

20<sup>th</sup> November 2023



6 Raglan Street,  
Harrogate,  
North Yorkshire,  
HG1 1LT

Surrey Heath Borough Council  
Surrey Heath House  
Knoll Road  
Camberley  
Surrey  
GU15 3HD

To whom it may concern,

Retail and Community Units at Newfoundland Road, Deepcut

We enclose copies of the As-Designed SBEM reports, BRUKLS Reports, and Draft EPCs for Retail and Community Units at Newfoundland Road, Deepcut which evidences the performance of the proposals.

As part of the works, new efficient building services will be installed to improve energy efficiency and reduce carbon emissions. These systems are to be deigned at a later date by a mechanical and electrical engineers however we have used sensible placeholders for the time being to allow completion of our calculations. Details of this are included in the enclosed As-Designed SBEM reports.

Please be aware that the BRUKL reports, being generally for new builds, have some 'red pen' in them. This should be no cause for concern as these relate to new build backstop fabric performance not applicable to existing buildings. However, the BRUKL report does indeed demonstrate the budling services installation will meet current Part L requirements, for example the heating, hot water, ventilation, and lighting proposals. Given there is no change of use or proposals to modify the external walls, floors, and roofs the existing building fabric will be retained.

Results of the proposal demonstrate that an EPC A and EPC B rating are achieved.

Should you have any questions please don't hesitate to contact a member of the Team on [REDACTED] and we will liaise with the SBEM Assessor, Scott.

Yours faithfully

Award Energy Consultants Limited

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