Storey	Construction	Area (m²)
Internal Ceiling 1	Basement	Plasterboard ceiling, carpeted chipboard floor	109.80
Internal Ceiling 2	Lowest occupied	Plasterboard ceiling, carpeted chipboard floor	94.70
Internal Ceiling 3	+1	Plasterboard ceiling, carpeted chipboard floor	71.60

11.0 Heat Loss Floors

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Basement	Ground Floor - Solid Basement		Slab on ground, screed over insulation	0.11	None	0.00	110.00	109.80

11.2 Internal Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Floor 1		Plasterboard ceiling, carpeted chipboard floor	9.00	104.79
Internal Floor 2		Plasterboard ceiling, carpeted chipboard floor	9.00	94.70
Internal Floor 3		Plasterboard ceiling, carpeted chipboard floor	9.00	71.60

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Windows	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.70	1.20
Door	Manufacturer	Solid Door							1.00
RL	Manufacturer	Roof Window	Double Low-E Soft 0.05			0.63		0.70	1.20
Window 0.9	Manufacturer	Window	Triple Low-E Soft 0.05			0.57		0.70	0.90
RL 0.9	Manufacturer	Roof Window	Triple Low-E Soft 0.05			0.57		0.70	0.90

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
Front door	Door	walls	South	5.27	
Front elevation	Windows	walls	South	27.59	
Front RL	RL	External Roof Pitch	South	2.21	28
Rear elevation	Windows	walls	North	8.77	
RL	RL	Flat roof	Horizontal	1.44	0
Rear RL	RL 0.9	External Roof Pitch	North	9.00	20
Rear dormer	Windows	Dormer	North	3.45	
RL	RL	External Roof Pitch	North	1.46	0
Rear bifold	Window 0.9	walls	North	36.01	

14.0 Conservatory

15.0 Draught Proofing

 %

16.0 Draught Lobby

17.0 Thermal Bridging

17.1 List of Bridges

Bridge Type	Source Type	Length	Psi	Adjusted Reference:	Imported
E1 Steel lintel with perforated steel base plate	Gov Approved Scheme	38.11	0.04	0.04	Yes
E3 Sill	Gov Approved Scheme	35.77	0.03	0.03	Yes
E4 Jamb	Gov Approved Scheme	99.60	0.04	0.04	Yes
E5 Ground floor (normal)	Gov Approved Scheme	43.40	0.10	0.10	Yes
E6 Intermediate floor within a dwelling	Gov Approved Scheme	68.20	0.00	0.00	Yes
E18 Party wall between dwellings	Gov Approved Scheme	43.00	0.03	0.03	Yes
R1 Head of roof window	Table K1 - Default	4.01	0.24	0.24	Yes
R2 Sill of roof window	Table K1 - Default	4.01	0.24	0.24	Yes
R3 Jamb of roof window	Table K1 - Default	10.26	0.24	0.24	Yes
P2 Party wall - Intermediate floor within a dwelling	Gov Approved Scheme	50.00	0.03	0.03	No
E10 Eaves (insulation at ceiling level)	Gov Approved Scheme	17.40	0.09	0.09	No
P4 Party wall - Roof (insulation at ceiling level)	Gov Approved Scheme	14.00	0.05	0.05	No

Y-value W/m²K

18.0 Pressure Testing

Designed AP₅₀ m³/(h.m²) @ 50 Pa

Test Method

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present

Approved Installation

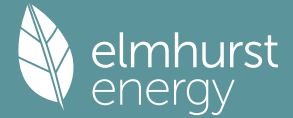
Mechanical Ventilation data Type

Type

MV Reference Number

Configuration

Summary for Input Data



Manufacturer SFP	0.99
Duct Type	Rigid
MVHR Efficiency	88.00
Wet Rooms	6
SFP from Installer Commissioning Certificate	No
MVHR System Location	Inside heated envelope (installed exclusively)
Duct Installation Specification	Level 1

20.0 Fans, Open Fireplaces, Flues

21.0 Fixed Cooling System	No
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22.0 Lighting

No Fixed Lighting	No				
	Name Lighting 1	Efficacy 810.00	Power 10	Capacity 8100	Count 35

24.0 Main Heating 1

Percentage of Heat	100.00	%
Database Ref. No.	103164	
Fuel Type	Electricity	
In Winter	0.00	
In Summer	0.00	
Model Name	Ecodan 11.2 kW	
Manufacturer	Mitsubishi Electric Europe B.V.	
System Type	Heat Pump	
Controls SAP Code	2207	
Is MHS Pumped	Pump in heated space	
Heating Pump Age	2013 or later	
Heat Emitter	Radiators and Underfloor	
Underfloor Heating	Yes - Pipes in thin screed	
Flow Temperature	Enter value	
Flow Temperature Value	35.00	

25.0 Main Heating 2	None
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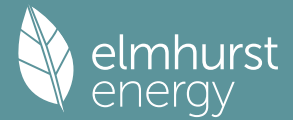
26.0 Heat Networks	None
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Heat Source	Fuel Type	Heating Use	Efficiency	Percentage Of Heat	Heat	Heat Power Ratio	Electrical	Fuel Factor	Efficiency type
Heat source 1									
Heat source 2									
Heat source 3									
Heat source 4									
Heat source 5									

28.0 Water Heating

Water Heating	Main Heating 1
SAP Code	901
Flue Gas Heat Recovery System	No
Waste Water Heat Recovery Instantaneous System 1	No
Waste Water Heat Recovery Instantaneous System 2	No
Waste Water Heat Recovery Storage System	No
Solar Panel	No
Water use <= 125 litres/person/day	Yes
Cold Water Source	From mains
Bath Count	1
Immersion Only Heating Hot Water	No

Summary for Input Data



28.1 Showers

Description	Shower Type	Flow Rate [l/min]	Rated Power [kW]	Connected	Connected To
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28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder

	Hot Water Cylinder				
Cylinder Stat	Yes				
Cylinder In Heated Space	Yes				
Insulation Type	Measured Loss				
Cylinder Volume	300.00			L	
Loss	2.43			kWh/day	
Pipes insulation	Fully insulated primary pipework				
In Airing Cupboard	No				

31.0 Thermal Store

	None				
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32.0 Photovoltaic Unit

	One Dwelling									
Export Capable Meter?	No									
Connected To Dwelling	Yes									
Diverter	No									
Battery Capacity [kWh]	8.00									

PV Cells kWp	Orientation	Elevation	Overshading	FGHRS	MCS Certificate	Overshading Factor	MCS Certificate Reference	Panel Manufacturer
4.00	South	30°	None Or Little		No	1.00		

34.0 Small-scale Hydro

	None										
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

Typical Cost

Typical savings per year

Ratings after improvement
SAP rating
0

Environmental Impact
0

Installation Type	Unit of Measure	Capacity/Flow rate (1)	Use Factor (2)	Fixed use (litres/person/day) (3)	Litres/person/day = [(1)x(2)] + (3) (4)
WC (single flush)	Flush Volume (litres)		4.42	0.00	0
WC (dual flush)	Full flush Volume (litres)	4	1.46	0.00	5.84
	Part flush Volume (litres)	2	2.96	0.00	5.92
WC (multiple fittings)	Average effective flushing Volume (litres)		4.42	0.00	0
Taps (excluding kitchen/utility room taps)	Flow rate (litres/min)	3.50	1.58	1.58	7.11
Bath (where shower also present)	Capacity to overflow(litres)	180.00	0.11	0.00	19.80
Shower (where bath also present)	Flow Rate(litres / minute)	8.00	4.37	0.00	34.96
Bath Only	Capacity to overflow(litres)		0.50	0.00	0
Shower Only	Flow Rate (litres/minute)		5.60	0.00	0
Kitchen/Utility room sink taps	Flow rate (litres/minute)	4.00	0.44	10.36	12.12
Washing Machine	(Litres/kg dry load)	9.00	2.1	0.00	18.90
Dishwasher	(Litres/place setting)	0.90	3.6	0.00	3.24
Waste disposal unit	(Litres/use)	☐ Present	3.08	0.00	0
Water Softener	(Litres/person/day)		1.00	0.00	0
	(5)	Total Calculated use (litres/person/day) =SUM(column 4)			107.89
	(6)	Contribution from greywater (litres/person/day)			0
	(7)	Contribution from rainwater (litres/person/day)			0
	(8)	Normalisation factor			0.91
	(9)	Total water consumption (Code for Sustainable Homes) = [(5)-(6)-(7)]x(8) (litres/person/day)			98.18
	(10)	External water use			5.0
	(11)	Total water consumption (Building Regulation 17.K) =(9)+(10)(litres/person/day)			103.2

Installation Type	Type	Litres/Person/Day
WC (dual flush)		11.76
Taps		7.11
Baths (shower(s) present)		19.80
Showers (bath(s) present)		34.96
Kitchen Taps		12.12
Washing Machines		18.90
Dishwasher		3.24



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