Building Regulations England Part L (BREL) Compliance Report

Approved Document L1 2021 Edition, England assessed using Kaizen SAP 10.2 SAP 10 program, 1.0.1

Date: Tue 25 Feb 2025 09:22:22

Project Information			
Assessed By	Carrie Morris	Building Type	House, Semi-detached
OCDEA Registration	KAZN000005	Assessment Date	2025-02-25

Dwelling Details			
Assessment Type	As designed	Total Floor Area	81 m^2
Site Reference	204	Plot Reference	NSSM2B4P SAN ET BR 6.1
Address	19 Dunlin Drive, Desborough, Kettering, NN14 2DB		

Client Details	
Name	Bloor Homes South Midlands
Company	Bloor Homes South Midlands
Address	Bewick House, 6 Cygnet Drive, Swan Valley, Northampton, NORTHAMPTONSHIRE, NN4 9BS

This report covers items included within the SAP calculations. It is not a complete report of regulations compliance.

1a Target emission rate and dwelling emission rate		
Fuel for main heating system	Mains gas	
Target carbon dioxide emission rate	*11.61 $kgCO_2/m^2$*	
Dwelling carbon dioxide emission rate	10.64 $kgCO_2/m^2$	OK
1b Target primary energy rate and dwelling primary energy		
Target primary energy	*60.86 kWh_{PE}/m^2*	
Dwelling primary energy	57.31 kWh_{PE}/m^2	OK
1c Target fabric energy efficiency and dwelling fabric energy efficiency		
Target fabric energy efficiency	*35.12 kWh/m^2*	
Dwelling fabric energy efficiency	32.22 kWh/m^2	OK

2a Fabric U-values				
Element	***Maximum permitted average U-Value [W/m^2K]***	**Dwelling average U-Value [W/m^2K]**	**Element with highest individual U-Value**	
External walls	*0.26*	0.24	Brick (0.24)	OK
Party walls	*0.2*	0	Party Wall (0)	**N/A**
Curtain walls	*1.6*	0	N/A	**N/A**
Floors	*0.18*	0.11	Flr - Ground (0.11)	OK
Roofs	*0.16*	0.09	Rf - Ins Joist (0.09)	OK
Windows, doors, and roof windows	*1.6*	1.26	Rear (1.3)	OK
Rooflights	*2.2*	N/A	N/A	**N/A**

2b Envelope elements (better than typically expected values are flagged with a subsequent (!))		
Name	**Net area [m^2]**	**U-Value [W/m^2K]**
Exposed wall: Brick	76.352	0.24
Party wall: Party Wall	39.643	0 **(!)**
Ground floor: Flr - Ground	40.418	0.11
Exposed roof: Rf - Ins Joist	40.418	0.09 **(!)**

2c Openings (better than typically expected values are flagged with a subsequent (!))				
Name	**Area [m^2]**	**Orientation**	**Frame factor**	**U-Value [W/m^2K]**
Rear, Door (1)	2.196	South East	0.7	1.2
Front, Door (2)	2.205	North West	0.7	1.2
Rear, Windows (1)	2.55	South East	1.0	1.3
L Side, Windows (2)	0.713	North East	1.0	1.3
Front, Windows (3)	3.791	North West	1.0	1.3

2d Thermal bridging (better than typically expected values are flagged with a subsequent (!))				
Building part **1 - Main Dwelling**: Thermal bridging calculated from linear thermal transmittances for each junction				
Main element	**Junction detail**	**Source**	**Psi value [W/mK]**	**Drawing / reference**
External wall	E2: Other lintels (including other steel lintels)	Calculated by person with suitable expertise	0.044	Not Provided

Main element	Junction detail	Source	Psi value [W/mK]	Drawing / reference
External wall	E4: Jamb	Calculated by person with suitable expertise	0.01 **(!)**	Not Provided
External wall	E3: Sill	Calculated by person with suitable expertise	0.009 **(!)**	Not Provided
External wall	E5: Ground floor (normal)	Calculated by person with suitable expertise	0.06	Not Provided
External wall	E6: Intermediate floor within a dwelling	Calculated by person with suitable expertise	0.003 **(!)**	Not Provided
External wall	E10: Eaves (insulation at ceiling level)	Calculated by person with suitable expertise	0.04	Not Provided
External wall	E12: Gable (insulation at ceiling level)	Calculated by person with suitable expertise	0.044	Not Provided
External wall	E16: Corner (normal)	Calculated by person with suitable expertise	0.029 **(!)**	Not Provided
External wall	E18: Party wall between dwellings	Calculated by person with suitable expertise	0.036 **(!)**	Not Provided
Party wall	P1: Ground floor	Calculated by person with suitable expertise	0.031 **(!)**	Not Provided
Party wall	P3: Intermediate floor between dwellings (in blocks of flats)	SAP table default	0 **(!)**	Not Provided
Party wall	P4: Roof (insulation at ceiling level)	Calculated by person with suitable expertise	0.035 **(!)**	Not Provided

3 Air permeability (better than typically expected values are flagged with a subsequent (!))		
Maximum permitted air permeability at 50Pa	*8 m^3/hm^2*	
Dwelling air permeability at 50Pa	2.62 m^3/hm^2, Measured value **(!)**	OK
Air permeability test certificate reference		

4 Space heating	
Main heating system 1: Boiler with radiators or underfloor heating - Mains gas	
Efficiency	90.75%
Emitter type	Radiators
Flow temperature	55°C
System type	Gas1998OrLater
Manufacturer	Ideal
Model	LOGIC COMBI
Commissioning	
Secondary heating system: N/A	
Fuel	N/A
Efficiency	N/A
Commissioning	

5 Hot water	
Cylinder/store - type: Cylinder	
Capacity	N/A
Declared heat loss	N/A
Primary pipework insulated	N/A
Manufacturer	
Model	
Commissioning	
Waste water heat recovery system 1 - type: Instantaneous	
Efficiency	69.4%
Manufacturer	Q-Blue B.V.
Model	QB1-21

6 Controls	
Main heating 1 - type: Programmer, room thermostat, and TRVs	
Function	
Ecodesign class	
Manufacturer	
Model	
Water heating - type: Cylinder thermostat and HW separately timed	
Manufacturer	
Model	

7 Lighting		
Minimum permitted light source efficacy	*75 lm/W*	
Lowest light source efficacy	101.25 lm/W	OK
External lights control	N/A	

8 Mechanical ventilation		
System type: Decentralised mechanical extract		
Maximum permitted specific fan power	*0.7 W/(l/s)*	
Specific fan power	0.01 W/(l/s)	OK
Minimum permitted heat recovery efficiency	*N/A*	
Heat recovery efficiency	N/A	**N/A**
Manufacturer/Model	Vent Axia Ltd Lo-Carbon NBR dMEV C 100	
Commissioning		

9 Local generation	
Technology type: **Photovoltaic system (1)**	
Peak power	0.81 kWp
Orientation	South East
Pitch	30°
Overshading	None or very little
Manufacturer	Not Provided
MCS certificate	

10 Heat networks
N/A

11 Supporting documentary evidence
N/A

12 Declarations	
a. Assessor Declaration	
This declaration by the assessor is confirmation that the contents of this BREL Compliance Report are a true and accurate reflection based upon the design information submitted for this dwelling for the purpose of carrying out the "As designed" assessment, and that the supporting documentary evidence (SAP Conventions, Appendix 1 (documentary evidence) schedules the minimum documentary evidence required) has been reviewed in the course of preparing this BREL Compliance Report.	
Signed: Name: Carrie Morris	Assessor ID: KAZN000005 Date: 25 Feb 2025
b. Client Declaration	
N/A	