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: Wed 05 Feb 2025 10:52:55

Project Information			
Assessed By	Joanna Povey	Building Type	House, Detached
OCDEA Registration	KAZN000004	Assessment Date	2025-01-14

Dwelling Details			
Assessment Type	As designed	Total Floor Area	139 m^2
Site Reference	1	Plot Reference	001 Briar
Address	1 The Road, Caterham, XX1X 1XX		

Client Details	
Name	Vistry South East
Company	Vistry South East
Address	Address 1, Address 2, Address 3, TOWN, AL9 5HZ

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	*9.61 $kgCO_2/m^2$*	
Dwelling carbon dioxide emission rate	6.38 $kgCO_2/m^2$	OK
1b Target primary energy rate and dwelling primary energy		
Target primary energy	*50.23 kWh_{PE}/m^2*	
Dwelling primary energy	34.33 kWh_{PE}/m^2	OK
1c Target fabric energy efficiency and dwelling fabric energy efficiency		
Target fabric energy efficiency	*40.04 kWh/m^2*	
Dwelling fabric energy efficiency	39.36 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*	N/A	N/A	**N/A**
Curtain walls	*1.6*	N/A	N/A	**N/A**
Floors	*0.18*	0.11	Flr - Ground (0.11)	OK
Roofs	*0.16*	0.09	Flat over dormer (0.16)	OK
Windows, doors, and roof windows	*1.6*	1.22	Front (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	92.433	0.24
Exposed wall: Tile	41.545	0.23
Ground floor: Flr - Ground	70.076	0.11
Exposed roof: Rf - Ins Joist	68.497	0.09 **(!)**
Exposed roof: Flat over dormer	1.579	0.16

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)	2.121	North West	0.7	1 **(!)**
Front, Door (2)	2.148	South East	0.7	1 **(!)**
Front, Windows (1)	5.242	South East	0.7	1.3
L Side, Windows (2)	2.226	South West	1.0	1.2
Rear, Windows (3)	4.339	North West	0.7	1.3
Front, Windows (4)	1.59	South East	0.7	1.3
L Side, Windows (5)	4.21	South West	0.7	1.3
Rear, Windows (6)	5.67	North West	1.0	1.2
Front 1 , Windows (7)	5.24	South East	1.0	1.2
L Side 1 , Windows (8)	6.45	South West	1.0	1.2

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)	Government-approved scheme	0.044	Not Provided
External wall	E4: Jamb	Government-approved scheme	0.01 **(!)**	Not Provided
External wall	E3: Sill	Government-approved scheme	0.009 **(!)**	Not Provided
External wall	E5: Ground floor (normal)	Government-approved scheme	0.097	Not Provided
External wall	E6: Intermediate floor within a dwelling	Government-approved scheme	0.003 **(!)**	Not Provided
External wall	E10: Eaves (insulation at ceiling level)	Government-approved scheme	0.04	Not Provided
External wall	E12: Gable (insulation at ceiling level)	Government-approved scheme	0.044	Not Provided
External wall	E14: Flat roof	Government-approved scheme	0.04	Not Provided
External wall	E16: Corner (normal)	Government-approved scheme	0.029 **(!)**	Not Provided
External wall	E17: Corner (inverted - internal area greater than external area)	SAP table default	-0.129	Not Provided
External wall	E24: Eaves (insulation at ceiling level - inverted)	Government-approved scheme	0.107	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	4 m^3/hm^2, Design value	OK
Air permeability test certificate reference		

4 Space heating	
Main heating system 1: Boiler with radiators or underfloor heating - Mains gas	
Efficiency	181.5%
Emitter type	Radiators
Flow temperature	55°C
System type	Gas1998OrLater
Manufacturer	
Model	
Commissioning	
Secondary heating system: N/A	
Fuel	N/A
Efficiency	N/A
Commissioning	

5 Hot water	
Cylinder/store - type: N/A	
Capacity	N/A
Declared heat loss	1.4 kWh/day
Primary pipework insulated	N/A
Manufacturer	
Model	
Commissioning	
Waste water heat recovery system 1 - type: Instantaneous	
Efficiency	1%
Manufacturer	Q-Blue B.V.
Model	QB1-21
Waste water heat recovery system 2 - type: Instantaneous	
Efficiency	1%
Manufacturer	Q-Blue B.V.
Model	QB1-21

6 Controls	
Main heating 1 - type: Time and temperature zone control by arrangement of plumbing and electrical services	
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	1%	**N/A**
Manufacturer/Model	0	
Commissioning		

9 Local generation	
Technology type: **Photovoltaic system (1)**	
Peak power	6.55 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:	Assessor ID: KAZN000004
Name: Joanna Povey	Date: 05 Feb 2025

b. Client Declaration

N/A