

Build Standards

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New Flats

Belmont Court

N11 2NX

Project Reference Number: BM3 9473

Client: BM3

Date: 28/08/2026

Revision	Date	Changes	Prepared By
V1	28/08/2026	Draft report for review	James Rivers

Construction Specification

Construction	U-Value (W/m ² K)	Notes:
Floors		
Ground Floor Solid	0.12	- 75 mm screed, - 150 mm rigid foam insulation (0.022 W/mK).
Walls		
Cavity Wall	0.20	- Brick outer skin, - 150 mm DriTherm 32 insulation (0.032 W/mK), - inner blockwork (0.60 W/mK), - Dot/ dabs & plasterboard with skim finish.
Timber Walls	0.19	- External Finish - 140 mm Rigid Foam insulation (0.022 W/mK), - 25 mm Rigid Foam insulation across (0.022 W/mK), - Plasterboard with skim finish.
Party Wall	0.00	- Fully filled cavity with sealed edges./ Solid Walls (All Corridors to be heated)
Roofs		
Roof insulated at Rafters	0.13	- 150 mm PIR between rafters (0.022 W/mK), - 50 mm PIR below rafters (0.022 W/mK).
Flat Roof	0.15	- 150 mm PIR insulation (0.022 W/mK), - 15 mm OSB, - 150 mm unventilated timber joists & plasterboard.
Openings		
Windows	U Value: 1.40 W/m ² K Frame factor: 1.00 G-value: 0.46 (window) Source: Manufacturer data/BFRC	
Doors	Corridors to be heated	
Roof window	U Value: 1.40 W/m ² K Frame factor: 1.00 G-value: 0.46 (window) Source: Manufacturer data/BFRC	

4.0. Thermal Bridging

Ref.	Source	Comments
E2 Other lintels (Thermally Broken)	RCD	
E3 Sill	RCD	
E4 Jamb	RCD	
E5 Ground Floor	RCD	
E7 Intermediate floor between dwellings (flats)	RCD	
E7 Intermediate floor between dwellings (flats)	TBC	Needs calculating
E16 Corner (Normal)	RCD	
E17 Corner (inverted)	RCD	
P1 Party Wall – Ground Floor	RCD	
P4 Party Wall – Roof (insulation at ceiling level)	Default	
P5 Party Wall – Roof (insulation at rafter level)	Default	
R1 Rooflight Head	Default	
R2 Rooflight Sill	Default	
R3 Rooflight Jamb	TBC	Needs calculating
R4 Ridge vaulted ceiling	Default	
E11 Eaves (Insulation at rafter level)	Default	
R5 Ridge inverted	Default	
R7 Dormer Roof/slope junction	Default	
E14 Flat Roof	TBC	Needs calculating
E15 Flat roof with parapet	TBC	Needs calculating

All junctions for the two top-floor flats require Psi-value calculations to ensure compliance with Part L of the Building Regulations.

For the purposes of this assessment, a Y-value of 0.095 to 0.10 W/m²K has been assumed for these two flats pending completion of the junction calculations. Once the Psi-value calculations have been undertaken, the final Y-value can be confirmed and the assessment updated accordingly.

5.0. Building Services

Main Heating System	
Heating Type	Community Heating (Air Source heat pump)
Fuel	Electricity
Make & Model	TBC
Efficiency	TBC
Auxiliary Pump Location	In heated space
Flow Temperature	55°C
Emitters	Radiators
Heating Controls	Charging system with room stat and programmer
Water Heating	
Cold water source	From mains
Hot water source	From heat pump – Central HW tank with plate heat exchanger feeding the flats.
Waste Water Heat Recovery	None
Number of baths	1
Flow Rate of shower	11 litres/min
Secondary Heating	
Heating Type	None
Ventilation	
Type	System 1 – Intermittent extract fans
Air Test Score	4
Extracts	0
Open Flues	0
Passive Vents	0
Mechanical Ventilation	No
Other	
Thermal Mass	250 - 280 kJ/m ² K
Renewables	None
Lighting	80 lm/W, Quantity: 15
Smart Meters	Yes –Electricity

