

Developer Statement

Specification summary for Plots 1-118, Blyth Road, Hayes,
UB3 1BY



Issued by Stuart Clark on 9 Jul 2020

Ref: BH.BR.UB3. Rev B

Regulations: Part L 2013 (L1A) England

This is a quick reference guide listing the key information which we have used in your SAP assessments. When your project is complete check this information through, sign and date to confirm it is accurate, and then return back to us so that we can create your As Built documents and your EPCs.

Design Stage Specification:

Thermal Elements:

		U-Value:
• Floor: Houses	70mm screed. 150mm EPS board	0.15
• Floor: Overhang	(Exposed upper floor on houses): 150mm Kooltherm over 300mm concrete	0.12
• Floor: Exposed	(Above commercial unit, car park and stores) 75mm screed. 150mm Kooltherm 103. 250mm RC slab	0.11
• Floor: Over Corridor	150mm Styrozone, 250mm RC slab, 150mm cavity, plasterboard under	0.20
• Wall: External (House)	100mm block or brick. 50mm cav. 125mm RWA45. 15mm board. 100mm SFS board. Plasterboard	0.22-0.23
• Wall: External (Flat)	U-value calculation provided by architect to illustrate.	0.17
• Wall: Column	U-value calculation provided by architect to illustrate.	0.17
• Wall: adj Corridors	As Party wall. 90mm Party wool roll. Each side, 70mm fully insulated SFS frame	0.20
• Wall: adj Stairs	100mm insulated plasterboard on 250 RC slab	0.23
• Roof: House - Main	U-value calculation provided by architect to illustrate.	0.11
• Roof: House - Terrace	200mm EPS board. 250mm RC slab. Plasterboard	0.16
• Roof: Terrace	200mm Strozzone, 250mm RC slab.	0.15
• Roof: Top	U-value provided by architect to illustrate	0.11
• Wall: Party All	All walls between dwellings will be fully insulated and suitably sealed	0.00
		g-Value: U-Value:
• Window: Main	4-16-4 double glazed units. Low-e-glass. Argon filled	0.72 1.40
• Window: to Railway	As above, but lower transmittance	0.50 1.40
• Solid Door: to flats	Solid doors to flats. Insulated	1.50

Thermal bridging information:

- ACD: Junctions -- To be completed following creation of bespoke psi-value --
- Other junctions: Where junction details are not available using this approach, default psi-values have been used in the SAP.

Air Leakage Tests:

- Testing Requirement Air Leakage Tests are required on a sample of dwellings across this development once complete.
- ALT Target Air Leakage Tests of the chosen dwellings must be no higher than 2.5.

Building Services:

- Ventilation Mechanical ventilation systems with integrated heat recovery (MVHR) will be installed in the dwellings.
- Make and Model Proposed system: Titon HRV175Q+.
- Low-E Lighting All internal light bulbs (100%) will be low energy.

Heating Systems

- CHP Lead energy Efficiency Controls Emitters A SAV 20kW_e Loadtracker CHP engine will be provided meeting 64% of total annual space heating demand each dwelling will have individual controls, and occupants will be charged based on their personal use.
- The system will use radiators. Low temperature flow rate system.
- Communal Efficiency Controls Emitters The CHP engine will receive back-up heating from a communal gas boiler system.
Efficiency of 85.9%. Expected to provide 36% of the total heat requirement.
each dwelling will have individual controls, and occupants will be charged based on their personal use.
The system will use radiators. Low temperature flow rate system.

Hot Water System

- From CHP Engine Hot water for the dwelling will be provided by the main CHP Engine heating system.

Renewables:

- Photovoltaic In total, the site will be fitted with enough PV to generate 23.925kW_p (87 x 275w Panels). The panels will face South at 10

Overheating:

- Overheating Risk The air change rate calculation assumes windows can be opened half of the time in warmer weather.
The overheating calculation is based on windows fitted with dark curtains, closed during daylight hours.

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REGISTERED IN ENGLAND AND WALES NO: 05764762

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As Built Declaration:

1. Are the details correct?

If any of the information shown on Page 1 has changed from the design specification, your SAP results will need to be updated.

- Let us know about these changes by writing over Page 1, or by sending us a separate email or letter.

(A recalculation charge may be included for significant alterations. We will notify you of this before any additional work is completed.)

2. Details of your Air Leakage Test

You have specified a sample of plots are going to be air tested. Tests must happen before EPC's can be generated.

The sample plots must be tested to achieve a result no higher than 2.5 to ensure the worst case result of 4.5 is met.

- If a third party is completing your air tests, we will need to receive copies of all air test reports.

(Contact us for an air testing quote - we recommend arranging this at least three weeks before you need it.)

3. Switching from Plot to Postal

Before we can create your As Built reports, we need to remove all references to plot numbers and site names, and replace them with official postal addresses.

- Provide us a list of postal addresses for this site, and clearly show which address belongs to which plot.

4. Final Documentation

We are required to keep copies of the following documents to back-up your confirmation declaration.

Failure to provide these documents means we may need to assume worst-case details, which can lead to a lower EPC rating.

- THERMAL BRIDGING DETAILS**

We require completed Accredited Construction Details checklists for all applied junctions.

- VENTILATION**

You have specified a Titon HRV175Q+ ventilation system. Please provide the installation certificate.

- PHOTOVOLTAIC PANELS**

We will require a copy of the MCS Certificate from your PV installer before we can issue your EPC.

Nearly Finished! We just need you to read and accept this:

I hereby declare this development has been constructed in accordance with the specification above,
and any changes to these details have been notified to Energist accordingly.

The EPCs and associated Building Regulations documents will be issued on this basis.

Signed:

Name:

Date:

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