

PREDICTED ENERGY ASSESSMENT

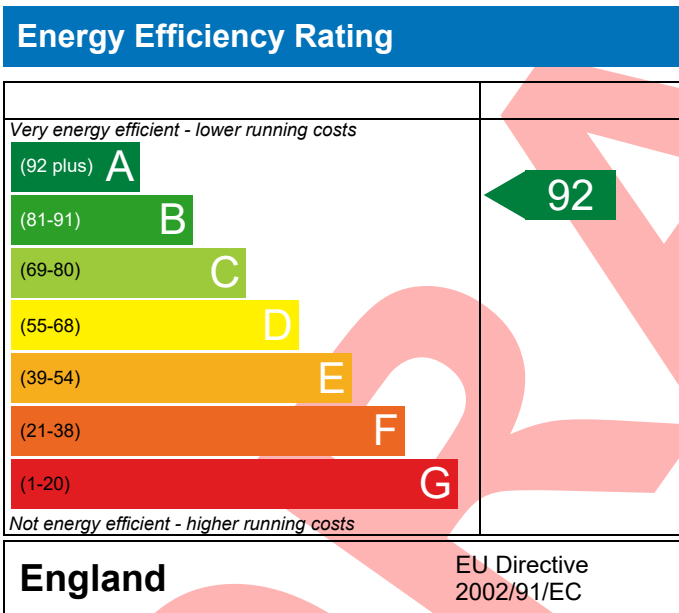


Plot 23, Marroway Lane,
Witchford,
Cambridgeshire,
CB6 2HU

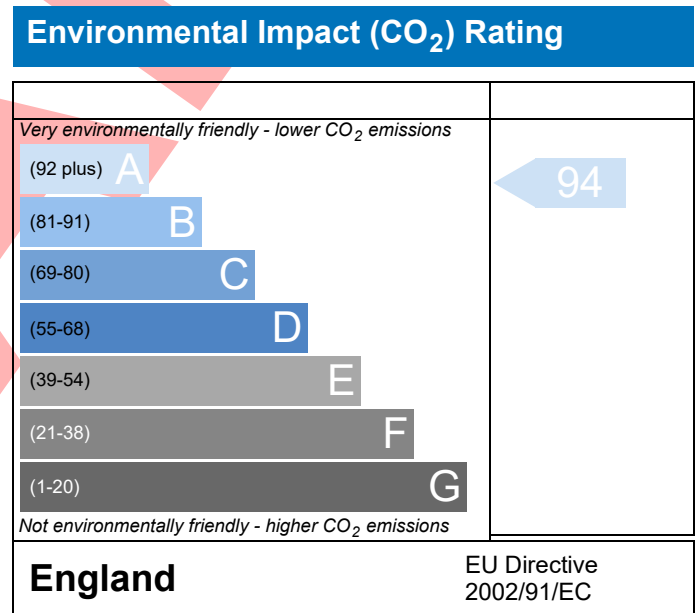
Dwelling type: House, Semi-Detached
Date of assessment: 11/01/2023
Produced by: Jacob Marchant
Total floor area: 87.24 m²

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 (CO₂) emissions.



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.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) 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)



Property Reference	CB6 2HU Plot 23	Issued on Date	11/01/2023
Assessment Reference	001	Prop Type Ref	Type C-2
Property	Plot 23, Marroway Lane, Witchford, Cambridgeshire, CB6 2HU		
SAP Rating	92 A	DER	8.38
Environmental	94 A	TER	17.75
CO ₂ Emissions (t/year)	0.49	% DER<TER	52.78
General Requirements Compliance	Pass	DFEE	44.16
		TFEE	50.17
		% DFEE<TFEE	11.97
Assessor Details	Mr. Jake Eaton, Jake Eaton, Tel: 01400283471, jake@aeratech.co.uk	Assessor ID	T253-0001
Client			

SUMMARY FOR INPUT DATA FOR New Build (As Designed)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Mains gas		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	17.75	kgCO ₂ /m ²	
Dwelling Carbon Dioxide Emission Rate (DER)	8.38	kgCO ₂ /m ²	Pass
	-9.37 (-52.8%)	kgCO ₂ /m ²	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	50.17	kWh/m ² /yr	
Dwelling Fabric Energy Efficiency (DFEE)	44.16	kWh/m ² /yr	
	-6.0 (-12.0%)	kWh/m ² /yr	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.22 (max. 0.30)	0.23 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	Pass
Roof	0.13 (max. 0.20)	0.13 (max. 0.35)	Pass
Openings	1.37 (max. 2.00)	1.40 (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	5.01 (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

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Main heating system	Boiler system with radiators or underfloor - Mains gas Data from database Ideal LOGIC COMBI ESP1 24 Combi boiler Efficiency: 89.6% SEDBUK2009 Minimum: 88.0%	Pass
Secondary heating system	None	

5 Cylinder insulation

Hot water storage	No cylinder	
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6 Controls

Space heating controls	Programmer, room thermostat and TRVs	Pass
Hot water controls	No cylinder	
Boiler interlock	Yes	Pass

7 Low energy lights

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

8 Mechanical ventilation

Continuous extract system (decentralised)			
Specific fan power	0.1100 0.1400		
Maximum	0.7		Pass

Criterion 3 – Limiting the effects of heat gains in summer

9 Summertime temperature

Overheating risk (East Anglia)	Not significant	Pass
Based on:		
Overshading	Average	
Windows facing East	3.60 m ² , No overhang	
Windows facing South	0.71 m ² , No overhang	
Windows facing West	7.48 m ² , No overhang	
Air change rate	8.00 ach	
Blinds/curtains	Light-coloured curtain or roller blind, closed 0% of daylight hours	

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type	U-value		
Filled Cavity with Edge Sealing	0.00	W/m ² K	Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals	5.01 (design value)	m ³ /(h.m ²) @ 50 Pa	
Maximum	10.0	m ³ /(h.m ²) @ 50 Pa	Pass

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10 Key features

Party wall U-value	0.00	W/m ² K
Floor U-value	0.12	W/m ² K
Photovoltaic array	1.64	kW

DRAFT

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