Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.57
Printed on 06 October 2022 at 11:12:03

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 135.15m²

Site Reference : Hornsey Town Hall **Plot Reference:** AN46

Address : Flat N 46, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:

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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	15.22 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	8.48 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	50.8 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	50.0 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.17 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	**OK**
Openings	1.28 (max. 2.00)	1.30 (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	3.92	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	14.52m²
Windows facing: East	3.92m²
Windows facing: South	3.92m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.9 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AN46

Address:	Flat N 46, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637996
Date of assessment:	05 October 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	36.87 m²	2.85 m
Floor 1	98.28 m²	2.8 m

Living area:	37.71 m² (fraction 0.279)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	7.26	2
2	16mm or more	0.85	0.42	1.3	3.92	1
3	16mm or more	0.85	0.42	1.3	3.92	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	3	2.42
2	Windows (1)	Ext wall	East	1.62	2.42
3	Windows (1)	Ext wall	South	1.62	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	106.42	22.36	84.06	0.17	0	False	N/A
Int wall	11.06	1.89	9.17	0.2	0	False	N/A
Roof	120.19	0	120.19	0.18	0		N/A
Internal Elements							
Party Elements							
Wall	54.53						N/A

SAP Input

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.0743

	Length	Psi-value		
[Approved]	10.14	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	13.36	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	7.76	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	8.45	0.09	E16	Corner (normal)
	0	0	E17	Corner (inverted internal area greater than external area)
[Approved]	8.45	0.06	E18	Party wall between dwellings
	0	0.12	E25	Staggered party wall between dwellings
	41.4	0.08	E14	Flat roof
	28.04	0.14	E6	Intermediate floor within a dwelling
[Approved]	0	0.16	E5	
	0	0.07	E22	
	28.73	0	P3	Intermediate floor between dwellings (in blocks of flats)
	14.4	0.24	P4	Roof (insulation at ceiling level)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.92 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff

In Smoke Control Area: No

Conservatory: No conservatory

SAP Input

Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.412 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

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Printed on 06 October 2022 at 11:12:00

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 127.78m²
Site Reference : Hornsey Town Hall **Plot Reference:** AN48
Address : Flat N 48, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	16.14 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	9.09 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	55.4 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	54.7 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	**OK**
Openings	1.29 (max. 2.00)	1.30 (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	3.85	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: West	14.52m²
Windows facing: West	4.84m²
Windows facing: North	3.92m²
Windows facing: East	14.52m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.9 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AN48

Address:	Flat N 48, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637998
Date of assessment:	23 September 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	28.45 m²	2.85 m
Floor 1	99.33 m²	2.8 m

Living area:	37.71 m² (fraction 0.279)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	7.26	2
2	16mm or more	0.85	0.42	1.3	4.84	1
3	16mm or more	0.85	0.42	1.3	3.92	1
4	16mm or more	0.85	0.42	1.3	7.26	2

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	West	3	2.42
2	Windows (1)	Ext wall	West	2	2.42
3	Windows (1)	Ext wall	North	1.62	2.42
4	Windows (1)	Ext wall	East	3	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	108.24	37.8	70.44	0.17	0	False	N/A
Int wall	21.94	1.89	20.05	0.2	0	False	N/A
Roof	99.033	0	99.03	0.18	0		N/A

SAP Input

WHITECODE CONSULTING

Internal Elements
Party Elements

Wall	58.66	N/A

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.0796

	Length	Psi-value		
[Approved]	16.52	0.3	E2	Other lintels (including other steel lintels)
[Approved]	33.24	0.05	E4	Jamb
[Approved]	16.64	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	15.4	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	17	0.09	E16	Corner (normal)
	2.85	0	E17	Corner (inverted internal area greater than external area)
[Approved]	5.6	0.06	E18	Party wall between dwellings
	0	0.12	E25	Staggered party wall between dwellings
	28.19	0.08	E14	Flat roof
	12.98	0.14	E6	Intermediate floor within a dwelling
[Approved]	0	0.16	E5	
	0	0.07	E22	
	28.73	0	P3	Intermediate floor between dwellings (in blocks of flats)
	14.4	0.24	P4	Roof (insulation at ceiling level)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)
Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True
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: 3.85 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff
In Smoke Control Area: No

SAP Input

Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.39 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

BLOCK COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Block Reference	Block B	**Issued on Date**	24/05/2023
Block Name	Block B		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

BLOCK COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Block Compliance Report - DER

Block Reference: Block B		Block Name: Block B			
Property-Assessment Reference	Multiplier	Floor Area (m^2)	DER ($kgCO_2/m^2$)	TER ($kgCO_2/m^2$)	% DER/TER
B01-001	1	92.24	3.58	16.59	78.43 %
B02-001	1	82.69	3.85	16.49	76.65 %
B03-001	1	85.14	4.07	17.09	76.18 %
B04-001	1	87.63	4.36	18.30	76.18 %
B11-001	1	49.51	8.13	27.91	70.87 %
B12-001	1	48.89	7.63	24.34	68.66 %
B13-001	1	66.35	4.23	16.85	74.89 %
B14-001	1	70.79	3.50	15.80	77.85 %
B15-001	1	71.83	3.81	16.13	76.37 %
B16-001	1	78.57	3.78	17.36	78.23 %
B21-001	1	67.93	5.57	19.93	72.05 %
B22-001	1	72.5	4.25	17.49	75.71 %
B23-001	1	74	3.14	15.23	79.38 %
B24-001	1	70.79	3.46	15.80	78.10 %
B25-001	1	71.83	3.79	16.13	76.50 %
B26-001	1	78.57	3.76	17.36	78.34 %
B31-001	1	67.93	5.22	19.32	72.98 %
B32-001	1	72.5	4.25	17.49	75.71 %
B33-001	1	74	3.11	15.23	79.58 %
B34-001	1	70.79	3.48	15.80	77.97 %
B35-001	1	71.83	3.75	16.13	76.74 %
B36-001	1	78.57	3.93	17.36	77.36 %
B41-001	1	67.93	5.24	19.32	72.88 %
B42-001	1	72.5	4.21	17.49	75.93 %
B43-001	1	74	3.12	15.23	79.51 %
B44-001	1	70.79	3.42	15.80	78.35 %
B45-001	1	71.83	3.72	16.13	76.93 %
B46-001	1	78.57	3.76	17.36	78.34 %
B51-001	1	67.93	5.22	19.32	72.98 %
B52-001	1	72.5	4.25	17.49	75.71 %
B53-001	1	74	3.11	15.23	79.58 %
B54-001	1	70.79	3.48	15.80	77.97 %
B55-001	1	71.83	3.75	16.13	76.74 %
B56-001	1	78.57	3.93	17.36	77.36 %
B61-001	1	67.93	6.95	21.36	67.46 %
B62-001	1	72.5	5.92	19.50	69.65 %
B63-001	1	74	4.54	17.13	73.49 %
B64-001	1	70.79	4.94	17.63	71.98 %
B65-001	1	71.83	5.20	17.98	71.08 %
B66-001	1	78.57	5.47	19.47	71.90 %
Totals:	40	2911.74	174.88	705.85	
Average DER = 4.29 $kgCO_2/m^2$		% DER/TER	PASS		
Average TER = 17.49 $kgCO_2/m^2$		75.47 %			

BLOCK COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Block Compliance Report - DFEE

Block Reference: Block B		Block Name: Block B			
Property-Assessment Reference	Multiplier	Floor Area (m^2)	DFEE ($kWh/m^2/yr$)	TFEE ($kWh/m^2/yr$)	% DFEE/TFEE
B01-001	1	92.24	41.92	46.70	10.24 %
B02-001	1	82.69	42.64	44.97	5.19 %
B03-001	1	85.14	46.24	49.23	6.06 %
B04-001	1	87.63	49.09	55.59	11.69 %
B11-001	1	49.51	67.01	74.13	9.60 %
B12-001	1	48.89	63.44	71.28	11.00 %
B13-001	1	66.35	40.58	41.67	2.61 %
B14-001	1	70.79	36.77	37.84	2.85 %
B15-001	1	71.83	40.09	40.04	-0.14 %
B16-001	1	78.57	41.32	46.63	11.38 %
B21-001	1	67.93	52.82	57.57	8.24 %
B22-001	1	72.5	44.26	47.23	6.29 %
B23-001	1	74	34.64	36.20	4.30 %
B24-001	1	70.79	36.66	37.84	3.12 %
B25-001	1	71.83	40.04	40.04	-0.01 %
B26-001	1	78.57	41.27	46.63	11.49 %
B31-001	1	67.93	50.28	54.48	7.71 %
B32-001	1	72.5	44.26	47.23	6.29 %
B33-001	1	74	34.56	36.20	4.52 %
B34-001	1	70.79	36.72	37.84	2.96 %
B35-001	1	71.83	39.92	40.04	0.29 %
B36-001	1	78.57	41.72	46.63	10.52 %
B41-001	1	67.93	50.33	54.48	7.62 %
B42-001	1	72.5	44.15	47.23	6.52 %
B43-001	1	74	34.59	36.20	4.45 %
B44-001	1	70.79	36.55	37.84	3.42 %
B45-001	1	71.83	39.83	40.04	0.50 %
B46-001	1	78.57	41.28	46.63	11.47 %
B51-001	1	67.93	50.28	54.48	7.71 %
B52-001	1	72.5	44.26	47.23	6.29 %
B53-001	1	74	34.56	36.20	4.52 %
B54-001	1	70.79	36.72	37.84	2.96 %
B55-001	1	71.83	39.92	40.04	0.29 %
B56-001	1	78.57	41.72	46.63	10.52 %
B61-001	1	67.93	63.43	64.86	2.21 %
B62-001	1	72.5	57.33	57.53	0.36 %
B63-001	1	74	46.93	45.96	-2.13 %
B64-001	1	70.79	48.74	47.32	-2.99 %
B65-001	1	71.83	51.49	49.61	-3.79 %
B66-001	1	78.57	54.35	57.40	5.32 %
Totals:	40	2911.74	1,782.73	1,883.50	

BLOCK COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Average DFEE = 44.18 kWh/m²/yr	**% DFEE/TFEE**	PASS
Average TFEE = 46.68 kWh/m²/yr	5.36 %	

BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Property Reference	B01	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B01
Property	Flat 01, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	85 B	**DER**	3.58	**TER**	16.59
Environmental	98 A	**% DER<TER**	78.43		
CO_2 Emissions (t/year)	0.17	**DFEE**	41.92	**TFEE**	46.70
General Requirements Compliance	Pass	**% DFEE<TFEE**	10.24		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	16.59	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	3.58	$kgCO_2/m^2$	Pass
	-13.01 (-78.4%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	46.70	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	41.92	$kWh/m^2/yr$	
	-4.8 (-10.3%)	$kWh/m^2/yr$	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.17 (max. 0.30)	0.20 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	Pass
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	Pass
Openings	1.26 (max. 2.00)	1.30 (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	3.63 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

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.

elmhurstenergy APPROVED ENERGY ASSESSOR

ELMHURST ENERGY QUALITY PROMISE ACCREDITED MEMBER

Regs Region: England
Elmhurst Energy Systems
SAP2012 Calculator (Design System) version 4.14r16

5 Cylinder insulation

Hot water storage	No cylinder	

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	Pass
Hot water controls	No cylinder	

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 (Thames Valley)	Slight	Pass

Based on:

Overshading	Average
Windows facing South	11.70 m², No overhang
Air change rate	0.00 ach
Blinds/curtains	None

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.63 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Floor U-value	0.12	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.6	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	1.30	kW

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BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Property Reference	B02	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B02
Property	Flat 02, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	85 B	**DER**	3.85	**TER**	16.49
Environmental	97 A	**% DER<TER**	76.65		
CO_2 Emissions (t/year)	0.18	**DFEE**	42.64	**TFEE**	44.97
General Requirements Compliance	Pass	**% DFEE<TFEE**	5.19		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	16.49	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	3.85	$kgCO_2/m^2$	Pass
	-12.64 (-76.7%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	44.97	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	42.64	$kWh/m^2/yr$	
	-2.4 (-5.3%)	$kWh/m^2/yr$	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	Pass
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	Pass
Openings	1.27 (max. 2.00)	1.30 (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	3.74 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

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elmhurstenergy APPROVED ENERGY ASSESSOR

ELMHURST ENERGY QUALITY PROMISE ACCREDITED MEMBER

Regs Region: England
Elmhurst Energy Systems
SAP2012 Calculator (Design System) version 4.14r16

5 Cylinder insulation

Hot water storage	No cylinder	

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	Pass
Hot water controls	No cylinder	

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 (Thames Valley)	Slight	Pass

Based on:

Overshading	Average
Windows facing South	16.54 m², No overhang
Air change rate	0.00 ach
Blinds/curtains	None

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.74 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Floor U-value	0.12	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.7	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	1.16	kW

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BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Property Reference	B03	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B03
Property	Flat 03, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	85 B	**DER**	4.07	**TER**	17.09
Environmental	97 A	**% DER<TER**	76.18		
CO_2 Emissions (t/year)	0.20	**DFEE**	46.24	**TFEE**	49.23
General Requirements Compliance	Pass	**% DFEE<TFEE**	6.06		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	17.09	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	4.07	$kgCO_2/m^2$	Pass
	-13.02 (-76.2%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	49.23	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	46.24	$kWh/m^2/yr$	
	-3.0 (-6.1%)	$kWh/m^2/yr$	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	Pass
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	Pass
Openings	1.28 (max. 2.00)	1.30 (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	3.29 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

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elmhurstenergy APPROVED ENERGY ASSESSOR

QUALITY PROMISE ACCREDITED MEMBER

Regs Region: England
Elmhurst Energy Systems
SAP2012 Calculator (Design System) version 4.14r16

5 Cylinder insulation

Hot water storage	No cylinder	

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	Pass
Hot water controls	No cylinder	

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 (Thames Valley)	Medium	Pass

Based on:

Overshading	Average
Windows facing South	18.97 m², No overhang
Windows facing West	6.78 m², No overhang
Air change rate	0.00 ach
Blinds/curtains	None

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.29 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Floor U-value	0.12	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.3	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	1.20	kW

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BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Property Reference	B04	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B04
Property	Flat 04, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	85 B	**DER**	4.36	**TER**	18.30
Environmental	97 A	**% DER<TER**	76.18		
CO_2 Emissions (t/year)	0.21	**DFEE**	49.09	**TFEE**	55.59
General Requirements Compliance	Pass	**% DFEE<TFEE**	11.69		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	18.30	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	4.36	$kgCO_2/m^2$	Pass
	-13.94 (-76.2%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	55.59	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	49.09	$kWh/m^2/yr$	
	-6.5 (-11.7%)	$kWh/m^2/yr$	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	Pass
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	Pass
Openings	1.27 (max. 2.00)	1.30 (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	3.16 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

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elmhurstenergy APPROVED ENERGY ASSESSOR

ELMHURST ENERGY QUALITY PROMISE ACCREDITED MEMBER

Regs Region: England
Elmhurst Energy Systems
SAP2012 Calculator (Design System) version 4.14r16

5 Cylinder insulation

Hot water storage	No cylinder	

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	Pass
Hot water controls	No cylinder	

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 (Thames Valley)	Slight	Pass

Based on:

Overshading	Average
Windows facing West	14.76 m², No overhang
Air change rate	0.00 ach
Blinds/curtains	None

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.16 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Floor U-value	0.12	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.2	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	1.23	kW

BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Property Reference	B11	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B11
Property	Flat 11, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	81 B	**DER**	8.13	**TER**	27.91
Environmental	95 A	**% DER<TER**	70.87		
CO_2 Emissions (t/year)	0.28	**DFEE**	67.01	**TFEE**	74.13
General Requirements Compliance	Pass	**% DFEE<TFEE**	9.60		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	27.91	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	8.13	$kgCO_2/m^2$	Pass
	-19.78 (-70.9%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	74.13	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	67.01	$kWh/m^2/yr$	
	-7.1 (-9.6%)	$kWh/m^2/yr$	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.20 (max. 0.30)	0.20 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	Pass
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	Pass
Openings	1.25 (max. 2.00)	1.30 (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	3.88 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

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elmhurstenergy APPROVED ENERGY ASSESSOR

ELMHURST ENERGY QUALITY PROMISE ACCREDITED MEMBER

Regs Region: England
Elmhurst Energy Systems
SAP2012 Calculator (Design System) version 4.14r16

5 Cylinder insulation

Hot water storage	No cylinder	

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	Pass
Hot water controls	No cylinder	

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 (Thames Valley)	Slight	Pass

Based on:

Overshading	Average
Windows facing North	8.81 m², No overhang
Air change rate	0.00 ach
Blinds/curtains	None

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.88 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Exposed floor U-value	0.12	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.9	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	0.70	kW

BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Property Reference	B12	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B12
Property	Flat 12, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	82 B	**DER**	7.63	**TER**	24.34
Environmental	96 A	**% DER<TER**	68.66		
CO_2 Emissions (t/year)	0.26	**DFEE**	63.44	**TFEE**	71.28
General Requirements Compliance	Pass	**% DFEE<TFEE**	11.00		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	24.34	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	7.63	$kgCO_2/m^2$	Pass
	-16.71 (-68.7%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	71.28	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	63.44	$kWh/m^2/yr$	
	-7.9 (-11.1%)	$kWh/m^2/yr$	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	Pass
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	Pass
Openings	1.25 (max. 2.00)	1.30 (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	3.62 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

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elmhurstenergy APPROVED ENERGY ASSESSOR

ELMHURST ENERGY QUALITY PROMISE ACCREDITED MEMBER

Regs Region: England
Elmhurst Energy Systems
SAP2012 Calculator (Design System) version 4.14r16

5 Cylinder insulation

Hot water storage	No cylinder	

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	Pass
Hot water controls	No cylinder	

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 (Thames Valley)	Slight	Pass

Based on:

Overshading	Average
Windows facing North	10.28 m², No overhang
Air change rate	0.00 ach
Blinds/curtains	None

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.62 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Exposed floor U-value	0.12	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.6	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	0.69	kW

BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Property Reference	B13	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B13
Property	Flat 13, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	84 B	**DER**	4.23	**TER**	16.85
Environmental	97 A	**% DER<TER**	74.89		
CO_2 Emissions (t/year)	0.18	**DFEE**	40.58	**TFEE**	41.67
General Requirements Compliance	Pass	**% DFEE<TFEE**	2.61		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	16.85	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	4.23	$kgCO_2/m^2$	Pass
	-12.62 (-74.9%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	41.67	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	40.58	$kWh/m^2/yr$	
	-1.1 (-2.6%)	$kWh/m^2/yr$	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.21 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Openings	1.28 (max. 2.00)	1.30 (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	3.94 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

5 Cylinder insulation

Hot water storage	No cylinder	

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Regs Region: England
Elmhurst Energy Systems SAP2012 Calculator (Design System) version 4.14r16

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	Pass
Hot water controls	No cylinder	

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 (Thames Valley)	Medium	Pass

Based on:

Overshading	Average
Windows facing East	4.47 m², No overhang
Windows facing South	14.76 m², No overhang
Windows facing West	2.06 m², No overhang
Air change rate	0.00 ach
Blinds/curtains	None

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.94 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.9	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	0.93	kW

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BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Property Reference	B14	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B14
Property	Flat 14, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	85 B	**DER**	3.50	**TER**	15.80
Environmental	98 A	**% DER<TER**	77.85		
CO_2 Emissions (t/year)	0.15	**DFEE**	36.77	**TFEE**	37.84
General Requirements Compliance	Pass	**% DFEE<TFEE**	2.85		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	15.80	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	3.50	$kgCO_2/m^2$	Pass
	-12.30 (-77.8%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	37.84	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	36.77	$kWh/m^2/yr$	
	-1.0 (-2.6%)	$kWh/m^2/yr$	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Openings	1.27 (max. 2.00)	1.30 (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	3.93 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

5 Cylinder insulation

Hot water storage	No cylinder	

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Elmhurst Energy Systems
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6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	Pass
Hot water controls	No cylinder	

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 (Thames Valley)	Medium	Pass

Based on:

Overshading	Average
Windows facing South Windows facing West	17.47 m², No overhang 2.06 m², No overhang
Air change rate	0.00 ach
Blinds/curtains	None

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.93 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.9	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	1.00	kW

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BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Property Reference	B15	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B15
Property	Flat 15, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	85 B	**DER**	3.81	**TER**	16.13
Environmental	97 A	**% DER<TER**	76.37		
CO_2 Emissions (t/year)	0.17	**DFEE**	40.09	**TFEE**	40.04
General Requirements Compliance	Fail	**% DFEE<TFEE**	-0.14		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	16.13	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	3.81	$kgCO_2/m^2$	Pass
	-12.32 (-76.4%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	40.04	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	40.09	$kWh/m^2/yr$	
Excess energy	0.1 (0.3%)	$kWh/m^2/yr$	Fail

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Openings	1.28 (max. 2.00)	1.30 (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	3.77 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

5 Cylinder insulation

Hot water storage	No cylinder	

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6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	Pass
Hot water controls	No cylinder	

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 (Thames Valley)	High	Fail

Based on:

Overshading	Average
Windows facing South Windows facing West	20.33 m², No overhang 7.87 m², No overhang
Air change rate	0.00 ach
Blinds/curtains	None

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.77 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.8	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	1.01	kW

BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Property Reference	B16	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B16
Property	Flat 16, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	85 B	**DER**	3.78	**TER**	17.36
Environmental	98 A	**% DER<TER**	78.23		
CO_2 Emissions (t/year)	0.16	**DFEE**	41.32	**TFEE**	46.63
General Requirements Compliance	Pass	**% DFEE<TFEE**	11.38		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	17.36	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	3.78	$kgCO_2/m^2$	Pass
	-13.58 (-78.2%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	46.63	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	41.32	$kWh/m^2/yr$	
	-5.3 (-11.4%)	$kWh/m^2/yr$	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Openings	1.25 (max. 2.00)	1.30 (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	3.50 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

5 Cylinder insulation

Hot water storage	No cylinder	

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6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs		Pass
Hot water controls	No cylinder		

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 (Thames Valley)	Slight		Pass

Based on:

Overshading	Average		
Windows facing North Windows facing West	2.06 m², No overhang 7.84 m², No overhang		
Air change rate	0.00 ach		
Blinds/curtains	None		

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.50 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.5	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	1.11	kW

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BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
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Property Reference	B21	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B21
Property	Flat 21, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	83 B	**DER**	5.57	**TER**	19.93
Environmental	96 A	**% DER<TER**	72.05		
CO_2 Emissions (t/year)	0.24	**DFEE**	52.82	**TFEE**	57.57
General Requirements Compliance	Pass	**% DFEE<TFEE**	8.24		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	19.93	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	5.57	$kgCO_2/m^2$	Pass
	-14.36 (-72.1%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	57.57	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	52.82	$kWh/m^2/yr$	
	-4.8 (-8.3%)	$kWh/m^2/yr$	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	Pass
Openings	1.27 (max. 2.00)	1.30 (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	3.90 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

5 Cylinder insulation

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Hot water storage	No cylinder		
6 Controls			
Space heating controls	Charging system linked to use of community heating, programmer and TRVs		Pass
Hot water controls	No cylinder		
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 (Thames Valley)	Slight		Pass

Based on:

Overshading	Average	
Windows facing North Windows facing East	14.52 m², No overhang 2.06 m², No overhang	
Air change rate	0.00 ach	
Blinds/curtains	None	

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.90 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Exposed floor U-value	0.12	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.9	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	0.96	kW

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BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
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Property Reference	B22	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B22
Property	Flat 22, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	85 B	**DER**	4.25	**TER**	17.49
Environmental	97 A	**% DER<TER**	75.71		
CO_2 Emissions (t/year)	0.18	**DFEE**	44.26	**TFEE**	47.23
General Requirements Compliance	Pass	**% DFEE<TFEE**	6.29		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	17.49	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	4.25	$kgCO_2/m^2$	Pass
	-13.24 (-75.7%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	47.23	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	44.26	$kWh/m^2/yr$	
	-2.9 (-6.1%)	$kWh/m^2/yr$	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Openings	1.27 (max. 2.00)	1.30 (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	3.87 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

5 Cylinder insulation

Hot water storage	No cylinder	

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6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs		Pass
Hot water controls	No cylinder		

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 (Thames Valley)	Medium		Pass

Based on:

Overshading	Average		
Windows facing North	14.52 m², No overhang		
Windows facing East	3.87 m², No overhang		
Windows facing West	2.06 m², No overhang		
Air change rate	0.00 ach		
Blinds/curtains	None		

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.87 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.9	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	1.02	kW

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BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
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Property Reference	B23	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B23
Property	Flat 23, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	85 B	**DER**	3.14	**TER**	15.23
Environmental	98 A	**% DER<TER**	79.38		
CO_2 Emissions (t/year)	0.13	**DFEE**	34.64	**TFEE**	36.20
General Requirements Compliance	Pass	**% DFEE<TFEE**	4.30		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	15.23	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	3.14	$kgCO_2/m^2$	Pass
	-12.09 (-79.4%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	36.20	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	34.64	$kWh/m^2/yr$	
	-1.6 (-4.4%)	$kWh/m^2/yr$	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.21 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Openings	1.27 (max. 2.00)	1.30 (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	3.87 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

5 Cylinder insulation

Hot water storage	No cylinder	

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Regs Region: England
Elmhurst Energy Systems SAP2012 Calculator (Design System) version 4.14r16

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs		Pass
Hot water controls	No cylinder		

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 (Thames Valley)	Medium	Pass

Based on:

Overshading	Average
Windows facing East	3.87 m², No overhang
Windows facing South	14.52 m², No overhang
Windows facing West	2.06 m², No overhang
Air change rate	0.00 ach
Blinds/curtains	None

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.87 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.9	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	1.04	kW

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BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Property Reference	B24	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B24
Property	Flat 24, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	85 B	**DER**	3.46	**TER**	15.80
Environmental	98 A	**% DER<TER**	78.10		
CO_2 Emissions (t/year)	0.14	**DFEE**	36.66	**TFEE**	37.84
General Requirements Compliance	Pass	**% DFEE<TFEE**	3.12		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	15.80	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	3.46	$kgCO_2/m^2$	Pass
	-12.34 (-78.1%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	37.84	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	36.66	$kWh/m^2/yr$	
	-1.1 (-2.9%)	$kWh/m^2/yr$	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Openings	1.27 (max. 2.00)	1.30 (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	3.81 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

5 Cylinder insulation

Hot water storage	No cylinder	

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Elmhurst Energy Systems
SAP2012 Calculator (Design System) version 4.14r16

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs		Pass
Hot water controls	No cylinder		

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 (Thames Valley)	Medium		Pass

Based on:

Overshading	Average		
Windows facing South Windows facing West	17.47 m², No overhang 2.06 m², No overhang		
Air change rate	0.00 ach		
Blinds/curtains	None		

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.81 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.8	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	1.00	kW

BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Property Reference	B25	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B25
Property	Flat 25, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	85 B	**DER**	3.79	**TER**	16.13
Environmental	97 A	**% DER<TER**	76.50		
CO_2 Emissions (t/year)	0.17	**DFEE**	40.04	**TFEE**	40.04
General Requirements Compliance	Fail	**% DFEE<TFEE**	-0.01		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	16.13	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	3.79	$kgCO_2/m^2$	Pass
	-12.34 (-76.5%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	40.04	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	40.04	$kWh/m^2/yr$	
	0.0 (0.0%)	$kWh/m^2/yr$	Fail

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Openings	1.28 (max. 2.00)	1.30 (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	3.71 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

5 Cylinder insulation

Hot water storage	No cylinder	

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6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	Pass
Hot water controls	No cylinder	

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 (Thames Valley)	High	Fail

Based on:

Overshading	Average
Windows facing South Windows facing West	20.33 m², No overhang 7.87 m², No overhang
Air change rate	0.00 ach
Blinds/curtains	None

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.71 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.7	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	1.01	kW

BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Property Reference	B26	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B26
Property	Flat 26, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	85 B	**DER**	3.76	**TER**	17.36
Environmental	98 A	**% DER<TER**	78.34		
CO_2 Emissions (t/year)	0.16	**DFEE**	41.27	**TFEE**	46.63
General Requirements Compliance	Pass	**% DFEE<TFEE**	11.49		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	17.36	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	3.76	$kgCO_2/m^2$	Pass
	-13.60 (-78.3%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	46.63	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	41.27	$kWh/m^2/yr$	
	-5.3 (-11.4%)	$kWh/m^2/yr$	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Openings	1.25 (max. 2.00)	1.30 (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	3.44 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

5 Cylinder insulation

Hot water storage	No cylinder	

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6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs		Pass
Hot water controls	No cylinder		

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 (Thames Valley)	Slight	Pass

Based on:

Overshading	Average
Windows facing North	2.06 m², No overhang
Windows facing West	7.84 m², No overhang
Air change rate	0.00 ach
Blinds/curtains	None

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.44 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.4	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	1.11	kW

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BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Property Reference	B31	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B31
Property	Flat 31, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	84 B	**DER**	5.22	**TER**	19.32
Environmental	97 A	**% DER<TER**	72.98		
CO_2 Emissions (t/year)	0.22	**DFEE**	50.28	**TFEE**	54.48
General Requirements Compliance	Pass	**% DFEE<TFEE**	7.71		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	19.32	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	5.22	$kgCO_2/m^2$	Pass
	-14.10 (-73.0%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	54.48	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	50.28	$kWh/m^2/yr$	
	-4.2 (-7.7%)	$kWh/m^2/yr$	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Openings	1.27 (max. 2.00)	1.30 (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	3.84 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

5 Cylinder insulation

Hot water storage	No cylinder	

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6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs		Pass
Hot water controls	No cylinder		

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 (Thames Valley)	Slight	Pass

Based on:

Overshading	Average
Windows facing North Windows facing East	14.52 m², No overhang 2.06 m², No overhang
Air change rate	0.00 ach
Blinds/curtains	None

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.84 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.8	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	0.96	kW

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BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Property Reference	B32	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B32
Property	Flat 32, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	85 B	**DER**	4.25	**TER**	17.49
Environmental	97 A	**% DER<TER**	75.71		
CO_2 Emissions (t/year)	0.18	**DFEE**	44.26	**TFEE**	47.23
General Requirements Compliance	Pass	**% DFEE<TFEE**	6.29		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	17.49	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	4.25	$kgCO_2/m^2$	Pass
	-13.24 (-75.7%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	47.23	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	44.26	$kWh/m^2/yr$	
	-2.9 (-6.1%)	$kWh/m^2/yr$	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Openings	1.27 (max. 2.00)	1.30 (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	3.87 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

5 Cylinder insulation

Hot water storage	No cylinder	

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.

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6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs		Pass
Hot water controls	No cylinder		

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 (Thames Valley)	Medium		Pass

Based on:

Overshading	Average		
Windows facing North	14.52 m², No overhang		
Windows facing East	3.87 m², No overhang		
Windows facing West	2.06 m², No overhang		
Air change rate	0.00 ach		
Blinds/curtains	None		

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.87 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.9	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	1.02	kW

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BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
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Property Reference	B33	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B33
Property	Flat 33, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	85 B	**DER**	3.11	**TER**	15.23
Environmental	98 A	**% DER<TER**	79.58		
CO_2 Emissions (t/year)	0.13	**DFEE**	34.56	**TFEE**	36.20
General Requirements Compliance	Pass	**% DFEE<TFEE**	4.52		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	15.23	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	3.11	$kgCO_2/m^2$	Pass
	-12.12 (-79.6%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	36.20	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	34.56	$kWh/m^2/yr$	
	-1.6 (-4.4%)	$kWh/m^2/yr$	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.21 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Openings	1.27 (max. 2.00)	1.30 (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	3.78 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

5 Cylinder insulation

Hot water storage	No cylinder	

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Regs Region: England
Elmhurst Energy Systems
SAP2012 Calculator (Design System) version 4.14r16

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs		Pass
Hot water controls	No cylinder		

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 (Thames Valley)	Medium	Pass

Based on:

Overshading	Average
Windows facing East	3.87 m², No overhang
Windows facing South	14.52 m², No overhang
Windows facing West	2.06 m², No overhang
Air change rate	0.00 ach
Blinds/curtains	None

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.78 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.8	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	1.04	kW

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 Built)

Design SAP
elmhurst energy

Property Reference	B34	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B34
Property	Flat 34, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	85 B	**DER**	3.48	**TER**	15.80
Environmental	98 A	**% DER<TER**	77.97		
CO_2 Emissions (t/year)	0.15	**DFEE**	36.72	**TFEE**	37.84
General Requirements Compliance	Pass	**% DFEE<TFEE**	2.96		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	15.80	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	3.48	$kgCO_2/m^2$	Pass
	-12.32 (-78.0%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	37.84	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	36.72	$kWh/m^2/yr$	
	-1.1 (-2.9%)	$kWh/m^2/yr$	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Openings	1.27 (max. 2.00)	1.30 (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	3.88 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

5 Cylinder insulation

Hot water storage	No cylinder	

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Regs Region: England
Elmhurst Energy Systems
SAP2012 Calculator (Design System) version 4.14r16

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs		Pass
Hot water controls	No cylinder		

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 (Thames Valley)	Medium	Pass

Based on:

Overshading	Average
Windows facing South	17.47 m², No overhang
Windows facing West	2.06 m², No overhang
Air change rate	0.00 ach
Blinds/curtains	None

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.88 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.9	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	1.00	kW

BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Property Reference	B35	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B35
Property	Flat 35, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	85 B	**DER**	3.75	**TER**	16.13
Environmental	97 A	**% DER<TER**	76.74		
CO_2 Emissions (t/year)	0.17	**DFEE**	39.92	**TFEE**	40.04
General Requirements Compliance	Fail	**% DFEE<TFEE**	0.29		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	16.13	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	3.75	$kgCO_2/m^2$	Pass
	-12.38 (-76.8%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	40.04	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	39.92	$kWh/m^2/yr$	
	-0.1 (-0.3%)	$kWh/m^2/yr$	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Openings	1.28 (max. 2.00)	1.30 (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	3.56 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

5 Cylinder insulation

Hot water storage	No cylinder	

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Elmhurst Energy Systems
SAP2012 Calculator (Design System) version 4.14r16

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs		Pass
Hot water controls	No cylinder		

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 (Thames Valley)	High	Fail

Based on:

Overshading	Average
Windows facing South Windows facing West	20.33 m², No overhang 7.87 m², No overhang
Air change rate	0.00 ach
Blinds/curtains	None

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.56 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.6	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	1.01	kW

BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Property Reference	B36	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B36
Property	Flat 36, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	85 B	**DER**	3.93	**TER**	17.36
Environmental	98 A	**% DER<TER**	77.36		
CO_2 Emissions (t/year)	0.17	**DFEE**	41.72	**TFEE**	46.63
General Requirements Compliance	Pass	**% DFEE<TFEE**	10.52		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	17.36	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	3.93	$kgCO_2/m^2$	Pass
	-13.43 (-77.4%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	46.63	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	41.72	$kWh/m^2/yr$	
	-4.9 (-10.5%)	$kWh/m^2/yr$	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Openings	1.25 (max. 2.00)	1.30 (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	3.94 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

5 Cylinder insulation

Hot water storage	No cylinder	

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Regs Region: England
Elmhurst Energy Systems
SAP2012 Calculator (Design System) version 4.14r16

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs		Pass
Hot water controls	No cylinder		

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 (Thames Valley)	Slight		Pass

Based on:

Overshading	Average		
Windows facing North Windows facing West	2.06 m², No overhang 7.84 m², No overhang		
Air change rate	0.00 ach		
Blinds/curtains	None		

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.94 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.9	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	1.11	kW

BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Property Reference	B41	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B41
Property	Flat 41, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	84 B	**DER**	5.24	**TER**	19.32
Environmental	97 A	**% DER<TER**	72.88		
CO_2 Emissions (t/year)	0.22	**DFEE**	50.33	**TFEE**	54.48
General Requirements Compliance	Pass	**% DFEE<TFEE**	7.62		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	19.32	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	5.24	$kgCO_2/m^2$	Pass
	-14.08 (-72.9%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	54.48	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	50.33	$kWh/m^2/yr$	
	-4.2 (-7.7%)	$kWh/m^2/yr$	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Openings	1.27 (max. 2.00)	1.30 (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	3.90 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

5 Cylinder insulation

Hot water storage	No cylinder	

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Regs Region: England
Elmhurst Energy Systems
SAP2012 Calculator (Design System) version 4.14r16

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs		Pass
Hot water controls	No cylinder		

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 (Thames Valley)	Slight	Pass

Based on:

Overshading	Average
Windows facing North	14.52 m², No overhang
Windows facing East	2.06 m², No overhang
Air change rate	0.00 ach
Blinds/curtains	None

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.90 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.9	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	0.96	kW

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Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:08:10

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 59.99m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS01
Address : Flat S 01, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	21.71 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	11.60 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	63.7 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	60.1 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	**OK**
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.99	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

WHITECODE CONSULTING

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: West	4.84m²
Windows facing: West	7.74m²
Windows facing: South	2.06m²
Windows facing: North	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	4.0 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Floors U-value	0.12 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS01

Address:	Flat S 01, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637999
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	59.99 m²	2.72 m

Living area:	38.66 m² (fraction 0.414)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	2.06	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	West	2	2.42
2	Windows (1)	Ext wall	West	3.2	2.42
3	Windows (1)	Ext wall	South	0.85	2.42
4	Windows (1)	Ext wall	North	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	43.6	16.7	26.9	0.17	0	False	N/A
Int wall	32.42	1.89	30.53	0.2	0	False	N/A
Exposed floor	59.99			0.12			N/A
Internal Elements							

SAP Input

Party Elements

Wall	22.82	N/A

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.106

	Length	Psi-value		
[Approved]	7.8	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	15.3	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	22.74	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	17.1	0.09	E16	Corner (normal)
	5.7	0	E17	Corner (inverted internal area greater than external area)
[Approved]	2.85	0.06	E18	Party wall between dwellings
	2.85	0.12	E25	Staggered party wall between dwellings
	15.3	0.32	E20	Exposed floor (normal)
[Approved]	0	0.16	E5	
	0	0.07	E22	
	0	0.08	E14	
	8.01	0	P3	Intermediate floor between dwellings (in blocks of flats)
	8.01	0.16	P7	Exposed floor (normal)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.99 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff
In Smoke Control Area: No

SAP Input

Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.183 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:08:08

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 93.38m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS02
Address : Flat S 02, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	17.83 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	9.08 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	55.1 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	48.3 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	**OK**
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.60	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: West	4.84m²
Windows facing: West	7.74m²
Windows facing: West	3.92m²
Windows facing: North	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.6 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Floors U-value	0.12 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS02

Address:	Flat S 02, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638000
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	93.38 m²	2.72 m

Living area:	47.04 m² (fraction 0.504)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	3.92	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	West	2	2.42
2	Windows (1)	Ext wall	West	3.2	2.42
3	Windows (1)	Ext wall	West	1.62	2.42
4	Windows (1)	Ext wall	North	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	52.34	18.56	33.78	0.17	0	False	N/A
Int wall	10.12	1.89	8.23	0.2	0	False	N/A
Exposed floor	93.38			0.12			N/A
Internal Elements							

SAP Input

WHITECODE CONSULTING

Party Elements

Wall	64.8	N/A

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1086

	Length	Psi-value		
[Approved]	8.57	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	18.34	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	7.1	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	11.4	0.09	E16	Corner (normal)
	2.85	0	E17	Corner (inverted internal area greater than external area)
[Approved]	8.55	0.06	E18	Party wall between dwellings
	2.85	0.12	E25	Staggered party wall between dwellings
	18.34	0.32	E20	Exposed floor (normal)
[Approved]	0	0.16	E5	
	0	0.07	E22	
	0	0.08	E14	
	22.74	0	P3	Intermediate floor between dwellings (in blocks of flats)
	22.74	0.16	P7	Exposed floor (normal)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.6 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff
In Smoke Control Area: No

SAP Input

Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.285 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Property Reference	B42	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B42
Property	Flat 42, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	85 B	**DER**	4.21	**TER**	17.49
Environmental	97 A	**% DER<TER**	75.93		
CO_2 Emissions (t/year)	0.18	**DFEE**	44.15	**TFEE**	47.23
General Requirements Compliance	Pass	**% DFEE<TFEE**	6.52		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	17.49	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	4.21	$kgCO_2/m^2$	Pass
	-13.28 (-75.9%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	47.23	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	44.15	$kWh/m^2/yr$	
	-3.1 (-6.6%)	$kWh/m^2/yr$	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Openings	1.27 (max. 2.00)	1.30 (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	3.75 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

5 Cylinder insulation

Hot water storage	No cylinder	

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Regs Region: England
Elmhurst Energy Systems
SAP2012 Calculator (Design System) version 4.14r16

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	Pass
Hot water controls	No cylinder	

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 (Thames Valley)	Medium	Pass

Based on:

Overshading	Average
Windows facing North	14.52 m², No overhang
Windows facing East	3.87 m², No overhang
Windows facing West	2.06 m², No overhang
Air change rate	0.00 ach
Blinds/curtains	None

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.75 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.8	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	1.02	kW

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Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:08:06

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 81.64m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS03
Address : Flat S 03, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	18.13 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	9.39 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	53.8 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	47.9 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.17 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	**OK**
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.86	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

WHITECODE CONSULTING

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	4.84m²
Windows facing: East	7.74m²
Windows facing: East	3.92m²
Windows facing: North	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.9 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Floors U-value	0.12 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS03

Address:	Flat S 03, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638001
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	81.64 m²	2.72 m

Living area:	39.53 m² (fraction 0.484)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	3.92	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	2	2.42
2	Windows (1)	Ext wall	East	3.2	2.42
3	Windows (1)	Ext wall	East	1.62	2.42
4	Windows (1)	Ext wall	North	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	40.88	18.56	22.32	0.17	0	False	N/A
Int wall	6.1	1.89	4.21	0.2	0	False	N/A
Exposed floor	81.64			0.12			N/A
Internal Elements							

SAP Input

Party Elements

Wall	68.52	N/A

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1168

	Length	Psi-value		
[Approved]	8.57	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	14.34	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	4.28	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	5.7	0.09	E16	Corner (normal)
	8.55	0	E17	Corner (inverted internal area greater than external area)
[Approved]	11.4	0.06	E18	Party wall between dwellings
	2.85	0.12	E25	Staggered party wall between dwellings
	14.34	0.32	E20	Exposed floor (normal)
[Approved]	0	0.16	E5	
	0	0.07	E22	
	0	0.08	E14	
	24.04	0	P3	Intermediate floor between dwellings (in blocks of flats)
	24.04	0.16	P7	Exposed floor (normal)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.86 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff
In Smoke Control Area: No

SAP Input

Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.249 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Property Reference	B43	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B43
Property	Flat 43, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	85 B	**DER**	3.12	**TER**	15.23
Environmental	98 A	**% DER<TER**	79.51		
CO_2 Emissions (t/year)	0.13	**DFEE**	34.59	**TFEE**	36.20
General Requirements Compliance	Pass	**% DFEE<TFEE**	4.45		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	15.23	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	3.12	$kgCO_2/m^2$	Pass
	-12.11 (-79.5%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	36.20	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	34.59	$kWh/m^2/yr$	
	-1.6 (-4.4%)	$kWh/m^2/yr$	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.21 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Openings	1.27 (max. 2.00)	1.30 (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	3.81 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

5 Cylinder insulation

Hot water storage	No cylinder	

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.

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Regs Region: England
Elmhurst Energy Systems
SAP2012 Calculator (Design System) version 4.14r16

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs		Pass
Hot water controls	No cylinder		

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 (Thames Valley)	Medium	Pass

Based on:

Overshading	Average
Windows facing East	3.87 m², No overhang
Windows facing South	14.52 m², No overhang
Windows facing West	2.06 m², No overhang
Air change rate	0.00 ach
Blinds/curtains	None

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.81 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.8	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	1.04	kW

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.

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:08:03

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 81.24m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS04
Address : Flat S 04, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	18.7 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	9.18 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	56.5 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	50.1 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	**OK**
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.36	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

WHITECODE CONSULTING

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	4.84m²
Windows facing: East	7.74m²
Windows facing: East	3.92m²
Windows facing: South	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.4 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Floors U-value	0.12 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS04

Address:	Flat S 04, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638002
Date of assessment:	23 September 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	81.24 m²	2.72 m

Living area:	43.65 m² (fraction 0.537)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	3.92	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	2	2.42
2	Windows (1)	Ext wall	East	3.2	2.42
3	Windows (1)	Ext wall	East	1.62	2.42
4	Windows (1)	Ext wall	South	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	41.83	18.56	23.27	0.17	0	False	N/A
Int wall	32.23	1.89	30.34	0.2	0	False	N/A
Exposed floor	81.24			0.12			N/A
Internal Elements							

SAP Input

Party Elements

Wall	41.06		N/A

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.0936

	Length	Psi-value		
[Approved]	8.57	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	14.61	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	22.62	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	5.7	0.09	E16	Corner (normal)
	5.7	0	E17	Corner (inverted internal area greater than external area)
[Approved]	11.4	0.06	E18	Party wall between dwellings
	0	0.12	E25	Staggered party wall between dwellings
	14.61	0.32	E20	Exposed floor (normal)
[Approved]	0	0.16	E5	
	0	0.07	E22	
	0	0.08	E14	
	14.41	0	P3	Intermediate floor between dwellings (in blocks of flats)
	14.41	0.16	P7	Exposed floor (normal)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.36 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff
In Smoke Control Area: No

SAP Input

Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.32 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Property Reference	B44	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B44
Property	Flat 44, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	85 B	**DER**	3.42	**TER**	15.80
Environmental	98 A	**% DER<TER**	78.35		
CO_2 Emissions (t/year)	0.14	**DFEE**	36.55	**TFEE**	37.84
General Requirements Compliance	Pass	**% DFEE<TFEE**	3.42		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	15.80	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	3.42	$kgCO_2/m^2$	Pass
	-12.38 (-78.4%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	37.84	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	36.55	$kWh/m^2/yr$	
	-1.3 (-3.4%)	$kWh/m^2/yr$	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Openings	1.27 (max. 2.00)	1.30 (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	3.68 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

5 Cylinder insulation

Hot water storage	No cylinder	

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.

elmhurstenergy APPROVED ENERGY ASSESSOR

ELMHURST ENERGY QUALITY PROMISE ACCREDITED MEMBER

Regs Region: England
Elmhurst Energy Systems
SAP2012 Calculator (Design System) version 4.14r16

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs		Pass
Hot water controls	No cylinder		

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 (Thames Valley)	Medium	Pass

Based on:

Overshading	Average
Windows facing South	17.47 m², No overhang
Windows facing West	2.06 m², No overhang
Air change rate	0.00 ach
Blinds/curtains	None

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.68 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.7	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	1.00	kW

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 Built)

Design SAP
elmhurst energy

Property Reference	B45	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B45
Property	Flat 45, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	85 B	**DER**	3.72	**TER**	16.13
Environmental	97 A	**% DER<TER**	76.93		
CO_2 Emissions (t/year)	0.16	**DFEE**	39.83	**TFEE**	40.04
General Requirements Compliance	Fail	**% DFEE<TFEE**	0.50		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	16.13	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	3.72	$kgCO_2/m^2$	Pass
	-12.41 (-76.9%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	40.04	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	39.83	$kWh/m^2/yr$	
	-0.2 (-0.5%)	$kWh/m^2/yr$	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Openings	1.28 (max. 2.00)	1.30 (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	3.45 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

5 Cylinder insulation

Hot water storage	No cylinder	

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.

elmhurstenergy APPROVED ENERGY ASSESSOR

ELMHURST ENERGY QUALITY PROMISE ACCREDITED MEMBER

Regs Region: England
Elmhurst Energy Systems
SAP2012 Calculator (Design System) version 4.14r16

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs		Pass
Hot water controls	No cylinder		

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 (Thames Valley)	High		Fail

Based on:

Overshading	Average		
Windows facing South Windows facing West	20.33 m², No overhang 7.87 m², No overhang		
Air change rate	0.00 ach		
Blinds/curtains	None		

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.45 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.5	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	1.01	kW

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:08:01

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 89.61m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS05
Address : Flat S 05, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	18.38 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	9.38 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	57.2 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	50.4 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	**OK**
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.28	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

WHITECODE CONSULTING

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	4.84m²
Windows facing: East	7.74m²
Windows facing: East	3.92m²
Windows facing: North	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.3 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Floors U-value	0.12 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS05

Address:	Flat S 05, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638003
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	89.61 m²	2.72 m

Living area:	41.9 m² (fraction 0.468)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	3.92	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	2	2.42
2	Windows (1)	Ext wall	East	3.2	2.42
3	Windows (1)	Ext wall	East	1.62	2.42
4	Windows (1)	Ext wall	North	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	47.15	18.56	28.59	0.17	0	False	N/A
Int wall	33.97	1.89	32.08	0.2	0	False	N/A
Exposed floor	89.61			0.12			N/A
Internal Elements							

SAP Input

Party Elements

Wall	44.56	N/A

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.0927

	Length	Psi-value		
[Approved]	8.57	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	16.54	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	23.84	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	8.55	0.09	E16	Corner (normal)
	8.55	0	E17	Corner (inverted internal area greater than external area)
[Approved]	11.4	0.06	E18	Party wall between dwellings
	0	0.12	E25	Staggered party wall between dwellings
	16.54	0.32	E20	Exposed floor (normal)
[Approved]	0	0.16	E5	
	0	0.07	E22	
	0	0.08	E14	
	15.64	0	P3	Intermediate floor between dwellings (in blocks of flats)
	15.64	0.16	P7	Exposed floor (normal)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.28 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff
In Smoke Control Area: No

SAP Input

Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.273 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:07:59

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 98.66m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS06
Address : Flat S 06, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	16.08 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	8.53 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	48.3 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	44.6 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.17 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	**OK**
Roof	(no roof)		
Openings	1.28 (max. 2.00)	1.30 (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	3.68	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

WHITECODE CONSULTING

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	9.68m²
Windows facing: South	12.83m²
Windows facing: South	6.05m²
Windows facing: East	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.7 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Floors U-value	0.12 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS06

Address:	Flat S 06, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638004
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	98.66 m²	2.72 m

Living area:	31.85 m² (fraction 0.323)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	2
2	16mm or more	0.85	0.42	1.3	12.83	1
3	16mm or more	0.85	0.42	1.3	6.05	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	2	2.42
2	Windows (1)	Ext wall	South	5.3	2.42
3	Windows (1)	Ext wall	South	2.5	2.42
4	Windows (1)	Ext wall	East	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	59.94	30.62	29.32	0.17	0	False	N/A
Int wall	7.06	1.89	5.17	0.2	0	False	N/A
Exposed floor	98.66			0.12			N/A
Internal Elements							

SAP Input

Party Elements

Wall	52.95	N/A

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1116

	Length	Psi-value		
[Approved]	13.55	0.3	E2	Other lintels (including other steel lintels)
[Approved]	28.4	0.05	E4	Jamb
[Approved]	20.89	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	4.96	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	5.7	0.09	E16	Corner (normal)
	2.85	0	E17	Corner (inverted internal area greater than external area)
[Approved]	11.4	0.06	E18	Party wall between dwellings
	2.85	0.12	E25	Staggered party wall between dwellings
	20.89	0.32	E20	Exposed floor (normal)
[Approved]	0	0.16	E5	
	0	0.07	E22	
	0	0.08	E14	
	18.58	0	P3	Intermediate floor between dwellings (in blocks of flats)
	18.58	0.16	P7	Exposed floor (normal)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.68 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff
In Smoke Control Area: No

SAP Input

Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.301 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Property Reference	B46	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B46
Property	Flat 46, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	85 B	**DER**	3.76	**TER**	17.36
Environmental	98 A	**% DER<TER**	78.34		
CO_2 Emissions (t/year)	0.16	**DFEE**	41.28	**TFEE**	46.63
General Requirements Compliance	Pass	**% DFEE<TFEE**	11.47		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	17.36	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	3.76	$kgCO_2/m^2$	Pass
	-13.60 (-78.3%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	46.63	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	41.28	$kWh/m^2/yr$	
	-5.3 (-11.4%)	$kWh/m^2/yr$	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Openings	1.25 (max. 2.00)	1.30 (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	3.45 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

5 Cylinder insulation

Hot water storage	No cylinder	

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Regs Region: England
Elmhurst Energy Systems
SAP2012 Calculator (Design System) version 4.14r16

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	Pass
Hot water controls	No cylinder	

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 (Thames Valley)	Slight	Pass

Based on:

Overshading	Average
Windows facing North Windows facing West	2.06 m², No overhang 7.84 m², No overhang
Air change rate	0.00 ach
Blinds/curtains	None

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.45 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.5	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	1.11	kW

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Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:07:56

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 95.99m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS07
Address : Flat S 07, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	16.5 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	8.76 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	49.5 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	46.1 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	**OK**
Roof	(no roof)		
Openings	1.28 (max. 2.00)	1.30 (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	3.66	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: West	9.68m²
Windows facing: South	12.83m²
Windows facing: South	6.05m²
Windows facing: West	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.7 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Floors U-value	0.12 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS07

Address:	Flat S 07, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638005
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	95.99 m²	2.72 m

Living area:	39.84 m² (fraction 0.415)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	2
2	16mm or more	0.85	0.42	1.3	12.83	1
3	16mm or more	0.85	0.42	1.3	6.05	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	West	2	2.42
2	Windows (1)	Ext wall	South	5.3	2.42
3	Windows (1)	Ext wall	South	2.5	2.42
4	Windows (1)	Ext wall	West	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	60.59	30.62	29.97	0.17	0	False	N/A
Int wall	12.8	1.89	10.91	0.2	0	False	N/A
Exposed floor	95.99			0.12			N/A
Internal Elements							

SAP Input

Party Elements

Wall	47.32		N/A

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1061

	Length	Psi-value		
[Approved]	13.55	0.3	E2	Other lintels (including other steel lintels)
[Approved]	28.4	0.05	E4	Jamb
[Approved]	21.26	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	4.96	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	5.7	0.09	E16	Corner (normal)
	5.7	0	E17	Corner (inverted internal area greater than external area)
[Approved]	5.7	0.06	E18	Party wall between dwellings
	2.85	0.12	E25	Staggered party wall between dwellings
	21.26	0.32	E20	Exposed floor (normal)
[Approved]	0	0.16	E5	
	0	0.07	E22	
	0	0.08	E14	
	16.6	0	P3	Intermediate floor between dwellings (in blocks of flats)
	16.6	0.16	P7	Exposed floor (normal)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.66 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff
In Smoke Control Area: No

SAP Input

Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.293 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Property Reference	B51	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B51
Property	Flat 51, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	84 B	**DER**	5.22	**TER**	19.32
Environmental	97 A	**% DER<TER**	72.98		
CO_2 Emissions (t/year)	0.22	**DFEE**	50.28	**TFEE**	54.48
General Requirements Compliance	Pass	**% DFEE<TFEE**	7.71		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	19.32	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	5.22	$kgCO_2/m^2$	Pass
	-14.10 (-73.0%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	54.48	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	50.28	$kWh/m^2/yr$	
	-4.2 (-7.7%)	$kWh/m^2/yr$	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Openings	1.27 (max. 2.00)	1.30 (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	3.84 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

5 Cylinder insulation

Hot water storage	No cylinder	

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.

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ELMHURST ENERGY QUALITY PROMISE ACCREDITED MEMBER

Regs Region: England
Elmhurst Energy Systems
SAP2012 Calculator (Design System) version 4.14r16

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs		Pass
Hot water controls	No cylinder		

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 (Thames Valley)	Slight	Pass

Based on:

Overshading	Average
Windows facing North Windows facing East	14.52 m², No overhang 2.06 m², No overhang
Air change rate	0.00 ach
Blinds/curtains	None

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.84 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.8	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	0.96	kW

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Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:07:54

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 50.81m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS08
Address : Flat S 08, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	22.3 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	11.91 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	62.6 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	58.7 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	**OK**
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.75	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights		
Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**
8 Mechanical ventilation		
Continuous supply and extract system		
Specific fan power:	0.76	
Maximum	1.5	**OK**
MVHR efficiency:	91%	
Minimum	70%	**OK**
9 Summertime temperature		
Overheating risk (Thames valley):	Medium	**OK**

Based on:

Overshading:	Average or unknown
Windows facing: West	5.81m²
Windows facing: North	2.06m²
Windows facing: West	7.74m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features	
Air permeablility	3.8 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Floors U-value	0.12 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS08

Address:	Flat S 08, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638006
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat	
Detachment:		
Year Completed:	2020	
Floor Location:	Floor area:	Storey height:
Floor 0	50.81 m²	2.72 m
Living area:	23.96 m² (fraction 0.472)	
Front of dwelling faces:	Unspecified	

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	5.81	1
3	16mm or more	0.85	0.42	1.3	2.06	1
4	16mm or more	0.85	0.42	1.3	7.74	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	West	2.4	2.42
3	Windows (1)	Ext wall	North	0.85	2.42
4	Windows (1)	Ext wall	West	3.2	2.42

Overshading: Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	32.76	15.61	17.15	0.17	0	False	N/A
Int wall	31.35	1.89	29.46	0.2	0	False	N/A
Exposed floor	50.81			0.12			N/A
Internal Elements							
Party Elements							
Wall	23.28						N/A

Thermal bridges:

SAP Input

Thermal bridges:	User-defined (individual PSI-values) Y-Value = 0.103			
	Length	**Psi-value**		
[Approved]	7.35	0.3	E2	Other lintels (including other steel lintels)
[Approved]	18.72	0.05	E4	Jamb
[Approved]	11.5	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	22	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	11.4	0.09	E16	Corner (normal)
	5.7	0	E17	Corner (inverted internal area greater than external area)
[Approved]	5.7	0.06	E18	Party wall between dwellings
	0	0.12	E25	Staggered party wall between dwellings
	11.5	0.32	E20	Exposed floor (normal)
[Approved]	0	0.16	E5	
	0	0.07	E22	
	0	0.08	E14	
	8.17	0	P3	Intermediate floor between dwellings (in blocks of flats)
	8.17	0.16	P7	Exposed floor (normal)
	0	0.16	P1	

Ventilation:

Pressure test:	Yes (As built)
Ventilation:	Balanced with heat recovery Number of wet rooms: Kitchen + 1 Ductwork: Insulation, rigid Approved Installation Scheme: True
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:	3.75 (Assessed dwelling is tested)

Main heating system:

Main heating system:	Community heating schemes Heat source: Community CHP heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7 Heat source: Community boilers heat from boilers – mains gas, heat fraction 0.4, efficiency 95 Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control:	Charging system linked to use of community heating, programmer and TRVs Control code: 2306

Secondary heating system:

Secondary heating system:	None

Water heating:

Water heating:	From main heating system Water code: 901 Fuel :heat from boilers – mains gas No hot water cylinder Solar panel: False

Others:

Electricity tariff:	Standard Tariff
In Smoke Control Area:	No
Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English

SAP Input

Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.155 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Property Reference	B52	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B52
Property	Flat 52, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	85 B	**DER**	4.25	**TER**	17.49
Environmental	97 A	**% DER<TER**	75.71		
CO_2 Emissions (t/year)	0.18	**DFEE**	44.26	**TFEE**	47.23
General Requirements Compliance	Pass	**% DFEE<TFEE**	6.29		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	17.49	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	4.25	$kgCO_2/m^2$	Pass
	-13.24 (-75.7%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	47.23	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	44.26	$kWh/m^2/yr$	
	-2.9 (-6.1%)	$kWh/m^2/yr$	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Openings	1.27 (max. 2.00)	1.30 (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	3.87 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

5 Cylinder insulation

Hot water storage	No cylinder	

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.

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Regs Region: England
Elmhurst Energy Systems
SAP2012 Calculator (Design System) version 4.14r16

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs		Pass
Hot water controls	No cylinder		

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 (Thames Valley)	Medium		Pass

Based on:

Overshading	Average		
Windows facing North	14.52 m², No overhang		
Windows facing East	3.87 m², No overhang		
Windows facing West	2.06 m², No overhang		
Air change rate	0.00 ach		
Blinds/curtains	None		

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.87 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.9	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	1.02	kW

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.

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:07:52

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 59.99m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS11
Address : Flat S 11, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	18.87 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	9.98 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	49.4 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	46.8 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.66	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

WHITECODE CONSULTING

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: West	4.84m²
Windows facing: West	7.74m²
Windows facing: South	2.06m²
Windows facing: North	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.7 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS11

Address:	Flat S 11, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638007
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	59.99 m²	2.72 m

Living area:	38.66 m² (fraction 0.644)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	2.06	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	West	2	2.42
2	Windows (1)	Ext wall	West	3.2	2.42
3	Windows (1)	Ext wall	South	0.85	2.42
4	Windows (1)	Ext wall	North	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	43.6	16.7	26.9	0.17	0	False	N/A
Int wall	32.42	1.89	30.53	0.2	0	False	N/A
Internal Elements							
Party Elements							
Wall	22.82						N/A

SAP Input

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1224

	Length	Psi-value		
[Approved]	7.8	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	30.6	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	22.74	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	17.1	0.09	E16	Corner (normal)
	5.7	0	E17	Corner (inverted internal area greater than external area)
[Approved]	2.85	0.06	E18	Party wall between dwellings
	2.85	0.12	E25	Staggered party wall between dwellings
[Approved]	0	0.16	E5	
	0	0.07	E22	
	0	0.08	E14	
	16.02	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.66 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff

In Smoke Control Area: No

Conservatory: No conservatory

Low energy lights: 100%

Terrain type: Low rise urban / suburban

EPC language: English

SAP Input

Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.183 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Property Reference	B53	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B53
Property	Flat 53, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	85 B	**DER**	3.11	**TER**	15.23
Environmental	98 A	**% DER<TER**	79.58		
CO_2 Emissions (t/year)	0.13	**DFEE**	34.56	**TFEE**	36.20
General Requirements Compliance	Pass	**% DFEE<TFEE**	4.52		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	15.23	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	3.11	$kgCO_2/m^2$	Pass
	-12.12 (-79.6%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	36.20	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	34.56	$kWh/m^2/yr$	
	-1.6 (-4.4%)	$kWh/m^2/yr$	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.21 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Openings	1.27 (max. 2.00)	1.30 (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	3.78 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

5 Cylinder insulation

Hot water storage	No cylinder	

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.

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Regs Region: England
Elmhurst Energy Systems
SAP2012 Calculator (Design System) version 4.14r16

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs		Pass
Hot water controls	No cylinder		

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 (Thames Valley)	Medium	Pass

Based on:

Overshading	Average
Windows facing East	3.87 m², No overhang
Windows facing South	14.52 m², No overhang
Windows facing West	2.06 m², No overhang
Air change rate	0.00 ach
Blinds/curtains	None

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.78 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.8	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	1.04	kW

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BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Property Reference	B54	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B54
Property	Flat 54, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	85 B	**DER**	3.48	**TER**	15.80
Environmental	98 A	**% DER<TER**	77.97		
CO_2 Emissions (t/year)	0.15	**DFEE**	36.72	**TFEE**	37.84
General Requirements Compliance	Pass	**% DFEE<TFEE**	2.96		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	15.80	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	3.48	$kgCO_2/m^2$	Pass
	-12.32 (-78.0%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	37.84	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	36.72	$kWh/m^2/yr$	
	-1.1 (-2.9%)	$kWh/m^2/yr$	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Openings	1.27 (max. 2.00)	1.30 (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	3.88 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

5 Cylinder insulation

Hot water storage	No cylinder	

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.

elmhurstenergy APPROVED ENERGY ASSESSOR

ELMHURST ENERGY QUALITY PROMISE ACCREDITED MEMBER

Regs Region: England
Elmhurst Energy Systems
SAP2012 Calculator (Design System) version 4.14r16

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs		Pass
Hot water controls	No cylinder		

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 (Thames Valley)	Medium	Pass

Based on:

Overshading	Average
Windows facing South	17.47 m², No overhang
Windows facing West	2.06 m², No overhang
Air change rate	0.00 ach
Blinds/curtains	None

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.88 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.9	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	1.00	kW

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:07:50

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 93.38m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS12
Address : Flat S 12, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	14.96 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	7.50 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	40.7 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	35.9 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.53	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

WHITECODE CONSULTING

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: West	4.84m²
Windows facing: West	7.74m²
Windows facing: West	3.92m²
Windows facing: North	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.5 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS12

Address:	Flat S 12, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638008
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	93.38 m²	2.72 m

Living area:	47.04 m² (fraction 0.504)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	3.92	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	West	2	2.42
2	Windows (1)	Ext wall	West	3.2	2.42
3	Windows (1)	Ext wall	West	1.62	2.42
4	Windows (1)	Ext wall	North	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	52.34	18.56	33.78	0.17	0	False	N/A
Int wall	10.12	1.89	8.23	0.2	0	False	N/A
Internal Elements							
Party Elements							
Wall	64.8						N/A

SAP Input

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1392

	Length	Psi-value		
[Approved]	8.57	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	36.68	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	7.1	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	11.4	0.09	E16	Corner (normal)
	2.85	0	E17	Corner (inverted internal area greater than external area)
[Approved]	8.55	0.06	E18	Party wall between dwellings
	2.85	0.12	E25	Staggered party wall between dwellings
[Approved]	0	0.16	E5	
	0	0.07	E22	
	0	0.08	E14	
	45.48	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.53 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff

In Smoke Control Area: No

Conservatory: No conservatory

Low energy lights: 100%

Terrain type: Low rise urban / suburban

EPC language: English

SAP Input

Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.285 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Property Reference	B55	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B55
Property	Flat 55, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	85 B	**DER**	3.75	**TER**	16.13
Environmental	97 A	**% DER<TER**	76.74		
CO_2 Emissions (t/year)	0.17	**DFEE**	39.92	**TFEE**	40.04
General Requirements Compliance	Fail	**% DFEE<TFEE**	0.29		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	16.13	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	3.75	$kgCO_2/m^2$	Pass
	-12.38 (-76.8%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	40.04	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	39.92	$kWh/m^2/yr$	
	-0.1 (-0.3%)	$kWh/m^2/yr$	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Openings	1.28 (max. 2.00)	1.30 (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	3.56 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

5 Cylinder insulation

Hot water storage	No cylinder	

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.

elmhurstenergy APPROVED ENERGY ASSESSOR

ELMHURST ENERGY QUALITY PROMISE ACCREDITED MEMBER

Regs Region: England
Elmhurst Energy Systems
SAP2012 Calculator (Design System) version 4.14r16

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs		Pass
Hot water controls	No cylinder		

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 (Thames Valley)	High	Fail

Based on:

Overshading	Average
Windows facing South Windows facing West	20.33 m², No overhang 7.87 m², No overhang
Air change rate	0.00 ach
Blinds/curtains	None

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.56 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.6	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	1.01	kW

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:07:47

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 81.64m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS13
Address : Flat S 13, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	15.31 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	7.85 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	39.6 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	35.6 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.17 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.82	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	4.84m²
Windows facing: East	7.74m²
Windows facing: East	3.92m²
Windows facing: North	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.8 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS13

Address:	Flat S 13, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638009
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	81.64 m²	2.72 m

Living area:	39.53 m² (fraction 0.484)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	3.92	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	2	2.42
2	Windows (1)	Ext wall	East	3.2	2.42
3	Windows (1)	Ext wall	East	1.62	2.42
4	Windows (1)	Ext wall	North	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	40.88	18.56	22.32	0.17	0	False	N/A
Int wall	6.1	1.89	4.21	0.2	0	False	N/A
Internal Elements							
Party Elements							
Wall	68.52						N/A

SAP Input

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1617

	Length	Psi-value		
[Approved]	8.57	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	28.68	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	4.28	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	5.7	0.09	E16	Corner (normal)
	8.55	0	E17	Corner (inverted internal area greater than external area)
[Approved]	11.4	0.06	E18	Party wall between dwellings
	2.85	0.12	E25	Staggered party wall between dwellings
[Approved]	0	0.16	E5	
	0	0.07	E22	
	0	0.08	E14	
	48.08	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.82 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff

In Smoke Control Area: No

Conservatory: No conservatory

Low energy lights: 100%

Terrain type: Low rise urban / suburban

EPC language: English

SAP Input

Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.249 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:07:45

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 81.24m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS14
Address : Flat S 14, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	16.08 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	8.18 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	43.3 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	38.9 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.42	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

WHITECODE CONSULTING

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	4.84m²
Windows facing: East	7.74m²
Windows facing: East	3.92m²
Windows facing: South	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.4 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS14

Address:	Flat S 14, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638010
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	81.24 m²	2.72 m

Living area:	43.65 m² (fraction 0.537)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	3.92	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	2	2.42
2	Windows (1)	Ext wall	East	3.2	2.42
3	Windows (1)	Ext wall	East	1.62	2.42
4	Windows (1)	Ext wall	South	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	41.83	18.56	23.27	0.17	0	False	N/A
Int wall	32.23	1.89	30.34	0.2	0	False	N/A
Internal Elements							
Party Elements							
Wall	41.06						N/A

SAP Input

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1158

	Length	Psi-value		
[Approved]	8.57	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	29.22	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	22.62	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	5.7	0.09	E16	Corner (normal)
	5.7	0	E17	Corner (inverted internal area greater than external area)
[Approved]	11.4	0.06	E18	Party wall between dwellings
	0	0.12	E25	Staggered party wall between dwellings
[Approved]	0	0.16	E5	
	0	0.07	E22	
	0	0.08	E14	
	28.82	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.42 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff

In Smoke Control Area: No

Conservatory: No conservatory

Low energy lights: 100%

Terrain type: Low rise urban / suburban

EPC language: English

SAP Input

Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.248 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Property Reference	B56	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B56
Property	Flat 56, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	85 B	**DER**	3.93	**TER**	17.36
Environmental	98 A	**% DER<TER**	77.36		
CO_2 Emissions (t/year)	0.17	**DFEE**	41.72	**TFEE**	46.63
General Requirements Compliance	Pass	**% DFEE<TFEE**	10.52		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	17.36	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	3.93	$kgCO_2/m^2$	Pass
	-13.43 (-77.4%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	46.63	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	41.72	$kWh/m^2/yr$	
	-4.9 (-10.5%)	$kWh/m^2/yr$	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Openings	1.25 (max. 2.00)	1.30 (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	3.94 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

5 Cylinder insulation

Hot water storage	No cylinder	

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.

elmhurstenergy APPROVED ENERGY ASSESSOR

ELMHURST ENERGY QUALITY PROMISE ACCREDITED MEMBER

Regs Region: England
Elmhurst Energy Systems
SAP2012 Calculator (Design System) version 4.14r16

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs		Pass
Hot water controls	No cylinder		

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 (Thames Valley)	Slight		Pass

Based on:

Overshading	Average		
Windows facing North Windows facing West	2.06 m², No overhang 7.84 m², No overhang		
Air change rate	0.00 ach		
Blinds/curtains	None		

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.94 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.9	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	1.11	kW

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:07:43

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 89.61m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS15
Address : Flat S 15, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	15.74 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	7.91 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	43.8 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	39.0 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.21	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

WHITECODE CONSULTING

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	4.84m²
Windows facing: East	7.74m²
Windows facing: East	3.92m²
Windows facing: North	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.2 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS15

Address:	Flat S 15, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638011
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	89.61 m²	2.72 m

Living area:	41.9 m² (fraction 0.468)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	3.92	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	2	2.42
2	Windows (1)	Ext wall	East	3.2	2.42
3	Windows (1)	Ext wall	East	1.62	2.42
4	Windows (1)	Ext wall	North	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	47.15	18.56	28.59	0.17	0	False	N/A
Int wall	33.97	1.89	32.08	0.2	0	False	N/A
Internal Elements							
Party Elements							
Wall	44.56						N/A

SAP Input

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1133

	Length	Psi-value		
[Approved]	8.57	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	33.08	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	23.84	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	8.55	0.09	E16	Corner (normal)
	8.55	0	E17	Corner (inverted internal area greater than external area)
[Approved]	11.4	0.06	E18	Party wall between dwellings
	0	0.12	E25	Staggered party wall between dwellings
[Approved]	0	0.16	E5	
	0	0.07	E22	
	0	0.08	E14	
	31.28	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.21 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff

In Smoke Control Area: No

Conservatory: No conservatory

Low energy lights: 100%

Terrain type: Low rise urban / suburban

EPC language: English

SAP Input

Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.273 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Property Reference	B61	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B61
Property	Flat 61, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	82 B	**DER**	6.95	**TER**	21.36
Environmental	95 A	**% DER<TER**	67.46		
CO_2 Emissions (t/year)	0.31	**DFEE**	63.43	**TFEE**	64.86
General Requirements Compliance	Pass	**% DFEE<TFEE**	2.21		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	21.36	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	6.95	$kgCO_2/m^2$	Pass
	-14.41 (-67.5%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	64.86	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	63.43	$kWh/m^2/yr$	
	-1.5 (-2.3%)	$kWh/m^2/yr$	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	Pass
Openings	1.27 (max. 2.00)	1.30 (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	3.96 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

5 Cylinder insulation

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elmhurstenergy APPROVED ENERGY ASSESSOR

ELMHURST ENERGY QUALITY PROMISE ACCREDITED MEMBER

Regs Region: England
Elmhurst Energy Systems
SAP2012 Calculator (Design System) version 4.14r16

Hot water storage	No cylinder		
6 Controls			
Space heating controls	Charging system linked to use of community heating, programmer and TRVs		Pass
Hot water controls	No cylinder		
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 (Thames Valley)	Slight		Pass
Based on:			
Overshading	Average		
Windows facing North Windows facing East	14.52 m², No overhang 2.06 m², No overhang		
Air change rate	0.00 ach		
Blinds/curtains	None		

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.96 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Door U-value	1.00	W/m²K
Air permeability	4.0	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	0.96	kW

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Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:07:41

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 98.66m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS16
Address : Flat S 16, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	13.5 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	7.12 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	35.1 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	33.5 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.17 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	(no roof)		
Openings	1.28 (max. 2.00)	1.30 (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	3.35	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	9.68m²
Windows facing: South	12.83m²
Windows facing: South	6.05m²
Windows facing: East	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.4 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS16

Address:	Flat S 16, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638012
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	98.66 m²	2.72 m

Living area:	31.85 m² (fraction 0.323)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	2
2	16mm or more	0.85	0.42	1.3	12.83	1
3	16mm or more	0.85	0.42	1.3	6.05	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	2	2.42
2	Windows (1)	Ext wall	South	5.3	2.42
3	Windows (1)	Ext wall	South	2.5	2.42
4	Windows (1)	Ext wall	East	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	59.94	30.62	29.32	0.17	0	False	N/A
Int wall	7.06	1.89	5.17	0.2	0	False	N/A
Internal Elements							
Party Elements							
Wall	52.95						N/A

SAP Input

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1537

	Length	Psi-value		
[Approved]	13.55	0.3	E2	Other lintels (including other steel lintels)
[Approved]	28.4	0.05	E4	Jamb
[Approved]	41.78	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	4.96	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	5.7	0.09	E16	Corner (normal)
	2.85	0	E17	Corner (inverted internal area greater than external area)
[Approved]	11.4	0.06	E18	Party wall between dwellings
	2.85	0.12	E25	Staggered party wall between dwellings
[Approved]	0	0.16	E5	
	0	0.07	E22	
	0	0.08	E14	
	37.16	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.35 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff

In Smoke Control Area: No

Conservatory: No conservatory

Low energy lights: 100%

Terrain type: Low rise urban / suburban

EPC language: English

SAP Input

Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.301 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Property Reference	B62	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B62
Property	Flat 62, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	83 B	**DER**	5.92	**TER**	19.50
Environmental	96 A	**% DER<TER**	69.65		
CO_2 Emissions (t/year)	0.27	**DFEE**	57.33	**TFEE**	57.53
General Requirements Compliance	Pass	**% DFEE<TFEE**	0.36		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	19.50	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	5.92	$kgCO_2/m^2$	Pass
	-13.58 (-69.6%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	57.53	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	57.33	$kWh/m^2/yr$	
	-0.2 (-0.3%)	$kWh/m^2/yr$	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	Pass
Openings	1.27 (max. 2.00)	1.30 (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	3.87 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

5 Cylinder insulation

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.

elmhurstenergy APPROVED ENERGY ASSESSOR

ELMHURST ENERGY QUALITY PROMISE ACCREDITED MEMBER

Regs Region: England
Elmhurst Energy Systems
SAP2012 Calculator (Design System) version 4.14r16

Hot water storage	No cylinder		
6 Controls			
Space heating controls	Charging system linked to use of community heating, programmer and TRVs		Pass
Hot water controls	No cylinder		
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 (Thames Valley)	Slight		Pass

Based on:

Overshading	Average		
Windows facing North Windows facing East Windows facing West	14.52 m², No overhang 3.87 m², No overhang 2.06 m², No overhang		
Air change rate	0.00 ach		
Blinds/curtains	None		

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.87 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.9	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	1.02	kW

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:07:38

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 95.99m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS17
Address : Flat S 17, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	13.86 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	7.27 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	36.1 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	34.7 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	(no roof)		
Openings	1.28 (max. 2.00)	1.30 (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	3.12	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

WHITECODE CONSULTING

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: West	9.68m²
Windows facing: South	12.83m²
Windows facing: South	6.05m²
Windows facing: West	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.1 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS17

Address:	Flat S 17, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638013
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	95.99 m²	2.72 m

Living area:	39.84 m² (fraction 0.415)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	2
2	16mm or more	0.85	0.42	1.3	12.83	1
3	16mm or more	0.85	0.42	1.3	6.05	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	West	2	2.42
2	Windows (1)	Ext wall	South	5.3	2.42
3	Windows (1)	Ext wall	South	2.5	2.42
4	Windows (1)	Ext wall	West	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	60.59	30.62	29.97	0.17	0	False	N/A
Int wall	12.8	1.89	10.91	0.2	0	False	N/A
Internal Elements							
Party Elements							
Wall	47.32						N/A

SAP Input

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1364

	Length	Psi-value		
[Approved]	13.55	0.3	E2	Other lintels (including other steel lintels)
[Approved]	28.4	0.05	E4	Jamb
[Approved]	42.56	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	4.96	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	5.7	0.09	E16	Corner (normal)
	5.7	0	E17	Corner (inverted internal area greater than external area)
[Approved]	5.7	0.06	E18	Party wall between dwellings
	2.85	0.12	E25	Staggered party wall between dwellings
[Approved]	0	0.16	E5	
	0	0.07	E22	
	0	0.08	E14	
	32.12	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.12 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff
In Smoke Control Area: No
Conservatory: No conservatory
Low energy lights: 100%
Terrain type: Low rise urban / suburban
EPC language: English

SAP Input

Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.293 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Property Reference	B63	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B63
Property	Flat 63, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	84 B	**DER**	4.54	**TER**	17.13
Environmental	97 A	**% DER<TER**	73.49		
CO_2 Emissions (t/year)	0.21	**DFEE**	46.93	**TFEE**	45.96
General Requirements Compliance	Fail	**% DFEE<TFEE**	-2.13		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	17.13	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	4.54	$kgCO_2/m^2$	Pass
	-12.59 (-73.5%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	45.96	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	46.93	$kWh/m^2/yr$	
Excess energy	0.9 (2.0%)	$kWh/m^2/yr$	Fail

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.21 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	Pass
Openings	1.27 (max. 2.00)	1.30 (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	3.45 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

5 Cylinder insulation

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Regs Region: England
Elmhurst Energy Systems
SAP2012 Calculator (Design System) version 4.14r16

Hot water storage	No cylinder		
6 Controls			
Space heating controls	Charging system linked to use of community heating, programmer and TRVs		Pass
Hot water controls	No cylinder		
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 (Thames Valley)	Medium		Pass

Based on:

Overshading	Average		
Windows facing East	3.87 m², No overhang		
Windows facing South	14.52 m², No overhang		
Windows facing West	2.06 m², No overhang		
Air change rate	0.00 ach		
Blinds/curtains	None		

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.45 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.5	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	1.04	kW

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Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:07:36

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 50.81m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS18
Address : Flat S 18, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	19.63 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	10.47 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	48.8 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	47.5 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.67	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: West	5.81m²
Windows facing: North	2.06m²
Windows facing: West	7.74m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.7 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS18

Address:	Flat S 18, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638014
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat	
Detachment:		
Year Completed:	2020	
Floor Location:	Floor area:	Storey height:
Floor 0	50.81 m²	2.72 m
Living area:	23.96 m² (fraction 0.472)	
Front of dwelling faces:	Unspecified	

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	5.81	1
3	16mm or more	0.85	0.42	1.3	2.06	1
4	16mm or more	0.85	0.42	1.3	7.74	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	West	2.4	2.42
3	Windows (1)	Ext wall	North	0.85	2.42
4	Windows (1)	Ext wall	West	3.2	2.42

Overshading: Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	32.76	15.61	17.15	0.17	0	False	N/A
Int wall	31.35	1.89	29.46	0.2	0	False	N/A
Internal Elements							
Party Elements							
Wall	23.28						N/A

Thermal bridges:

SAP Input

Thermal bridges:	User-defined (individual PSI-values) Y-Value = 0.1195			
	Length	**Psi-value**		
[Approved]	7.35	0.3	E2	Other lintels (including other steel lintels)
[Approved]	18.72	0.05	E4	Jamb
[Approved]	23	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	22	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	11.4	0.09	E16	Corner (normal)
	5.7	0	E17	Corner (inverted internal area greater than external area)
[Approved]	5.7	0.06	E18	Party wall between dwellings
	0	0.12	E25	Staggered party wall between dwellings
[Approved]	0	0.16	E5	
	0	0.07	E22	
	0	0.08	E14	
	16.34	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test:	Yes (As built)
Ventilation:	Balanced with heat recovery Number of wet rooms: Kitchen + 1 Ductwork: Insulation, rigid Approved Installation Scheme: True
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:	3.67 (Assessed dwelling is tested)

Main heating system:

Main heating system:	Community heating schemes Heat source: Community CHP heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7 Heat source: Community boilers heat from boilers – mains gas, heat fraction 0.4, efficiency 95 Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control:	Charging system linked to use of community heating, programmer and TRVs Control code: 2306

Secondary heating system:

Secondary heating system:	None

Water heating:

Water heating:	From main heating system Water code: 901 Fuel :heat from boilers – mains gas No hot water cylinder Solar panel: False

Others:

Electricity tariff:	Standard Tariff
In Smoke Control Area:	No
Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1

SAP Input

	Installed Peak power: 0.155 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Property Reference	B64	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B64
Property	Flat 64, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	84 B	**DER**	4.94	**TER**	17.63
Environmental	97 A	**% DER<TER**	71.98		
CO_2 Emissions (t/year)	0.22	**DFEE**	48.74	**TFEE**	47.32
General Requirements Compliance	Fail	**% DFEE<TFEE**	-2.99		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	17.63	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	4.94	$kgCO_2/m^2$	Pass
	-12.69 (-72.0%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	47.32	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	48.74	$kWh/m^2/yr$	
Excess energy	1.4 (3.0%)	$kWh/m^2/yr$	Fail

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	Pass
Openings	1.27 (max. 2.00)	1.30 (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	3.83 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

5 Cylinder insulation

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elmhurstenergy APPROVED ENERGY ASSESSOR

ELMHURST ENERGY QUALITY PROMISE ACCREDITED MEMBER

Regs Region: England
Elmhurst Energy Systems
SAP2012 Calculator (Design System) version 4.14r16

Hot water storage	No cylinder		
6 Controls			
Space heating controls	Charging system linked to use of community heating, programmer and TRVs		Pass
Hot water controls	No cylinder		
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 (Thames Valley)	Medium		Pass
Based on:			
Overshading	Average		
Windows facing South Windows facing West	17.47 m², No overhang 2.06 m², No overhang		
Air change rate	0.00 ach		
Blinds/curtains	None		

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.83 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.8	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	1.00	kW

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:07:34

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 59.99m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS21
Address : Flat S 21, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	18.87 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	9.96 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	49.4 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	46.8 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.60	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

WHITECODE CONSULTING

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: West	4.84m²
Windows facing: West	7.74m²
Windows facing: South	2.06m²
Windows facing: North	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.6 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS21

Address:	Flat S 21, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638015
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	59.99 m²	2.72 m

Living area:	38.66 m² (fraction 0.644)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	2.06	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	West	2	2.42
2	Windows (1)	Ext wall	West	3.2	2.42
3	Windows (1)	Ext wall	South	0.85	2.42
4	Windows (1)	Ext wall	North	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	43.6	16.7	26.9	0.17	0	False	N/A
Int wall	32.42	1.89	30.53	0.2	0	False	N/A
Internal Elements							
Party Elements							
Wall	22.82						N/A

SAP Input

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1224

	Length	Psi-value		
[Approved]	7.8	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	30.6	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	22.74	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	17.1	0.09	E16	Corner (normal)
	5.7	0	E17	Corner (inverted internal area greater than external area)
[Approved]	2.85	0.06	E18	Party wall between dwellings
	2.85	0.12	E25	Staggered party wall between dwellings
[Approved]	0	0.16	E5	
	0	0.07	E22	
	0	0.08	E14	
	16.02	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.6 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff

In Smoke Control Area: No

Conservatory: No conservatory

Low energy lights: 100%

Terrain type: Low rise urban / suburban

EPC language: English

SAP Input

Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.183 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:07:32

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 93.38m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS22
Address : Flat S 22, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	14.96 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	7.50 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	40.7 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	35.9 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.53	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

WHITECODE CONSULTING

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: West	4.84m²
Windows facing: West	7.74m²
Windows facing: West	3.92m²
Windows facing: North	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.5 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS22

Address:	Flat S 22, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638016
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	93.38 m²	2.72 m

Living area:	47.04 m² (fraction 0.504)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	3.92	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	West	2	2.42
2	Windows (1)	Ext wall	West	3.2	2.42
3	Windows (1)	Ext wall	West	1.62	2.42
4	Windows (1)	Ext wall	North	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	52.34	18.56	33.78	0.17	0	False	N/A
Int wall	10.12	1.89	8.23	0.2	0	False	N/A
Internal Elements							
Party Elements							
Wall	64.8						N/A

SAP Input

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1392

	Length	Psi-value		
[Approved]	8.57	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	36.68	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	7.1	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	11.4	0.09	E16	Corner (normal)
	2.85	0	E17	Corner (inverted internal area greater than external area)
[Approved]	8.55	0.06	E18	Party wall between dwellings
	2.85	0.12	E25	Staggered party wall between dwellings
[Approved]	0	0.16	E5	
	0	0.07	E22	
	0	0.08	E14	
	45.48	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.53 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff

In Smoke Control Area: No

Conservatory: No conservatory

Low energy lights: 100%

Terrain type: Low rise urban / suburban

EPC language: English

SAP Input

Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.285 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Property Reference	B65	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B65
Property	Flat 65, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	83 B	**DER**	5.20	**TER**	17.98
Environmental	96 A	**% DER<TER**	71.08		
CO_2 Emissions (t/year)	0.24	**DFEE**	51.49	**TFEE**	49.61
General Requirements Compliance	Fail	**% DFEE<TFEE**	-3.79		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	17.98	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	5.20	$kgCO_2/m^2$	Pass
	-12.78 (-71.1%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	49.61	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	51.49	$kWh/m^2/yr$	
Excess energy	1.9 (3.8%)	$kWh/m^2/yr$	Fail

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	Pass
Openings	1.28 (max. 2.00)	1.30 (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	3.71 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

5 Cylinder insulation

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.

elmhurstenergy APPROVED ENERGY ASSESSOR

ELMHURST ENERGY QUALITY PROMISE ACCREDITED MEMBER

Regs Region: England
Elmhurst Energy Systems
SAP2012 Calculator (Design System) version 4.14r16

Hot water storage	No cylinder		

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs		Pass
Hot water controls	No cylinder		

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 (Thames Valley)	Medium		Pass

Based on:

Overshading	Average		
Windows facing South Windows facing West	20.33 m², No overhang 7.87 m², No overhang		
Air change rate	0.00 ach		
Blinds/curtains	None		

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.71 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.7	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	1.01	kW

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:07:30

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 81.64m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS23
Address : Flat S 23, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	15.31 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	7.89 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	39.6 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	35.7 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.17 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.94	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

WHITECODE CONSULTING

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	4.84m²
Windows facing: East	7.74m²
Windows facing: East	3.92m²
Windows facing: North	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.9 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS23

Address:	Flat S 23, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638017
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	81.64 m²	2.72 m

Living area:	39.53 m² (fraction 0.484)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	3.92	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	2	2.42
2	Windows (1)	Ext wall	East	3.2	2.42
3	Windows (1)	Ext wall	East	1.62	2.42
4	Windows (1)	Ext wall	North	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	40.88	18.56	22.32	0.17	0	False	N/A
Int wall	6.1	1.89	4.21	0.2	0	False	N/A
Internal Elements							
Party Elements							
Wall	68.52						N/A

SAP Input

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1617

	Length	Psi-value		
[Approved]	8.57	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	28.68	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	4.28	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	5.7	0.09	E16	Corner (normal)
	8.55	0	E17	Corner (inverted internal area greater than external area)
[Approved]	11.4	0.06	E18	Party wall between dwellings
	2.85	0.12	E25	Staggered party wall between dwellings
[Approved]	0	0.16	E5	
	0	0.07	E22	
	0	0.08	E14	
	48.08	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.94 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff

In Smoke Control Area: No

Conservatory: No conservatory

Low energy lights: 100%

Terrain type: Low rise urban / suburban

EPC language: English

SAP Input

Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.249 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

Property Reference	B66	**Issued on Date**	24/05/2023
Assessment Reference	001	**Prop Type Ref**	B66
Property	Flat 66, Ayres House, 2 Farnfield Close, LONDON, N8 9FH		

SAP Rating	83 B	**DER**	5.47	**TER**	19.47
Environmental	96 A	**% DER<TER**	71.90		
CO_2 Emissions (t/year)	0.26	**DFEE**	54.35	**TFEE**	57.40
General Requirements Compliance	Pass	**% DFEE<TFEE**	5.32		

Assessor Details	Mrs. Ellen Huelin, Ellen Huelin, Tel: 01322476688, ellen.huelin@whitecode.co.uk	**Assessor ID**	W281-0001
Client			

SUMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas (c)		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	19.47	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	5.47	$kgCO_2/m^2$	Pass
	-14.00 (-71.9%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	57.40	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	54.35	$kWh/m^2/yr$	
	-3.0 (-5.2%)	$kWh/m^2/yr$	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	Pass
Openings	1.25 (max. 2.00)	1.30 (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	3.56 (measured in this dwelling)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Community heating scheme	-
Secondary heating system	None	

5 Cylinder insulation

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.

elmhurstenergy APPROVED ENERGY ASSESSOR

ELMHURST ENERGY QUALITY PROMISE ACCREDITED MEMBER

Regs Region: England
Elmhurst Energy Systems
SAP2012 Calculator (Design System) version 4.14r16

Hot water storage	No cylinder		
6 Controls			
Space heating controls	Charging system linked to use of community heating, programmer and TRVs		Pass
Hot water controls	No cylinder		
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 (Thames Valley)	Slight		Pass
Based on:			
Overshading	Average		
Windows facing North Windows facing West	2.06 m², No overhang 7.84 m², No overhang		
Air change rate	0.00 ach		
Blinds/curtains	None		

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.56 (measured in this dwelling)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

Party wall U-value	0.00	W/m²K
Door U-value	1.00	W/m²K
Air permeability	3.6	m³/m²h
Community CHP, Mains gas	N/A	
Photovoltaic array	1.11	kW

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.

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:07:27

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 81.24m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS24
Address : Flat S 24, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	16.08 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	8.35 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	43.3 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	39.4 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.94	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

WHITECODE CONSULTING

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	4.84m²
Windows facing: East	7.74m²
Windows facing: East	3.92m²
Windows facing: South	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.9 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS24

Address:	Flat S 24, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638018
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	81.24 m²	2.72 m

Living area:	43.65 m² (fraction 0.537)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	3.92	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	2	2.42
2	Windows (1)	Ext wall	East	3.2	2.42
3	Windows (1)	Ext wall	East	1.62	2.42
4	Windows (1)	Ext wall	South	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	41.83	18.56	23.27	0.17	0	False	N/A
Int wall	32.23	1.89	30.34	0.2	0	False	N/A
Internal Elements							
Party Elements							
Wall	41.06						N/A

SAP Input

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1158

	Length	Psi-value		
[Approved]	8.57	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	29.22	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	22.62	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	5.7	0.09	E16	Corner (normal)
	5.7	0	E17	Corner (inverted internal area greater than external area)
[Approved]	11.4	0.06	E18	Party wall between dwellings
	0	0.12	E25	Staggered party wall between dwellings
[Approved]	0	0.16	E5	
	0	0.07	E22	
	0	0.08	E14	
	28.82	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.94 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff

In Smoke Control Area: No

Conservatory: No conservatory

Low energy lights: 100%

Terrain type: Low rise urban / suburban

EPC language: English

SAP Input

Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.248 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:07:25

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 79.01m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS25
Address : Flat S 25, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	17.01 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	8.64 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	47.3 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	42.6 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.19	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

WHITECODE CONSULTING

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	4.84m²
Windows facing: East	7.74m²
Windows facing: East	3.92m²
Windows facing: North	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.2 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS25

Address:	Flat S 25, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638019
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	79.01 m²	2.72 m

Living area:	41.63 m² (fraction 0.527)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	3.92	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	2	2.42
2	Windows (1)	Ext wall	East	3.2	2.42
3	Windows (1)	Ext wall	East	1.62	2.42
4	Windows (1)	Ext wall	North	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	45.86	18.56	27.3	0.17	0	False	N/A
Int wall	39.03	1.89	37.14	0.2	0	False	N/A
Internal Elements							
Party Elements							
Wall	50.01						N/A

SAP Input

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1114

	Length	Psi-value		
[Approved]	8.57	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	32.18	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	27.4	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	11.4	0.09	E16	Corner (normal)
	8.55	0	E17	Corner (inverted internal area greater than external area)
[Approved]	8.55	0.06	E18	Party wall between dwellings
	0	0.12	E25	Staggered party wall between dwellings
[Approved]	0	0.16	E5	
	0	0.07	E22	
	0	0.08	E14	
	33.64	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.19 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff

In Smoke Control Area: No

Conservatory: No conservatory

Low energy lights: 100%

Terrain type: Low rise urban / suburban

EPC language: English

SAP Input

Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.241 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:07:23

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 74.96m²

Site Reference : Hornsey Town Hall **Plot Reference:** AS26

Address : Flat S 26, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:

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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	15.46 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	8.30 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	37.8 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	37.4 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.17 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	**OK**
Openings	1.28 (max. 2.00)	1.30 (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	3.72	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	9.68m²
Windows facing: South	14.52m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.7 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS26

Address:	Flat S 26, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638020
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat	
Detachment:		
Year Completed:	2020	
Floor Location:	Floor area:	Storey height:
Floor 0	74.96 m²	2.72 m
Living area:	38.36 m² (fraction 0.512)	
Front of dwelling faces:	Unspecified	

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	2
4	16mm or more	0.85	0.42	1.3	14.52	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	2	2.42
4	Windows (1)	Ext wall	South	6	2.42

Overshading: Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	46.28	24.2	22.08	0.17	0	False	N/A
Int wall	5.15	1.89	3.26	0.2	0	False	N/A
Roof	16.65	0	16.65	0.18	0		N/A
Internal Elements							
Party Elements							
Wall	60.48						N/A

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1287

	Length	**Psi-value**		
[Approved]	10.9	0.3	E2	Other lintels (including other steel lintels)

SAP Input

[Approved]	18.72	0.05	E4	Jamb
[Approved]	23.54	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	3.62	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	2.85	0.09	E16	Corner (normal)
	0	0	E17	Corner (inverted internal area greater than external area)
[Approved]	5.88	0.06	E18	Party wall between dwellings
	5.88	0.12	E25	Staggered party wall between dwellings
	9.04	0.08	E14	Flat roof
[Approved]	0	0.16	E5	
	0	0.07	E22	
	39.28	0	P3	Intermediate floor between dwellings (in blocks of flats)
	2.58	0.24	P4	Roof (insulation at ceiling level)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.72 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff

In Smoke Control Area: No

Conservatory: No conservatory

Low energy lights: 100%

Terrain type: Low rise urban / suburban

EPC language: English

Wind turbine: No

Photovoltaics: Photovoltaic 1
Installed Peak power: 0.228
Tilt of collector: 30°

SAP Input

	Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:07:21

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 50.42m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS27
Address : Flat S 27, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	17.84 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	9.57 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	38.4 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	38.6 kWh/m²	
		Fail

Excess energy = 0.20 kg/m² (00.5 %)

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	**OK**
Openings	1.26 (max. 2.00)	1.30 (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	3.79	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: South	12.1m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.8 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

WHITECODE CONSULTING

Property Details: AS27

Address:	Flat S 27, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638021
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	50.42 m²	2.72 m

Living area:	27.01 m² (fraction 0.536)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
4	16mm or more	0.85	0.42	1.3	6.05	2

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
4	Windows (1)	Ext wall	South	2.5	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	28.86	12.1	16.76	0.17	0	False	N/A
Int wall	11.24	1.89	9.35	0.2	0	False	N/A
Roof	26.96	0	26.96	0.18	0		N/A
Internal Elements							
Party Elements							
Wall	49.42						N/A

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1111

	Length	**Psi-value**		
[Approved]	5.9	0.3	E2	Other lintels (including other steel lintels)
[Approved]	13.88	0.05	E4	Jamb

SAP Input

[Approved]	9.36	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	7.9	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	5.7	0.09	E16	Corner (normal)
	2.85	0	E17	Corner (inverted internal area greater than external area)
[Approved]	5.88	0.06	E18	Party wall between dwellings
	5.88	0.12	E25	Staggered party wall between dwellings
	9.1	0.08	E14	Flat roof
[Approved]	0	0.16	E5	
	0	0.07	E22	
	29.15	0	P3	Intermediate floor between dwellings (in blocks of flats)
	6.15	0.24	P4	Roof (insulation at ceiling level)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.79 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff

In Smoke Control Area: No

Conservatory: No conservatory

Low energy lights: 100%

Terrain type: Low rise urban / suburban

EPC language: English

Wind turbine: No

Photovoltaics: Photovoltaic 1
Installed Peak power: 0.153
Tilt of collector: 30°
Overshading: None or very little

SAP Input

	Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:07:18

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 69.19m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS28
Address : Flat S 28, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	15.97 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	8.69 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	38.2 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	38.7 kWh/m²	
		Fail

Excess energy = 0.47 kg/m² (01.2 %)

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	**OK**
Openings	1.28 (max. 2.00)	1.30 (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	3.50	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: South	14.52m²
Windows facing: West	9.68m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.5 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS28

Address:	Flat S 28, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638022
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat	
Detachment:		
Year Completed:	2020	
Floor Location:	Floor area:	Storey height:
Floor 0	69.19 m²	2.72 m
Living area:	36.61 m² (fraction 0.529)	
Front of dwelling faces:	Unspecified	

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
4	16mm or more	0.85	0.42	1.3	14.52	1
1	16mm or more	0.85	0.42	1.3	4.84	2

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
4	Windows (1)	Ext wall	South	6	2.42
1	Windows (1)	Ext wall	West	2	2.42

Overshading: Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	46.31	24.2	22.11	0.17	0	False	N/A
Int wall	7.01	1.89	5.12	0.2	0	False	N/A
Flat roof	18.06	0	18.06	0.18	0		N/A
Internal Elements							
Party Elements							
Wall	46.43						N/A

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1229

	Length	**Psi-value**		
[Approved]	10.9	0.3	E2	Other lintels (including other steel lintels)

SAP Input

[Approved]	18.72	0.05	E4	Jamb
[Approved]	20.62	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	4.94	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	5.7	0.09	E16	Corner (normal)
	2.85	0	E17	Corner (inverted internal area greater than external area)
[Approved]	5.88	0.06	E18	Party wall between dwellings
	2.85	0.12	E25	Staggered party wall between dwellings
	12.04	0.08	E14	Flat roof
[Approved]	0	0.16	E5	
	0	0.07	E22	
	32.58	0	P3	Intermediate floor between dwellings (in blocks of flats)
	2.52	0.24	P4	Roof (insulation at ceiling level)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.5 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff

In Smoke Control Area: No

Conservatory: No conservatory

Low energy lights: 100%

Terrain type: Low rise urban / suburban

EPC language: English

Wind turbine: No

Photovoltaics: Photovoltaic 1
Installed Peak power: 0.211
Tilt of collector: 30°

SAP Input

	Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:07:16

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 50.81m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS29
Address : Flat S 29, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	19.63 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	10.56 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	48.8 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	47.7 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.94	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: West	5.81m²
Windows facing: North	2.06m²
Windows facing: West	7.74m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.9 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS29

Address:	Flat S 29, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638023
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat	
Detachment:		
Year Completed:	2020	
Floor Location:	Floor area:	Storey height:
Floor 0	50.81 m²	2.72 m
Living area:	23.96 m² (fraction 0.472)	
Front of dwelling faces:	Unspecified	

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	5.81	1
3	16mm or more	0.85	0.42	1.3	2.06	1
4	16mm or more	0.85	0.42	1.3	7.74	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	West	2.4	2.42
3	Windows (1)	Ext wall	North	0.85	2.42
4	Windows (1)	Ext wall	West	3.2	2.42

Overshading: Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	32.76	15.61	17.15	0.17	0	False	N/A
Int wall	31.35	1.89	29.46	0.2	0	False	N/A
Internal Elements							
Party Elements							
Wall	23.28						N/A

Thermal bridges:

SAP Input

Thermal bridges:	User-defined (individual PSI-values) Y-Value = 0.1195			
	Length	**Psi-value**		
[Approved]	7.35	0.3	E2	Other lintels (including other steel lintels)
[Approved]	18.72	0.05	E4	Jamb
[Approved]	23	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	22	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	11.4	0.09	E16	Corner (normal)
	5.7	0	E17	Corner (inverted internal area greater than external area)
[Approved]	5.7	0.06	E18	Party wall between dwellings
	0	0.12	E25	Staggered party wall between dwellings
[Approved]	0	0.16	E5	
	0	0.07	E22	
	0	0.08	E14	
	16.34	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test:	Yes (As built)
Ventilation:	Balanced with heat recovery Number of wet rooms: Kitchen + 1 Ductwork: Insulation, rigid Approved Installation Scheme: True
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:	3.94 (Assessed dwelling is tested)

Main heating system:

Main heating system:	Community heating schemes Heat source: Community CHP heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7 Heat source: Community boilers heat from boilers – mains gas, heat fraction 0.4, efficiency 95 Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control:	Charging system linked to use of community heating, programmer and TRVs Control code: 2306

Secondary heating system:

Secondary heating system:	None

Water heating:

Water heating:	From main heating system Water code: 901 Fuel :heat from boilers – mains gas No hot water cylinder Solar panel: False

Others:

Electricity tariff:	Standard Tariff
In Smoke Control Area:	No
Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1

SAP Input

	Installed Peak power: 0.155 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:07:14

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 59.99m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS31
Address : Flat S 31, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	18.87 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	9.93 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	49.4 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	46.7 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.50	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

WHITECODE CONSULTING

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: West	4.84m²
Windows facing: West	7.74m²
Windows facing: South	2.06m²
Windows facing: North	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.5 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS31

Address:	Flat S 31, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638024
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	59.99 m²	2.72 m

Living area:	38.66 m² (fraction 0.644)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	2.06	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	West	2	2.42
2	Windows (1)	Ext wall	West	3.2	2.42
3	Windows (1)	Ext wall	South	0.85	2.42
4	Windows (1)	Ext wall	North	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	43.6	16.7	26.9	0.17	0	False	N/A
Int wall	32.42	1.89	30.53	0.2	0	False	N/A
Internal Elements							
Party Elements							
Wall	22.82						N/A

SAP Input

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1224

	Length	Psi-value		
[Approved]	7.8	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	30.6	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	22.74	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	17.1	0.09	E16	Corner (normal)
	5.7	0	E17	Corner (inverted internal area greater than external area)
[Approved]	2.85	0.06	E18	Party wall between dwellings
	2.85	0.12	E25	Staggered party wall between dwellings
[Approved]	0	0.16	E5	
	0	0.07	E22	
	0	0.08	E14	
	16.02	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.5 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff

In Smoke Control Area: No

Conservatory: No conservatory

Low energy lights: 100%

Terrain type: Low rise urban / suburban

EPC language: English

SAP Input

Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.183 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:07:11

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 93.38m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS32
Address : Flat S 32, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	14.96 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	7.52 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	40.7 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	36.0 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.60	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: West	4.84m²
Windows facing: West	7.74m²
Windows facing: West	3.92m²
Windows facing: North	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.6 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS32

Address:	Flat S 32, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638025
Date of assessment:	19 November 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	93.38 m²	2.72 m

Living area:	47.04 m² (fraction 0.504)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	3.92	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	West	2	2.42
2	Windows (1)	Ext wall	West	3.2	2.42
3	Windows (1)	Ext wall	West	1.62	2.42
4	Windows (1)	Ext wall	North	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	52.34	18.56	33.78	0.17	0	False	N/A
Int wall	10.12	1.89	8.23	0.2	0	False	N/A
Internal Elements							
Party Elements							
Wall	64.8						N/A

SAP Input

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1392

	Length	Psi-value		
[Approved]	8.57	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	36.68	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	7.1	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	11.4	0.09	E16	Corner (normal)
	2.85	0	E17	Corner (inverted internal area greater than external area)
[Approved]	8.55	0.06	E18	Party wall between dwellings
	2.85	0.12	E25	Staggered party wall between dwellings
[Approved]	0	0.16	E5	
	0	0.07	E22	
	0	0.08	E14	
	45.48	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.6 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff

In Smoke Control Area: No

Conservatory: No conservatory

Low energy lights: 100%

Terrain type: Low rise urban / suburban

EPC language: English

SAP Input

Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.285 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:07:09

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 81.64m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS33
Address : Flat S 33, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	15.31 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	7.86 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	39.6 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	35.6 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.17 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.86	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

WHITECODE CONSULTING

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	4.84m²
Windows facing: East	7.74m²
Windows facing: East	3.92m²
Windows facing: North	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.9 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS33

Address:	Flat S 33, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638026
Date of assessment:	23 September 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	81.64 m²	2.72 m

Living area:	39.53 m² (fraction 0.484)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	3.92	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	2	2.42
2	Windows (1)	Ext wall	East	3.2	2.42
3	Windows (1)	Ext wall	East	1.62	2.42
4	Windows (1)	Ext wall	North	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	40.88	18.56	22.32	0.17	0	False	N/A
Int wall	6.1	1.89	4.21	0.2	0	False	N/A
Internal Elements							
Party Elements							
Wall	68.52						N/A

SAP Input

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1617

	Length	Psi-value		
[Approved]	8.57	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	28.68	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	4.28	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	5.7	0.09	E16	Corner (normal)
	8.55	0	E17	Corner (inverted internal area greater than external area)
[Approved]	11.4	0.06	E18	Party wall between dwellings
	2.85	0.12	E25	Staggered party wall between dwellings
[Approved]	0	0.16	E5	
	0	0.07	E22	
	0	0.08	E14	
	48.08	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.86 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff

In Smoke Control Area: No

Conservatory: No conservatory

Low energy lights: 100%

Terrain type: Low rise urban / suburban

EPC language: English

SAP Input

Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.249 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:07:07

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 81.24m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS34
Address : Flat S 34, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	16.08 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	8.18 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	43.3 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	38.9 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.42	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

WHITECODE CONSULTING

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	4.84m²
Windows facing: East	7.74m²
Windows facing: East	3.92m²
Windows facing: South	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.4 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS34

Address:	Flat S 34, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638027
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	81.24 m²	2.72 m

Living area:	43.65 m² (fraction 0.537)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	3.92	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	2	2.42
2	Windows (1)	Ext wall	East	3.2	2.42
3	Windows (1)	Ext wall	East	1.62	2.42
4	Windows (1)	Ext wall	South	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	41.83	18.56	23.27	0.17	0	False	N/A
Int wall	32.23	1.89	30.34	0.2	0	False	N/A
Internal Elements							
Party Elements							
Wall	41.06						N/A

SAP Input

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1158

	Length	Psi-value		
[Approved]	8.57	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	29.22	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	22.62	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	5.7	0.09	E16	Corner (normal)
	5.7	0	E17	Corner (inverted internal area greater than external area)
[Approved]	11.4	0.06	E18	Party wall between dwellings
	0	0.12	E25	Staggered party wall between dwellings
[Approved]	0	0.16	E5	
	0	0.07	E22	
	0	0.08	E14	
	28.82	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.42 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff

In Smoke Control Area: No

Conservatory: No conservatory

Low energy lights: 100%

Terrain type: Low rise urban / suburban

EPC language: English

SAP Input

Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.248 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:07:05

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 84.34m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS35
Address : Flat S 35, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	16.61 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	8.50 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	46.8 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	42.5 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	**OK**
Openings	1.27 (max. 2.00)	1.30 (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	3.28	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

WHITECODE CONSULTING

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	4.84m²
Windows facing: East	7.74m²
Windows facing: East	3.92m²
Windows facing: North	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.3 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS35

Address:	Flat S 35, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638028
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	84.34 m²	2.72 m

Living area:	43.12 m² (fraction 0.511)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	3.92	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	2	2.42
2	Windows (1)	Ext wall	East	3.2	2.42
3	Windows (1)	Ext wall	East	1.62	2.42
4	Windows (1)	Ext wall	North	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	47.25	18.56	28.69	0.17	0	False	N/A
Int wall	29.7	1.89	27.81	0.2	0	False	N/A
Roof	18.23	0	18.23	0.18	0		N/A
Internal Elements							

SAP Input

Party Elements

Wall	49.11		N/A

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.102

	Length	Psi-value		
[Approved]	8.57	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	22.67	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	22.62	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	5.7	0.09	E16	Corner (normal)
	5.7	0	E17	Corner (inverted internal area greater than external area)
[Approved]	11.4	0.06	E18	Party wall between dwellings
	0	0.12	E25	Staggered party wall between dwellings
	10.39	0.08	E14	Flat roof
[Approved]	0	0.16	E5	
	0	0.07	E22	
	31.29	0	P3	Intermediate floor between dwellings (in blocks of flats)
	3.17	0.24	P4	Roof (insulation at ceiling level)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.28 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff
In Smoke Control Area: No

SAP Input

Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.257 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:07:02

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 82.33m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS36
Address : Flat S 36, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	15.06 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	7.84 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	37.6 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	35.3 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	**OK**
Openings	1.27 (max. 2.00)	1.30 (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	3.68	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	4.84m²
Windows facing: South	7.26m²
Windows facing: South	4.12m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.7 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS36

Address:	Flat S 36, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638029
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat	
Detachment:		
Year Completed:	2020	
Floor Location:	Floor area:	Storey height:
Floor 0	82.33 m²	2.72 m
Living area:	37.1 m² (fraction 0.451)	
Front of dwelling faces:	Unspecified	

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.26	1
4	16mm or more	0.85	0.42	1.3	2.06	2

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	2	2.42
2	Windows (1)	Ext wall	South	3	2.42
4	Windows (1)	Ext wall	South	0.85	2.42

Overshading: Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	52.21	16.22	35.99	0.17	0	False	N/A
Int wall	14.19	1.89	12.3	0.2	0	False	N/A
Roof	23.47	0	23.47	0.18	0		N/A
Internal Elements							
Party Elements							
Wall	49.11						N/A

Thermal bridges:

SAP Input

Thermal bridges:	User-defined (individual PSI-values) Y-Value = 0.0852			
	Length	**Psi-value**		
[Approved]	7.6	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	19.78	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	4.98	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	2.85	0.09	E16	Corner (normal)
	2.85	0	E17	Corner (inverted internal area greater than external area)
[Approved]	11.4	0.06	E18	Party wall between dwellings
	0	0.12	E25	Staggered party wall between dwellings
	10.74	0.08	E14	Flat roof
[Approved]	0	0.16	E5	
	0	0.07	E22	
	27.34	0	P3	Intermediate floor between dwellings (in blocks of flats)
	2.78	0.24	P4	Roof (insulation at ceiling level)
	0	0.16	P1	

Ventilation:

Pressure test:	Yes (As built)
Ventilation:	Balanced with heat recovery Number of wet rooms: Kitchen + 1 Ductwork: Insulation, rigid Approved Installation Scheme: True
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:	3.68 (Assessed dwelling is tested)

Main heating system:

Main heating system:	Community heating schemes Heat source: Community CHP heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7 Heat source: Community boilers heat from boilers – mains gas, heat fraction 0.4, efficiency 95 Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control:	Charging system linked to use of community heating, programmer and TRVs Control code: 2306

Secondary heating system:

Secondary heating system:	None

Water heating:

Water heating:	From main heating system Water code: 901 Fuel :heat from boilers – mains gas No hot water cylinder Solar panel: False

Others:

Electricity tariff:	Standard Tariff
In Smoke Control Area:	No
Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No

SAP Input

Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.251 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:07:00

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 62.9m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS37
Address : Flat S 37, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	17.03 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	9.15 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	41.1 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	40.1 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	**OK**
Openings	1.27 (max. 2.00)	1.30 (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	3.96	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: West	9.68m²
Windows facing: South	8.95m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	4.0 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS37

Address:	Flat S 37, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638030
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat	
Detachment:		
Year Completed:	2020	
Floor Location:	Floor area:	Storey height:
Floor 0	62.9 m²	2.72 m
Living area:	41.3 m² (fraction 0.657)	
Front of dwelling faces:	Unspecified	

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	2
2	16mm or more	0.85	0.42	1.3	8.95	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	West	2	2.42
2	Windows (1)	Ext wall	South	3.7	2.42

Overshading: Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	46.44	18.63	27.81	0.17	0	False	N/A
Int wall	9.6	1.89	7.71	0.2	0	False	N/A
Roof	13.28	0	13.28	0.18	0		N/A
Internal Elements							
Party Elements							
Wall	36.51						N/A

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1116

	Length	**Psi-value**		
[Approved]	8.6	0.3	E2	Other lintels (including other steel lintels)

SAP Input

[Approved]	18.72	0.05	E4	Jamb
[Approved]	23.86	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	6.74	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	2.85	0.09	E16	Corner (normal)
	2.85	0	E17	Corner (inverted internal area greater than external area)
[Approved]	11.4	0.06	E18	Party wall between dwellings
	0	0.12	E25	Staggered party wall between dwellings
	8.86	0.08	E14	Flat roof
[Approved]	0	0.16	E5	
	0	0.07	E22	
	25.62	0	P3	Intermediate floor between dwellings (in blocks of flats)
	1.79	0.24	P4	Roof (insulation at ceiling level)
	0	0.16	P1	

Ventilation:

Pressure test:	Yes (As built)
Ventilation:	Balanced with heat recovery Number of wet rooms: Kitchen + 1 Ductwork: Insulation, rigid Approved Installation Scheme: True
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:	3.96 (Assessed dwelling is tested)

Main heating system:

Main heating system:	Community heating schemes Heat source: Community CHP heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7 Heat source: Community boilers heat from boilers – mains gas, heat fraction 0.4, efficiency 95 Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control:	Charging system linked to use of community heating, programmer and TRVs Control code: 2306

Secondary heating system:

Secondary heating system:	None

Water heating:

Water heating:	From main heating system Water code: 901 Fuel :heat from boilers – mains gas No hot water cylinder Solar panel: False

Others:

Electricity tariff:	Standard Tariff
In Smoke Control Area:	No
Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.192 Tilt of collector: 30°

SAP Input

	Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:06:58

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 50.81m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS38
Address : Flat S 38, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	19.63 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	10.47 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	48.8 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	47.5 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.67	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: West	5.81m²
Windows facing: North	2.06m²
Windows facing: West	7.74m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.7 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS38

Address:	Flat S 38, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638031
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat	
Detachment:		
Year Completed:	2020	
Floor Location:	Floor area:	Storey height:
Floor 0	50.81 m²	2.72 m
Living area:	23.96 m² (fraction 0.472)	
Front of dwelling faces:	Unspecified	

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	5.81	1
3	16mm or more	0.85	0.42	1.3	2.06	1
4	16mm or more	0.85	0.42	1.3	7.74	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	West	2.4	2.42
3	Windows (1)	Ext wall	North	0.85	2.42
4	Windows (1)	Ext wall	West	3.2	2.42

Overshading: Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	32.76	15.61	17.15	0.17	0	False	N/A
Int wall	31.35	1.89	29.46	0.2	0	False	N/A
Internal Elements							
Party Elements							
Wall	23.28						N/A

Thermal bridges:

SAP Input

Thermal bridges:	User-defined (individual PSI-values) Y-Value = 0.1195			
	Length	**Psi-value**		
[Approved]	7.35	0.3	E2	Other lintels (including other steel lintels)
[Approved]	18.72	0.05	E4	Jamb
[Approved]	23	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	22	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	11.4	0.09	E16	Corner (normal)
	5.7	0	E17	Corner (inverted internal area greater than external area)
[Approved]	5.7	0.06	E18	Party wall between dwellings
	0	0.12	E25	Staggered party wall between dwellings
[Approved]	0	0.16	E5	
	0	0.07	E22	
	0	0.08	E14	
	16.34	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test:	Yes (As built)
Ventilation:	Balanced with heat recovery Number of wet rooms: Kitchen + 1 Ductwork: Insulation, rigid Approved Installation Scheme: True
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:	3.67 (Assessed dwelling is tested)

Main heating system:

Main heating system:	Community heating schemes Heat source: Community CHP heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7 Heat source: Community boilers heat from boilers – mains gas, heat fraction 0.4, efficiency 95 Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control:	Charging system linked to use of community heating, programmer and TRVs Control code: 2306

Secondary heating system:

Secondary heating system:	None

Water heating:

Water heating:	From main heating system Water code: 901 Fuel :heat from boilers – mains gas No hot water cylinder Solar panel: False

Others:

Electricity tariff:	Standard Tariff
In Smoke Control Area:	No
Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1

SAP Input

	Installed Peak power: 0.155 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:06:55

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 130.8m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS41
Address : Flat S 41, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	15.45 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	8.39 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	52.5 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	51.0 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.17 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	**OK**
Openings	1.29 (max. 2.00)	1.30 (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	3.08	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: West	4.84m²
Windows facing: South	3.92m²
Windows facing: West	14.52m²
Windows facing: East	14.52m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.1 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS41

Address:	Flat S 41, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638032
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	30.58 m²	2.72 m
Floor 1	100.22 m²	2.8 m

Living area:	38.57 m² (fraction 0.295)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
3	16mm or more	0.85	0.42	1.3	3.92	1
4	16mm or more	0.85	0.42	1.3	7.26	2
2	16mm or more	0.85	0.42	1.3	7.26	2

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	West	2	2.42
3	Windows (1)	Ext wall	South	1.62	2.42
4	Windows (1)	Ext wall	West	3	2.42
2	Windows (1)	Ext wall	East	3	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	109.55	37.8	71.75	0.17	0	False	N/A
Int wall	11.45	1.89	9.56	0.2	0	False	N/A
Roof	104.33	0	104.33	0.18	0		N/A

SAP Input

Internal Elements
Party Elements

Wall	62.34	N/A

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.0764

	Length	Psi-value		
[Approved]	16.52	0.3	E2	Other lintels (including other steel lintels)
[Approved]	33.24	0.05	E4	Jamb
[Approved]	11.62	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	22	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	11.4	0.09	E16	Corner (normal)
	5.7	0	E17	Corner (inverted internal area greater than external area)
[Approved]	5.7	0.06	E18	Party wall between dwellings
	0	0.12	E25	Staggered party wall between dwellings
[Approved]	7.55	0.07	E6	Intermediate floor within a dwelling
[Approved]	4.02	0.07	E6	Intermediate floor within a dwelling
	34.1	0.08	E14	Flat roof
[Approved]	0	0.16	E5	Ground floor (normal)
	0	0.07	E22	Basement floor
	27.84	0	P3	Intermediate floor between dwellings (in blocks of flats)
	13.92	0.24	P4	Roof (insulation at ceiling level)
	0	0.16	P1	Ground floor

Ventilation:

Pressure test: Yes (As built)
Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True
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: 3.08 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff
In Smoke Control Area: No

SAP Input

Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.399 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:06:53

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 77.87m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS42
Address : Flat S 42, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	16.45 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	8.69 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	44.2 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	42.1 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	**OK**
Openings	1.28 (max. 2.00)	1.30 (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	3.57	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: West	4.84m²
Windows facing: West	7.74m²
Windows facing: West	7.26m²
Windows facing: North	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.6 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS42

Address:	Flat S 42, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638033
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	77.87 m²	2.72 m

Living area:	36.22 m² (fraction 0.465)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	7.26	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	West	2	2.42
2	Windows (1)	Ext wall	West	3.2	2.42
3	Windows (1)	Ext wall	West	3	2.42
4	Windows (1)	Ext wall	North	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	48.54	21.9	26.64	0.17	0	False	N/A
Int wall	17.38	1.89	15.49	0.2	0	False	N/A
Flat roof	4.1	0	4.1	0.18	0		N/A
Internal Elements							

SAP Input

Party Elements

Wall	48.68		N/A

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1383

	Length	Psi-value		
[Approved]	9.95	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	28.22	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	12.2	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	11.4	0.09	E16	Corner (normal)
	8.55	0	E17	Corner (inverted internal area greater than external area)
[Approved]	2.85	0.06	E18	Party wall between dwellings
	8.55	0.12	E25	Staggered party wall between dwellings
	5.84	0.08	E14	Flat roof
[Approved]	0	0.16	E5	Ground floor (normal)
	0	0.07	E22	Basement floor
	34.16	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	Ground floor

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.57 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff
In Smoke Control Area: No
Conservatory: No conservatory

SAP Input

Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.237 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:06:51

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 138.58m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS43
Address : Flat S 43, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	15.51 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	8.43 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	54.0 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	52.0 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.17 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	**OK**
Openings	1.29 (max. 2.00)	1.30 (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	3.28	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: West	3.92m²
Windows facing: North	3.92m²
Windows facing: West	14.52m²
Windows facing: East	14.52m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.3 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS43

Address:	Flat S 43, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638034
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	39.52 m²	2.72 m
Floor 1	99.06 m²	2.8 m

Living area:	38.99 m² (fraction 0.281)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	3.92	1
3	16mm or more	0.85	0.42	1.3	3.92	1
4	16mm or more	0.85	0.42	1.3	7.26	2
2	16mm or more	0.85	0.42	1.3	7.26	2

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	West	1.62	2.42
3	Windows (1)	Ext wall	North	1.62	2.42
4	Windows (1)	Ext wall	West	3	2.42
2	Windows (1)	Ext wall	East	3	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	107.08	36.88	70.2	0.17	0	False	N/A
Int wall	10.73	1.89	8.84	0.2	0	False	N/A
Roof	121.98	0	121.98	0.18	0		N/A

SAP Input

Internal Elements
Party Elements

Wall	81.59	N/A

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.0724

	Length	Psi-value		
[Approved]	16.14	0.3	E2	Other lintels (including other steel lintels)
[Approved]	33.24	0.05	E4	Jamb
[Approved]	26.46	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	8.45	0.09	E16	Corner (normal)
	2.85	0	E17	Corner (inverted internal area greater than external area)
[Approved]	11.3	0.06	E18	Party wall between dwellings
	5.7	0.12	E25	Staggered party wall between dwellings
	3.66	0.14	E6	Intermediate floor within a dwelling
	37.79	0.08	E14	Flat roof
[Approved]	0	0.16	E5	Ground floor (normal)
	0	0.07	E22	Basement floor
	45.44	0	P3	Intermediate floor between dwellings (in blocks of flats)
	13.92	0.24	P4	Roof (insulation at ceiling level)
	0	0.16	P1	Ground floor

Ventilation:

Pressure test: Yes (As built)
Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True
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: 3.28 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff
In Smoke Control Area: No

SAP Input

Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.423 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:06:49

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 69.38m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS44
Address : Flat S 44, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	18.06 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	9.82 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	49.5 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	47.4 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	**OK**
Openings	1.27 (max. 2.00)	1.30 (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	3.92	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	6.78m²
Windows facing: East	5.32m²
Windows facing: East	3.92m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.9 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS44

Address:	Flat S 44, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638035
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat	
Detachment:		
Year Completed:	2020	
Floor Location:	Floor area:	Storey height:
Floor 0	69.38 m²	2.72 m
Living area:	31.38 m² (fraction 0.452)	
Front of dwelling faces:	Unspecified	

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	6.78	1
2	16mm or more	0.85	0.42	1.3	5.32	1
3	16mm or more	0.85	0.42	1.3	3.92	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	2.8	2.42
2	Windows (1)	Ext wall	East	2.2	2.42
3	Windows (1)	Ext wall	East	1.62	2.42

Overshading: Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	50.55	16.02	34.53	0.17	0	False	N/A
Int wall	11.72	1.89	9.83	0.2	0	False	N/A
Flat roof	50.24	0	50.24	0.18	0		N/A
Internal Elements							
Party Elements							
Wall	48.68						N/A

Thermal bridges:

SAP Input

Thermal bridges:	User-defined (individual PSI-values) Y-Value = 0.0843			
	Length	**Psi-value**		
[Approved]	7.52	0.3	E2	Other lintels (including other steel lintels)
[Approved]	18.72	0.05	E4	Jamb
[Approved]	17.74	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	8.22	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	5.7	0.09	E16	Corner (normal)
	2.85	0	E17	Corner (inverted internal area greater than external area)
[Approved]	8.55	0.06	E18	Party wall between dwellings
	2.85	0.12	E25	Staggered party wall between dwellings
	17.74	0.08	E14	Flat roof
[Approved]	0	0.16	E5	
	0	0.07	E22	
	20.47	0	P3	Intermediate floor between dwellings (in blocks of flats)
	7.03	0.24	P4	Roof (insulation at ceiling level)
	0	0.16	P1	

Ventilation:

Pressure test:	Yes (As built)
Ventilation:	Balanced with heat recovery Number of wet rooms: Kitchen + 1 Ductwork: Insulation, rigid Approved Installation Scheme: True
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:	3.92 (Assessed dwelling is tested)

Main heating system:

Main heating system:	Community heating schemes Heat source: Community CHP heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7 Heat source: Community boilers heat from boilers – mains gas, heat fraction 0.4, efficiency 95 Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control:	Charging system linked to use of community heating, programmer and TRVs Control code: 2306

Secondary heating system:

Secondary heating system:	None

Water heating:

Water heating:	From main heating system Water code: 901 Fuel :heat from boilers – mains gas No hot water cylinder Solar panel: False

Others:

Electricity tariff:	Standard Tariff
In Smoke Control Area:	No
Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No

SAP Input

Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.211 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:06:46

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 69.92m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS45
Address : Flat S 45, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	17.95 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	9.34 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	49.2 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	47.2 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	**OK**
Openings	1.27 (max. 2.00)	1.30 (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	3.93	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	6.78m²
Windows facing: East	5.32m²
Windows facing: East	3.92m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.9 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS45

Address:	Flat S 45, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638036
Date of assessment:	23 September 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat	
Detachment:		
Year Completed:	2020	
Floor Location:	Floor area:	Storey height:
Floor 0	69.92 m²	2.72 m
Living area:	31.37 m² (fraction 0.449)	
Front of dwelling faces:	Unspecified	

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	6.78	1
2	16mm or more	0.85	0.42	1.3	5.32	1
3	16mm or more	0.85	0.42	1.3	3.92	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	2.8	2.42
2	Windows (1)	Ext wall	East	2.2	2.42
3	Windows (1)	Ext wall	East	1.62	2.42

Overshading: Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	35.37	16.02	19.35	0.17	0	False	N/A
Int wall	31.46	1.89	29.57	0.2	0	False	N/A
Flat roof	41.89	0	41.89	0.18	0		N/A
Internal Elements							
Party Elements							
Wall	34.97						N/A

Thermal bridges:

SAP Input

Thermal bridges:	User-defined (individual PSI-values) Y-Value = 0.0881			
	Length	**Psi-value**		
[Approved]	7.52	0.3	E2	Other lintels (including other steel lintels)
[Approved]	18.72	0.05	E4	Jamb
[Approved]	12.41	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	22.08	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	2.85	0.09	E16	Corner (normal)
	2.85	0	E17	Corner (inverted internal area greater than external area)
[Approved]	11.4	0.06	E18	Party wall between dwellings
	0	0.12	E25	Staggered party wall between dwellings
	12.41	0.08	E14	Flat roof
[Approved]	0	0.16	E5	
	0	0.07	E22	
	24.54	0	P3	Intermediate floor between dwellings (in blocks of flats)
	8.5	0.24	P4	Roof (insulation at ceiling level)
	0	0.16	P1	

Ventilation:

Pressure test:	Yes (As built)
Ventilation:	Balanced with heat recovery Number of wet rooms: Kitchen + 1 Ductwork: Insulation, rigid Approved Installation Scheme: True
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:	3.93 (Assessed dwelling is tested)

Main heating system:

Main heating system:	Community heating schemes Heat source: Community CHP heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7 Heat source: Community boilers heat from boilers – mains gas, heat fraction 0.4, efficiency 95 Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control:	Charging system linked to use of community heating, programmer and TRVs Control code: 2306

Secondary heating system:

Secondary heating system:	None

Water heating:

Water heating:	From main heating system Water code: 901 Fuel :heat from boilers – mains gas No hot water cylinder Solar panel: False

Others:

Electricity tariff:	Standard Tariff
In Smoke Control Area:	No
Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No

SAP Input

Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.28 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:06:44

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 69.91m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS46
Address : Flat S 46, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	18.9 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	10.28 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	54.0 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	52.6 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	**OK**
Openings	1.27 (max. 2.00)	1.30 (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	3.15	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

WHITECODE CONSULTING

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	6.78m²
Windows facing: East	5.32m²
Windows facing: East	3.92m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.2 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS46

Address:	Flat S 46, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638037
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	69.91 m²	2.72 m

Living area:	31 m² (fraction 0.443)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	6.78	1
2	16mm or more	0.85	0.42	1.3	5.32	1
3	16mm or more	0.85	0.42	1.3	3.92	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	2.8	2.42
2	Windows (1)	Ext wall	East	2.2	2.42
3	Windows (1)	Ext wall	East	1.62	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	37.61	16.02	21.59	0.17	0	False	N/A
Int wall	33.91	1.89	32.02	0.2	0	False	N/A
Flat roof	69.91	0	69.91	0.18	0		N/A
Internal Elements							
Party Elements							
Wall	34.86						N/A

Thermal bridges:

SAP Input

Thermal bridges:	User-defined (individual PSI-values) Y-Value = 0.0784			
	Length	**Psi-value**		
[Approved]	7.52	0.3	E2	Other lintels (including other steel lintels)
[Approved]	18.72	0.05	E4	Jamb
[Approved]	13.2	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	11.9	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	5.7	0.09	E16	Corner (normal)
	5.7	0	E17	Corner (inverted internal area greater than external area)
[Approved]	11.4	0.06	E18	Party wall between dwellings
	0	0.12	E25	Staggered party wall between dwellings
	13.2	0.08	E14	Flat roof
	11.9	0.08	E14	Flat roof
[Approved]	0	0.16	E5	
	0	0.07	E22	
	12.23	0	P3	Intermediate floor between dwellings (in blocks of flats)
	12.23	0.24	P4	Roof (insulation at ceiling level)
	0	0.16	P1	

Ventilation:

Pressure test:	Yes (As built)
Ventilation:	Balanced with heat recovery Number of wet rooms: Kitchen + 1 Ductwork: Insulation, rigid Approved Installation Scheme: True
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:	3.15 (Assessed dwelling is tested)

Main heating system:

Main heating system:	Community heating schemes Heat source: Community CHP heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7 Heat source: Community boilers heat from boilers – mains gas, heat fraction 0.4, efficiency 95 Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control:	Charging system linked to use of community heating, programmer and TRVs Control code: 2306

Secondary heating system:

Secondary heating system:	None

Water heating:

Water heating:	From main heating system Water code: 901 Fuel :heat from boilers – mains gas No hot water cylinder Solar panel: False

Others:

Electricity tariff:	Standard Tariff
In Smoke Control Area:	No
Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English

SAP Input

Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.213 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:06:42

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 51.21m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS47
Address : Flat S 47, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	20.79 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	11.65 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	54.5 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	57.0 kWh/m²	
		Fail

Excess energy = 2.51 kg/m² (04.6 %)

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	**OK**
Openings	1.27 (max. 2.00)	1.30 (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	3.64	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	10.64m²
Windows facing: South	8.71m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.6 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS47

Address:	Flat S 47, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638038
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat	
Detachment:		
Year Completed:	2020	
Floor Location:	Floor area:	Storey height:
Floor 0	51.21 m²	2.72 m
Living area:	32.11 m² (fraction 0.627)	
Front of dwelling faces:	Unspecified	

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	5.32	2
2	16mm or more	0.85	0.42	1.3	8.71	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	2.2	2.42
2	Windows (1)	Ext wall	South	3.6	2.42

Overshading: Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	41.52	19.35	22.17	0.17	0	False	N/A
Int wall	9.86	1.89	7.97	0.2	0	False	N/A
Flat roof	51.21	0	51.21	0.18	0		N/A
Internal Elements							
Party Elements							
Wall	31.89						N/A

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1182

	Length	**Psi-value**		
[Approved]	8.9	0.3	E2	Other lintels (including other steel lintels)

SAP Input

[Approved]	18.72	0.05	E4	Jamb
[Approved]	29.14	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	3.46	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	2.85	0.09	E16	Corner (normal)
	2.85	0	E17	Corner (inverted internal area greater than external area)
[Approved]	11.4	0.06	E18	Party wall between dwellings
	0	0.12	E25	Staggered party wall between dwellings
	29.14	0.08	E14	Flat roof
	3.46	0.08	E14	Flat roof
[Approved]	0	0.16	E5	
	0	0.07	E22	
	11.19	0	P3	Intermediate floor between dwellings (in blocks of flats)
	11.19	0.24	P4	Roof (insulation at ceiling level)
	0	0.16	P1	

Ventilation:

Pressure test:	Yes (As built)
Ventilation:	Balanced with heat recovery Number of wet rooms: Kitchen + 1 Ductwork: Insulation, rigid Approved Installation Scheme: True
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:	3.64 (Assessed dwelling is tested)

Main heating system:

Main heating system:	Community heating schemes Heat source: Community CHP heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7 Heat source: Community boilers heat from boilers – mains gas, heat fraction 0.4, efficiency 95 Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control:	Charging system linked to use of community heating, programmer and TRVs Control code: 2306

Secondary heating system:

Secondary heating system:	None

Water heating:

Water heating:	From main heating system Water code: 901 Fuel :heat from boilers – mains gas No hot water cylinder Solar panel: False

Others:

Electricity tariff:	Standard Tariff
In Smoke Control Area:	No
Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.156

SAP Input

	Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:06:40

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 51.16m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS48
Address : Flat S 48, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	20.23 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	11.35 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	51.6 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	54.6 kWh/m²	
		Fail

Excess energy = 3.04 kg/m² (05.9 %)

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	**OK**
Openings	1.27 (max. 2.00)	1.30 (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	3.66	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: West	10.64m²
Windows facing: South	8.71m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.7 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS48

Address:	Flat S 48, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638039
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat	
Detachment:		
Year Completed:	2020	
Floor Location:	Floor area:	Storey height:
Floor 0	51.16 m²	2.72 m
Living area:	32.14 m² (fraction 0.628)	
Front of dwelling faces:	Unspecified	

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	5.32	2
2	16mm or more	0.85	0.42	1.3	8.71	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	West	2.2	2.42
2	Windows (1)	Ext wall	South	3.6	2.42

Overshading: Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	41.27	19.35	21.92	0.17	0	False	N/A
Int wall	9.49	1.89	7.6	0.2	0	False	N/A
Flat roof	51.16	0	51.16	0.18	0		N/A
Internal Elements							
Party Elements							
Wall	32.75						N/A

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.0979

	Length	**Psi-value**		
[Approved]	8.9	0.3	E2	Other lintels (including other steel lintels)

SAP Input

[Approved]	18.72	0.05	E4	Jamb
[Approved]	14.48	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	3.33	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	2.85	0.09	E16	Corner (normal)
	2.85	0	E17	Corner (inverted internal area greater than external area)
[Approved]	11.4	0.06	E18	Party wall between dwellings
	0	0.12	E25	Staggered party wall between dwellings
	14.48	0.08	E14	Flat roof
	3.33	0.08	E14	Flat roof
[Approved]	0	0.16	E5	
	0	0.07	E22	
	11.49	0	P3	Intermediate floor between dwellings (in blocks of flats)
	11.49	0.24	P4	Roof (insulation at ceiling level)
	0	0.16	P1	

Ventilation:

Pressure test:	Yes (As built)
Ventilation:	Balanced with heat recovery Number of wet rooms: Kitchen + 1 Ductwork: Insulation, rigid Approved Installation Scheme: True
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:	3.66 (Assessed dwelling is tested)

Main heating system:

Main heating system:	Community heating schemes Heat source: Community CHP heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7 Heat source: Community boilers heat from boilers – mains gas, heat fraction 0.4, efficiency 95 Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control:	Charging system linked to use of community heating, programmer and TRVs Control code: 2306

Secondary heating system:

Secondary heating system:	None

Water heating:

Water heating:	From main heating system Water code: 901 Fuel :heat from boilers – mains gas No hot water cylinder Solar panel: False

Others:

Electricity tariff:	Standard Tariff
In Smoke Control Area:	No
Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.156

SAP Input

	Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.58
Printed on 19 November 2022 at 09:06:37

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 46.14m²
Site Reference : Hornsey Town Hall **Plot Reference:** AS49
Address : Flat S 49, Uren House, 1 Farnfield Close, LONDON, N8 9FG

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	22.28 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	12.23 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	59.2 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	60.0 kWh/m²	
		Fail

Excess energy = 0.83 kg/m² (01.4 %)

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	**OK**
Openings	1.27 (max. 2.00)	1.30 (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	3.33	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: West	14.52m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.3 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AS49

Address:	Flat S 49, Uren House, 1 Farnfield Close, LONDON, N8 9FG
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095638040
Date of assessment:	05 October 2022
Date of certificate:	19 November 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	508

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	46.14 m²	2.72 m

Living area:	25.94 m² (fraction 0.562)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	7.26	2

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	West	3	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	29.18	14.52	14.66	0.17	0	False	N/A
Int wall	30.87	1.89	28.98	0.2	0	False	N/A
Flat roof	46.14	0	46.14	0.18	0		N/A
Internal Elements							
Party Elements							
Wall	19.24						N/A

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.0815

	Length	**Psi-value**		
[Approved]	6.9	0.3	E2	Other lintels (including other steel lintels)
[Approved]	13.88	0.05	E4	Jamb

SAP Input

[Approved]	10.24	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	10.83	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	8.55	0.09	E16	Corner (normal)
	2.85	0	E17	Corner (inverted internal area greater than external area)
[Approved]	5.7	0.06	E18	Party wall between dwellings
	0	0.12	E25	Staggered party wall between dwellings
	10.24	0.08	E14	Flat roof
	10.83	0.08	E14	Flat roof
[Approved]	0	0.16	E5	
	0	0.07	E22	
	6.75	0	P3	Intermediate floor between dwellings (in blocks of flats)
	6.75	0.24	P4	Roof (insulation at ceiling level)
	0	0.16	P1	

Ventilation:

Pressure test:	Yes (As built)
Ventilation:	Balanced with heat recovery Number of wet rooms: Kitchen + 1 Ductwork: Insulation, rigid Approved Installation Scheme: True
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:	3.33 (Assessed dwelling is tested)

Main heating system:

Main heating system:	Community heating schemes Heat source: Community CHP heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7 Heat source: Community boilers heat from boilers – mains gas, heat fraction 0.4, efficiency 95 Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control:	Charging system linked to use of community heating, programmer and TRVs Control code: 2306

Secondary heating system:

Secondary heating system:	None

Water heating:

Water heating:	From main heating system Water code: 901 Fuel :heat from boilers – mains gas No hot water cylinder Solar panel: False

Others:

Electricity tariff:	Standard Tariff
In Smoke Control Area:	No
Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.14 Tilt of collector: 30°

SAP Input

	Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.57
Printed on 06 October 2022 at 11:13:30

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 50.97m²
Site Reference : Hornsey Town Hall **Plot Reference:** AN01
Address : Flat N 01, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	22.68 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	11.94 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	64.4 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	59.8 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	**OK**
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.29	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: West	4.84m²
Windows facing: West	7.5m²
Windows facing: North	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.3 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Floors U-value	0.12 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AN01

Address:	Flat N 01, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637959
Date of assessment:	05 October 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	50.97 m²	2.72 m

Living area:	27.73 m² (fraction 0.544)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.5	1
3	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	West	2	2.42
2	Windows (1)	Ext wall	West	3.1	2.42
3	Windows (1)	Ext wall	North	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	33.8	14.4	19.4	0.17	0	False	N/A
Int wall	35.25	1.89	33.36	0.2	0	False	N/A
Exposed floor	50.97			0.12			N/A
Internal Elements							
Party Elements							
Wall	19.92						N/A

Thermal bridges:

SAP Input

Thermal bridges:	User-defined (individual PSI-values) Y-Value = 0.1018			
	Length	**Psi-value**		
[Approved]	6.85	0.3	E2	Other lintels (including other steel lintels)
[Approved]	18.72	0.05	E4	Jamb
[Approved]	11.86	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	24.74	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	14.25	0.09	E16	Corner (normal)
	8.55	0	E17	Corner (inverted internal area greater than external area)
[Approved]	2.72	0.06	E18	Party wall between dwellings
	2.72	0.12	E25	Staggered party wall between dwellings
	11.86	0.32	E20	Exposed floor (normal)
[Approved]	0	0.16	E5	
	0	0.07	E22	
	0	0.08	E14	
	6.88	0	P3	Intermediate floor between dwellings (in blocks of flats)
	6.88	0.16	P7	Exposed floor (normal)
	0	0.16	P1	

Ventilation:

Pressure test:	Yes (As built)
Ventilation:	Balanced with heat recovery Number of wet rooms: Kitchen + 1 Ductwork: Insulation, rigid Approved Installation Scheme: True
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:	3.29 (Assessed dwelling is tested)

Main heating system:

Main heating system:	Community heating schemes Heat source: Community CHP heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7 Heat source: Community boilers heat from boilers – mains gas, heat fraction 0.4, efficiency 95 Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control:	Charging system linked to use of community heating, programmer and TRVs Control code: 2306

Secondary heating system:

Secondary heating system:	None

Water heating:

Water heating:	From main heating system Water code: 901 Fuel :heat from boilers – mains gas No hot water cylinder Solar panel: False

Others:

Electricity tariff:	Standard Tariff
In Smoke Control Area:	No
Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English

SAP Input

Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.155 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.57
Printed on 06 October 2022 at 11:13:28

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING DESIGN STAGE Total Floor Area: 51.32m²
Site Reference : Hornsey Town Hall **Plot Reference:** AN03
Address : Flat N 03, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	19.33 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	10.81 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	47.2 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	50.4 kWh/m²	
		Fail

Excess energy = 3.24 kg/m² (06.9 %)

2 Fabric U-values

Element	Average	Highest	
External wall	0.17 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	4.00 (design value)	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

WHITECODE CONSULTING

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

Overheating risk (Thames valley):	High	**Fail**

Based on:

Overshading:	Average or unknown
Windows facing: North	6m²
Windows facing: East	7.74m²
Windows facing: East	4.84m²
Windows facing: North	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AN03

Address:	Flat N 03, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637961
Date of assessment:	05 October 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling design stage
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	51.32 m²	2.72 m

Living area:	33.22 m² (fraction 0.647)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	6	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	4.84	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	North	2.48	2.42
2	Windows (1)	Ext wall	East	3.2	2.42
3	Windows (1)	Ext wall	East	2	2.42
4	Windows (1)	Ext wall	North	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	46.16	20.64	25.52	0.17	0	False	N/A
Int wall	3.7	1.89	1.81	0.2	0	False	N/A
Internal Elements							
Party Elements							
Wall	41.93						N/A

SAP Input

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1655

	Length	Psi-value		
[Approved]	9.43	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	32.4	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	2.6	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	8.55	0.09	E16	Corner (normal)
	5.7	0	E17	Corner (inverted internal area greater than external area)
[Approved]	5.7	0.06	E18	Party wall between dwellings
	5.7	0.12	E25	Staggered party wall between dwellings
[Approved]	0	0.16	E5	
	0	0.07	E22	
	0	0.08	E14	
	29.42	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As designed)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 4

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff
In Smoke Control Area: No
Conservatory: No conservatory
Low energy lights: 100%
Terrain type: Low rise urban / suburban
EPC language: English

SAP Input

Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.156 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.57
Printed on 06 October 2022 at 11:13:25

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 79.4m²

Site Reference : Hornsey Town Hall **Plot Reference:** AN04

Address : Flat N 04, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:

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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	19.73 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	10.17 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	61.3 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	54.6 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	**OK**
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.24	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

WHITECODE CONSULTING

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	3.87m²
Windows facing: East	7.74m²
Windows facing: East	4.84m²
Windows facing: North	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.2 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Floors U-value	0.12 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AN04

Address:	Flat N 04, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637962
Date of assessment:	05 October 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	79.4 m²	2.72 m

Living area:	36.96 m² (fraction 0.465)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	3.87	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	4.84	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	1.6	2.42
2	Windows (1)	Ext wall	East	3.2	2.42
3	Windows (1)	Ext wall	East	2	2.42
4	Windows (1)	Ext wall	North	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	51.16	18.51	32.65	0.17	0	False	N/A
Int wall	37.79	1.89	35.9	0.2	0	False	N/A
Exposed floor	79.4			0.12			N/A
Internal Elements							

SAP Input

Party Elements

Wall	37.27	N/A

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.0968

	Length	Psi-value		
[Approved]	8.55	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	17.95	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	26.52	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	8.55	0.09	E16	Corner (normal)
	8.55	0	E17	Corner (inverted internal area greater than external area)
[Approved]	8.55	0.06	E18	Party wall between dwellings
	2.72	0.12	E25	Staggered party wall between dwellings
	17.95	0.32	E20	Exposed floor (normal)
[Approved]	0	0.16	E5	
	0	0.07	E22	
	0	0.08	E14	
	13.08	0	P3	Intermediate floor between dwellings (in blocks of flats)
	13.08	0.16	P7	Exposed floor (normal)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.24 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff
In Smoke Control Area: No

SAP Input

Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.242 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.57
Printed on 06 October 2022 at 11:13:23

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 77.5m²
Site Reference : Hornsey Town Hall **Plot Reference:** AN05
Address : Flat N 05, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	19.08 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	9.64 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	57.5 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	50.7 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	**OK**
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	2.83	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

WHITECODE CONSULTING

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	3.87m²
Windows facing: East	7.74m²
Windows facing: East	4.84m²
Windows facing: North	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	2.8 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Floors U-value	0.12 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AN05

Address:	Flat N 05, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637963
Date of assessment:	05 October 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	77.5 m²	2.72 m

Living area:	33.47 m² (fraction 0.432)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	3.87	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	4.84	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	1.6	2.42
2	Windows (1)	Ext wall	East	3.2	2.42
3	Windows (1)	Ext wall	East	2	2.42
4	Windows (1)	Ext wall	North	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	40.41	18.51	21.9	0.17	0	False	N/A
Int wall	32.01	1.89	30.12	0.2	0	False	N/A
Exposed floor	77.5			0.12			N/A
Internal Elements							

SAP Input

Party Elements

Wall	39.87		N/A

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.0928

	Length	Psi-value		
[Approved]	8.55	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	14.18	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	22.46	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	5.44	0.09	E16	Corner (normal)
	5.44	0	E17	Corner (inverted internal area greater than external area)
[Approved]	10.88	0.06	E18	Party wall between dwellings
	14.18	0.32	E20	Exposed floor (normal)
[Approved]	0	0.16	E5	
	0	0.12	E25	
	0	0.07	E22	
	0	0.08	E14	
	11.99	0	P3	Intermediate floor between dwellings (in blocks of flats)
	11.99	0.16	P7	Exposed floor (normal)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 2.83 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff
In Smoke Control Area: No

SAP Input

Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.236 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.57
Printed on 06 October 2022 at 11:13:18

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 79.87m²
Site Reference : Hornsey Town Hall **Plot Reference:** AN06
Address : Flat N 06, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	18.43 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	9.29 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	54.8 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	48.2 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.17 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	**OK**
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	2.99	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

WHITECODE CONSULTING

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	4.84m²
Windows facing: East	7.74m²
Windows facing: East	3.87m²
Windows facing: South	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.0 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Floors U-value	0.12 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AN06

Address:	Flat N 06, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637964
Date of assessment:	05 October 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	79.87 m²	2.72 m

Living area:	38.52 m² (fraction 0.482)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	3.87	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	2	2.42
2	Windows (1)	Ext wall	East	3.2	2.42
3	Windows (1)	Ext wall	East	1.6	2.42
4	Windows (1)	Ext wall	South	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	51.31	18.51	32.8	0.17	0	False	N/A
Int wall	5.22	1.89	3.33	0.2	0	False	N/A
Exposed floor	79.87			0.12			N/A
Internal Elements							

SAP Input

Party Elements

Wall	51.13	N/A

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1173

	Length	Psi-value		
[Approved]	8.55	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	19.78	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	3.66	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	8.55	0.09	E16	Corner (normal)
	8.55	0	E17	Corner (inverted internal area greater than external area)
[Approved]	10.88	0.06	E18	Party wall between dwellings
	19.78	0.32	E20	Exposed floor (normal)
[Approved]	0	0.16	E5	
	0	0.12	E25	
	0	0.07	E22	
	0	0.08	E14	
	17.94	0	P3	Intermediate floor between dwellings (in blocks of flats)
	17.94	0.16	P7	Exposed floor (normal)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 2.99 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff
In Smoke Control Area: No

SAP Input

Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.243 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.57
Printed on 06 October 2022 at 11:13:13

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 86.86m²
Site Reference : Hornsey Town Hall **Plot Reference:** AN07
Address : Flat N 07, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	18.29 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	9.16 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	55.8 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	48.8 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.17 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	**OK**
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.02	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: West	4.84m²
Windows facing: West	7.74m²
Windows facing: West	3.87m²
Windows facing: South	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.0 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Floors U-value	0.12 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AN07

Address:	Flat N 07, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637965
Date of assessment:	05 October 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	86.86 m²	2.72 m

Living area:	51.55 m² (fraction 0.593)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	3.87	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	West	2	2.42
2	Windows (1)	Ext wall	West	3.2	2.42
3	Windows (1)	Ext wall	West	1.6	2.42
4	Windows (1)	Ext wall	South	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	64.18	18.51	45.67	0.17	0	False	N/A
Int wall	7.92	1.89	6.03	0.2	0	False	N/A
Exposed floor	86.86			0.12			N/A
Internal Elements							

SAP Input

Party Elements

Wall	48.87		N/A

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.0983

	Length	Psi-value		
[Approved]	8.55	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	17.04	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	5.86	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	8.55	0.09	E16	Corner (normal)
	8.55	0	E17	Corner (inverted internal area greater than external area)
[Approved]	8.16	0.06	E18	Party wall between dwellings
	17.04	0.32	E20	Exposed floor (normal)
[Approved]	0	0.16	E5	
	0	0.12	E25	
	0	0.07	E22	
	0	0.08	E14	
	22.28	0	P3	Intermediate floor between dwellings (in blocks of flats)
	22.28	0.16	P7	Exposed floor (normal)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.02 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff
In Smoke Control Area: No

SAP Input

Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.265 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.57
Printed on 06 October 2022 at 11:13:10

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 55.67m²
Site Reference : Hornsey Town Hall **Plot Reference:** AN08
Address : Flat N 08, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	22.52 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	11.66 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	64.7 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	60.7 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	**OK**
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.38	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

WHITECODE CONSULTING

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: West	4.84m²
Windows facing: West	7.74m²
Windows facing: South	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.4 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Floors U-value	0.12 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AN08

Address:	Flat N 08, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637966
Date of assessment:	05 October 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	55.67 m²	2.72 m

Living area:	51.55 m² (fraction 0.593)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.74	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	West	2	2.42
2	Windows (1)	Ext wall	West	3.2	2.42
4	Windows (1)	Ext wall	South	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	39.15	14.64	24.51	0.17	0	False	N/A
Int wall	34.21	1.89	32.32	0.2	0	False	N/A
Exposed floor	55.67			0.12			N/A
Internal Elements							
Party Elements							
Wall	21.83						N/A

Thermal bridges:

SAP Input

Thermal bridges:	User-defined (individual PSI-values) Y-Value = 0.0978			
	Length	**Psi-value**		
[Approved]	6.95	0.3	E2	Other lintels (including other steel lintels)
[Approved]	18.72	0.05	E4	Jamb
[Approved]	12.71	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	24.52	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	17.1	0.09	E16	Corner (normal)
	10.88	0	E17	Corner (inverted internal area greater than external area)
[Approved]	2.72	0.06	E18	Party wall between dwellings
	12.71	0.32	E20	Exposed floor (normal)
[Approved]	0	0.16	E5	
	0	0.12	E25	
	0	0.07	E22	
	0	0.08	E14	
	7.66	0	P3	Intermediate floor between dwellings (in blocks of flats)
	7.66	0.16	P7	Exposed floor (normal)
	0	0.16	P1	

Ventilation:

Pressure test:	Yes (As built)
Ventilation:	Balanced with heat recovery Number of wet rooms: Kitchen + 1 Ductwork: Insulation, rigid Approved Installation Scheme: True
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:	3.38 (Assessed dwelling is tested)

Main heating system:

Main heating system:	Community heating schemes Heat source: Community CHP heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7 Heat source: Community boilers heat from boilers – mains gas, heat fraction 0.4, efficiency 95 Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control:	Charging system linked to use of community heating, programmer and TRVs Control code: 2306

Secondary heating system:

Secondary heating system:	None

Water heating:

Water heating:	From main heating system Water code: 901 Fuel :heat from boilers – mains gas No hot water cylinder Solar panel: False

Others:

Electricity tariff:	Standard Tariff
In Smoke Control Area:	No
Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English

SAP Input

Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.17 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.57
Printed on 06 October 2022 at 11:13:33

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 70.48m²
Site Reference : Hornsey Town Hall **Plot Reference:** AN09
Address : Flat N 09, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	20.85 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	10.67 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	63.5 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	57.6 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	**OK**
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	2.68	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: North	7.74m²
Windows facing: North	5.98m²
Windows facing: West	6.78m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	2.7 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Floors U-value	0.12 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AN09

Address:	Flat N 09, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637967
Date of assessment:	05 October 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	70.48 m²	2.72 m

Living area:	37.7 m² (fraction 0.535)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	3.87	2
2	16mm or more	0.85	0.42	1.3	5.98	1
3	16mm or more	0.85	0.42	1.3	6.78	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	North	1.6	2.42
2	Windows (1)	Ext wall	North	2.47	2.42
3	Windows (1)	Ext wall	West	2.8	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	56.69	20.5	36.19	0.17	0	False	N/A
Int wall	25.95	1.89	24.06	0.2	0	False	N/A
Ground floor	70.48			0.12			N/A
Internal Elements							
Party Elements							
Wall	18.87						N/A

Thermal bridges:

SAP Input

Thermal bridges:	User-defined (individual PSI-values) Y-Value = 0.0835			
	Length	**Psi-value**		
[Approved]	9.37	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	20.84	0.16	E5	Ground floor (normal)
[Approved]	20.84	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	8.3	0.16	E5	Ground floor (normal)
[Approved]	8.3	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	5.44	0.09	E16	Corner (normal)
	0	0	E17	Corner (inverted internal area greater than external area)
[Approved]	2.72	0.06	E18	Party wall between dwellings
	2.72	0.12	E25	Staggered party wall between dwellings
	0	0.07	E22	
	0	0.08	E14	
	6.94	0.16	P1	Ground floor
	6.94	0	P3	Intermediate floor between dwellings (in blocks of flats)

Ventilation:

Pressure test:	Yes (As built)
Ventilation:	Balanced with heat recovery Number of wet rooms: Kitchen + 1 Ductwork: Insulation, rigid Approved Installation Scheme: True
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:	2.68 (Assessed dwelling is tested)

Main heating system:

Main heating system:	Community heating schemes Heat source: Community CHP heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7 Heat source: Community boilers heat from boilers – mains gas, heat fraction 0.4, efficiency 95 Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control:	Charging system linked to use of community heating, programmer and TRVs Control code: 2306

Secondary heating system:

Secondary heating system:	None

Water heating:

Water heating:	From main heating system Water code: 901 Fuel :heat from boilers – mains gas No hot water cylinder Solar panel: False

Others:

Electricity tariff:	Standard Tariff
In Smoke Control Area:	No
Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No

SAP Input

Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.215 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.57
Printed on 06 October 2022 at 11:13:08

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 50.97m²
Site Reference : Hornsey Town Hall **Plot Reference:** AN11
Address : Flat N 11, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	19.99 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	10.53 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	50.6 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	48.5 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.38	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: West	4.84m²
Windows facing: West	7.5m²
Windows facing: North	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.4 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AN11

Address:	Flat N 11, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637969
Date of assessment:	05 October 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	50.97 m²	2.72 m

Living area:	27.73 m² (fraction 0.544)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.5	1
3	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	West	2	2.42
2	Windows (1)	Ext wall	West	3.1	2.42
3	Windows (1)	Ext wall	North	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	33.8	14.4	19.4	0.17	0	False	N/A
Int wall	35.25	1.89	33.36	0.2	0	False	N/A
Internal Elements							
Party Elements							
Wall	19.92						N/A

Thermal bridges:

SAP Input

Thermal bridges:	User-defined (individual PSI-values) Y-Value = 0.1181			
	Length	**Psi-value**		
[Approved]	6.85	0.3	E2	Other lintels (including other steel lintels)
[Approved]	18.72	0.05	E4	Jamb
[Approved]	23.72	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	24.74	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	14.25	0.09	E16	Corner (normal)
	8.55	0	E17	Corner (inverted internal area greater than external area)
[Approved]	2.72	0.06	E18	Party wall between dwellings
	2.72	0.12	E25	Staggered party wall between dwellings
[Approved]	0	0.16	E5	
	0	0.07	E22	
	0	0.08	E14	
	13.72	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test:	Yes (As built)
Ventilation:	Balanced with heat recovery Number of wet rooms: Kitchen + 1 Ductwork: Insulation, rigid Approved Installation Scheme: True
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:	3.38 (Assessed dwelling is tested)

Main heating system:

Main heating system:	Community heating schemes Heat source: Community CHP heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7 Heat source: Community boilers heat from boilers – mains gas, heat fraction 0.4, efficiency 95 Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control:	Charging system linked to use of community heating, programmer and TRVs Control code: 2306

Secondary heating system:

Secondary heating system:	None

Water heating:

Water heating:	From main heating system Water code: 901 Fuel :heat from boilers – mains gas No hot water cylinder Solar panel: False

Others:

Electricity tariff:	Standard Tariff
In Smoke Control Area:	No
Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1

SAP Input

	Installed Peak power: 0.155 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.57
Printed on 06 October 2022 at 11:13:05

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 69.99m²
Site Reference : Hornsey Town Hall **Plot Reference:** AN12
Address : Flat N 12, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	17.4 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	9.25 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	46.0 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	45.4 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	(no roof)		
Openings	1.28 (max. 2.00)	1.30 (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	2.78	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: West	4.84m²
Windows facing: West	7.5m²
Windows facing: North	2.06m²
Windows facing: North	6m²
Windows facing: North	3.88m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	2.8 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AN12

Address:	Flat N 12, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637970
Date of assessment:	05 October 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	69.99 m²	2.72 m

Living area:	29.59 m² (fraction 0.423)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
5	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.5	1
3	16mm or more	0.85	0.42	1.3	2.06	1
4	16mm or more	0.85	0.42	1.3	6	1
5	16mm or more	0.85	0.42	1.3	1.94	2

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	West	2	2.42
2	Windows (1)	Ext wall	West	3.1	2.42
3	Windows (1)	Ext wall	North	0.85	2.42
4	Windows (1)	Ext wall	North	2.48	2.42
5	Windows (1)	Ext wall	North	0.8	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	55.13	24.28	30.85	0.17	0	False	N/A
Int wall	10.62	1.89	8.73	0.2	0	False	N/A

SAP Input

Internal Elements
Party Elements
Wall 37.61 N/A

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1478

	Length	Psi-value		
[Approved]	10.93	0.3	E2	Other lintels (including other steel lintels)
[Approved]	33.24	0.05	E4	Jamb
[Approved]	40.2	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	7.46	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	8.55	0.09	E16	Corner (normal)
	5.7	0	E17	Corner (inverted internal area greater than external area)
[Approved]	5.7	0.06	E18	Party wall between dwellings
	2.72	0.12	E25	Staggered party wall between dwellings
[Approved]	0	0.16	E5	
	0	0.07	E22	
	0	0.08	E14	
	26.4	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)
Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True
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: 2.78 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff
In Smoke Control Area: No

SAP Input

Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.213 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.57
Printed on 06 October 2022 at 11:13:03

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 51.32m²
Site Reference : Hornsey Town Hall **Plot Reference:** AN13
Address : Flat N 13, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	19.33 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	10.65 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	47.2 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	49.9 kWh/m²	
		Fail

Excess energy = 2.74 kg/m² (05.8 %)

2 Fabric U-values

Element	Average	Highest	
External wall	0.17 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.49	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

WHITECODE CONSULTING

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

Overheating risk (Thames valley):	High	**Fail**

Based on:

Overshading:	Average or unknown
Windows facing: North	6m²
Windows facing: East	7.74m²
Windows facing: East	4.84m²
Windows facing: North	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.5 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AN13

Address:	Flat N 13, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637971
Date of assessment:	05 October 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	51.32 m²	2.72 m

Living area:	33.22 m² (fraction 0.647)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	6	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	4.84	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	North	2.48	2.42
2	Windows (1)	Ext wall	East	3.2	2.42
3	Windows (1)	Ext wall	East	2	2.42
4	Windows (1)	Ext wall	North	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	46.16	20.64	25.52	0.17	0	False	N/A
Int wall	3.7	1.89	1.81	0.2	0	False	N/A
Internal Elements							
Party Elements							
Wall	41.93						N/A

SAP Input

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1655

	Length	Psi-value		
[Approved]	9.43	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	32.4	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	2.6	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	8.55	0.09	E16	Corner (normal)
	5.7	0	E17	Corner (inverted internal area greater than external area)
[Approved]	5.7	0.06	E18	Party wall between dwellings
	5.7	0.12	E25	Staggered party wall between dwellings
[Approved]	0	0.16	E5	
	0	0.07	E22	
	0	0.08	E14	
	29.42	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.49 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff

In Smoke Control Area: No

Conservatory: No conservatory

Low energy lights: 100%

Terrain type: Low rise urban / suburban

EPC language: English

SAP Input

Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.156 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.57
Printed on 06 October 2022 at 11:13:00

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 79.4m²
Site Reference : Hornsey Town Hall **Plot Reference:** AN14
Address : Flat N 14, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	17.02 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	8.61 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	47.6 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	42.7 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.01	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	3.87m²
Windows facing: East	7.74m²
Windows facing: East	4.84m²
Windows facing: North	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.0 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AN14

Address:	Flat N 14, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637972
Date of assessment:	05 October 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	79.4 m²	2.72 m

Living area:	36.96 m² (fraction 0.465)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	3.87	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	4.84	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	1.6	2.42
2	Windows (1)	Ext wall	East	3.2	2.42
3	Windows (1)	Ext wall	East	2	2.42
4	Windows (1)	Ext wall	North	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	51.16	18.51	32.65	0.17	0	False	N/A
Int wall	37.79	1.89	35.9	0.2	0	False	N/A
Internal Elements							
Party Elements							
Wall	37.27						N/A

SAP Input

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1093

	Length	Psi-value		
[Approved]	8.55	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	35.9	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	26.52	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	8.55	0.09	E16	Corner (normal)
	8.55	0	E17	Corner (inverted internal area greater than external area)
[Approved]	8.55	0.06	E18	Party wall between dwellings
	2.72	0.12	E25	Staggered party wall between dwellings
[Approved]	0	0.16	E5	
	0	0.07	E22	
	0	0.08	E14	
	26.16	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.01 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff

In Smoke Control Area: No

Conservatory: No conservatory

Low energy lights: 100%

Terrain type: Low rise urban / suburban

EPC language: English

SAP Input

Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.242 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.57
Printed on 06 October 2022 at 11:12:58

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 77.5m²
Site Reference : Hornsey Town Hall **Plot Reference:** AN15
Address : Flat N 15, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	16.55 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	8.38 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	44.6 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	40.1 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.16	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	3.87m²
Windows facing: East	7.74m²
Windows facing: East	4.84m²
Windows facing: North	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.2 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AN15

Address:	Flat N 15, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637973
Date of assessment:	05 October 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	77.5 m²	2.72 m

Living area:	33.47 m² (fraction 0.432)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	3.87	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	4.84	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	1.6	2.42
2	Windows (1)	Ext wall	East	3.2	2.42
3	Windows (1)	Ext wall	East	2	2.42
4	Windows (1)	Ext wall	North	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	40.41	18.51	21.9	0.17	0	False	N/A
Int wall	32.01	1.89	30.12	0.2	0	False	N/A
Internal Elements							
Party Elements							
Wall	39.87						N/A

SAP Input

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1166

	Length	Psi-value		
[Approved]	8.55	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	28.36	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	22.46	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	5.44	0.09	E16	Corner (normal)
	5.44	0	E17	Corner (inverted internal area greater than external area)
[Approved]	10.88	0.06	E18	Party wall between dwellings
[Approved]	0	0.16	E5	
	0	0.12	E25	
	0	0.07	E22	
	0	0.08	E14	
	23.8	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.16 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff

In Smoke Control Area: No

Conservatory: No conservatory

Low energy lights: 100%

Terrain type: Low rise urban / suburban

EPC language: English

SAP Input

Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.236 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.57
Printed on 06 October 2022 at 11:12:56

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 79.87m²
Site Reference : Hornsey Town Hall **Plot Reference:** AN16
Address : Flat N 16, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	15.54 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	7.76 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	40.2 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	35.7 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.17 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.02	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	4.84m²
Windows facing: East	7.74m²
Windows facing: East	3.87m²
Windows facing: South	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.0 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AN16

Address:	Flat N 16, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637974
Date of assessment:	05 October 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	79.87 m²	2.72 m

Living area:	38.52 m² (fraction 0.482)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	3.87	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	2	2.42
2	Windows (1)	Ext wall	East	3.2	2.42
3	Windows (1)	Ext wall	East	1.6	2.42
4	Windows (1)	Ext wall	South	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	51.31	18.51	32.8	0.17	0	False	N/A
Int wall	5.22	1.89	3.33	0.2	0	False	N/A
Internal Elements							
Party Elements							
Wall	51.13						N/A

SAP Input

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1449

	Length	Psi-value		
[Approved]	8.55	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	39.56	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	3.66	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	8.55	0.09	E16	Corner (normal)
	8.55	0	E17	Corner (inverted internal area greater than external area)
[Approved]	10.88	0.06	E18	Party wall between dwellings
[Approved]	0	0.16	E5	
	0	0.12	E25	
	0	0.07	E22	
	0	0.08	E14	
	35.88	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.02 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff

In Smoke Control Area: No

Conservatory: No conservatory

Low energy lights: 100%

Terrain type: Low rise urban / suburban

EPC language: English

SAP Input

Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.243 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.57
Printed on 06 October 2022 at 11:12:53

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 86.86m²
Site Reference : Hornsey Town Hall **Plot Reference:** AN17
Address : Flat N 17, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	15.39 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	7.48 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	41.2 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	36.1 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.17 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	2.63	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

WHITECODE CONSULTING

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: West	4.84m²
Windows facing: West	7.74m²
Windows facing: West	3.87m²
Windows facing: South	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	2.6 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AN17

Address:	Flat N 17, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637975
Date of assessment:	05 October 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	86.86 m²	2.72 m

Living area:	51.55 m² (fraction 0.593)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	3.87	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	West	2	2.42
2	Windows (1)	Ext wall	West	3.2	2.42
3	Windows (1)	Ext wall	West	1.6	2.42
4	Windows (1)	Ext wall	South	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	64.18	18.51	45.67	0.17	0	False	N/A
Int wall	7.92	1.89	6.03	0.2	0	False	N/A
Internal Elements							
Party Elements							
Wall	48.87						N/A

SAP Input

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1082

	Length	Psi-value		
[Approved]	8.55	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	34.08	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	5.86	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	8.55	0.09	E16	Corner (normal)
	8.55	0	E17	Corner (inverted internal area greater than external area)
[Approved]	8.16	0.06	E18	Party wall between dwellings
[Approved]	0	0.16	E5	
	0	0.12	E25	
	0	0.07	E22	
	0	0.08	E14	
	44.56	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 2.63 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff

In Smoke Control Area: No

Conservatory: No conservatory

Low energy lights: 100%

Terrain type: Low rise urban / suburban

EPC language: English

SAP Input

Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.265 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.57
Printed on 06 October 2022 at 11:12:50

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 55.67m²
Site Reference : Hornsey Town Hall **Plot Reference:** AN18
Address : Flat N 18, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	19.55 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	10.17 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	50.1 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	48.8 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.57	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: West	4.84m²
Windows facing: West	7.74m²
Windows facing: South	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.6 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AN18

Address:	Flat N 18, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637976
Date of assessment:	05 October 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	55.67 m²	2.72 m

Living area:	51.55 m² (fraction 0.593)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.74	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	West	2	2.42
2	Windows (1)	Ext wall	West	3.2	2.42
4	Windows (1)	Ext wall	South	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	39.15	14.64	24.51	0.17	0	False	N/A
Int wall	34.21	1.89	32.32	0.2	0	False	N/A
Internal Elements							
Party Elements							
Wall	21.83						N/A

Thermal bridges:

SAP Input

Thermal bridges:	User-defined (individual PSI-values) Y-Value = 0.112				
		Length	**Psi-value**		
	[Approved]	6.95	0.3	E2	Other lintels (including other steel lintels)
	[Approved]	18.72	0.05	E4	Jamb
	[Approved]	25.42	0.07	E7	Party floor between dwellings (in blocks of flats)
	[Approved]	24.52	0.07	E7	Party floor between dwellings (in blocks of flats)
	[Approved]	17.1	0.09	E16	Corner (normal)
		10.88	0	E17	Corner (inverted internal area greater than external area)
	[Approved]	2.72	0.06	E18	Party wall between dwellings
	[Approved]	0	0.16	E5	
		0	0.12	E25	
		0	0.07	E22	
		0	0.08	E14	
		15.32	0	P3	Intermediate floor between dwellings (in blocks of flats)
		0	0.16	P1	

Ventilation:

Pressure test:	Yes (As built)
Ventilation:	Balanced with heat recovery Number of wet rooms: Kitchen + 1 Ductwork: Insulation, rigid Approved Installation Scheme: True
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:	3.57 (Assessed dwelling is tested)

Main heating system:

Main heating system:	Community heating schemes Heat source: Community CHP heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7 Heat source: Community boilers heat from boilers – mains gas, heat fraction 0.4, efficiency 95 Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control:	Charging system linked to use of community heating, programmer and TRVs Control code: 2306

Secondary heating system:

Secondary heating system:	None

Water heating:

Water heating:	From main heating system Water code: 901 Fuel :heat from boilers – mains gas No hot water cylinder Solar panel: False

Others:

Electricity tariff:	Standard Tariff
In Smoke Control Area:	No
Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1

SAP Input

	Installed Peak power: 0.17 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.57
Printed on 06 October 2022 at 11:12:48

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 50.97m²
Site Reference : Hornsey Town Hall **Plot Reference:** AN21
Address : Flat N 21, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	19.99 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	10.18 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	50.6 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	48.7 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.53	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: West	4.84m²
Windows facing: West	7.5m²
Windows facing: North	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.5 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AN21

Address:	Flat N 21, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637977
Date of assessment:	05 October 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	50.97 m²	2.72 m

Living area:	27.73 m² (fraction 0.544)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.5	1
3	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	West	2	2.42
2	Windows (1)	Ext wall	West	3.1	2.42
3	Windows (1)	Ext wall	North	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	33.8	14.4	19.4	0.17	0	False	N/A
Int wall	35.25	1.89	33.36	0.2	0	False	N/A
Internal Elements							
Party Elements							
Wall	19.92						N/A

Thermal bridges:

SAP Input

Thermal bridges:	User-defined (individual PSI-values) Y-Value = 0.1181			
	Length	**Psi-value**		
[Approved]	6.85	0.3	E2	Other lintels (including other steel lintels)
[Approved]	18.72	0.05	E4	Jamb
[Approved]	23.72	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	24.74	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	14.25	0.09	E16	Corner (normal)
	8.55	0	E17	Corner (inverted internal area greater than external area)
[Approved]	2.72	0.06	E18	Party wall between dwellings
	2.72	0.12	E25	Staggered party wall between dwellings
[Approved]	0	0.16	E5	
	0	0.07	E22	
	0	0.08	E14	
	13.72	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test:	Yes (As built)
Ventilation:	Balanced with heat recovery Number of wet rooms: Kitchen + 1 Ductwork: Insulation, rigid Approved Installation Scheme: True
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:	3.53 (Assessed dwelling is tested)

Main heating system:

Main heating system:	Community heating schemes Heat source: Community CHP heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7 Heat source: Community boilers heat from boilers – mains gas, heat fraction 0.4, efficiency 95 Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control:	Charging system linked to use of community heating, programmer and TRVs Control code: 2306

Secondary heating system:

Secondary heating system:	None

Water heating:

Water heating:	From main heating system Water code: 901 Fuel :heat from boilers – mains gas No hot water cylinder Solar panel: False

Others:

Electricity tariff:	Standard Tariff
In Smoke Control Area:	No
Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1

SAP Input

	Installed Peak power: 0.2 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.57
Printed on 06 October 2022 at 11:12:45

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 69.99m²
Site Reference : Hornsey Town Hall **Plot Reference:** AN22
Address : Flat N 22, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	18.34 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	10.03 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	50.8 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	51.2 kWh/m²	
		Fail

Excess energy = 0.37 kg/m² (00.7 %)

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	**OK**
Openings	1.28 (max. 2.00)	1.30 (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	2.98	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: West	4.84m²
Windows facing: West	7.5m²
Windows facing: North	2.06m²
Windows facing: North	6m²
Windows facing: North	3.88m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.0 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AN22

Address:	Flat N 22, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637978
Date of assessment:	05 October 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	69.99 m²	2.72 m

Living area:	29.59 m² (fraction 0.423)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
5	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.5	1
3	16mm or more	0.85	0.42	1.3	2.06	1
4	16mm or more	0.85	0.42	1.3	6	1
5	16mm or more	0.85	0.42	1.3	1.94	2

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	West	2	2.42
2	Windows (1)	Ext wall	West	3.1	2.42
3	Windows (1)	Ext wall	North	0.85	2.42
4	Windows (1)	Ext wall	North	2.48	2.42
5	Windows (1)	Ext wall	North	0.8	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	55.13	24.28	30.85	0.17	0	False	N/A
Int wall	10.62	1.89	8.73	0.2	0	False	N/A

SAP Input

Roof	38.64	0	38.64	0.18	0	N/A
Internal Elements						
Party Elements						
Wall	37.61					N/A

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.0944

	Length	Psi-value		
[Approved]	10.93	0.3	E2	Other lintels (including other steel lintels)
[Approved]	33.24	0.05	E4	Jamb
[Approved]	26.29	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	7.46	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	8.55	0.09	E16	Corner (normal)
	5.7	0	E17	Corner (inverted internal area greater than external area)
[Approved]	5.7	0.06	E18	Party wall between dwellings
	2.72	0.12	E25	Staggered party wall between dwellings
	13.91	0.08	E14	Flat roof
[Approved]	0	0.16	E5	
	0	0.07	E22	
	26.4	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 2.98 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff
In Smoke Control Area: No

SAP Input

Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.213 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.57
Printed on 06 October 2022 at 11:12:43

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 51.32m²
Site Reference : Hornsey Town Hall **Plot Reference:** AN23
Address : Flat N 23, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	20.19 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	11.30 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	51.5 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	55.0 kWh/m²	
		Fail

Excess energy = 3.49 kg/m² (06.8 %)

2 Fabric U-values

Element	Average	Highest	
External wall	0.17 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	**OK**
Openings	1.27 (max. 2.00)	1.30 (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	3.55	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: North	6m²
Windows facing: East	7.74m²
Windows facing: East	4.84m²
Windows facing: North	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.6 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AN23

Address:	Flat N 23, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637979
Date of assessment:	05 October 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	51.32 m²	2.72 m

Living area:	33.22 m² (fraction 0.647)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	6	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	4.84	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	North	2.48	2.42
2	Windows (1)	Ext wall	East	3.2	2.42
3	Windows (1)	Ext wall	East	2	2.42
4	Windows (1)	Ext wall	North	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	46.16	20.64	25.52	0.17	0	False	N/A
Int wall	3.7	1.89	1.81	0.2	0	False	N/A
Flat roof	24.71	0	24.71	0.18	0		N/A
Internal Elements							

SAP Input

Party Elements

Wall	41.93		N/A

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.112

	Length	Psi-value		
[Approved]	9.43	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	22.14	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	2.6	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	8.55	0.09	E16	Corner (normal)
	5.7	0	E17	Corner (inverted internal area greater than external area)
[Approved]	5.7	0.06	E18	Party wall between dwellings
	5.7	0.12	E25	Staggered party wall between dwellings
	10.26	0.08	E14	Flat roof
[Approved]	0	0.16	E5	
	0	0.07	E22	
	29.42	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.55 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff
In Smoke Control Area: No
Conservatory: No conservatory

SAP Input

Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.156 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.57
Printed on 06 October 2022 at 11:12:40

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 79.4m²
Site Reference : Hornsey Town Hall **Plot Reference:** AN24
Address : Flat N 24, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	17.02 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	8.62 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	47.6 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	42.7 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.05	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

WHITECODE CONSULTING

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	3.87m²
Windows facing: East	7.74m²
Windows facing: East	4.84m²
Windows facing: North	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.1 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AN24

Address:	Flat N 24, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637980
Date of assessment:	05 October 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	79.4 m²	2.72 m

Living area:	36.96 m² (fraction 0.465)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	3.87	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	4.84	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	1.6	2.42
2	Windows (1)	Ext wall	East	3.2	2.42
3	Windows (1)	Ext wall	East	2	2.42
4	Windows (1)	Ext wall	North	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	51.16	18.51	32.65	0.17	0	False	N/A
Int wall	37.79	1.89	35.9	0.2	0	False	N/A
Internal Elements							
Party Elements							
Wall	37.27						N/A

SAP Input

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1093

	Length	Psi-value		
[Approved]	8.55	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	35.9	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	26.52	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	8.55	0.09	E16	Corner (normal)
	8.55	0	E17	Corner (inverted internal area greater than external area)
[Approved]	8.55	0.06	E18	Party wall between dwellings
	2.72	0.12	E25	Staggered party wall between dwellings
[Approved]	0	0.16	E5	
	0	0.07	E22	
	0	0.08	E14	
	26.16	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.05 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff

In Smoke Control Area: No

Conservatory: No conservatory

Low energy lights: 100%

Terrain type: Low rise urban / suburban

EPC language: English

SAP Input

Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.242 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.57
Printed on 06 October 2022 at 11:12:38

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 77.5m²
Site Reference : Hornsey Town Hall **Plot Reference:** AN25
Address : Flat N 25, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	16.55 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	8.41 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	44.6 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	40.2 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.36	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

WHITECODE CONSULTING

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	3.87m²
Windows facing: East	7.74m²
Windows facing: East	4.84m²
Windows facing: North	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.4 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AN25

Address:	Flat N 25, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637981
Date of assessment:	05 October 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	77.5 m²	2.72 m

Living area:	33.47 m² (fraction 0.432)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	3.87	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	4.84	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	1.6	2.42
2	Windows (1)	Ext wall	East	3.2	2.42
3	Windows (1)	Ext wall	East	2	2.42
4	Windows (1)	Ext wall	North	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	40.41	18.51	21.9	0.17	0	False	N/A
Int wall	32.01	1.89	30.12	0.2	0	False	N/A
Internal Elements							
Party Elements							
Wall	39.87						N/A

SAP Input

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1166

	Length	Psi-value		
[Approved]	8.55	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	28.36	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	22.46	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	5.44	0.09	E16	Corner (normal)
	5.44	0	E17	Corner (inverted internal area greater than external area)
[Approved]	10.88	0.06	E18	Party wall between dwellings
[Approved]	0	0.16	E5	
	0	0.12	E25	
	0	0.07	E22	
	0	0.08	E14	
	23.8	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.36 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff

In Smoke Control Area: No

Conservatory: No conservatory

Low energy lights: 100%

Terrain type: Low rise urban / suburban

EPC language: English

SAP Input

Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.242 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.57
Printed on 06 October 2022 at 11:12:35

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 79.87m²
Site Reference : Hornsey Town Hall **Plot Reference:** AN26
Address : Flat N 26, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	15.54 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	7.91 kg/m²	OK

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	40.2 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	36.1 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.17 (max. 0.30)	0.20 (max. 0.70)	OK
Party wall	0.00 (max. 0.20)	-	OK
Floor	(no floor)		
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.51	
Maximum	10.0	OK

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	OK
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

WHITECODE CONSULTING

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	4.84m²
Windows facing: East	7.74m²
Windows facing: East	3.87m²
Windows facing: South	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.5 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AN26

Address:	Flat N 26, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637982
Date of assessment:	05 October 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	79.87 m²	2.72 m

Living area:	38.52 m² (fraction 0.482)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	3.87	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	2	2.42
2	Windows (1)	Ext wall	East	3.2	2.42
3	Windows (1)	Ext wall	East	1.6	2.42
4	Windows (1)	Ext wall	South	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	51.31	18.51	32.8	0.17	0	False	N/A
Int wall	5.22	1.89	3.33	0.2	0	False	N/A
Internal Elements							
Party Elements							
Wall	51.13						N/A

SAP Input

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1449

	Length	Psi-value		
[Approved]	8.55	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	39.56	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	3.66	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	8.55	0.09	E16	Corner (normal)
	8.55	0	E17	Corner (inverted internal area greater than external area)
[Approved]	10.88	0.06	E18	Party wall between dwellings
[Approved]	0	0.16	E5	
	0	0.12	E25	
	0	0.07	E22	
	0	0.08	E14	
	35.88	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.51 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff

In Smoke Control Area: No

Conservatory: No conservatory

Low energy lights: 100%

Terrain type: Low rise urban / suburban

EPC language: English

SAP Input

Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.243 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.57
Printed on 06 October 2022 at 11:12:33

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 86.86m²
Site Reference : Hornsey Town Hall **Plot Reference:** AN27
Address : Flat N 27, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	15.39 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	7.46 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	41.2 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	37.0 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.17 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.76	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

WHITECODE CONSULTING

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: West	4.84m²
Windows facing: West	7.74m²
Windows facing: West	3.87m²
Windows facing: South	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.8 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AN27

Address:	Flat N 27, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637983
Date of assessment:	05 October 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	86.86 m²	2.72 m

Living area:	51.55 m² (fraction 0.593)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	3.87	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	West	2	2.42
2	Windows (1)	Ext wall	West	3.2	2.42
3	Windows (1)	Ext wall	West	1.6	2.42
4	Windows (1)	Ext wall	South	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	64.18	18.51	45.67	0.17	0	False	N/A
Int wall	7.92	1.89	6.03	0.2	0	False	N/A
Internal Elements							
Party Elements							
Wall	48.87						N/A

SAP Input

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1082

	Length	Psi-value		
[Approved]	8.55	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	34.08	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	5.86	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	8.55	0.09	E16	Corner (normal)
	8.55	0	E17	Corner (inverted internal area greater than external area)
[Approved]	8.16	0.06	E18	Party wall between dwellings
[Approved]	0	0.16	E5	
	0	0.12	E25	
	0	0.07	E22	
	0	0.08	E14	
	44.56	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.76 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff

In Smoke Control Area: No

Conservatory: No conservatory

Low energy lights: 100%

Terrain type: Low rise urban / suburban

EPC language: English

SAP Input

Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.34 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.57
Printed on 06 October 2022 at 11:12:31

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 55.67m²
Site Reference : Hornsey Town Hall **Plot Reference:** AN28
Address : Flat N 28, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	19.55 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	10.31 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	50.1 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	47.8 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.95	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: West	4.84m²
Windows facing: West	7.74m²
Windows facing: South	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	4.0 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AN28

Address:	Flat N 28, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637984
Date of assessment:	05 October 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat	
Detachment:		
Year Completed:	2020	
Floor Location:	Floor area:	Storey height:
Floor 0	55.67 m²	2.72 m
Living area:	51.55 m² (fraction 0.926)	
Front of dwelling faces:	Unspecified	

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.74	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	West	2	2.42
2	Windows (1)	Ext wall	West	3.2	2.42
4	Windows (1)	Ext wall	South	0.85	2.42

Overshading: Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	39.15	14.64	24.51	0.17	0	False	N/A
Int wall	34.21	1.89	32.32	0.2	0	False	N/A
Internal Elements							
Party Elements							
Wall	21.83						N/A

Thermal bridges:

SAP Input

Thermal bridges:	User-defined (individual PSI-values) Y-Value = 0.112			
	Length	**Psi-value**		
[Approved]	6.95	0.3	E2	Other lintels (including other steel lintels)
[Approved]	18.72	0.05	E4	Jamb
[Approved]	25.42	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	24.52	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	17.1	0.09	E16	Corner (normal)
	10.88	0	E17	Corner (inverted internal area greater than external area)
[Approved]	2.72	0.06	E18	Party wall between dwellings
[Approved]	0	0.16	E5	
	0	0.12	E25	
	0	0.07	E22	
	0	0.08	E14	
	15.32	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test:	Yes (As built)
Ventilation:	Balanced with heat recovery Number of wet rooms: Kitchen + 1 Ductwork: Insulation, rigid Approved Installation Scheme: True
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:	3.95 (Assessed dwelling is tested)

Main heating system:

Main heating system:	Community heating schemes Heat source: Community CHP heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7 Heat source: Community boilers heat from boilers – mains gas, heat fraction 0.4, efficiency 95 Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control:	Charging system linked to use of community heating, programmer and TRVs Control code: 2306

Secondary heating system:

Secondary heating system:	None

Water heating:

Water heating:	From main heating system Water code: 901 Fuel :heat from boilers – mains gas No hot water cylinder Solar panel: False

Others:

Electricity tariff:	Standard Tariff
In Smoke Control Area:	No
Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1

SAP Input

	Installed Peak power: 0.17 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.57
Printed on 06 October 2022 at 11:12:29

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 86.54m²
Site Reference : Hornsey Town Hall **Plot Reference:** AN31
Address : Flat N 31, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	17.23 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	9.00 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	50.4 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	47.0 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	**OK**
Openings	1.28 (max. 2.00)	1.30 (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	3.30	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

WHITECODE CONSULTING

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: West	4.84m²
Windows facing: West	7.5m²
Windows facing: North	2.06m²
Windows facing: North	7.26m²
Windows facing: North	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.3 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AN31

Address:	Flat N 31, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637985
Date of assessment:	05 October 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	86.54 m²	2.72 m

Living area:	45.17 m² (fraction 0.522)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
5	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.5	1
3	16mm or more	0.85	0.42	1.3	2.06	1
4	16mm or more	0.85	0.42	1.3	7.26	1
5	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	West	2	2.42
2	Windows (1)	Ext wall	West	3.1	2.42
3	Windows (1)	Ext wall	North	0.85	2.42
4	Windows (1)	Ext wall	North	3	2.42
5	Windows (1)	Ext wall	North	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	69.44	23.72	45.72	0.17	0	False	N/A
Int wall	25.76	1.89	23.87	0.2	0	False	N/A

SAP Input

Roof	9.12	0	9.12	0.18	0	N/A
Internal Elements						
Party Elements						
Wall	21.92					N/A

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1034

	Length	Psi-value		
[Approved]	10.7	0.3	E2	Other lintels (including other steel lintels)
[Approved]	28.4	0.05	E4	Jamb
[Approved]	27.04	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	18.06	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	17.1	0.09	E16	Corner (normal)
	11.4	0	E17	Corner (inverted internal area greater than external area)
[Approved]	2.72	0.06	E18	Party wall between dwellings
	2.72	0.12	E25	Staggered party wall between dwellings
	12.11	0.08	E14	Flat roof
[Approved]	0	0.16	E5	
	0	0.07	E22	
	15.38	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.3 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff
In Smoke Control Area: No

SAP Input

Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.264 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.57
Printed on 06 October 2022 at 11:12:26

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 120.79m²
Site Reference : Hornsey Town Hall **Plot Reference:** AN32
Address : Flat N 32, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	15.53 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	7.96 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	50.2 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	46.4 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	**OK**
Openings	1.28 (max. 2.00)	1.30 (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	3.06	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	9.68m²
Windows facing: East	3.68m²
Windows facing: North	8.76m²
Windows facing: North	2.06m²
Windows facing: East	7.74m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.1 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AN32

Address:	Flat N 32, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637986
Date of assessment:	05 October 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	120.79 m²	2.72 m

Living area:	64.12 m² (fraction 0.531)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
5	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	2
2	16mm or more	0.85	0.42	1.3	3.68	1
4	16mm or more	0.85	0.42	1.3	8.76	1
5	16mm or more	0.85	0.42	1.3	2.06	1
3	16mm or more	0.85	0.42	1.3	7.74	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	2	2.42
2	Windows (1)	Ext wall	East	1.52	2.42
4	Windows (1)	Ext wall	North	3.62	2.42
5	Windows (1)	Ext wall	North	0.85	2.42
3	Windows (1)	Ext wall	East	3.2	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	92.77	31.92	60.85	0.17	0	False	N/A
Int wall	23.1	1.89	21.21	0.2	0	False	N/A

SAP Input

Roof	32.85	0	32.85	0.18	0	N/A
Internal Elements						
Party Elements						
Wall	37.61					N/A

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.0782

	Length	Psi-value		
[Approved]	14.09	0.3	E2	Other lintels (including other steel lintels)
[Approved]	33.24	0.05	E4	Jamb
[Approved]	11.72	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	16.22	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	16.32	0.09	E16	Corner (normal)
	13.6	0	E17	Corner (inverted internal area greater than external area)
[Approved]	5.7	0.06	E18	Party wall between dwellings
	2.72	0.12	E25	Staggered party wall between dwellings
	20.62	0.08	E14	Flat roof
[Approved]	0	0.16	E5	
	0	0.07	E22	
	15.84	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.06 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff
In Smoke Control Area: No

SAP Input

Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.368 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.57
Printed on 06 October 2022 at 11:12:24

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 77.5m²
Site Reference : Hornsey Town Hall **Plot Reference:** AN33
Address : Flat N 33, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	16.89 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	8.67 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	46.3 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	42.0 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	**OK**
Openings	1.27 (max. 2.00)	1.30 (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	3.40	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

WHITECODE CONSULTING

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	3.68m²
Windows facing: East	7.74m²
Windows facing: East	4.84m²
Windows facing: North	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.4 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AN33

Address:	Flat N 33, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637987
Date of assessment:	05 October 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	77.5 m²	2.72 m

Living area:	33.47 m² (fraction 0.432)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	3.68	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	4.84	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	1.52	2.42
2	Windows (1)	Ext wall	East	3.2	2.42
3	Windows (1)	Ext wall	East	2	2.42
4	Windows (1)	Ext wall	North	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	40.41	18.32	22.09	0.17	0	False	N/A
Int wall	32.01	1.89	30.12	0.2	0	False	N/A
Roof	4.18	0	4.18	0.18	0		N/A
Internal Elements							

SAP Input

Party Elements

Wall	39.87	N/A

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.132

	Length	Psi-value		
[Approved]	8.47	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	42.77	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	22.24	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	5.7	0.09	E16	Corner (normal)
	5.44	0	E17	Corner (inverted internal area greater than external area)
[Approved]	10.88	0.06	E18	Party wall between dwellings
	4.49	0.08	E14	Flat roof
[Approved]	0	0.16	E5	
	0	0.12	E25	
	0	0.07	E22	
	35.08	0	P3	Intermediate floor between dwellings (in blocks of flats)
	1.32	0.24	P4	Roof (insulation at ceiling level)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.4 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff
In Smoke Control Area: No

SAP Input

Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.236 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.57
Printed on 06 October 2022 at 11:12:21

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 79.87m²
Site Reference : Hornsey Town Hall **Plot Reference:** AN34
Address : Flat N 34, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	15.65 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	8.12 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	40.8 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	37.2 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.17 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	**OK**
Openings	1.27 (max. 2.00)	1.30 (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	3.87	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

WHITECODE CONSULTING

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	4.84m²
Windows facing: East	7.74m²
Windows facing: East	3.87m²
Windows facing: South	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.9 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AN34

Address:	Flat N 34, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637988
Date of assessment:	05 October 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	79.87 m²	2.72 m

Living area:	38.52 m² (fraction 0.482)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	3.87	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	2	2.42
2	Windows (1)	Ext wall	East	3.2	2.42
3	Windows (1)	Ext wall	East	1.6	2.42
4	Windows (1)	Ext wall	South	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	51.31	18.51	32.8	0.17	0	False	N/A
Int wall	5.22	1.89	3.33	0.2	0	False	N/A
Flat roof	4.25	0	4.25	0.18	0		N/A
Internal Elements							

SAP Input

Party Elements

Wall	51.13	N/A

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.14

	Length	Psi-value		
[Approved]	8.55	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	34.32	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	3.66	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	8.55	0.09	E16	Corner (normal)
	8.55	0	E17	Corner (inverted internal area greater than external area)
[Approved]	10.88	0.06	E18	Party wall between dwellings
	4.52	0.08	E14	Flat roof
[Approved]	0	0.16	E5	
	0	0.12	E25	
	0	0.07	E22	
	34.54	0	P3	Intermediate floor between dwellings (in blocks of flats)
	1.34	0.24	P4	Roof (insulation at ceiling level)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.87 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff
In Smoke Control Area: No

SAP Input

Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.243 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.57
Printed on 06 October 2022 at 11:12:19

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 86.86m²
Site Reference : Hornsey Town Hall **Plot Reference:** AN35
Address : Flat N 35, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	15.39 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	7.76 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	41.2 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	36.7 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.17 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.49	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: West	4.84m²
Windows facing: West	7.74m²
Windows facing: West	3.87m²
Windows facing: South	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.5 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AN35

Address:	Flat N 35, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637989
Date of assessment:	05 October 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	86.86 m²	2.72 m

Living area:	51.55 m² (fraction 0.593)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
3	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.74	1
3	16mm or more	0.85	0.42	1.3	3.87	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	West	2	2.42
2	Windows (1)	Ext wall	West	3.2	2.42
3	Windows (1)	Ext wall	West	1.6	2.42
4	Windows (1)	Ext wall	South	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	64.18	18.51	45.67	0.17	0	False	N/A
Int wall	7.92	1.89	6.03	0.2	0	False	N/A
Internal Elements							
Party Elements							
Wall	48.87						N/A

SAP Input

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.1082

	Length	Psi-value		
[Approved]	8.55	0.3	E2	Other lintels (including other steel lintels)
[Approved]	23.56	0.05	E4	Jamb
[Approved]	34.08	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	5.86	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	8.55	0.09	E16	Corner (normal)
	8.55	0	E17	Corner (inverted internal area greater than external area)
[Approved]	8.16	0.06	E18	Party wall between dwellings
[Approved]	0	0.16	E5	
	0	0.12	E25	
	0	0.07	E22	
	0	0.08	E14	
	44.56	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.49 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff

In Smoke Control Area: No

Conservatory: No conservatory

Low energy lights: 100%

Terrain type: Low rise urban / suburban

EPC language: English

SAP Input

Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.265 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.57
Printed on 06 October 2022 at 11:12:17

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 55.67m²
Site Reference : Hornsey Town Hall **Plot Reference:** AN36
Address : Flat N 36, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	19.55 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	10.19 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	50.1 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	48.8 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	(no roof)		
Openings	1.27 (max. 2.00)	1.30 (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	3.61	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: West	4.84m²
Windows facing: West	7.74m²
Windows facing: South	2.06m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.6 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AN36

Address:	Flat N 36, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637990
Date of assessment:	05 October 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	55.67 m²	2.72 m

Living area:	51.55 m² (fraction 0.593)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
4	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	4.84	1
2	16mm or more	0.85	0.42	1.3	7.74	1
4	16mm or more	0.85	0.42	1.3	2.06	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	West	2	2.42
2	Windows (1)	Ext wall	West	3.2	2.42
4	Windows (1)	Ext wall	South	0.85	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	39.15	14.64	24.51	0.17	0	False	N/A
Int wall	34.21	1.89	32.32	0.2	0	False	N/A
Internal Elements							
Party Elements							
Wall	21.83						N/A

Thermal bridges:

SAP Input

Thermal bridges:	User-defined (individual PSI-values) Y-Value = 0.112			
	Length	**Psi-value**		
[Approved]	6.95	0.3	E2	Other lintels (including other steel lintels)
[Approved]	18.72	0.05	E4	Jamb
[Approved]	25.42	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	24.52	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	17.1	0.09	E16	Corner (normal)
	10.88	0	E17	Corner (inverted internal area greater than external area)
[Approved]	2.72	0.06	E18	Party wall between dwellings
[Approved]	0	0.16	E5	
	0	0.12	E25	
	0	0.07	E22	
	0	0.08	E14	
	15.32	0	P3	Intermediate floor between dwellings (in blocks of flats)
	0	0.16	P1	

Ventilation:

Pressure test:	Yes (As built)
Ventilation:	Balanced with heat recovery Number of wet rooms: Kitchen + 1 Ductwork: Insulation, rigid Approved Installation Scheme: True
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:	3.61 (Assessed dwelling is tested)

Main heating system:

Main heating system:	Community heating schemes Heat source: Community CHP heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7 Heat source: Community boilers heat from boilers – mains gas, heat fraction 0.4, efficiency 95 Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control:	Charging system linked to use of community heating, programmer and TRVs Control code: 2306

Secondary heating system:

Secondary heating system:	None

Water heating:

Water heating:	From main heating system Water code: 901 Fuel :heat from boilers – mains gas No hot water cylinder Solar panel: False

Others:

Electricity tariff:	Standard Tariff
In Smoke Control Area:	No
Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1

SAP Input

	Installed Peak power: 0.17 Tilt of collector: 30° Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.57
Printed on 06 October 2022 at 11:12:14

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 49.37m²
Site Reference : Hornsey Town Hall **Plot Reference:** AN41
Address : Flat N 41, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	24.35 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	14.05 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	70.3 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	77.4 kWh/m²	
		Fail

Excess energy = 7.11 kg/m² (10.1 %)

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	**OK**
Openings	1.28 (max. 2.00)	1.30 (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	3.52	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights		
Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**
8 Mechanical ventilation		
Continuous supply and extract system		
Specific fan power:	0.76	
Maximum	1.5	**OK**
MVHR efficiency:	91%	
Minimum	70%	**OK**
9 Summertime temperature		
Overheating risk (Thames valley):	High	**Fail**
Based on:		
Overshading:	Average or unknown	
Windows facing: West	21.78m²	
Ventilation rate:	3.00	
Blinds/curtains:	None	
10 Key features		
Air permeablility	3.5 m³/m²h	
Doors U-value	1 W/m²K	
Party Walls U-value	0 W/m²K	
Community heating, heat from boilers – mains gas		
Photovoltaic array		

SAP Input

Property Details: AN41

Address:	Flat N 41, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637991
Date of assessment:	05 October 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	49.37 m²	2.85 m

Living area:	45.17 m² (fraction 0.522)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	7.26	3

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	West	3	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	41.72	21.78	19.94	0.17	0	False	N/A
Int wall	22.68	1.89	20.79	0.2	0	False	N/A
Roof	79.37	0	79.37	0.18	0		N/A
Internal Elements							
Party Elements							
Wall	21.05						N/A

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.0739

	Length	**Psi-value**		
[Approved]	9.9	0.3	E2	Other lintels (including other steel lintels)
[Approved]	18.72	0.05	E4	Jamb

SAP Input

[Approved]	16.95	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	15.92	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	8.55	0.09	E16	Corner (normal)
	0	0	E17	Corner (inverted internal area greater than external area)
[Approved]	2.85	0.06	E18	Party wall between dwellings
	2.85	0.12	E25	Staggered party wall between dwellings
	16.95	0.08	E14	Flat roof
[Approved]	0	0.16	E5	
	0	0.07	E22	
	7.39	0	P3	Intermediate floor between dwellings (in blocks of flats)
	7.39	0.24	P4	Roof (insulation at ceiling level)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.52 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff

In Smoke Control Area: No

Conservatory: No conservatory

Low energy lights: 100%

Terrain type: Low rise urban / suburban

EPC language: English

Wind turbine: No

Photovoltaics: Photovoltaic 1
Installed Peak power: 0.15
Tilt of collector: 30°
Overshading: None or very little

SAP Input

	Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.57
Printed on 06 October 2022 at 11:12:12

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 69.52m²
Site Reference : Hornsey Town Hall **Plot Reference:** AN42
Address : Flat N 42, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	18.97 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	10.46 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	53.9 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	52.5 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	**OK**
Openings	1.27 (max. 2.00)	1.30 (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	3.84	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	14.52m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.8 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

WHITECODE CONSULTING

Property Details: AN42

Address:	Flat N 42, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637992
Date of assessment:	05 October 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	69.52 m²	2.85 m

Living area:	35.21 m² (fraction 0.506)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	7.26	2

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	3	2.42

Overshading:	Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	50.19	14.52	35.67	0.17	0	False	N/A
Int wall	14.4	1.89	12.51	0.2	0	False	N/A
Roof	69.52	0	69.52	0.18	0		N/A
Internal Elements							
Party Elements							
Wall	41.15						N/A

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.0784

	Length	**Psi-value**		
[Approved]	6.9	0.3	E2	Other lintels (including other steel lintels)
[Approved]	13.88	0.05	E4	Jamb

SAP Input

[Approved]	17.61	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	10.1	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	2.85	0.09	E16	Corner (normal)
	2.85	0	E17	Corner (inverted internal area greater than external area)
[Approved]	5.7	0.06	E18	Party wall between dwellings
	2.85	0.12	E25	Staggered party wall between dwellings
	17.61	0.08	E14	Flat roof
[Approved]	0	0.16	E5	
	0	0.07	E22	
	14.44	0	P3	Intermediate floor between dwellings (in blocks of flats)
	14.44	0.24	P4	Roof (insulation at ceiling level)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.84 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff

In Smoke Control Area: No

Conservatory: No conservatory

Low energy lights: 100%

Terrain type: Low rise urban / suburban

EPC language: English

Wind turbine: No

Photovoltaics: Photovoltaic 1
Installed Peak power: 0.212
Tilt of collector: 30°
Overshading: None or very little

SAP Input

	Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.57
Printed on 06 October 2022 at 11:12:10

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 46.6m²
Site Reference : Hornsey Town Hall **Plot Reference:** AN43
Address : Flat N 43, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	21.85 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	11.65 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	57.3 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	57.5 kWh/m²	
		Fail

Excess energy = 0.22 kg/m² (00.4 %)

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	**OK**
Openings	1.26 (max. 2.00)	1.30 (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	3.76	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	7.26m²
Windows facing: East	3.92m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.8 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AN43

Address:	Flat N 43, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637993
Date of assessment:	05 October 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	46.6 m²	2.85 m

Living area:	26.51 m² (fraction 0.569)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	7.26	1
2	16mm or more	0.85	0.42	1.3	3.92	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	3	2.42
2	Windows (1)	Ext wall	East	1.62	2.42

Overshading: Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	27.3	11.18	16.12	0.17	0	False	N/A
Int wall	22.02	1.89	20.13	0.2	0	False	N/A
Roof	46.6	0	46.6	0.18	0		N/A
Internal Elements							
Party Elements							
Wall	36.35						N/A

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.0951

	Length	**Psi-value**		
[Approved]	5.52	0.3	E2	Other lintels (including other steel lintels)

SAP Input

[Approved]	13.88	0.05	E4	Jamb
[Approved]	9.58	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	15.46	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	5.7	0.09	E16	Corner (normal)
	5.7	0	E17	Corner (inverted internal area greater than external area)
[Approved]	5.7	0.06	E18	Party wall between dwellings
	2.85	0.12	E25	Staggered party wall between dwellings
	9.58	0.08	E14	Flat roof
[Approved]	0	0.16	E5	
	0	0.07	E22	
	12.75	0	P3	Intermediate floor between dwellings (in blocks of flats)
	12.75	0.24	P4	Roof (insulation at ceiling level)
	0	0.16	P1	

Ventilation:

Pressure test:	Yes (As built)
Ventilation:	Balanced with heat recovery Number of wet rooms: Kitchen + 1 Ductwork: Insulation, rigid Approved Installation Scheme: True
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:	3.76 (Assessed dwelling is tested)

Main heating system:

Main heating system:	Community heating schemes Heat source: Community CHP heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7 Heat source: Community boilers heat from boilers – mains gas, heat fraction 0.4, efficiency 95 Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control:	Charging system linked to use of community heating, programmer and TRVs Control code: 2306

Secondary heating system:

Secondary heating system:	None

Water heating:

Water heating:	From main heating system Water code: 901 Fuel :heat from boilers – mains gas No hot water cylinder Solar panel: False

Others:

Electricity tariff:	Standard Tariff
In Smoke Control Area:	No
Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.18 Tilt of collector: 30°

SAP Input

	Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.57
Printed on 06 October 2022 at 11:12:07

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 67.98m²
Site Reference : Hornsey Town Hall **Plot Reference:** AN44
Address : Flat N 44, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	18.12 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	9.56 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	49.4 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	48.5 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.19 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	**OK**
Openings	1.27 (max. 2.00)	1.30 (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	3.75	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	14.52m²
Windows facing: East	3.92m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.8 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AN44

Address:	Flat N 44, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637994
Date of assessment:	05 October 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	67.98 m²	2.85 m

Living area:	28.29 m² (fraction 0.416)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	7.26	2
2	16mm or more	0.85	0.42	1.3	3.92	1

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	3	2.42
2	Windows (1)	Ext wall	East	1.62	2.42

Overshading: Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	34.63	18.44	16.19	0.17	0	False	N/A
Int wall	22.02	1.89	20.13	0.2	0	False	N/A
Roof	45.29	0	45.29	0.18	0		N/A
Internal Elements							
Party Elements							
Wall	33.89						N/A

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.0931

	Length	**Psi-value**		
[Approved]	8.52	0.3	E2	Other lintels (including other steel lintels)

SAP Input

[Approved]	18.72	0.05	E4	Jamb
[Approved]	12.15	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	16.52	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	2.85	0.09	E16	Corner (normal)
	2.85	0	E17	Corner (inverted internal area greater than external area)
[Approved]	11.4	0.06	E18	Party wall between dwellings
	0	0.12	E25	Staggered party wall between dwellings
	12.15	0.08	E14	Flat roof
[Approved]	0	0.16	E5	
	0	0.07	E22	
	11.89	0	P3	Intermediate floor between dwellings (in blocks of flats)
	8.68	0.24	P4	Roof (insulation at ceiling level)
	0	0.16	P1	

Ventilation:

Pressure test: Yes (As built)

Ventilation: Balanced with heat recovery
Number of wet rooms: Kitchen + 1
Ductwork: Insulation, rigid
Approved Installation Scheme: True

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: 3.75 (Assessed dwelling is tested)

Main heating system:

Main heating system: Community heating schemes
Heat source: Community CHP
heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7
Heat source: Community boilers
heat from boilers – mains gas, heat fraction 0.4, efficiency 95
Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control: Charging system linked to use of community heating, programmer and TRVs
Control code: 2306

Secondary heating system:

Secondary heating system: None

Water heating:

Water heating: From main heating system
Water code: 901
Fuel :heat from boilers – mains gas
No hot water cylinder
Solar panel: False

Others:

Electricity tariff: Standard Tariff

In Smoke Control Area: No

Conservatory: No conservatory

Low energy lights: 100%

Terrain type: Low rise urban / suburban

EPC language: English

Wind turbine: No

Photovoltaics: Photovoltaic 1
Installed Peak power: 0.27
Tilt of collector: 30°

SAP Input

	Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No

Regulations Compliance Report

Approved Document L1A, 2013 Edition, England assessed by Stroma FSAP 2012 program, Version: 1.0.5.57
Printed on 06 October 2022 at 11:12:05

Project Information:

Assessed By: Ellen Huelin (STRO036601) **Building Type:** Flat

Dwelling Details:

NEW DWELLING AS BUILT Total Floor Area: 65.61m²
Site Reference : Hornsey Town Hall **Plot Reference:** AN45
Address : Flat N 45, Uren House, 1 Farnfield Close, LONDON, N8 9FF

Client Details:

Name:
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 (c), Mains gas (c)
Fuel factor: 1.00 (mains gas (c), mains gas (c))

Target Carbon Dioxide Emission Rate (TER)	18.61 kg/m²	
Dwelling Carbon Dioxide Emission Rate (DER)	9.99 kg/m²	**OK**

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	50.9 kWh/m²	
Dwelling Fabric Energy Efficiency (DFEE)	48.1 kWh/m²	
		OK

2 Fabric U-values

Element	Average	Highest	
External wall	0.18 (max. 0.30)	0.20 (max. 0.70)	**OK**
Party wall	0.00 (max. 0.20)	-	**OK**
Floor	(no floor)		
Roof	0.18 (max. 0.20)	0.18 (max. 0.35)	**OK**
Openings	1.27 (max. 2.00)	1.30 (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	3.66	
Maximum	10.0	**OK**

4 Heating efficiency

Main Heating system: Community heating schemes - mains gas

Secondary heating system: None

5 Cylinder insulation

Hot water Storage: No cylinder

6 Controls

Space heating controls	Charging system linked to use of community heating, programmer and TRVs	**OK**
Hot water controls:	No cylinder thermostat	
	No cylinder	

Regulations Compliance Report

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100.0%	
Minimum	75.0%	**OK**

8 Mechanical ventilation

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

9 Summertime temperature

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

Based on:

Overshading:	Average or unknown
Windows facing: East	7.26m²
Windows facing: East	7.84m²
Ventilation rate:	3.00
Blinds/curtains:	None

10 Key features

Air permeablility	3.7 m³/m²h
Doors U-value	1 W/m²K
Party Walls U-value	0 W/m²K
Community heating, heat from boilers – mains gas	
Photovoltaic array	

SAP Input

Property Details: AN45

Address:	Flat N 45, Uren House, 1 Farnfield Close, LONDON, N8 9FF
Located in:	England
Region:	Thames valley
UPRN:	UPRN-010095637995
Date of assessment:	05 October 2022
Date of certificate:	06 October 2022
Assessment type:	New dwelling as built
Transaction type:	Marketed sale
Tenure type:	Owner-occupied
Related party disclosure:	No related party
Thermal Mass Parameter:	Indicative Value Medium
Water use <= 125 litres/person/day:	True
PCDF Version:	506

Property description:

Dwelling type:	Flat
Detachment:	
Year Completed:	2020

Floor Location:	Floor area:	Storey height:
Floor 0	65.61 m²	2.85 m

Living area:	28.13 m² (fraction 0.429)
Front of dwelling faces:	Unspecified

Opening types:

Name:	Source:	Type:	Glazing:	Argon:	Frame:
1	Manufacturer	Solid			Wood
1	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U
2	Manufacturer	Windows	low-E, En = 0.15, hard coat	No	PVC-U

Name:	**Gap:**	**Frame Factor:**	**g-value:**	**U-value:**	**Area:**	**No. of Openings:**
1	mm	0.7	0	1	1.89	1
1	16mm or more	0.85	0.42	1.3	7.26	1
2	16mm or more	0.85	0.42	1.3	3.92	2

Name:	Type-Name:	Location:	Orient:	Width:	Height:
1	Door (1)	Int wall	South	0.9	2.1
1	Windows (1)	Ext wall	East	3	2.42
2	Windows (1)	Ext wall	East	1.62	2.42

Overshading: Average or unknown

Opaque Elements:

Type:	Gross area:	Openings:	Net area:	U-value:	Ru value:	Curtain wall:	Kappa:
External Elements							
Ext wall	49.28	15.1	34.18	0.17	0	False	N/A
Int wall	11.6	1.89	9.71	0.2	0	False	N/A
Roof	42.7	0	42.7	0.18	0		N/A
Internal Elements							
Party Elements							
Wall	37.67						N/A

Thermal bridges:

Thermal bridges: User-defined (individual PSI-values) Y-Value = 0.0904

	Length	**Psi-value**		
[Approved]	7.14	0.3	E2	Other lintels (including other steel lintels)

SAP Input

[Approved]	18.72	0.05	E4	Jamb
[Approved]	17.29	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	14.35	0.07	E7	Party floor between dwellings (in blocks of flats)
[Approved]	5.7	0.09	E16	Corner (normal)
	2.85	0	E17	Corner (inverted internal area greater than external area)
[Approved]	8.55	0.06	E18	Party wall between dwellings
	0	0.12	E25	Staggered party wall between dwellings
	17.29	0.08	E14	Flat roof
[Approved]	0	0.16	E5	
	0	0.07	E22	
	13.22	0	P3	Intermediate floor between dwellings (in blocks of flats)
	6.92	0.24	P4	Roof (insulation at ceiling level)
	0	0.16	P1	

Ventilation:

Pressure test:	Yes (As built)
Ventilation:	Balanced with heat recovery Number of wet rooms: Kitchen + 1 Ductwork: Insulation, rigid Approved Installation Scheme: True
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:	3.66 (Assessed dwelling is tested)

Main heating system:

Main heating system:	Community heating schemes Heat source: Community CHP heat from boilers – mains gas, heat fraction 0.6, efficiency 87.7 Heat source: Community boilers heat from boilers – mains gas, heat fraction 0.4, efficiency 95 Piping>=1991, pre-insulated, low temp, variable flow

Main heating Control:

Main heating Control:	Charging system linked to use of community heating, programmer and TRVs Control code: 2306

Secondary heating system:

Secondary heating system:	None

Water heating:

Water heating:	From main heating system Water code: 901 Fuel :heat from boilers – mains gas No hot water cylinder Solar panel: False

Others:

Electricity tariff:	Standard Tariff
In Smoke Control Area:	No
Conservatory:	No conservatory
Low energy lights:	100%
Terrain type:	Low rise urban / suburban
EPC language:	English
Wind turbine:	No
Photovoltaics:	Photovoltaic 1 Installed Peak power: 0.2 Tilt of collector: 30°

SAP Input

	Overshading: None or very little Collector Orientation: South
Assess Zero Carbon Home:	No