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: Mon 10 Feb 2025 08:37:44

Project Information			
Assessed By	Carrie Morris	Building Type	House, Detached
OCDEA Registration	KAZN000005	Assessment Date	2025-02-07

Dwelling Details			
Assessment Type	As built	Total Floor Area	267 m^2
Site Reference	013 Meadowfield	Plot Reference	013 Meadowfield
Address	13 Meadowfield Road, STOCKSFIELD, NE43 7PY		

Client Details	
Name	Craig Fawcett
Company	Craig Fawcett
Address	1, 1, 1, 1, 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	*8.89 $kgCO_2/m^2$*	
Dwelling carbon dioxide emission rate	8.88 $kgCO_2/m^2$	OK
1b Target primary energy rate and dwelling primary energy		
Target primary energy	*48.18 kWh_{PE}/m^2*	
Dwelling primary energy	44.95 kWh_{PE}/m^2	OK
1c Target fabric energy efficiency and dwelling fabric energy efficiency		
Target fabric energy efficiency	*50.87 kWh/m^2*	
Dwelling fabric energy efficiency	45.63 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*	0.15	Stud (0.21)	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	Ground (0.11)	OK
Roofs	*0.16*	0.16	Terrace (0.18)	OK
Windows, doors, and roof windows	*1.6*	1.2	Front (1.2)	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: Stone	82.699	0.15
Exposed wall: Render	92.997	0.16
Basement wall: Retaining	46.582	0.14 **(!)**
Exposed wall: Stud	3.845	0.21
Ground floor: Ground	141.961	0.11
Upper floor: Exposed Floor	33.755	0.11
Exposed roof: Terrace Step	6.533	0.17
Exposed roof: Terrace	44.297	0.18
Exposed roof: Flat Roof	124.887	0.15

2c Openings (better than typically expected values are flagged with a subsequent (!))				
Name	**Area [m^2]**	**Orientation**	**Frame factor**	**U-Value [W/m^2K]**
Front, Door (1)	3.417	South West	0.7	1.2
L Side, Door (2)	1.983	North West	0.7	1.2
Front, Windows (1)	3.647	South West	0.8	1.2
L Side, Windows (2)	4.095	North West	0.8	1.2
Front, Windows (3)	15.017	South West	0.8	1.2
Rear, Windows (4)	9.924	North East	0.8	1.2
Rear, Windows (5)	11.457	North East	0.8	1.2
Front, Windows (6)	21.601	South West	0.8	1.2

Name	Area [m^2]	Orientation	Frame factor	U-Value [W/m^2K]
Front, RoofLights (1)	9.001	Horizontal	0.8	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	0.238	Not Provided
External wall	E4: Jamb	Government-approved scheme	0.022 **(!)**	Not Provided
External wall	E3: Sill	Government-approved scheme	0.018 **(!)**	Not Provided
External wall	E5: Ground floor (normal)	Government-approved scheme	0.05	Not Provided
External wall	E6: Intermediate floor within a dwelling	Government-approved scheme	0.001 **(!)**	Not Provided
External wall	E14: Flat roof	Government-approved scheme	0.16	Not Provided
External wall	E15: Flat roof with parapet	Government-approved scheme	0.119	Not Provided
External wall	E16: Corner (normal)	Government-approved scheme	0.035 **(!)**	Not Provided
External wall	E17: Corner (inverted - internal area greater than external area)	SAP table default	-0.066	Not Provided
External wall	E20: Exposed floor (normal)	Government-approved scheme	0.045	Not Provided
External wall	E21: Exposed floor (inverted)	Government-approved scheme	0.32	Not Provided
External wall	E22: Basement floor	Government-approved scheme	0.22	Not Provided
External wall	E24: Eaves (insulation at ceiling level - inverted)	Government-approved scheme	0.15	Not Provided
Roof	R10: All other roof or room-in-roof junctions	Government-approved scheme	0.32	Not Provided
Roof	R11: Upstands or kerbs of rooflights	Government-approved scheme	0.24	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	5 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	181.3%
Emitter type	Both radiators and underfloor
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: Cylinder	
Capacity	300 litres
Declared heat loss	2.26 kWh/day
Primary pipework insulated	Yes
Manufacturer	
Model	
Commissioning	
Waste water heat recovery system 1 - type: N/A	
Efficiency	
Manufacturer	
Model	

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: N/A		
Maximum permitted specific fan power	*N/A*	
Specific fan power	N/A	**N/A**
Minimum permitted heat recovery efficiency	*N/A*	
Heat recovery efficiency	1%	**N/A**
Manufacturer/Model		
Commissioning		

9 Local generation	
Technology type: **Photovoltaic system (1)**	
Peak power	6.46 kWp
Orientation	South
Pitch	Horizontal
Overshading	None or very little
Manufacturer	Not Provided
MCS certificate	

10 Heat networks
N/A

11 Supporting documentary evidence	
Documentary evidence identified in 11.1 and 11.2 is needed to confirm the data values used for any calculations undertaken, manufacturer declarations made, and tests performed as reflected in this "As built" BREL Compliance Report are correct. 11.1 SAP Conventions, Appendix 1 (documentary evidence) schedules the minimum documentary evidence required. 11.2 Indicative photographic evidence of key stages during construction (guidance within Approved Document L, Volume 1 – Appendix B) that confirms the products identified in this BREL Compliance Report are used in this dwelling, and workmanship is of sufficient quality to support the calculated values claimed in 2a to 2d.	

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 and construction information submitted for this dwelling for the purpose of carrying out the assessment, and that the supporting documentary evidence (identified in 11.1 and 11.2) pursuant to Part L of the Building Regulations 2010 (as amended) has been reviewed in the course of preparing this BREL Compliance Report.	

Signed:	Assessor ID: KAZN000005
Name: Carrie Morris	Date: 10 Feb 2025

b. Client Declaration	
This declaration by the client is confirmation that the dwelling has been constructed and completed according to the specifications set out in this BREL Compliance Report, and that photographic evidence of key stages, as described in 11.2, has been provided to the Assessor for this dwelling.	

Signed:	Organisation: Craig Fawcett
Name: Craig Fawcett	Date: