

Project name

798 High Road Baseline

As designed

Date: Fri Sep 18 12:57:14 2020

Administrative information

Building Details

Address: 798 High Road, London,

Certification tool

Calculation engine: SBEM

Calculation engine version: v5.6.a.1

Interface to calculation engine: DesignBuilder SBEM

Interface to calculation engine version: v6.1.0

BRUKL compliance check version: v5.6.a.1

Owner Details

Name:

Telephone number:

Address: , ,

Certifier details

Name: Darryl Vardill

Telephone number: 07767687416

Address: 77 Cudham Lane North, Orpington, BR66BY

Criterion 1: The calculated CO₂ emission rate for the building must not exceed the target

The building does not comply with England Building Regulations Part L 2013

CO ₂ emission rate from the notional building, kgCO ₂ /m ² .annum	18.2
Target CO ₂ emission rate (TER), kgCO ₂ /m ² .annum	18.2
Building CO ₂ emission rate (BER), kgCO ₂ /m ² .annum	83.2
Are emissions from the building less than or equal to the target?	BER > TER
Are as built details the same as used in the BER calculations?	Separate submission

Criterion 2: The performance of the building fabric and fixed building services should achieve reasonable overall standards of energy efficiency

Values which do not achieve the standards in the Non-Domestic Building Services Compliance Guide and Part L are displayed in red.

Building fabric

Element	U _a -Limit	U _a -Calc	U _i -Calc	Surface where the maximum value occurs*
Wall**	0.35	1.47	1.96	Block 1_Basement - 798_B_02_Break Out_P_6
Floor	0.25	1.07	2.07	Block 2_Ground - 798_G_03_Reception_F_6
Roof	0.25	2.13	2.13	Block 1_Basement - 798_B_01_Stair_R_5
Windows***, roof windows, and rooflights	2.2	5.78	5.78	Block 1_Basement - 798_B_02_Break Out_G_11
Personnel doors	2.2	2.82	2.82	Block 2_Ground - 798_G_01_Hall_D_13
Vehicle access & similar large doors	1.5	-	-	"No external vehicle access doors"
High usage entrance doors	3.5	-	-	"No external high usage entrance doors"
U _a -Limit = Limiting area-weighted average U-values [W/(m ² K)] U _a -Calc = Calculated area-weighted average U-values [W/(m ² K)] U _i -Calc = Calculated maximum individual element U-values [W/(m ² K)] * There might be more than one surface where the maximum U-value occurs. ** 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. N.B.: Neither roof ventilators (inc. smoke vents) nor swimming pool basins are modelled or checked against the limiting standards by the tool.				

Air Permeability	Worst acceptable standard	This building
m ³ /(h.m ²) at 50 Pa	10	25

Building services

The standard values listed below are minimum values for efficiencies and maximum values for SFPs. Refer to the Non-Domestic Building Services Compliance Guide for details.

Whole building lighting automatic monitoring & targeting with alarms for out-of-range values	NO
Whole building electric power factor achieved by power factor correction	<0.9

1- 800 HR Boilers RADS

	Heating efficiency	Cooling efficiency	Radiant efficiency	SFP [W/(l/s)]	HR efficiency
This system	0.82	-	-	-	-
Standard value	0.91*	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 gas single boiler systems <=2 MW output. For single boiler systems >2 MW or multi-boiler systems, (overall) limiting efficiency is 0.86. For any individual boiler in a multi-boiler system, limiting efficiency is 0.82.					

2- 800 HR Elec UF

	Heating efficiency	Cooling efficiency	Radiant efficiency	SFP [W/(l/s)]	HR efficiency
This system	1	-	-	-	-
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

1- 800 HR DHW

	Water heating efficiency	Storage loss factor [kWh/litre per day]
This building	Hot water provided by HVAC system	0.012
Standard value	N/A	N/A

Local mechanical ventilation, exhaust, and terminal units

ID	System type in Non-domestic Building Services Compliance Guide
A	Local supply or extract ventilation units serving a single area
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 supply and extract ventilation units serving a single room or zone with heating and heat recovery
E	Local supply and extract ventilation system serving a single area with heating and heat recovery
F	Other local ventilation units
G	Fan-assisted terminal VAV unit
H	Fan coil units
I	Zonal extract system where the fan is remote from the zone with grease filter

Zone name	SFP [W/(l/s)]										HR efficiency	
ID of system type	A	B	C	D	E	F	G	H	I		Zone	Standard
Standard value	0.3	1.1	0.5	1.9	1.6	0.5	1.1	0.5	1			
Block 1_Basement - 798_B_04_Toilets	-	1.6	-	-	-	-	-	-	-	-	-	N/A
Block 2_Ground - 798_G_04_Dis WC	-	-	1.5	-	-	-	-	-	-	-	-	N/A

General lighting and display lighting

Zone name	Luminous efficacy [lm/W]			General lighting [W]
	Luminaire	Lamp	Display lamp	
Standard value	60	60	22	
Block 1_Basement - 798_B_08 Incoming Services	38	-	-	52
Block 1_Basement - 798_B_03_Plant room	38	-	-	87
Block 1_Basement - 798_B_07_Store	38	-	-	16

General lighting and display lighting		Luminous efficacy [lm/W]		
Zone name		Luminaire	Lamp	Display lamp
	Standard value	60	60	22
Block 1_Basement - 798_B_02_Break Out	-	75	-	142
Block 1_Basement - 798_B_01_Stair	-	75	-	60
Block 1_Basement - 798_B_04_Toilets	-	75	-	181
Block 2_Ground - 798_G_03_Reception	-	75	15	251
Block 2_Ground - 798_G_01_Hall	-	75	-	99
Block 2_Ground - 798_G_02_Meeting Rm	38	-	-	416
Block 3_First - 798_F_01_Stair	-	75	-	68
Block 3_First - 798_F_04_Room 2	38	-	-	352
Block 3_First - 798_F_03_Room 1	38	-	-	406
Block 3_First - 798_F_02_Room 3	38	-	-	148
Block 4_Second - 798_S_01_Stair	38	-	-	261
Block 4_Second - 798_S_04_Room 2	38	-	-	352
Block 4_Second - 798_S_03_Room 1	38	-	-	352
Block 4_Second - 798_S_02_Room 3	38	-	-	215
Block 2_Ground - 798_G_04_Dis WC	38	-	-	192

Criterion 3: The spaces in the building should have appropriate passive control measures to limit solar gains

Zone	Solar gain limit exceeded? (%)	Internal blinds used?
Block 1_Basement - 798_B_02_Break Out	NO (-18.7%)	NO
Block 2_Ground - 798_G_03_Reception	YES (+155.4%)	NO
Block 2_Ground - 798_G_02_Meeting Rm	NO (-28.6%)	NO
Block 3_First - 798_F_04_Room 2	NO (-50.1%)	NO
Block 3_First - 798_F_03_Room 1	NO (-27.5%)	NO
Block 3_First - 798_F_02_Room 3	NO (-15%)	NO
Block 4_Second - 798_S_01_Stair	YES (+3.7%)	NO
Block 4_Second - 798_S_04_Room 2	NO (-50.1%)	NO
Block 4_Second - 798_S_03_Room 1	NO (-15.2%)	NO
Block 4_Second - 798_S_02_Room 3	NO (-36.1%)	NO
Block 2_Ground - 798_G_04_Dis WC	N/A	N/A

Criterion 4: The performance of the building, as built, should be consistent with the calculated BER

Separate submission

Criterion 5: The necessary provisions for enabling energy-efficient operation of the building should be in place

Separate submission

EPBD (Recast): Consideration of alternative energy systems

Were alternative energy systems considered and analysed as part of the design process?	NO
Is evidence of such assessment available as a separate submission?	NO
Are any such measures included in the proposed design?	NO

Technical Data Sheet (Actual vs. Notional Building)

Building Global Parameters

	Actual	Notional
Area [m ²]	243.6	243.6
External area [m ²]	433.8	433.8
Weather	LON	LON
Infiltration [m ³ /hm ² @ 50Pa]	25	5
Average conductance [W/K]	807.13	190.8
Average U-value [W/m ² K]	1.86	0.44
Alpha value* [%]	4.99	20.78

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

Building Use

% Area	Building Type
	A1/A2 Retail/Financial and Professional services
	A3/A4/A5 Restaurants and Cafes/Drinking Est./Takeaways
100	B1 Offices and Workshop businesses
	B2 to B7 General Industrial and Special Industrial Groups
	B8 Storage or Distribution
	C1 Hotels
	C2 Residential Institutions: Hospitals and Care Homes
	C2 Residential Institutions: Residential schools
	C2 Residential Institutions: Universities and colleges
	C2A Secure Residential Institutions
	Residential spaces
	D1 Non-residential Institutions: Community/Day Centre
	D1 Non-residential Institutions: Libraries, Museums, and Galleries
	D1 Non-residential Institutions: Education
	D1 Non-residential Institutions: Primary Health Care Building
	D1 Non-residential Institutions: Crown and County Courts
	D2 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	196.4	26.58
Cooling	0	0
Auxiliary	7.37	1.35
Lighting	46.61	19.6
Hot water	43.97	7.55
Equipment*	39.16	39.16
TOTAL **	294.35	55.08

* 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	0	0
Wind turbines	0	0
CHP generators	0	0
Solar thermal systems	0	0

Energy & CO₂ Emissions Summary

	Actual	Notional
Heating + cooling demand [MJ/m ²]	630.85	184.61
Primary energy* [kWh/m ²]	478.76	104.07
Total emissions [kg/m ²]	83.2	18.2

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

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] No Heating or Cooling									
	Actual	339.3	0	0	0	0	0	0	0
	Notional	71.5	0	0	0	0	0	----	----
[ST] Central heating using water: radiators, [HS] LTHW boiler, [HFT] Natural Gas, [CFT] Natural Gas									
	Actual	531.7	98.1	201.8	0	2.4	0.73	0	0.82
	Notional	77.9	107	26.4	0	1.1	0.82	0	----
[ST] Other local room heater - fanned, [HS] Room heater, [HFT] Electricity, [CFT] Natural Gas									
	Actual	985.9	126.8	342.3	0	33.4	0.8	0	1
	Notional	214.8	136.3	72.9	0	10.6	0.82	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

Key Features

The Building Control Body is advised to give particular attention to items whose specifications are better than typically expected.

Building fabric

Element	U _{i-Typ}	U _{i-Min}	Surface where the minimum value occurs*
Wall	0.23	0.2	Block 2_Ground - 798_G_03_Reception_W_9
Floor	0.2	0.29	Block 2_Ground - 798_G_02_Meeting Rm_S_3
Roof	0.15	2.13	Block 1_Basement - 798_B_01_Stair_R_5
Windows, roof windows, and rooflights	1.5	5.78	Block 1_Basement - 798_B_02_Break Out_G_11
Personnel doors	1.5	2.82	Block 2_Ground - 798_G_01_Hall_D_13
Vehicle access & similar large doors	1.5	-	"No external vehicle access doors"
High usage entrance doors	1.5	-	"No external high usage entrance doors"
U _{i-Typ} = Typical individual element U-values [W/(m²K)]		U _{i-Min} = Minimum individual element U-values [W/(m²K)]	
* There might be more than one surface where the minimum U-value occurs.			

Air Permeability	Typical value	This building
m³/(h.m²) at 50 Pa	5	25