BRUKL Output Document

HM Government

Compliance with England Building Regulations Part L 2021

Project name

Dunns Bakery - New uppermost floor

As designed

Date: Thu May 21 16:54:18 2026

Administrative information

Building Details

Address: Dunns Bakery, 6 The Broadway, London, N8 9SN

Certifier details

Name: Sean Mills

Telephone number: 01202280062

Address: , ,

Certification tool

Calculation engine: SBEM

Calculation engine version: v6.1.e.2

Interface to calculation engine: Virtual Environment

Interface to calculation engine version: v7.0.30

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

Foundation area [m²]: 111.9

The CO_2 emission and primary energy rates of the building must not exceed the targets

Target CO_2 emission rate (TER), $kgCO_2/m^2.annum$	4.43	
Building CO_2 emission rate (BER), $kgCO_2/m^2.annum$	-0.1	
Target primary energy rate (TPER), $kWh_{PE}/m^2.annum$	47.32	
Building primary energy rate (BPER), $kWh_{PE}/m^2.annum$	-2.82	
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	$U_{a\text{-}Limit}$	$U_{a\text{-}Calc}$	$U_{i\text{-}Calc}$	First surface with maximum value
Walls*	0.26	0.13	0.13	3T000000_W1
Floors	0.18	-	-	No heat loss floors
Pitched roofs	0.16	-	-	No heat loss pitched roofs
Flat roofs	0.18	0.1	0.1	3T000000_C
Windows** and roof windows	1.6	1.1	1.1	3T000000_W2_O0
Rooflights***	2.2	1.2	1.2	3T000002_C_O0
Personnel doors^	1.6	-	-	No external personnel doors
Vehicle access & similar large doors	1.3	-	-	No external vehicle access doors
High usage entrance doors	3	-	-	No external high usage entrance doors

$U_{a\text{-}Limit}$ = Limiting area-weighted average U-values [W/(m²K)]

$U_{a\text{-}Calc}$ = Calculated area-weighted average U-values [W/(m²K)]

$U_{i\text{-}Calc}$ = 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	YES
Whole building electric power factor achieved by power factor correction	<0.9

1- Split multi split with MVHR

	Heating efficiency	Cooling efficiency	Radiant efficiency	SFP [W/(l/s)]	HR efficiency
This system	4.5	6.5	-	1.5	0.85
Standard value	2.5*	5	N/A	2^	N/A
Automatic monitoring & targeting with alarms for out-of-range values for this HVAC system					YES

* 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- SYST0000-DHW

	Water heating efficiency	Storage loss factor [kWh/litre per day]
This building	1	-
Standard value	1	N/A

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
3TF WC	0.3	-	-	-	-	-	-	-	-	-	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
3TF Office	180	-	-
3TF Office	180	-	-
3TF Storage	180	-	-
3TF Common Area	180	-	-
3TF WC	180	-	-

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?
3TF Office	NO (-36.7%)	NO
3TF Office	NO (-65.5%)	NO
3TF Storage	N/A	N/A
3TF Common Area	YES (+62.1%)	NO
3TF WC	NO (-85.3%)	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]	111.9	111.9
External area [m^2]	258.8	258.8
Weather	LON	LON
Infiltration [m^3/hm^2@ 50Pa]	3	3
Average conductance [W/K]	84.84	108.03
Average U-value [W/m^2K]	0.33	0.42
Alpha value* [%]	28.39	23.93

* 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
100	**Offices and Workshop Businesses**
	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/m^2]

	Actual	Notional
Heating	4.53	11.43
Cooling	9.94	4.8
Auxiliary	6.62	10.63
Lighting	4.17	3.92
Hot water	0.95	0.95
Equipment*	18.05	18.05
TOTAL**	**26.2**	**31.72**

* 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/m^2]

	Actual	Notional
Photovoltaic systems	28.75	0
Wind turbines	0	0
CHP generators	0	0
Solar thermal systems	0	0
Displaced electricity	*28.75*	*0*

Energy & CO_2 Emissions Summary

	Actual	Notional
Heating + cooling demand [MJ/m^2]	227.32	184.61
Primary energy [kWh_{PE}/m^2]	-2.82	47.32
Total emissions [kg/m^2]	-0.1	4.43

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 SSEEF	Cool SSEER	Heat gen SEFF	Cool gen SEER
[ST] Variable refrigerant flow, [HS] ASHP, [HFT] Electricity, [CFT] Electricity										
	Actual	71.6	155.7	4.5	9.9	6.6	4.39	4.35	4.5	6.5
	Notional	108.7	76	11.4	4.8	10.6	2.64	4.4	----	----

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