PREDICTED ENERGY ASSESSMENT

ATSPACE
DELIVERING BEYOND COMPLIANCE

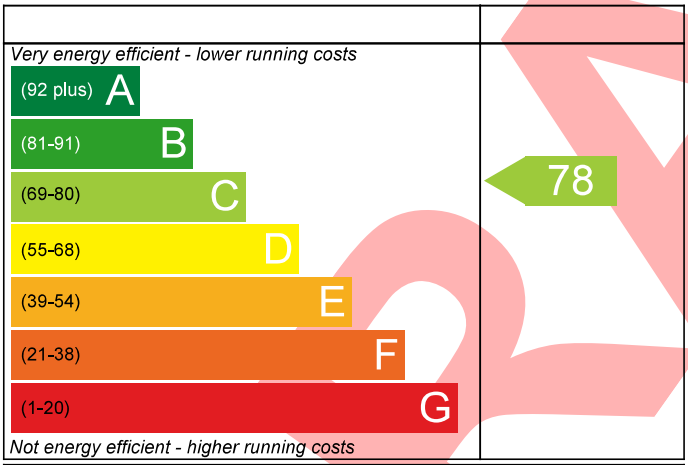
The Star, Uxbridge Road,
Uxbridge,
UB10 0LY

Dwelling type:	Flat, Semi-Detached
Date of assessment:	05/05/2023
Produced by:	Paul Whiffin
Total floor area:	50.78 m²

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

The energy performance has been assessed using the Government approved SAP2012 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO_2) emissions.

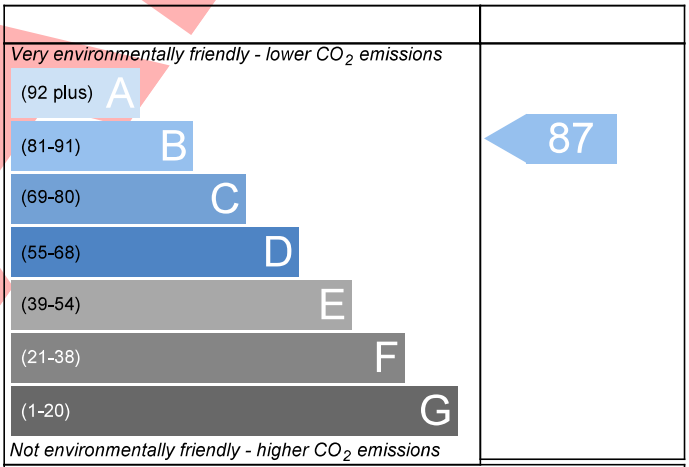
Energy Efficiency Rating



England EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



England EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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BUILDING REGULATION COMPLIANCE
Calculation Type: New Build (As Designed)

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Property Reference	Q-03466 APT.03	Issued on Date	05/05/2023
Assessment Reference	Design V4	Prop Type Ref	New Build
Property	The Star, Uxbridge Road, Uxbridge, UB10 0LY		

SAP Rating	78 C	DER	21.01	TER	31.96
Environmental	87 B	% DER<TER	34.26		
CO_2 Emissions (t/year)	0.83	DFEE	42.54	TFEE	57.85
General Requirements Compliance	Pass	% DFEE<TFEE	26.47		

Assessor Details	Mr. Paul Whiffin, Paul Whiffin, Tel: 01763 268685, energy@atspaceltd.com	Assessor ID	y314-0001
Client	Harjeet Suri, 33244		

SUMARY FOR INPUT DATA FOR New Build (As Designed)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Electricity		
Fuel factor	1.55 (electricity)		
Target Carbon Dioxide Emission Rate (TER)	31.96	$kgCO_2/m^2$	
Dwelling Carbon Dioxide Emission Rate (DER)	21.01	$kgCO_2/m^2$	Pass
	-10.95 (-34.3%)	$kgCO_2/m^2$	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	57.85	$kWh/m^2/yr$	
Dwelling Fabric Energy Efficiency (DFEE)	42.54	$kWh/m^2/yr$	
	-15.4 (-26.6%)	$kWh/m^2/yr$	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.13 (max. 0.30)	0.13 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Floor	0.03 (max. 0.25)	0.03 (max. 0.70)	Pass
Openings	1.31 (max. 2.00)	1.80 (max. 3.30)	Pass

2a Thermal bridging

Thermal bridging calculated from linear thermal transmittances for each junction

3 Air permeability

Air permeability at 50 pascals	3.00 (design value)	$m^3/(h.m^2)$ @ 50 Pa	
Maximum	10.0	$m^3/(h.m^2)$ @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Boiler system with radiators or underfloor - Electric Direct-acting boiler	
Secondary heating system	None	

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5 Cylinder insulation

Hot water storage	Measured cylinder loss: 1.90 kWh/day Permitted by DBSCG 2.24	Pass
Primary pipework insulated	No primary pipework	

6 Controls

Space heating controls	Time and temperature zone control	Pass
Hot water controls	Cylinderstat	Pass

7 Low energy lights

Percentage of fixed lights with low-energy fittings	100	%	
Minimum	75	%	Pass

8 Mechanical ventilation

Continuous supply and extract system			
Specific fan power	0.62		
Maximum	1.5		Pass
MVHR efficiency	94	%	
Minimum	70	%	Pass

Criterion 3 – Limiting the effects of heat gains in summer

9 Summertime temperature

Overheating risk (Thames Valley)	Medium	Pass

Based on:

Overshading	Average
Windows facing East	13.81 m², No overhang
Windows facing South	4.09 m², No overhang
Air change rate	6.00 ach
Blinds/curtains	None

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m²K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	3.00 (design value)	m³/(h.m²) @ 50 Pa	
Maximum	10.0	m³/(h.m²) @ 50 Pa	Pass

10 Key features

External wall U-value	0.13	W/m²K
External wall U-value	0.13	W/m²K
Party wall U-value	0.00	W/m²K
Exposed floor U-value	0.05	W/m²K
Air permeability	3.0	m³/m²h
Photovoltaic array	898.93	kWh/Year

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SUMMARY FOR INPUT DATA FOR: New Build (As Designed)

Orientation	West
Property Tenure	Unknown
Transaction Type	New dwelling
Terrain Type	Suburban
1.0 Property Type	Flat, Semi-Detached
2.0 Number of Storeys	1
3.0 Date Built	2022
4.0 Sheltered Sides	2
5.0 Sunlight/Shade	Average or unknown

6.0 Measurements

	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground Floor:	15.33 m	50.78 m²	2.52 m

7.0 Living Area	27.11	m²
8.0 Thermal Mass Parameter	Simple calculation - Medium	
Thermal Mass	250.00	kJ/m²K

9.0 External Walls

Description	Type	U-Value (W/m²K)	Gross Area (m²)	Nett Area (m²)
External Wall	Cavity Wall	0.13	28.07	5.99
Sheltered Wall	Cavity Wall	0.13	10.55	10.55

9.1 Party Walls

Description	Type	Construction	U-Value (W/m²K)	Area (m²)
Party Wall 1	Filled Cavity with Edge Sealing		0.00	38.19

11.0 Heat Loss Floors

Description	Type	Construction	U-Value (W/m²K)	Area (m²)
Exposed Floor	Exposed Floor - Solid		0.05	50.78

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Argon Filled	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Glazing	BFRC data	Window	Double Low-E Soft 0.1			0.50			1.20
Solid Door	Manufacturer	Door to Corridor							1.80

13.0 Openings

Name	Opening Type	Location	Orientation	Curtain Type	Overhang Ratio	Wide Overhang	Width (m)	Height (m)	Count	Area (m²)	Curtain Closed
FSD	Door to Corridor	[1] External Wall	West							2.09	
RW	Window	[1] External Wall	East	None	0.00					13.81	
RSW	Window	[1] External Wall	South	None	0.00					2.07	
RSGD	Window	[1] External Wall	South	None	0.00					2.02	
FSD	Door to Corridor	[1] External Wall	West							2.09	

14.0 Conservatory	None	
15.0 Draught Proofing	100	%
16.0 Draught Lobby	No	
17.0 Thermal Bridging	Calculate Bridges	

17.1 List of Bridges

Source Type	Bridge Type	Length	Psi	Imported	Reference:
Independently assessed	E2 Other lintels (including other steel lintels)	8.50	0.040	No	LABC
Independently assessed	E3 Sill	6.65	0.027	No	LABC
Independently assessed	E4 Jamb	23.32	0.029	No	LABC
Table K1 - Default	E20 Exposed floor (normal)	15.33	0.320	No	LABC
Independently assessed	E7 Party floor between dwellings (in blocks of flats)	15.33	0.039	No	
Independently assessed	E16 Corner (normal)	5.04	0.050	No	LABC
Independently assessed	E17 Corner (inverted – internal area greater than external area)	2.52	-0.091	No	
Table K1 - Approved	E18 Party wall between dwellings	5.04	0.060	No	
Table K1 - Default	E25 Staggered party wall between dwellings	7.56	0.120	No	
Table K1 - Default	P2 Party wall - Intermediate floor within a dwelling	15.15	0.000	No	
Table K1 - Default	P8 Party Wall - Exposed floor (inverted)	15.15	0.240	No	LABC

Y-value	0.129	W/m²K
18.0 Pressure Testing	Yes	
Designed AP_{50}	3.00	m³/(h.m²) @ 50 Pa
Property Tested ?		
As Built AP_{50}		m³/(h.m²) @ 50 Pa

19.0 Mechanical Ventilation

Summer Overheating

Windows open in hot weather	Windows fully open
Cross ventilation possible	Yes
Night Ventilation	Yes
Air change rate	6.00

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500502
Configuration	1
MVHR Duct Insulated	Yes
Manufacturer SFP	0.62
Duct Type	Rigid
MVHR Efficiency	94.00

Wet Rooms	1

20.0 Fans, Open Fireplaces, Flues

	MHS	SHS	Other	Total
Number of Chimneys	0		0	0
Number of open flues	0		0	0
Number of intermittent fans				0
Number of passive vents				0
Number of flueless gas fires				0

21.0 Fixed Cooling System	No	
22.0 Lighting		
Internal		
Total number of light fittings	20	
Total number of L.E.L. fittings	20	
Percentage of L.E.L. fittings	100.00	%
External		
External lights fitted	Yes	
Light and motion sensor	Yes	
23.0 Electricity Tariff	Standard	
24.0 Main Heating 1	SAP table	
Percentage of Heat	100	%
Main Heating	BEE	
SAP Code	191	
Efficiency (SAP Table)	100.0	%
Controls	CBI Time and temperature zone control	
PCDF Controls	0	
Delayed Start Stat	Yes	
Sap Code	2110	
Is MHS Pumped	Pump in heated space	
Heat Emitter	Underfloor	
Underfloor Heating	Yes - Pipes in thin screed	
25.0 Main Heating 2	None	
Community Heating	None	
28.0 Water Heating	HWP From main heating 1	
Water Heating	Main Heating 1	
Flue Gas Heat Recovery System	No	
Waste Water Heat Recovery Instantaneous System 1	No	
Waste Water Heat Recovery Instantaneous System 2	No	
Waste Water Heat Recovery Storage System	No	
Solar Panel	No	
Water use <= 125 litres/person/day	Yes	
SAP Code	901	
Immersion Heater	Dual	

29.0 Hot Water Cylinder	Hot Water Cylinder	
Cylinder In Heated Space	Yes	
Insulation Type	Measured Loss	
Cylinder Volume	200.00	L
Loss	1.90	kWh/day
31.0 Thermal Store	None	
32.0 Photovoltaic Unit	More Dwellings, One Block	
Apportioned	898.93	kWh/Year

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None