

West Road Tottenham

Energy Strategy Report

Issue 1 – Tender

6th October 2025



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REVISIONS

Issue	Description	Date
1	Tender Issue	06/10/2025

EXECUTIVE SUMMARY

This Energy Strategy Report has been prepared to support the tender package in connection with the proposed development of a new industrial building, located at West Road, Tottenham.

The report seeks to demonstrate how compliance with the following can be achieved:

- Building Regulations Part L2A 2021

The report also advises on the following:

- Draft EPC ratings

All calculations undertaken within the report are based on the developer's specification for the shell building with future fitout allowances for the warehouse areas.

Building Regulations Part L2A 2021

The calculated **TER/BER** 'As Designed', is as follows:

TER (kgCO ₂ /m ² /yr)	BER (kgCO ₂ /m ² /yr)	TPER (kWh/m ² /yr)	BPER (kWh/m ² /yr)	Part L2 Compliance	Draft EPC Rating
3.17	-0.40	33.86	-7.20	PASS	A+(-2)

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1.0 INTRODUCTION

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1.1 Building Regulations Part L Volume 2 (2021 Edition)

1.2.1 Energy Performance

All new buildings must be built to a minimum standard of total energy performance. This is evaluated by comparing calculations of the performance of the 'actual building' against calculations of the performance of a theoretical building, called the 'notional building'. This must be carried out both at the design stage and when work is complete.

1.2.2 Limiting Standards

The performance of the building fabric and building services systems must also be no worse than the limiting standards set out in the Approved Document.

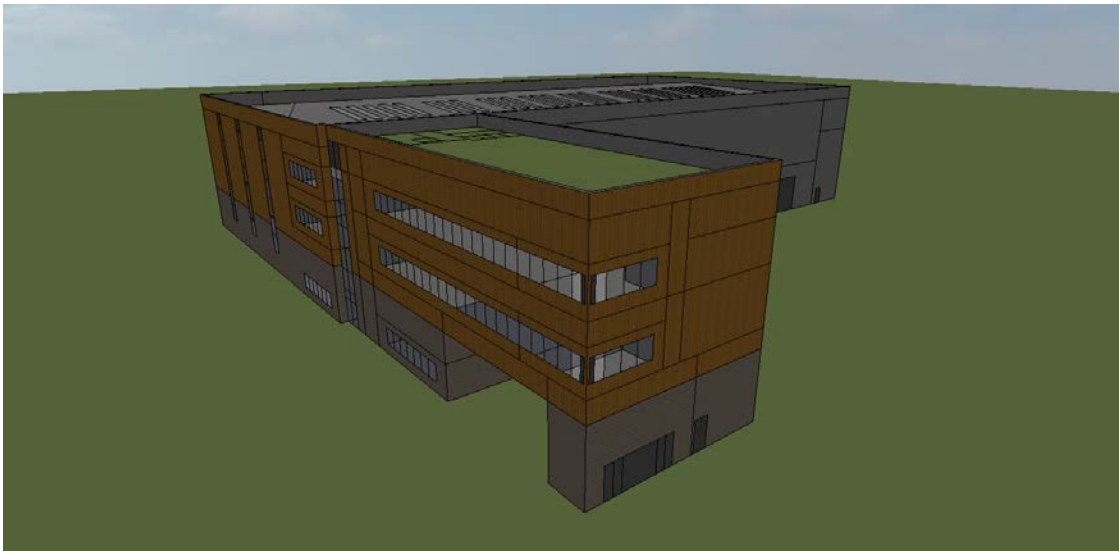
1.2 Draft Energy Performance Certificate (EPC) Ratings

An EPC 'A+' rating is being targeted as a minimum requirement. This report advises the draft EPC rating based on the **TER** and **BER** figures derived from the Building Regulations Part L Volume 2 (2021 Edition) energy performance calculations.

3.0 APPROACH & METHODOLOGY

3.1 Energy Calculations

All energy calculations undertaken as part of this report have been carried out using the SBEM calculation methodology, in accordance with the requirements of Building Regulations Part L Volume 2 (2021), using IES Apache software as the interface tool.



IES Building Model – North Elevations



IES Building Model – West Elevations



IES Building Model – East Elevations



IES Building Model – Warehouse Internal View

3.2 Future Fit-Out Allowances

Where services are not being installed as part of the as part of the developers works (i.e. services to warehouse area) allowances have been made in the calculations for future fitting out in accordance with the requirements of Building Regulations Part L2.

Details of these allowances are presented in **Appendix 1** Design Criteria for Enhanced Building.

4.0 RESULTS SUMMARY

4.1 Building Regulations Part L Volume 2 (2021 Edition) - CO₂ Emissions

The calculated **TER/BER** for the building is as follows:

TER (kgCO ₂ /m ² /yr)	BER (kgCO ₂ /m ² /yr)	Part L2 Compliance
3.17	-0.40	Pass

Refer to BRUKL output document in Appendix 2.

4.2 Building Regulations Part L Volume 2 (2021 Edition) - Primary Energy

The calculated **TPER/BPER** for the building is as follows:

TPER (kWh/m ² /yr)	BPER (kWh/m ² /yr)	Part L2 Compliance
33.86	-7.20	Pass

Refer to BRUKL output document in Appendix 2.

4.3 Building Regulations Part L Volume 2 (2021 Edition) - Minimum Standards

The performance of the building fabric and building services systems for the building is no worse than the design limits set out in the Approved Document. Refer to BRUKL output document in Appendix 2.

4.4 Draft Energy Performance Certificate (EPC) Ratings

The predicted Energy Performance Certificate (EPC) rating for the building is as follows:

EPC Rating
A+ (-2)

Refer to Appendix 3 for a copy of the draft EPC certificate.

APPENDIX 1 – Building & M&E Design Data

BUILDING DATA

<u>Building Address</u>	-	West Road, Tottenham
<u>SBEM Weather File</u>	-	London
<u>Building Form & Orientation</u>	-	As PRC Planning Issue drawings
<u>SBEM Building Type</u>	-	B2-B7 General Industrial

U-Values

External Walls	-	0.26 W/m ² K
Roof	-	0.16 W/m ² K
Exposed Floor	-	0.18 W/m ² K
Exposed Soffit	-	0.18 W/m ² K
Windows/Curtain Walling	-	1.60 W/m ² K (average inc. frame)
Spandrel Panels	-	0.26 W/m ² K (average inc. frame)
Roof-lights	-	1.30 W/m ² K
Personnel Doors	-	1.60 W/m ² K (average inc. frame)
Loading Bay Doors	-	1.30 W/m ² K (average inc. frame)

General Glazing Data

Type	-	Pilkington Suncool 66/33
g-Value	-	36%
Light Transmission Value	-	66%

Rooflight Data

Area	-	8% of Warehouse Floor Area
g-value	-	43%
Light Transmittance	-	45%

Above-grade Wall and Vertical Glazing Area by Orientation			
Orientation	Above-grade wall area (m ²)	Vertical glazing area (m ²)	Vertical glazing area (%)
North	1537.3	12.9	0.8
East	1199.8	209	17.4
South	1461.3	19.3	1.3
West	1199.8	106.6	8.9
Horizontal	4255.9	297.5	7

<u>Air Permeability</u>	-	3.0m ³ /hr/m ²
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M&E SYSTEM DATA

AC Heating/Cooling System (HVAC System 1)

System Type	-	Variable Refrigerant Flow
Heating/Cooling Generator	-	Air Source Heat Pump
Fuel	-	Electricity
Heating COP	-	4.38
Cooling EER/SEER	-	2.96/7.48
System Sub-Metered	-	Yes
'Out of Range' Meter Monitoring	-	No

Air Source Heat Pump Radiator Heating System (HVAC System 2)

System Type	-	Central heating using water: radiator
Heating Generator	-	Air Source Heat Pump
Fuel	-	Electricity
Heating COP	-	4.6
Pump Type	-	Constant Speed
System Sub-Metered	-	Yes
'Out of Range' Meter Monitoring	-	No

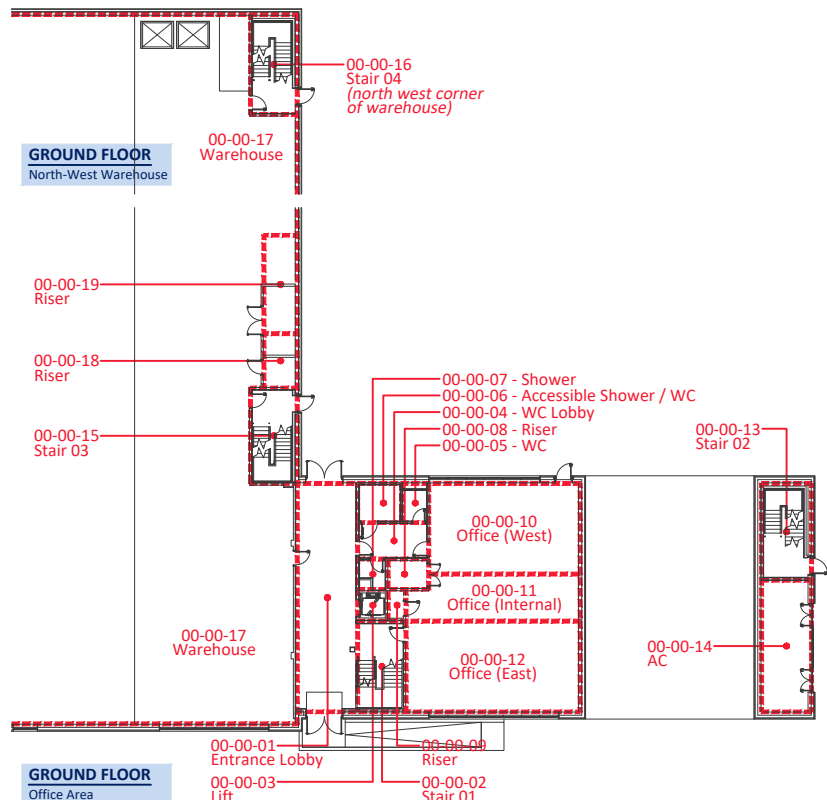
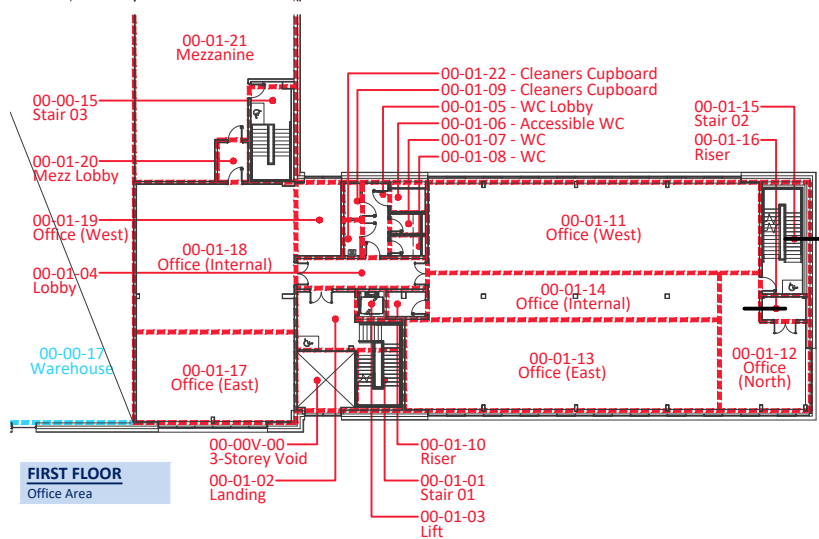
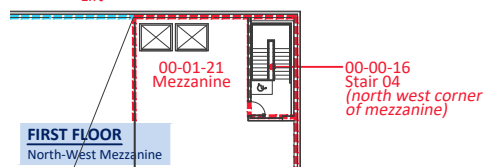
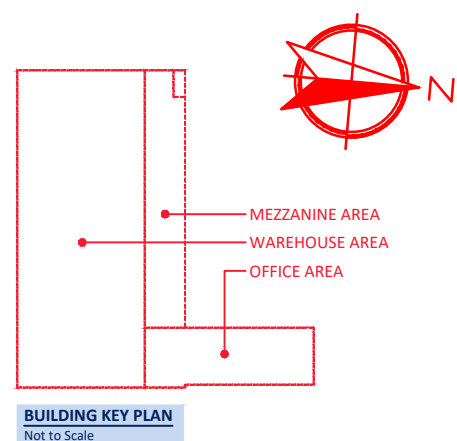
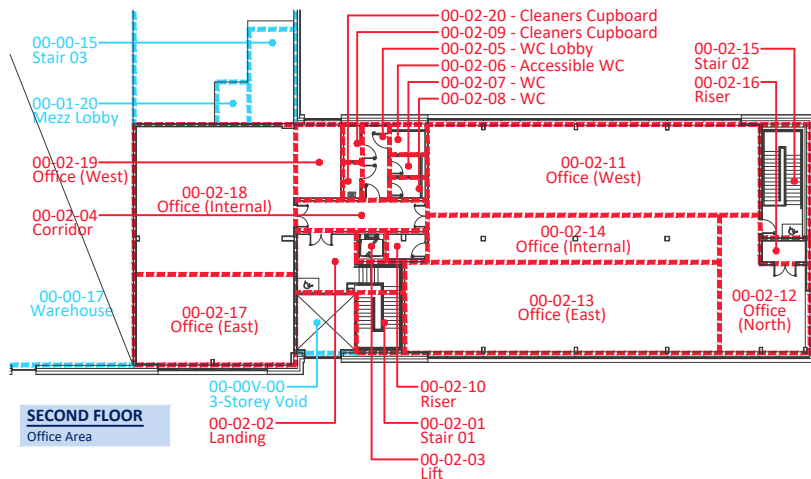
AC Heating/Cooling System B. Regs Min (HVAC System 3)

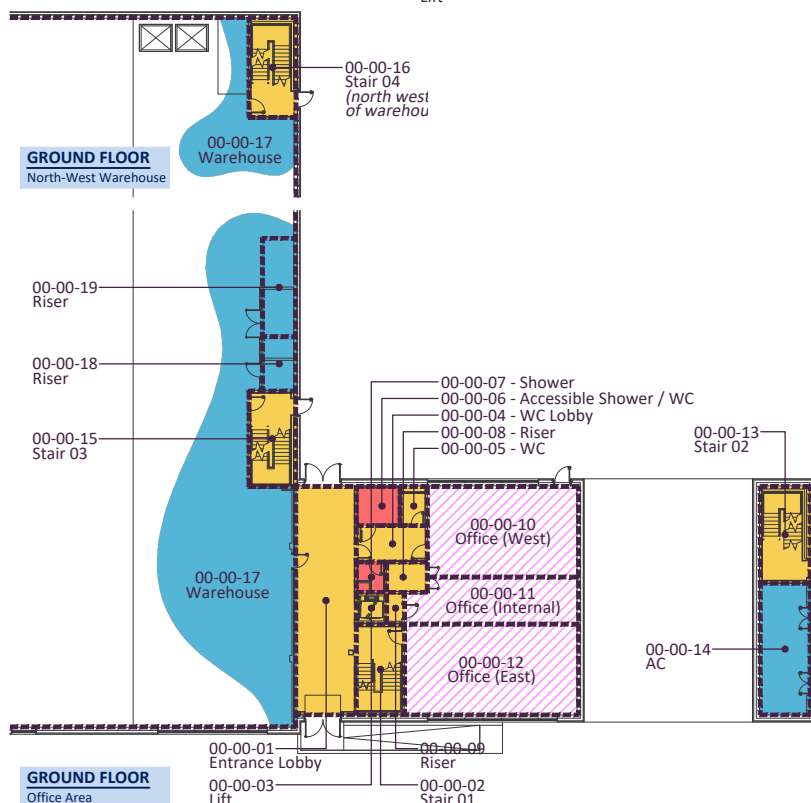
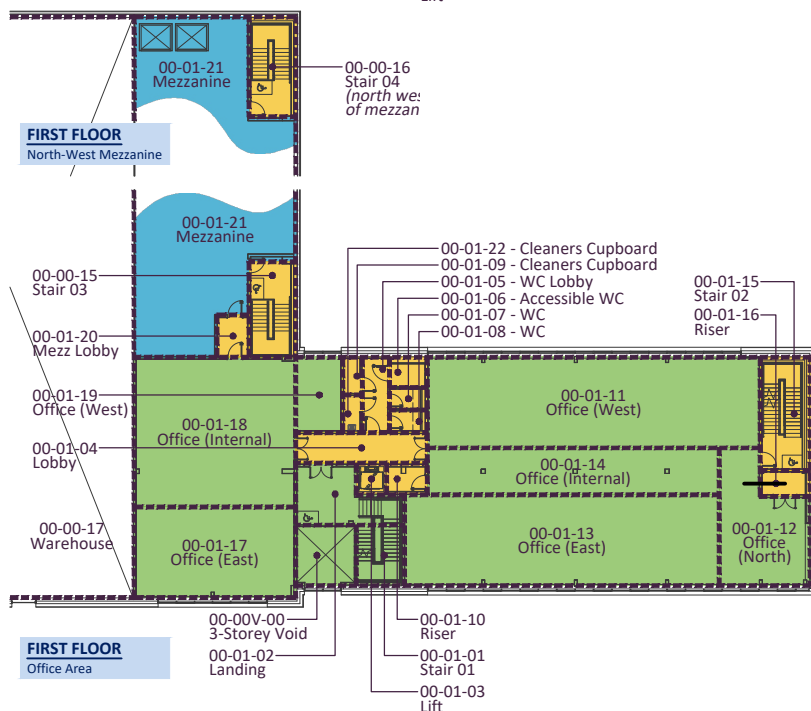
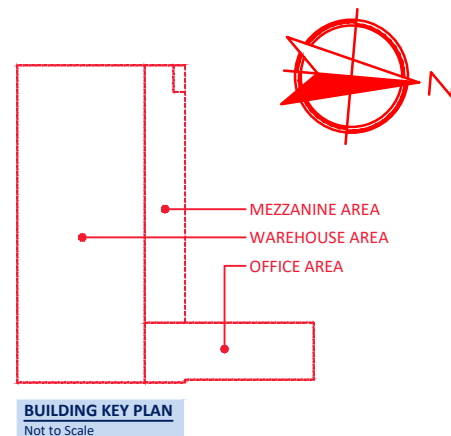
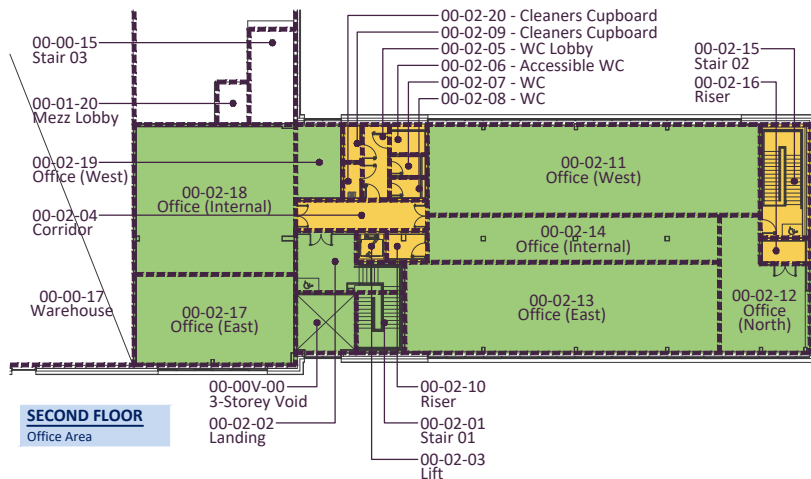
System Type	-	Variable Refrigerant Flow
Heating/Cooling Generator	-	Air Source Heat Pump
Fuel	-	Electricity
Heating COP	-	2.5
Cooling EER/SEER	-	2.5/5.0
System Sub-Metered	-	Yes
'Out of Range' Meter Monitoring	-	No

Domestic Hot Water System (DHW System 1)

Generator Type	-	Heat Pump
Fuel Type	-	Electricity
Generator Seasonal Efficiency	-	460%
Storage Size	-	230l
Storage Losses	-	0.0078kWh/l/day
Secondary Circulation	-	No – 10% Trace Heating allowance

<u>Electric Power Factor</u>	-	>0.95
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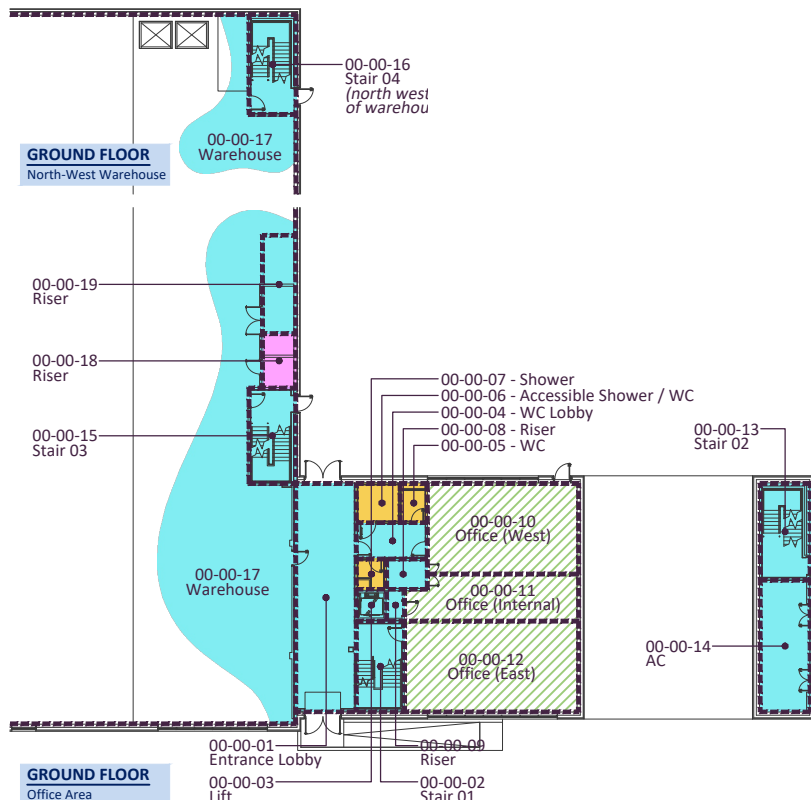
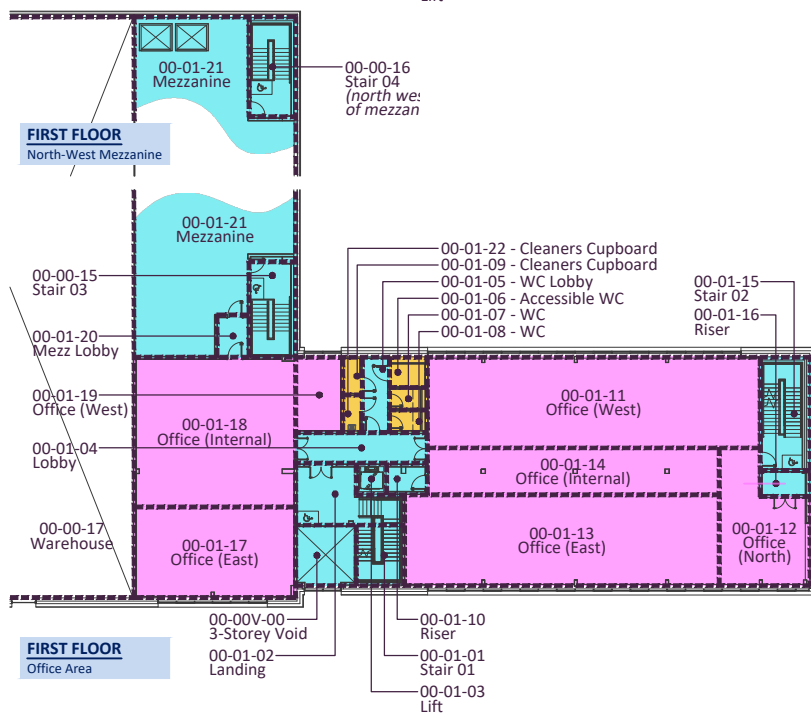
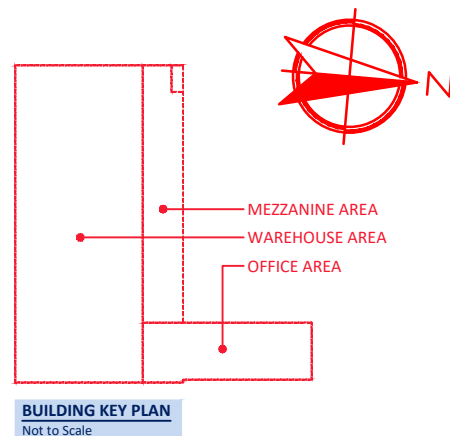
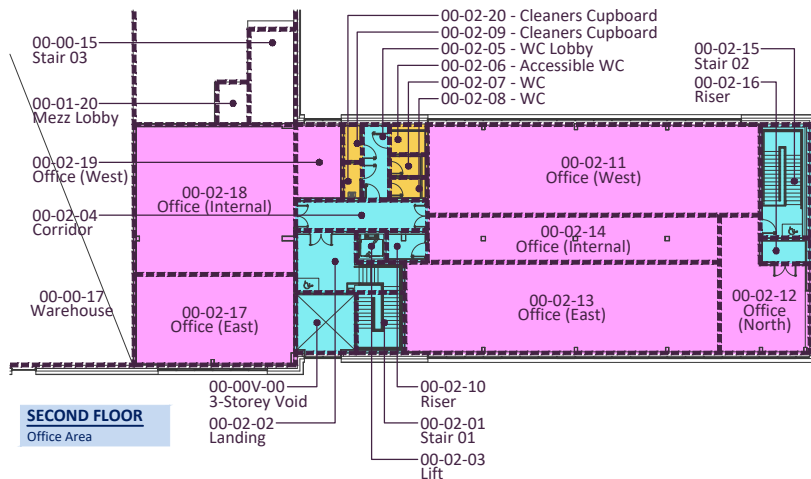




HATCH COLOUR	PLANT	SYSTEM TYPE	EFFICIENCY
		HO HEATING / COOLING	N/A
		LTHW HEATING (WALL MOUNTED) (ASHP GENERATED)	COP = 4.60
		LTHW HEATING (TOWEL RAIL) (ASHP GENERATED)	COP = 3.50
		VRF/MULTI-SPLIT AIR CONDITIONING UNIT	SEER = 7.35 COP = 4.11
			SEER = 5.00 COP = 2.50 (B. REGS MIN)



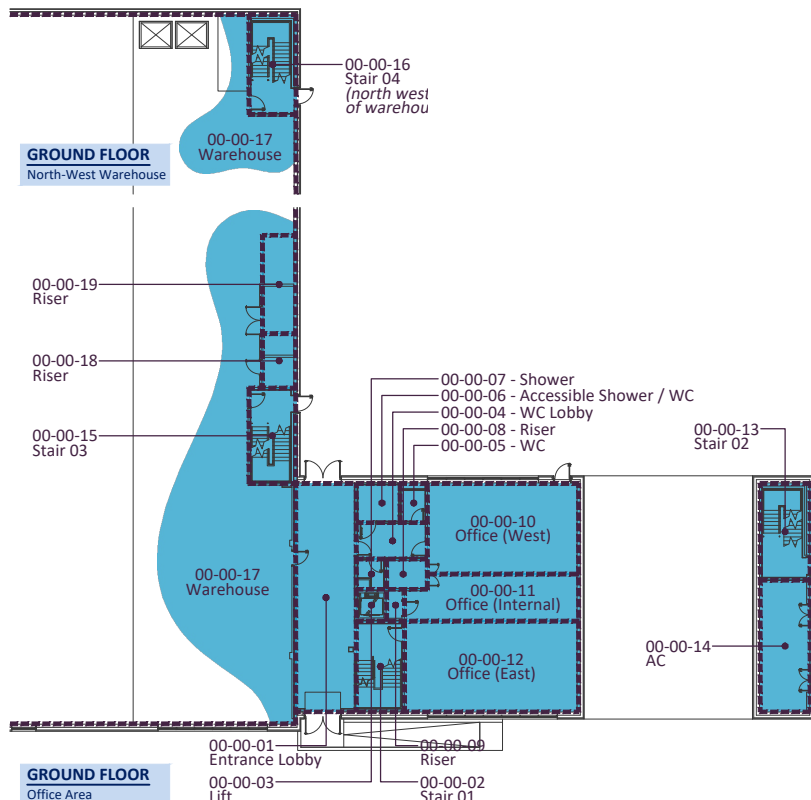
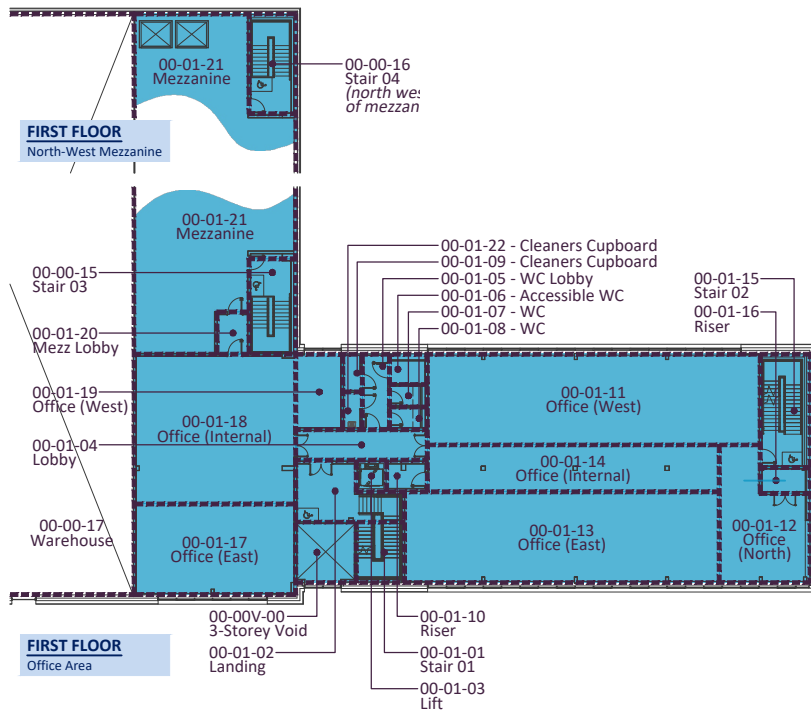
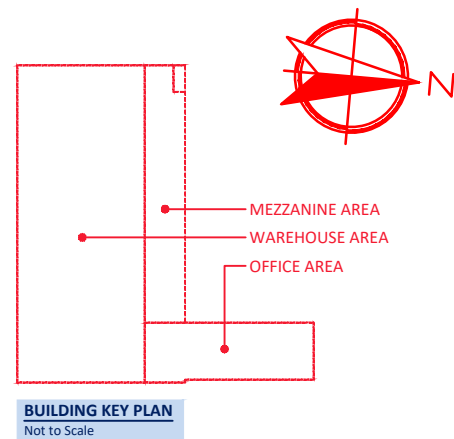
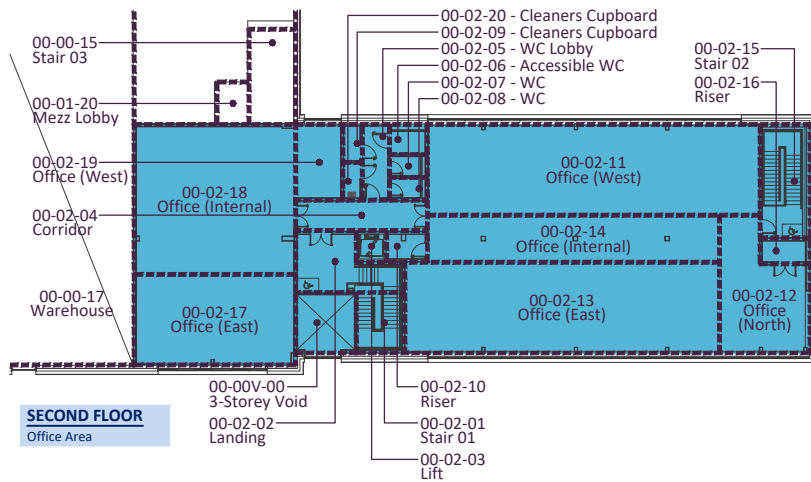
DENOTES FUTURE SERVICE ALLOWANCES B. REGS MIN STANDARD APPLIED



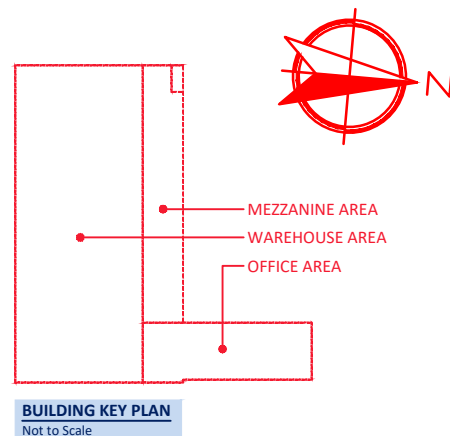
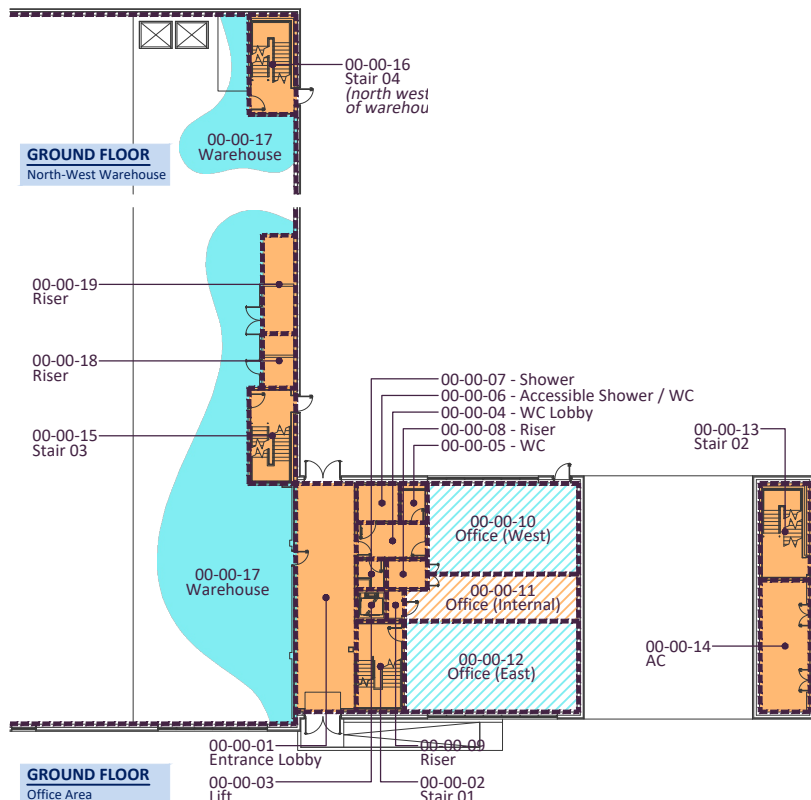
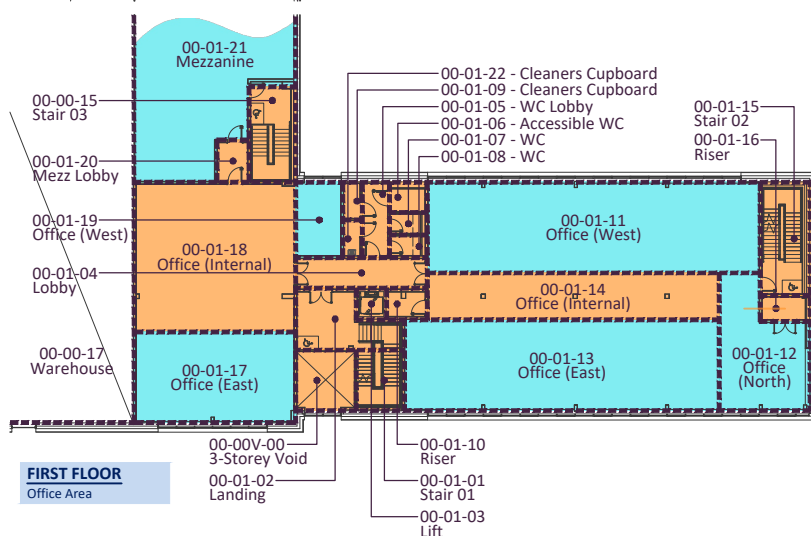
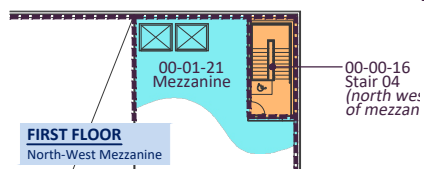
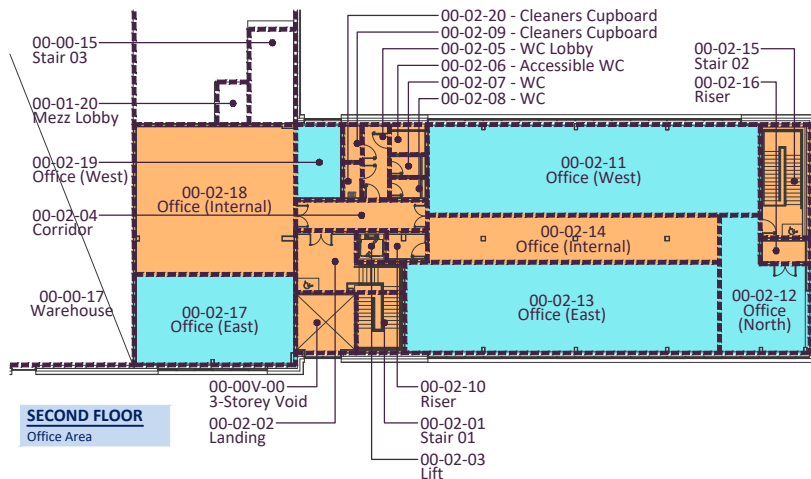
HATCH COLOUR	PLANT	SYSTEM TYPE	SFP
		ZONAL EXTRACT FAN	0.5 W/l/s
		NATURAL VENTILATION / INFILTRATION	N/A
		HEAT RECOVERY UNIT	1.1 W/l/s
			1.5 W/l/s (B. REGS MIN)



DENOTES FUTURE SERVICE ALLOWANCES B. REGS MIN STANDARD APPLIED



HATCH COLOUR	PLANT	SYSTEM TYPE	RETURN LOOP
		AIR SOURCE HEAT PUMP STORAGE HEATER	10% TRACE HEATING ALLOWANCE



HATCH COLOUR	CONTROL ZONE
	AUTO ON/OFF via PIR
	AUTO ON/OFF via PIR with DAYLIGHTING

ZONE NAME	POWER CONSUMPTION
Entrance Foyer	2.5 W/m ² /100 LUX @ 330 LUX
Stairs	5.51 W/m ² /100 LUX @ 139 LUX
Riser	13.31 W/m ² /100 LUX @ 109 LUX
Accessible WC	2.16 W/m ² /100 LUX @ 241 LUX
Office	1.15 W/m ² /100 LUX @ 443 LUX
Landing	4.2 W/m ² /100 LUX @ 360 LUX
Single WC	3.2 W/m ² /100 LUX @ 262 LUX
WC Lobby	2.82 W/m ² /100 LUX @ 197 LUX
Warehouse	0.85 W/m ² /100 LUX @ 339 LUX

DENOTES FUTURE SERVICE ALLOWANCES B. REGS MIN STANDARD APPLIED

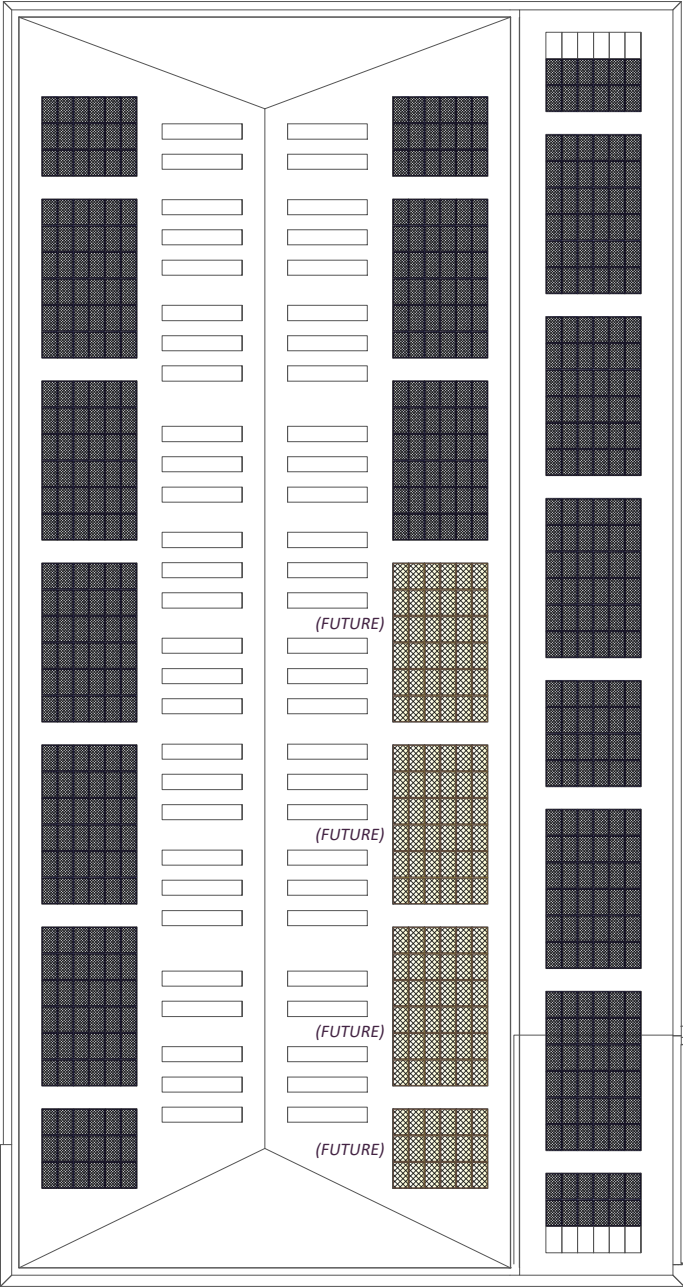
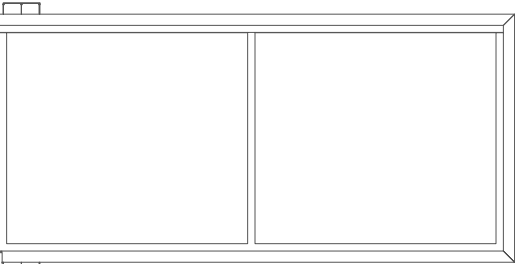
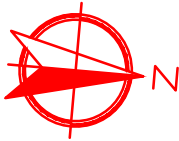


PHOTO-VOLTAIC ARRAY DETAILS	
PV AREA (m ²)	908
PV ARRAY SIZE (kWp)	190
ANNUAL CARBON SAVINGS (kg.CO ₂)	19,968
ANNUAL ENERGY SAVINGS (kWh)	158,630
ORIENTATION *	175° / 355°
INCLINATION	5.0°

* ORIENTATION MEASURED CLOCKWISE FROM NORTH



ROOF LEVEL
(NOT TO SCALE)

APPENDIX 2 – BRUKL Output Documents

Project name

West Road - Tender Model

As designed

Date: Wed Oct 08 10:10:11 2025

Administrative information

Building Details

Address: West Road - Tender Model, London,

Certifier details

Name: Aaron Batten

Telephone number: 01962 832 656

Address: Unit 22 Basepoint Business Centre, 1 Winnall Valley Road, Winchester, SO23 0LD

Certification tool

Calculation engine: Apache

Calculation engine version: 7.0.27

Interface to calculation engine: IES Virtual Environment

Interface to calculation engine version: 7.0.27

BRUKL compliance module version: v6.1.e.1

Foundation area [m²]: 571.04The CO₂ emission and primary energy rates of the building must not exceed the targets

Target CO ₂ emission rate (TER), kgCO ₂ /m ² annum	3.17
Building CO ₂ emission rate (BER), kgCO ₂ /m ² annum	-0.4
Target primary energy rate (TPER), kWh _{pe} /m ² annum	33.86
Building primary energy rate (BPER), kWh _{pe} /m ² annum	-7.2
Do the building's emission and primary energy rates exceed the targets?	BER ≤ TER BPER ≤ TPER

The performance of the building fabric and fixed building services should achieve reasonable overall standards of energy efficiency

Fabric element	U _{a-Limit}	U _{a-Calc}	U _{i-Calc}	First surface with maximum value
Walls*	0.26	0.26	0.26	00000007:Surf[6]
Floors	0.18	0.18	0.18	00000007:Surf[14]
Pitched roofs	0.16	0.16	0.16	00000040:Surf[22]
Flat roofs	0.18	0.16	0.16	00000058:Surf[0]
Windows** and roof windows	1.6	1.6	1.6	00000007:Surf[0]
Rooflights***	2.2	1.3	1.3	00000040:Surf[24]
Personnel doors [^]	1.6	1.6	1.6	00000006:Surf[2]
Vehicle access & similar large doors	1.3	1.3	1.3	00000040:Surf[14]
High usage entrance doors	3	1.6	1.6	00000007:Surf[0]

U_{a-Limit} = Limiting area-weighted average U-values [W/(m²K)]U_{a-Calc} = Calculated area-weighted average U-values [W/(m²K)]U_{i-Calc} = Calculated maximum individual element U-values [W/(m²K)]

* Automatic U-value check by the tool does not apply to curtain walls whose limiting standard is similar to that for windows.

** Display windows and similar glazing are excluded from the U-value check. *** Values for rooflights refer to the horizontal position.

[^] For fire doors, limiting U-value is 1.8 W/m²K

NB: Neither roof ventilators (inc. smoke vents) nor swimming pool basins are modelled or checked against the limiting standards by the tool.

Air permeability	Limiting standard	This building
m ³ /(h.m ²) at 50 Pa	8	3

Building services

For details on the standard values listed below, system-specific guidance, and additional regulatory requirements, refer to the Approved Documents.

Whole building lighting automatic monitoring & targeting with alarms for out-of-range values	NO
Whole building electric power factor achieved by power factor correction	>0.95

1- ASHP Htg & HWS (S2)

	Heating efficiency	Cooling efficiency	Radiant efficiency	SFP [W/(l/s)]	HR efficiency
This system	4.6	-	0.2	-	-
Standard value	2.5*	N/A	N/A	N/A	N/A
Automatic monitoring & targeting with alarms for out-of-range values for this HVAC system					NO
* Standard shown is for all types >12 kW output, except absorption and gas engine heat pumps.					

2- AC Htg & CLG (S4) (B.Reg)

	Heating efficiency	Cooling efficiency	Radiant efficiency	SFP [W/(l/s)]	HR efficiency
This system	2.5	5	0	1.5	0.75
Standard value	2.5*	N/A	N/A	2^	N/A
Automatic monitoring & targeting with alarms for out-of-range values for this HVAC system					NO
* Standard shown is for all types >12 kW output, except absorption and gas engine heat pumps.					
^ Limiting SFP may be increased by the amounts specified in the Approved Documents if the installation includes particular components.					

3- Elec Htg (S3)

	Heating efficiency	Cooling efficiency	Radiant efficiency	SFP [W/(l/s)]	HR efficiency
This system	1	-	0.2	-	-
Standard value	N/A	N/A	N/A	N/A	N/A
Automatic monitoring & targeting with alarms for out-of-range values for this HVAC system					NO

4- AC Htg & CLG (S1)

	Heating efficiency	Cooling efficiency	Radiant efficiency	SFP [W/(l/s)]	HR efficiency
This system	4.38	7.48	0	1.1	0.75
Standard value	2.5*	N/A	N/A	2^	N/A
Automatic monitoring & targeting with alarms for out-of-range values for this HVAC system					NO
* Standard shown is for all types >12 kW output, except absorption and gas engine heat pumps.					
^ Limiting SFP may be increased by the amounts specified in the Approved Documents if the installation includes particular components.					

1- ASHP Htg & HWS (S2)

	Water heating efficiency	Storage loss factor [kWh/litre per day]
This building	4.6	0.008
Standard value	2*	N/A
* Standard shown is for all types except absorption and gas engine heat pumps.		

Zone-level mechanical ventilation, exhaust, and terminal units

ID	System type in the Approved Documents
A	Local supply or extract ventilation units
B	Zonal supply system where the fan is remote from the zone
C	Zonal extract system where the fan is remote from the zone
D	Zonal balanced supply and extract ventilation system
E	Local balanced supply and extract ventilation units
F	Other local ventilation units
G	Fan assisted terminal variable air volume units
H	Fan coil units
I	Kitchen extract with the fan remote from the zone and a grease filter
NB: Limiting SFP may be increased by the amounts specified in the Approved Documents if the installation includes particular components.	

Zone name	SFP [W/(l/s)]										HR efficiency	
ID of system type	A	B	C	D	E	F	G	H	I			
Standard value	0.3	1.1	0.5	2.3	2	0.5	0.5	0.4	1		Zone	Standard
00-00-05 - WC	-	-	0.5	-	-	-	-	-	-	-	-	N/A
00-00-06 - Accessible Shower / WC	-	-	0.5	-	-	-	-	-	-	-	-	N/A
00-00-07 - Shower	-	-	0.5	-	-	-	-	-	-	-	-	N/A
00-01-06 - Accessible WC	-	-	0.5	-	-	-	-	-	-	-	-	N/A
00-01-07 - WC	-	-	0.5	-	-	-	-	-	-	-	-	N/A
00-01-08 - WC	-	-	0.5	-	-	-	-	-	-	-	-	N/A
00-01-09 - Cleaners Cupboard	-	-	0.5	-	-	-	-	-	-	-	-	N/A
00-01-22 - Cleaners Cupboard	-	-	0.5	-	-	-	-	-	-	-	-	N/A
00-02-06 - Accessible WC	-	-	0.5	-	-	-	-	-	-	-	-	N/A
00-02-07 - WC	-	-	0.5	-	-	-	-	-	-	-	-	N/A
00-02-08 - WC	-	-	0.5	-	-	-	-	-	-	-	-	N/A
00-02-09 - Cleaners Cupboard	-	-	0.5	-	-	-	-	-	-	-	-	N/A
00-02-20 - Cleaners Cupboard	-	-	0.5	-	-	-	-	-	-	-	-	N/A

General lighting and display lighting		General luminaire	Display light source	
Zone name		Efficacy [lm/W]	Efficacy [lm/W]	Power density [W/m²]
Standard value		95	80	0.3
00-00-01 - Entrance Lobby		73	-	-
00-00-02 - Stair 01		101	-	-
00-00-03 - Lift		95	-	-
00-00-04 - WC Lobby		72	-	-
00-00-05 - WC		76	-	-
00-00-06 - Accessible Shower / WC		95	-	-
00-00-07 - Shower		80	-	-
00-00-08 - Riser		34	-	-
00-00-09 - Riser		34	-	-
00-00-10 - Office (West)		95	-	-
00-00-11 - Office (Internal)		95	-	-
00-00-12 - Office (East)		95	-	-

General lighting and display lighting		General luminaire	Display light source	
Zone name		Efficacy [lm/W]	Efficacy [lm/W]	Power density [W/m²]
	Standard value	95	80	0.3
00-00-13 - Stair 02		63	-	-
00-00-14 - AC		23	-	-
00-00-15 - Stair 03		82	-	-
00-00-16 - Stair 04		95	-	-
00-00-17 - Warehouse		185	-	-
00-00-18 - Riser		34	-	-
00-00-19 - Riser		34	-	-
00-01-01 - Stair 01		82	-	-
00-01-02 - Landing		39	-	-
00-01-03 - Lift		95	-	-
00-01-04 - Lobby		71	-	-
00-01-05 - WC Lobby		80	-	-
00-01-06 - Accessible WC		109	-	-
00-01-07 - WC		85	-	-
00-01-08 - WC		85	-	-
00-01-09 - Cleaners Cupboard		95	-	-
00-01-10 - Riser		34	-	-
00-01-11 - Office (West)		129	-	-
00-01-12 - Office (North)		133	-	-
00-01-13 - Office (East)		128	-	-
00-01-14 - Office (Internal)		126	-	-
00-01-15 - Stair 02		82	-	-
00-01-16 - Riser		33	-	-
00-01-17 - Office (East)		131	-	-
00-01-18 - Office (Internal)		129	-	-
00-01-19 - Office (West)		147	-	-
00-01-20 - Mezz Lobby		124	-	-
00-01-21 - Mezzanine		188	-	-
00-01-22 - Cleaners Cupboard		95	-	-
00-02-01 - Stair 01		82	-	-
00-02-02 - Landing		39	-	-
00-02-03 - Lift		95	-	-
00-02-04 - Lobby		71	-	-
00-02-05 - WC Lobby		80	-	-
00-02-06 - Accessible WC		74	-	-
00-02-07 - WC		85	-	-
00-02-08 - WC		85	-	-
00-02-09 - Cleaners Cupboard		95	-	-
00-02-10 - Riser		34	-	-
00-02-11 - Office (West)		129	-	-
00-02-12 - Office (North)		133	-	-
00-02-13 - Office (East)		128	-	-
00-02-14 - Office (Internal)		126	-	-

General lighting and display lighting		General luminaire	Display light source	
Zone name		Efficacy [lm/W]	Efficacy [lm/W]	Power density [W/m²]
	Standard value	95	80	0.3
00-02-15 - Stair 02		82	-	-
00-02-16 - Riser		34	-	-
00-02-17 - Office (East)		132	-	-
00-02-18 - Office (Internal)		129	-	-
00-02-19 - Office (West)		147	-	-
00-02-20 - Cleaners Cupboard		95	-	-

The spaces in the building should have appropriate passive control measures to limit solar gains in summer

Zone	Solar gain limit exceeded? (%)	Internal blinds used?
00-00-10 - Office (West)	NO (-61.6%)	NO
00-00-11 - Office (Internal)	NO (-42.2%)	NO
00-00-12 - Office (East)	NO (-55.9%)	NO
00-00-17 - Warehouse	NO (-9.9%)	NO
00-01-01 - Stair 01	NO (-84.6%)	NO
00-01-02 - Landing	NO (-62.6%)	NO
00-01-04 - Lobby	N/A	N/A
00-01-11 - Office (West)	NO (-11.2%)	NO
00-01-12 - Office (North)	NO (-31.3%)	NO
00-01-13 - Office (East)	NO (-13.6%)	NO
00-01-14 - Office (Internal)	NO (-42.9%)	NO
00-01-17 - Office (East)	NO (-45.5%)	NO
00-01-18 - Office (Internal)	NO (-86.1%)	NO
00-01-19 - Office (West)	NO (-31.8%)	NO
00-01-21 - Mezzanine	NO (-77.3%)	NO
00-02-01 - Stair 01	NO (-88.5%)	NO
00-02-02 - Landing	NO (-73.8%)	NO
00-02-04 - Lobby	N/A	N/A
00-02-11 - Office (West)	NO (-9.2%)	NO
00-02-12 - Office (North)	NO (-31.2%)	NO
00-02-13 - Office (East)	NO (-13.4%)	NO
00-02-14 - Office (Internal)	NO (-42.2%)	NO
00-02-17 - Office (East)	NO (-44.3%)	NO
00-02-18 - Office (Internal)	NO (-86.7%)	NO
00-02-19 - Office (West)	NO (-23.8%)	NO

Regulation 25A: Consideration of high efficiency alternative energy systems

Were alternative energy systems considered and analysed as part of the design process?	YES
Is evidence of such assessment available as a separate submission?	YES
Are any such measures included in the proposed design?	YES

Technical Data Sheet (Actual vs. Notional Building)

Building Global Parameters

	Actual	Notional
Floor area [m ²]	6004.2	6004.2
External area [m ²]	13896.6	13896.6
Weather	LON	LON
Infiltration [m ³ /hm ² @ 50Pa]	3	5
Average conductance [W/K]	3743.83	4226.73
Average U-value [W/m ² K]	0.27	0.3
Alpha value* [%]	25.51	10

* Percentage of the building's average heat transfer coefficient which is due to thermal bridging

Building Use

% Area	Building Type
	Retail/Financial and Professional Services
	Restaurants and Cafes/Drinking Establishments/Takeaways
	Offices and Workshop Businesses
100	General Industrial and Special Industrial Groups
	Storage or Distribution
	Hotels
	Residential Institutions: Hospitals and Care Homes
	Residential Institutions: Residential Schools
	Residential Institutions: Universities and Colleges
	Secure Residential Institutions
	Residential Spaces
	Non-residential Institutions: Community/Day Centre
	Non-residential Institutions: Libraries, Museums, and Galleries
	Non-residential Institutions: Education
	Non-residential Institutions: Primary Health Care Building
	Non-residential Institutions: Crown and County Courts
	General Assembly and Leisure, Night Clubs, and Theatres
	Others: Passenger Terminals
	Others: Emergency Services
	Others: Miscellaneous 24hr Activities
	Others: Car Parks 24 hrs
	Others: Stand Alone Utility Block

Energy Consumption by End Use [kWh/m²]

	Actual	Notional
Heating	2.94	2.67
Cooling	1.27	1.62
Auxiliary	1.93	3.04
Lighting	12.75	14.56
Hot water	2.27	1.34
Equipment*	33.82	33.82
TOTAL**	21.15	23.24

* Energy used by equipment does not count towards the total for consumption or calculating emissions.

** Total is net of any electrical energy displaced by CHP generators, if applicable.

Energy Production by Technology [kWh/m²]

	Actual	Notional
Photovoltaic systems	26.42	0.53
Wind turbines	0	0
CHP generators	0	0
Solar thermal systems	0	0
<i>Displaced electricity</i>	<i>26.42</i>	<i>0.53</i>

Energy & CO₂ Emissions Summary

	Actual	Notional
Heating + cooling demand [MJ/m ²]	50.5	51.11
Primary energy [kWh _{PE} /m ²]	-7.2	33.86
Total emissions [kg/m ²]	-0.4	3.17

HVAC Systems Performance

System Type	Heat dem MJ/m2	Cool dem MJ/m2	Heat con kWh/m2	Cool con kWh/m2	Aux con kWh/m2	Heat SSEFF	Cool SSEER	Heat gen SEFF	Cool gen SEER
[ST] Variable refrigerant flow, [HS] ASHP, [HFT] Electricity, [CFT] Electricity									
Actual	56.7	96.4	3.9	5.5	6.3	3.99	4.83	4.38	7.48
Notional	29.7	125.7	3	7.5	12.3	2.78	4.63	----	----
[ST] Other local room heater - unfanned, [HS] Direct or storage electric heater, [HFT] Electricity, [CFT] Electricity									
Actual	844.7	0	293.3	0	0	0.8	0	1	0
Notional	794.6	0	156.5	0	0	1.41	0	----	----
[ST] Central heating using water: radiators, [HS] ASHP, [HFT] Electricity, [CFT] Electricity									
Actual	285.6	0	19.3	0	8.4	4.1	0	4.6	0
Notional	302.3	0	30.2	0	7	2.78	0	----	----
[ST] Variable refrigerant flow, [HS] ASHP, [HFT] Electricity, [CFT] Electricity									
Actual	81.8	79	9.8	6.9	8.3	2.32	3.18	2.5	5
Notional	51.5	92.6	5.1	5.6	11.2	2.78	4.63	----	----
[ST] No Heating or Cooling									
Actual	0	0	0	0	0	0	0	0	0
Notional	0	0	0	0	0	0	0	----	----

Key to terms

Heat dem [MJ/m2]	= Heating energy demand
Cool dem [MJ/m2]	= Cooling energy demand
Heat con [kWh/m2]	= Heating energy consumption
Cool con [kWh/m2]	= Cooling energy consumption
Aux con [kWh/m2]	= Auxiliary energy consumption
Heat SSEFF	= Heating system seasonal efficiency (for notional building, value depends on activity glazing class)
Cool SSEER	= Cooling system seasonal energy efficiency ratio
Heat gen SSEFF	= Heating generator seasonal efficiency
Cool gen SSEER	= Cooling generator seasonal energy efficiency ratio
ST	= System type
HS	= Heat source
HFT	= Heating fuel type
CFT	= Cooling fuel type

APPENDIX 3 – Draft EPC Certificates

Energy Performance Certificate

Non-Domestic Building



West Road - Tender Model
Tottenham
London

Certificate Reference Number:
5870-4946-2849-9938-2570

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

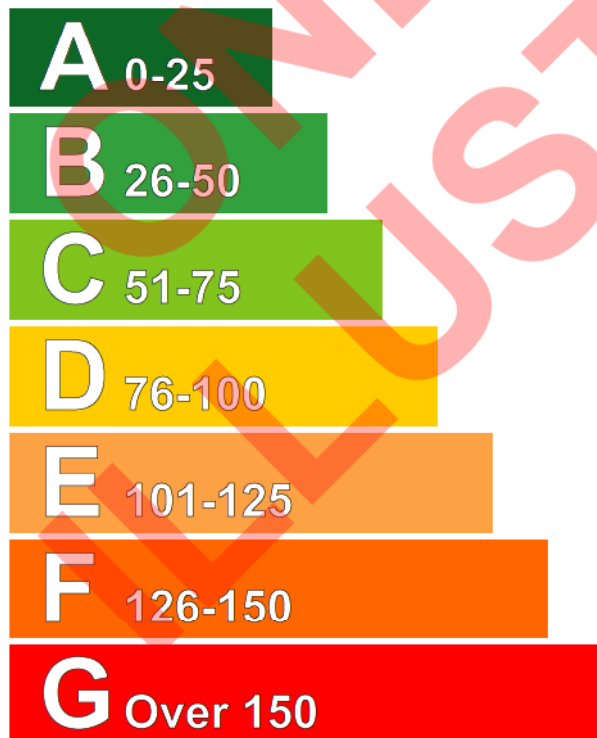
More energy efficient

A+

< -2

This is how energy efficient the building is.

Net zero CO₂ emissions



Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	6004.180
Building complexity:	Level 5
Building emission rate (kgCO ₂ /m ² per year):	-0.4
Primary energy use (kWh _{PE} /m ² per year):	-7.2

Benchmarks

Buildings similar to this one could have ratings as follows:

14	If newly built
55	If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Software: Virtual Environment v7.0.27 using calculation engine ApacheSim v7.0.27

Property Reference:

Assessor Name: Aaron Batten

Assessor Number: LCEA206039

Accreditation Scheme: CIBSE Certification Limited

Assessor Qualifications: NOS5

Employer/Trading Name: Shepherd Brombley Partnership Ltd

Employer/Trading Address: Unit 22 Basepoint Business Centre, 1 Winnall Valley Road

Issue Date: 08 Oct 2025

Valid Until: 07 Oct 2035 (unless superseded by a later certificate)

Related Party Disclosure: Not related to the owner

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report: 2602-3137-3670-8508-7938

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by CIBSE Certification Limited. You can obtain contact details of the Accreditation Scheme at www.cibsecertification.com.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.ndepcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. For further information about how data about the property are used, please visit www.ndepcregister.com. To opt out of having information about your building made publicly available, please visit www.ndepcregister.com/optout.

There is more information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document and advises on how to identify the authenticity of a certificate and how to make a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property - whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.