U-VALUE CALCULATOR REPORT

Energy Calculations Ltd
SAP ◆ CODE ◆ SBEM ◆ DESIGN

Property Reference	000898	Issued on Date	10/11/2026
Assessment Reference		Prop Type Ref	
Project	Tiverton		
Calculation Type	New Build (As Built)		

SAP Rating		DER		TER	
Environmental		% DER<TER			
CO_2 Emissions (t/year)		DFEE		TFEE	
General Requirements Compliance		% DFEE<TFEE			

Assessor Details	Mr. Matthew Carter, Energy Calculations Limited, Tel: 01754 761 035, mcarter@energycalculations.co.uk	Assessor ID	7869-0001
Client			

Building Elements

Wall 000001 - WT 01

Wall Type: Standard Wall

Layer	Description	Thickness (mm)	Conductivity (W/m²K)	Resistance (m²K/W)	Fraction (%)
Ext surface				0.0400	
Layer 1	**Brick, outer leaf**				
	Main construction	100	0.7700	0.1299	82.81
	Main construction	100	0.9407	0.1063	17.19
Layer 2	**NyRock**				
	Main construction	200	0.0320	6.2500	100.00
	Corrections - Air Gap: Level 1, Fasteners: None or plastic				
Layer 3	**Blockwork, dense**				
	Main construction	140	0.1850	0.7568	100.00
Layer 4	**airspace/plaster dabs**				
	Main construction	15	0.0882	0.1700	80.00
	Main construction	15	0.0882	0.1700	20.00
	Corrections - Cavity Unventilated, Emissivity: Normal				
Layer 5	**Plasterboard, standard**				
	Main construction	12.5	0.2100	0.0595	100.00
Int surface				0.1300	

Total resistance: **Upper limit =** 7.532 m² K/W **Lower limit =** 7.531 m² K/W **Average =** 7.532 m² K/W

Total correction = 0.0069 m² K/W **U-value (unrounded) =** 0.14 W/m² K

Unheated space: None

Total thickness: 468 mm **U-value: 0.14 W/m² K** **Kappa: n/a**

U-VALUE CALCULATOR REPORT

Energy Calculations Ltd
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SAP Rating		DER		TER	
Environmental		% DER<TER			
CO_2 Emissions (t/year)		DFEE		TFEE	
General Requirements Compliance		% DFEE<TFEE			

Assessor Details	Mr. Matthew Carter, Energy Calculations Limited, Tel: 01754 761 035, mcarter@energycalculations.co.uk	Assessor ID	7869-0001
Client			

Building Elements

Roof 000002 - RT02 - Flat roof - RT01

Roof Type: Flat Roof standard (no precipitation)

Layer	Description	Thickness (mm)	Conductivity (W/m²K)	Resistance (m²K/W)	Fraction (%)
Ext surface				0.0400	
Layer 1	**Membrane**				
	Main construction	1	1.0000	0.0010	100.00
Layer 2	**Plywood**				
	Main construction	18	0.1300	0.1385	100.00
Layer 3	**Polythene, 500 gauge**				
	Main construction	0.5	0.0000	0.0000	100.00
Layer 4	**Protherm**				
	Main construction	180	0.0390	4.6154	100.00
	Corrections - Air Gap: Level 1, Fasteners: None or plastic				
Layer 5	**Protherm**				
	Main construction	180	0.0390	4.6154	100.00
	Corrections - Air Gap: Level 1, Fasteners: None or plastic				
Layer 6	**Plywood**				
	Main construction	18	0.1300	0.1385	100.00
Layer 7	**Hollow Core**				
	Main construction	150	0.1327	1.1300	100.00
Layer 8	**Standard cavity**				
	Main construction	251	1.5688	0.1600	99.17
	Main construction	251	2.5100	0.1000	0.83
	Corrections - Cavity Unventilated, Emissivity: Normal				
Layer 9	**Acoustic Slabs - Multipurpose**				
	Main construction	50	0.0390	1.2821	99.17
	Main construction	50	0.5000	0.1000	0.83
	Corrections - Air Gap: Level 1, Fasteners: None or plastic				
Layer 10	**Plasterboard, standard**				
	Main construction	12.5	0.2100	0.0595	100.00
Int surface				0.1000	

Total resistance: **Upper limit =** 12.269 m² K/W **Lower limit =** 12.165 m² K/W **Average =** 12.217 m² K/W

Total correction = 0.0029 m² K/W **U-value (unrounded) =** 0.09 W/m² K

U-VALUE CALCULATOR REPORT

Unheated space: None

Total thickness: 861 mm **U-value: 0.09 W/m² K** **Kappa: n/a**

U-VALUE CALCULATOR REPORT

Energy Calculations Ltd
SAP ◆ CODE ◆ SBEM ◆ DESIGN

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Project	Tiverton		
Calculation Type	New Build (As Built)		

SAP Rating		DER		TER	
Environmental		% DER<TER			
CO_2 Emissions (t/year)		DFEE		TFEE	
General Requirements Compliance		% DFEE<TFEE			

Assessor Details	Mr. Matthew Carter, Energy Calculations Limited, Tel: 01754 761 035, mcarter@energycalculations.co.uk	Assessor ID	7869-0001
Client			

Building Elements

Wall 000003 - IWT 05 - Wall to Switch Room

Wall Type: Standard Wall

Layer	Description	Thickness (mm)	Conductivity (W/m²K)	Resistance (m²K/W)	Fraction (%)
Ext surface				0.0400	
Layer 1	**Plasterboard, standard**				
	Main construction	12.5	0.2100	0.0595	100.00
Layer 2	**airspace/plaster dabs**				
	Main construction	15	0.0882	0.1700	80.00
	Main construction	15	0.0882	0.1700	20.00
	Corrections - Cavity Unventilated, Emissivity: Normal				
Layer 3	**Blockwork, dense**				
	Main construction	100	1.5900	0.0629	100.00
Layer 4	**ROCKWOOL FLEXI slab (*50mm-120mm)**				
	Main construction	100	0.0380	2.6316	99.17
	Main construction	100	17.0000	0.0059	0.83
	Corrections - Air Gap: Level 1, Fasteners: None or plastic				
Layer 5	**Plasterboard, standard**				
	Main construction	12.5	0.2100	0.0595	100.00
Layer 6	**Plasterboard, standard**				
	Main construction	12.5	0.2100	0.0595	100.00
Int surface				0.1300	

Total resistance: **Upper limit =** 3.098 m² K/W **Lower limit =** 1.139 m² K/W **Average =** 2.118 m² K/W

Total correction = 0.0007 m² K/W **U-value (unrounded) =** 0.47 W/m² K

Unheated space: None

Total thickness: 253 mm **U-value: 0.47 W/m² K** **Kappa: n/a**

U-VALUE CALCULATOR REPORT

Energy Calculations Ltd
SAP ◆ CODE ◆ SBEM ◆ DESIGN

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Project	Tiverton		
Calculation Type	New Build (As Built)		

SAP Rating		DER		TER	
Environmental		% DER<TER			
CO_2 Emissions (t/year)		DFEE		TFEE	
General Requirements Compliance		% DFEE<TFEE			

Assessor Details	Mr. Matthew Carter, Energy Calculations Limited, Tel: 01754 761 035, mcarter@energycalculations.co.uk	Assessor ID	7869-0001
Client			

Building Elements

Wall 000003 - IWT06 - Wall to Cycle store / UPS

Wall Type: Standard Wall

Layer	Description	Thickness (mm)	Conductivity (W/m²K)	Resistance (m²K/W)	Fraction (%)
Ext surface				0.0400	
Layer 1	**Plasterboard, standard**				
	Main construction	12.5	0.2100	0.0595	100.00
Layer 2	**airspace/plaster dabs**				
	Main construction	15	0.0882	0.1700	80.00
	Main construction	15	0.0882	0.1700	20.00
	Corrections - Cavity Unventilated, Emissivity: Normal				
Layer 3	**Blockwork, dense**				
	Main construction	140	1.5900	0.0881	100.00
Layer 4	**Blockwork, dense**				
	Main construction	140	1.5900	0.0881	100.00
Layer 5	**ROCKWOOL FLEXI slab (*50mm-120mm)**				
	Main construction	100	0.0380	2.6316	99.17
	Main construction	100	17.0000	0.0059	0.83
	Corrections - Air Gap: Level 1, Fasteners: None or plastic				
Layer 6	**ROCKWOOL FLEXI slab (*50mm-120mm)**				
	Main construction	100	0.0380	2.6316	100.00
	Corrections - Air Gap: Level 1, Fasteners: None or plastic				
Layer 7	**Plasterboard, standard**				
	Main construction	12.5	0.2100	0.0595	100.00
Layer 8	**Plasterboard, standard**				
	Main construction	12.5	0.2100	0.0595	100.00
Int surface				0.1300	

Total resistance: **Upper limit =** 5.919 m² K/W **Lower limit =** 3.884 m² K/W **Average =** 4.901 m² K/W

Total correction = 0.0030 m² K/W **U-value (unrounded) =** 0.2 W/m² K

Unheated space: None

Total thickness: 533 mm **U-value: 0.20 W/m² K** **Kappa: n/a**

U-VALUE CALCULATOR REPORT

Energy Calculations Ltd
SAP ◆ CODE ◆ SBEM ◆ DESIGN

Property Reference	000898	Issued on Date	10/11/2026
Assessment Reference		Prop Type Ref	
Project	Tiverton		
Calculation Type	New Build (As Built)		

SAP Rating		DER		TER	
Environmental		% DER<TER			
CO_2 Emissions (t/year)		DFEE		TFEE	
General Requirements Compliance		% DFEE<TFEE			

Assessor Details	Mr. Matthew Carter, Energy Calculations Limited, Tel: 01754 761 035, mcarter@energycalculations.co.uk	Assessor ID	7869-0001
Client			

Building Elements

Wall 000003 - EWT02

Wall Type: Standard Wall

Layer	Description	Thickness (mm)	Conductivity (W/m²K)	Resistance (m²K/W)	Fraction (%)
Ext surface				0.0400	
Layer 1	**Plasterboard, standard**				
	Main construction	12.5	0.2100	0.0595	100.00
Layer 2	**airspace/plaster dabs**				
	Main construction	15	0.0882	0.1700	80.00
	Main construction	15	0.0882	0.1700	20.00
	Corrections - Cavity Unventilated, Emissivity: Normal				
Layer 3	**Blockwork, medium**				
	Main construction	140	0.5700	0.2456	93.43
	Main construction	140	0.8803	0.1590	6.57
Layer 4	**NYRock**				
	Main construction	200	0.0320	6.2500	100.00
	Corrections - Air Gap: Level 1, Fasteners: None or plastic				
Layer 5	**Blockwork, medium**				
	Main construction	140	0.5700	0.2456	93.43
	Main construction	140	0.8803	0.1590	6.57
Layer 6	**airspace/plaster dabs**				
	Main construction	15	0.0882	0.1700	80.00
	Main construction	15	0.0882	0.1700	20.00
	Corrections - Cavity Unventilated, Emissivity: Normal				
Layer 7	**Plasterboard, standard**				
	Main construction	12.5	0.2100	0.0595	100.00
Int surface				0.1300	

Total resistance: **Upper limit =** 7.359 m² K/W **Lower limit =** 7.353 m² K/W **Average =** 7.356 m² K/W

Total correction = 0.0072 m² K/W **U-value (unrounded) =** 0.14 W/m² K

Unheated space: None

Total thickness: 535 mm **U-value: 0.14 W/m² K** **Kappa: n/a**

U-VALUE CALCULATOR REPORT

Energy Calculations Ltd
SAP ◆ CODE ◆ SBEM ◆ DESIGN

Property Reference	000898	Issued on Date	10/11/2026
Assessment Reference		Prop Type Ref	
Project	Tiverton		
Calculation Type	New Build (As Built)		

SAP Rating		DER		TER	
Environmental		% DER<TER			
CO_2 Emissions (t/year)		DFEE		TFEE	
General Requirements Compliance		% DFEE<TFEE			

Assessor Details	Mr. Matthew Carter, Energy Calculations Limited, Tel: 01754 761 035, mcarter@energycalculations.co.uk	Assessor ID	7869-0001
Client			

Building Elements

Wall 000003 - IWT02 - Wall to Stairs

Wall Type: Standard Wall

Layer	Description	Thickness (mm)	Conductivity (W/m²K)	Resistance (m²K/W)	Fraction (%)
Ext surface				0.0400	
Layer 1	**Plasterboard, standard**				
	Main construction	12.5	0.2100	0.0595	100.00
Layer 2	**airspace/plaster dabs**				
	Main construction	15	0.0882	0.1700	80.00
	Main construction	15	0.0882	0.1700	20.00
	Corrections - Cavity Unventilated, Emissivity: Normal				
Layer 3	**Blockwork, dense**				
	Main construction	140	1.5900	0.0881	100.00
Layer 4	**NYRock**				
	Main construction	100	0.0320	3.1250	100.00
	Corrections - Air Gap: Level 1, Fasteners: None or plastic				
Layer 5	**Blockwork, dense**				
	Main construction	140	1.5900	0.0881	100.00
Layer 6	**airspace/plaster dabs**				
	Main construction	15	0.0882	0.1700	80.00
	Main construction	15	0.0882	0.1700	20.00
	Corrections - Cavity Unventilated, Emissivity: Normal				
Layer 7	**Plasterboard, standard**				
	Main construction	12.5	0.2100	0.0595	100.00
Int surface				0.1300	

Total resistance: **Upper limit =** 3.930 m² K/W **Lower limit =** 3.930 m² K/W **Average =** 3.930 m² K/W

Total correction = 0.0063 m² K/W **U-value (unrounded) =** 0.25 W/m² K

Unheated space: None

Total thickness: 435 mm **U-value: 0.25 W/m² K** **Kappa: n/a**

U-VALUE CALCULATOR REPORT

Energy Calculations Ltd
SAP ◆ CODE ◆ SBEM ◆ DESIGN

Property Reference	000898	Issued on Date	10/11/2026
Assessment Reference		Prop Type Ref	
Project	Tiverton		
Calculation Type	New Build (As Built)		

SAP Rating		DER		TER	
Environmental		% DER<TER			
CO_2 Emissions (t/year)		DFEE		TFEE	
General Requirements Compliance		% DFEE<TFEE			

Assessor Details	Mr. Matthew Carter, Energy Calculations Limited, Tel: 01754 761 035, mcarter@energycalculations.co.uk	Assessor ID	7869-0001
Client			

Building Elements

Wall 000001- WT02

Wall Type: Standard Wall

Layer	Description	Thickness (mm)	Conductivity (W/m²K)	Resistance (m²K/W)	Fraction (%)
Ext surface				0.0400	
Layer 1	**Blockwork, dense**				
	Main construction	102.5	1.5900	0.0645	100.00
Layer 2	**NyRock**				
	Main construction	200	0.0320	6.2500	100.00
	Corrections - Air Gap: Level 1, Fasteners: None or plastic				
Layer 3	**Blockwork, dense**				
	Main construction	140	0.1850	0.7568	100.00
Layer 4	**airspace/plaster dabs**				
	Main construction	15	0.0882	0.1700	80.00
	Main construction	15	0.0882	0.1700	20.00
	Corrections - Cavity Unventilated, Emissivity: Normal				
Layer 5	**Plasterboard, standard**				
	Main construction	12.5	0.2100	0.0595	100.00
Int surface				0.1300	

Total resistance: **Upper limit =** 7.471 m² K/W **Lower limit =** 7.471 m² K/W **Average =** 7.471 m² K/W

Total correction = 0.0070 m² K/W **U-value (unrounded) =** 0.14 W/m² K

Unheated space: None

Total thickness: 470 mm **U-value: 0.14 W/m² K** **Kappa: n/a**

U-VALUE CALCULATOR REPORT

Energy Calculations Ltd
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Project	Tiverton		
Calculation Type	New Build (As Built)		

SAP Rating		DER		TER	
Environmental		% DER<TER			
CO_2 Emissions (t/year)		DFEE		TFEE	
General Requirements Compliance		% DFEE<TFEE			

Assessor Details	Mr. Matthew Carter, Energy Calculations Limited, Tel: 01754 761 035, mcarter@energycalculations.co.uk	Assessor ID	7869-0001
Client			

Building Elements

Floor 000003 - Block B - Suspended precast concrete planks

Floor Type: Suspended Floor
Area = 211.00 m², Perimeter = 60.00 m, Wall thickness = 400.00 mm, Soil: Clay
Depth of underfloor space below ground:0.300 m Floor wind shielding: Average (suburban)
Floor height above ground:h = 0.225 m
U-value of walls above ground:Uw = 1.500 m
Ventilation openings per perimeter length:e = 0.0015 %
Mean wind speed:v = 5.000 m/s
Resistance on solum:Rg = 0.000 m²K/W

Layer	Description	Thickness (mm)	Conductivity (W/m²K)	Resistance (m²K/W)	Fraction (%)
Ext surface				0.1700	
Layer 1	**Standard cavity**				
	Main construction	300	1.3043	0.2300	100.00
	Corrections - Cavity Unventilated, Emissivity: Normal				
Layer 2	**Concrete plank,**				
	Main construction	150	1.1500	0.1304	100.00
Layer 3	**ROCKWOOL THERMAL ROCKFLOOR**				
	Main construction	100	0.0380	2.6316	100.00
	Corrections - Air Gap: Level 1, Fasteners: None or plastic				
Layer 4	**ROCKWOOL THERMAL ROCKFLOOR**				
	Main construction	100	0.0380	2.6316	100.00
	Corrections - Air Gap: Level 1, Fasteners: None or plastic				
Layer 5	**Screed**				
	Main construction	65	1.1500	0.0565	100.00
Int surface				0.1700	

Total resistance: **Upper limit =** 6.020 m² K/W **Lower limit =** 6.020 m² K/W **Average =** 6.020 m² K/W

Total correction = 0.0038 m² K/W **U-value (unrounded) =** 0.13 W/m² K

Unheated space: None

Total thickness: 715 mm **U-value: 0.13 W/m² K** **Kappa: n/a**

U-VALUE CALCULATOR REPORT

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SAP Rating		DER		TER	
Environmental		% DER<TER			
CO_2 Emissions (t/year)		DFEE		TFEE	
General Requirements Compliance		% DFEE<TFEE			

Assessor Details	Mr. Matthew Carter, Energy Calculations Limited, Tel: 01754 761 035, mcarter@energycalculations.co.uk	Assessor ID	7869-0001
Client			

Building Elements

Floor 000004 - Block A - Suspended precast concrete planks

Floor Type: Suspended Floor
Area = 230.00 m², Perimeter = 72.00 m, Wall thickness = 400.00 mm, Soil: Clay
Depth of underfloor space below ground:0.300 m Floor wind shielding: Average (suburban)
Floor height above ground:h = 0.225 m
U-value of walls above ground:Uw = 1.500 m
Ventilation openings per perimeter length:e = 0.0015 %
Mean wind speed:v = 5.000 m/s
Resistance on solum:Rg = 0.000 m²K/W

Layer	Description	Thickness (mm)	Conductivity (W/m²K)	Resistance (m²K/W)	Fraction (%)
Ext surface				0.1700	
Layer 1	**Standard cavity**				
	Main construction	300	1.3043	0.2300	100.00
	Corrections - Cavity Unventilated, Emissivity: Normal				
Layer 2	**Concrete plank,**				
	Main construction	150	1.1500	0.1304	100.00
Layer 3	**ROCKWOOL THERMAL ROCKFLOOR**				
	Main construction	100	0.0380	2.6316	100.00
	Corrections - Air Gap: Level 1, Fasteners: None or plastic				
Layer 4	**ROCKWOOL THERMAL ROCKFLOOR**				
	Main construction	100	0.0380	2.6316	100.00
	Corrections - Air Gap: Level 1, Fasteners: None or plastic				
Layer 5	**Screed**				
	Main construction	65	1.1500	0.0565	100.00
Int surface				0.1700	

Total resistance: **Upper limit =** 6.020 m² K/W **Lower limit =** 6.020 m² K/W **Average =** 6.020 m² K/W

Total correction = 0.0038 m² K/W **U-value (unrounded) =** 0.13 W/m² K

Unheated space: None

Total thickness: 715 mm **U-value: 0.13 W/m² K** **Kappa: n/a**

U-VALUE CALCULATOR REPORT

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Environmental		% DER<TER			
CO_2 Emissions (t/year)		DFEE		TFEE	
General Requirements Compliance		% DFEE<TFEE			

Assessor Details	Mr. Matthew Carter, Energy Calculations Limited, Tel: 01754 761 035, mcarter@energycalculations.co.uk	Assessor ID	7869-0001
Client			

Building Elements

Roof 000003 - TR02 - Flat roof - RT02

Roof Type: Flat Roof standard (no precipitation)

Layer	Description	Thickness (mm)	Conductivity (W/m²K)	Resistance (m²K/W)	Fraction (%)
Ext surface				0.0400	
Layer 1	**Concrete, no fines**				
	Main construction	25	1.2000	0.0208	100.00
Layer 2	**Polythene, 500 gauge**				
	Main construction	0.5	0.0000	0.0000	100.00
Layer 3	**Plywood**				
	Main construction	18	0.1300	0.1385	100.00
Layer 4	**Hollow Core**				
	Main construction	150	0.1327	1.1300	100.00
Layer 5	**ROCKWOOL RWA45 slab**				
	Main construction	100	0.0350	2.8571	100.00
	Corrections - Air Gap: Level 1, Fasteners: None or plastic				
Layer 6	**ROCKWOOL RWA45 slab**				
	Main construction	100	0.0350	2.8571	100.00
	Corrections - Air Gap: Level 1, Fasteners: None or plastic				
Layer 7	**Standard cavity**				
	Main construction	45	0.2813	0.1600	99.17
	Main construction	45	2.5100	0.0179	0.83
	Corrections - Cavity Unventilated, Emissivity: Normal				
Layer 8	**Acoustic Slabs - Multipurpose**				
	Main construction	50	0.0390	1.2821	99.17
	Main construction	50	0.5000	0.1000	0.83
	Corrections - Air Gap: Level 1, Fasteners: None or plastic				
Layer 9	**Plasterboard, standard**				
	Main construction	12.5	0.2100	0.0595	100.00
Int surface				0.1000	

Total resistance: **Upper limit =** 8.633 m² K/W **Lower limit =** 8.520 m² K/W **Average =** 8.577 m² K/W

Total correction = 0.0024 m² K/W **U-value (unrounded) =** 0.12 W/m² K

U-VALUE CALCULATOR REPORT

Energy Calculations Ltd
SAP ◆ CODE ◆ SBEM ◆ DESIGN

Unheated space: None

Total thickness: 501 mm **U-value: 0.12 W/m² K** **Kappa: n/a**

U-VALUE CALCULATOR REPORT

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Calculation Type	New Build (As Built)		

SAP Rating		DER		TER	
Environmental		% DER<TER			
CO_2 Emissions (t/year)		DFEE		TFEE	
General Requirements Compliance		% DFEE<TFEE			

Assessor Details	Mr. Matthew Carter, Energy Calculations Limited, Tel: 01754 761 035, mcarter@energycalculations.co.uk	Assessor ID	7869-0001
Client			

Building Elements

Wall 000001 - IWT01 - Wall to Store

Wall Type: Standard Wall

Layer	Description	Thickness (mm)	Conductivity (W/m²K)	Resistance (m²K/W)	Fraction (%)
Ext surface				0.0400	
Layer 1	**Plasterboard, standard**				
	Main construction	12.5	0.2100	0.0595	100.00
Layer 2	**airspace/plaster dabs**				
	Main construction	15	0.0882	0.1700	80.00
	Main construction	15	0.0882	0.1700	20.00
	Corrections - Cavity Unventilated, Emissivity: Normal				
Layer 3	**Blockwork, dense**				
	Main construction	140	0.1850	0.7568	100.00
Layer 4	**NyRock**				
	Main construction	200	0.0320	6.2500	100.00
	Corrections - Air Gap: Level 1, Fasteners: None or plastic				
Layer 5	**Blockwork, dense**				
	Main construction	140	1.5900	0.0881	100.00
Layer 6	**airspace/plaster dabs**				
	Main construction	15	0.0882	0.1700	80.00
	Main construction	15	0.0882	0.1700	20.00
	Corrections - Cavity Unventilated, Emissivity: Normal				
Layer 7	**Plasterboard, standard**				
	Main construction	12.5	0.2100	0.0595	100.00
Int surface				0.1300	

Total resistance: **Upper limit =** 7.724 m² K/W **Lower limit =** 7.724 m² K/W **Average =** 7.724 m² K/W

Total correction = 0.0065 m² K/W **U-value (unrounded) =** 0.14 W/m² K

Unheated space: None

Total thickness: 535 mm **U-value: 0.14 W/m² K** **Kappa: n/a**