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Accredited Energy Assessor
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Mr C Khan

3rd June 2022

Re: Design Stage SAP Calculation
New dwelling, 32 Chudleigh Way, Ruislip, HA4 8TP.

Please find attached a copy of the 'Design Stage' SAP Calculation and the Predicted Energy Assessment (PEA) for the above project.

N.B. This calculation has been based on the current building regulations. The new regulations come into force on the 15th June.

The transition arrangements are as follows:

The new regulations come into force on 15th June 2022, However, the changes WILL NOT APPLY in relation to building work where a building notice or an initial notice has been given to, or full plans deposited with a Local Authority before 15th June 2022 provided that the building work is started before 15th June 2023

In order to achieve compliance under the current regulations the following details have been applied and need to form the basis for the specification notes – see SAP printouts for full details.

External walls (including the entrance lobby area) - Constructed of Nudura Insulated Concrete Forms.
– U Value 0.24 W/m² K (information provided by IOCF Southern).

Party wall - fully filled cavity wall with edge sealing.

Roof with horizontal ceilings - U Value 0.16 W/m² degree C. 300mm of fibreglass above and between ceiling joists (see U Value calculations).

Flat Roof - U Value 0.22 W/m² degree C. 100mm of Xtratherm insulation above joist (see U Value calculations).

Ground floors - U Value 0.16 W/m² degree C. 100mm of Xtratherm insulation. (see U Value calculations).

Windows and doors - U Value 1.60 W/m² degree C.

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Heating and Domestic Hot Water to be provided by an Air Source Heat Pump.

Heating system to be zoned and to include Time and Temperature Zoned Control.

Calculation based on a 250 litre Daikin hot water cylinder to with a standing heat loss of 1.40 kwh/day.

100% of all fixed light fittings to be low energy fittings.

Accredited construction details need to be adhered to by the builder
The calculation has been based on the ACD's provided by ICF Southern.
I will forward the relevant details by email.

On completion of the dwellings an Air Pressure Test will need to be carried out and the buildings will need to achieve a "q50" result of 5.0 or better. The results of the air pressure test will be imputed into the SAP calculations and an Energy Performance Certificate (EPC) produced.

The details itemised above need to be regarded as the minimum standard to be achieved on this specific project. Failure to achieve these levels, without compensatory measures elsewhere will result in the dwellings failing to comply with Building Regulations on completion.

At completion of the build I would need to be provided with a copy of the air pressure test certificate, copies of the signed accredited details checklists, details of the heat pump and cylinder installed and a completed and signed copy of the Dwelling Sign Off Report in order for the "As Built" calculations to be completed and the Energy Performance Certificates (EPC) to be produced.

Please do not hesitate to telephone me if you need further clarification on any of the above items or have any other queries

Yours sincerely

Nigel Forrester