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 19 Feb 2025 14:05:50

Project Information			
Assessed By	Connor Campbell	Building Type	Flat, Mid-terrace
OCDEA Registration	KAZN000009	Assessment Date	2025-02-19

Dwelling Details			
Assessment Type	As designed	Total Floor Area	65 m^2
Site Reference	027	Plot Reference	Apartment 1B
Address	027 - Apartment 1B, ..., CO7 9EU		

Client Details	
Name	Cala Homes North Home Counties
Company	Cala Homes North Home Counties
Address	Shire Park, 1 Falcon Gate, WELWYN GARDEN CITY, AL7 1TW

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	Electricity	
Target carbon dioxide emission rate	*12.48 $kgCO_2/m^2$*	
Dwelling carbon dioxide emission rate	3.56 $kgCO_2/m^2$	OK
1b Target primary energy rate and dwelling primary energy		
Target primary energy	*65.57 kWh_{PE}/m^2*	
Dwelling primary energy	37.47 kWh_{PE}/m^2	OK
1c Target fabric energy efficiency and dwelling fabric energy efficiency		
Target fabric energy efficiency	*35.33 kWh/m^2*	
Dwelling fabric energy efficiency	34.80 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*	0.2	Wl - Brick (0.21)	OK
Party walls	*0.2*	0	Party Wall (0)	**N/A**
Curtain walls	*1.6*	0	N/A	**N/A**
Floors	*0.18*	0.16	Flr - Ground (0.16)	OK
Roofs	*0.16*	N/A	N/A	**N/A**
Windows, doors, and roof windows	*1.6*	1.28	L Side (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: Wl - Brick	38.583	0.21
Exposed wall: Wl - Corridor	8.036	0.17
Exposed wall: Wl - Cycle Store	14.28	0.18
Party wall: Party Wall	15.152	0 **(!)**
Ground floor: Flr - Ground	64.91	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]**
Front, Door (1)	1.911	West	0.7	1.2
L Side, Windows (1)	2.39	North	1.0	1.3
R Side, Windows (2)	2.389	South	1.0	1.3
Rear, Windows (3)	0.955	East	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)	Government-approved scheme	0.024 **(!)**	Not Provided

Main element	Junction detail	Source	Psi value [W/mK]	Drawing / reference
External wall	E4: Jamb	Government-approved scheme	0.008 **(!)**	Not Provided
External wall	E3: Sill	Government-approved scheme	0.029 **(!)**	Not Provided
External wall	E5: Ground floor (normal)	Government-approved scheme	0.062	Not Provided
External wall	E7: Party floor between dwellings (in blocks of flats)	Government-approved scheme	0.12	Not Provided
External wall	E16: Corner (normal)	Government-approved scheme	0.013 **(!)**	Not Provided
External wall	E17: Corner (inverted - internal area greater than external area)	SAP table default	-0.115	Not Provided
External wall	E21: Exposed floor (inverted)	Government-approved scheme	0.059	Not Provided
External wall	E25: Staggered party wall between dwellings	Government-approved scheme	0.24	Not Provided
Party wall	P1: Ground floor	Government-approved scheme	0.086	Not Provided
Party wall	P2: Intermediate floor within a dwelling	SAP table default	0 **(!)**	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: Heat pump with radiators or underfloor heating - Electricity	
Efficiency	
Emitter type	Radiators
Flow temperature	45°C
System type	HeatPumpsWet
Manufacturer	
Model	
Commissioning	
Secondary heating system: N/A	
Fuel	N/A
Efficiency	N/A
Commissioning	

5 Hot water	
Cylinder/store - type: Cylinder	
Capacity	192 litres
Declared heat loss	0.99 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: 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	1%	**N/A**
Manufacturer/Model	0	
Commissioning		

9 Local generation
N/A

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: Connor Campbell	Assessor ID: KAZN000009 Date: 19 Feb 2025
b. Client Declaration	
N/A	