

75 South Western Road Twickenham, Middlesex TW1 1LG Tel 020 8892 7947

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26-27, Victoria Road, Surbiton, Kingston Upon Thames, KT6 4JZ

Condition 8. Prior to the beneficial occupation of the development to which this permission relates, evidence showing that the development has achieved at least a 19% improvement in CO2 emissions versus Part L of the Building Regulations.

Calculations under SAP 12

Flat	DER	TER	Living Area		
	40.00	10.00	00.40	000.04	100.01
1.1	12.68	16.36	30.19	382.81	493.91
1.2	12.06	15.16	30.3	365.42	459.35
2.1	12.68	16.33	30.19	382.81	493.00
2.2	13.39	17.33	30.19	404.24	523.19
3.1	15.33	18.22	27.36	419.43	498.50
3.2	14.64	17.59	27.47	402.16	483.20
3.3	15.3	18.99	35.13	537.49	667.12
3.4	12.59	15.08	32.58	410.18	491.31
Totals			243.41	3304.54	4109.57
Area Weighted Average				13.58	16.88
Dadastian DED/TED				40 500/	
Reduction DER/TER				19.59%	



Property Reference	000118					Issued on Date	26/09/2023
Assessment	Flat 1.1				Prop Type Ref		
Reference							
Property	26-27, Victo	ria Road, Sur	biton, Kingst	on Upon Thames	, KT6 4JZ		
SAP Rating			87 B	DER	12.68	TER	16.36
Environmental			91 B	% DER <ter< td=""><td></td><td>22.51</td><td></td></ter<>		22.51	
CO₂ Emissions (t/yea	r)		0.63	DFEE	29.17	TFEE	37.21
General Requiremen	ts Compliance		Pass	% DFEE <tfee< td=""><td></td><td>21.60</td><td></td></tfee<>		21.60	
	Mr. Alex Matov alexmatovu@in		vu, Tel: 0208	8927947,		Assessor ID	BE70-0001
	Private Client, C					_	
SUMMARY FOR INPU	T DATA FOR: N	ew Build (As	Designed)				
Orientation		North]		
Property Tenure		Unknown]		
Transaction Type		None of the	above]		
Terrain Type		Suburban			ĺ		
1.0 Property Type		Flat, End-Ter	race]		
2.0 Number of Storeys		1			j		
3.0 Date Built		2023					
4.0 Sheltered Sides		2]		
5.0 Sunlight/Shade		Average or u	nknown]		
6.0 Measurements 7.0 Living Area		Gr	ound Floor:	Heat Loss Perimet 20.80 m		Floor Area Ave 29 m ²	erage Storey Height 2.65 m
7.0 LIVING Area							
8.0 Thermal Mass Paran	neter	Enter TMP va	alue				
Thermal Mass		200.00			kJ/m²K		
9.0 External Walls Description	Туре	Cons	truction			/alue Gross Area /m²K) (m²)	Nett Area (m²)
External Wall 1	Cavity Wa	ll Othe	r			.17 45.04	30.87
9.1 Party Walls Description	Туре	Cons	truction			U-Value (W/m²K)	Area (m²)
Party Wall 1	Filled Cavi Edge Seali		r			0.00	54.45
10.1 Party Ceilings Description	Con	struction					Area
Party Ceilings 1	Con	crete floor slab, o	carpeted				(m²) 64.29
11.1 Party Floors Description	Con	struction					Area (m²)
Party Floor 1	Con	crete floor slab, o	carpeted				64.29
12.0 Opening Types							





Description	Data Source	Туре	9	Glazing		Glazing Gap	Argon Filled	G-valu	ie	Frame Type	Frame Factor	U Value (W/m²K)
Opening Type 1		Door	r to Corridor							71-		1.00
Opening Type 2	r ! Manufacture r	Wind	dow	Double Low-E	Hard 0.2			0.40			0.70	1.10
13.0 Openings Name	Opening Type	Locati	on	Orientatio	Curtain	Overhang	Wide			t Count	Area (m²)	Curtain
Opening 1	Window	[1] Ext	ernal Wall 1	n North Wost	Net curtain	Ratio	Overhang	(m)	(m)			Closed
Opening 2	Window	[1] Ext	ernal Wall 1	North West	(covering whole window) Net curtain	0.00					4.31	
Opening 3	Window	[1] Ext	ternal Wall 1	North West	(covering whole window) Net	0.00					4.31	
				South West	curtain (covering whole window)	0.00					2.49	
Opening 4	Window	[1] Ext	ernal Wall 1	North West	Net curtain (covering whole window)	0.00					3.06	
14.0 Conservator	y		None									
15.0 Draught Pro		- 1	100				%					
16.0 Draught Lob	_	İ	No									
17.0 Thermal Brid	lging		User Input									
17.1 List of Bridge Bridge Type E7 Party floor b flats) E16 Corner (no	etween dwellings (in b	olocks	Leng	Yes Yes	ed							
Y-value			0.050				W/m²K					
Description			Thermal Brid	ging			VV/111 IX					
	ting	<u>'</u>				1						
18.0 Pressure Tes Designed AP ₅₀	_]	Yes 3.00				m³/(h.m²)	@ 5∩ Da				
Property Test		İ	3.00				111 / (11.111)	w 301a				
As Built AP ₅₀							m³/(h.m²)	@ 50 Pa				
19.0 Mechanical	Ventilation		•				/					
Summer Over												
	open in hot weathe	r	Windows	fully open								
	tilation possible		No	, ,			\equiv					
Night Ven			Yes				\equiv					
Air change			4.00				=					
Mechanical V												
	l Ventilation System P	resent	Yes									
	Installation	*	No				\dashv					
	al Ventilation data	Γνηρ	Database	2			\exists					
ivictiallit	ai ventilation data	Ahe	Database	-								





Туре	Mechanical extract ventilation - centra	lised
MV Reference Number	500233	
Configuration	0	
Manufacturer SFP	0.31	
Duct Type	Semi rigid	
Wet Rooms	3	
20.0 Fans, Open Fireplaces, Flues		
	MHS SHS Other	Total
Number of Chimneys	0 0	0
Number of open flues Number of intermittent fans	0 0	0
Number of mermittent rans Number of passive vents		0
Number of flueless gas fires		0
21.0 Fixed Cooling System	No	
22.0 Lighting		
Internal		
Total number of light fittings	20	
Total number of L.E.L. fittings	20	
Percentage of L.E.L. fittings	100.00	<u> </u>
External		<u> </u>
External lights fitted	No	
23.0 Electricity Tariff	Standard	
24.0 Main Heating 1	Database	
Description	Gas Boiler	
Percentage of Heat	100	<u> </u>
Database Ref. No.	18119	
Fuel Type	Mains gas	
Main Heating	BGW	
SAP Code	104	
In Winter	90.0	
In Summer	87.0	
Controls	CBI Time and temperature zone control	
PCDF Controls	0	
Delayed Start Stat	No	
Sap Code	2110	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	Pump in heated space	
Heat Emitter	Radiators	
Flow Temperature	Normal (> 45°C)	
Combi boiler type	Standard Combi	
Combi keep hot type	None	
25.0 Main Heating 2	None	
Community Heating	None	





28.0 Water Heating	HWP From	main heating 1			
Water Heating	Main Heati	ng 1			
Flue Gas Heat Recovery System	No				
Waste Water Heat Recovery Instantaneous System 1	No				
Waste Water Heat Recovery Instantaneous System 2	No				
Waste Water Heat Recovery Storage System	No				
Solar Panel	No				
Water use <= 125 litres/person/da	y Yes				
SAP Code	901				
29.0 Hot Water Cylinder	None				
32.0 Photovoltaic Unit	One Dwelli	ng			
PV Cells kWp	Orientation	Elevation	Overshading	Connected to Dwelling	
0.42	South	45°	Modest	Yes	

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None





Property Reference	000118					Issued on Dat	ce 26/09/2023
Assessment	Flat 1.2				Prop Type Ref		
Reference							
Property	26-27, V	ictoria Road, Su	rbiton, Kingsto	on Upon Thames,	, KT6 4JZ		
SAP Rating			87 B	DER	12.06	TER	15.16
Environmental			92 A	% DER <ter< td=""><td></td><td>20.43</td><td></td></ter<>		20.43	
CO ₂ Emissions (t/ye	ar)		0.65	DFEE	27.10	TFEE	32.80
General Requireme	nts Compliar	nce	Pass	% DFEE <tfee< td=""><td></td><td>17.39</td><td></td></tfee<>		17.39	
Assessor Details		itovu, Alex Mato @ingine.co.uk	ovu, Tel: 02088	8927947,		Assessor II	BE70-0001
Client	Private Clier						
SUMMARY FOR INP			s Designed)				
Orientation		West					
Property Tenure		Unknown					
Transaction Type		None of the	above				
Terrain Type		Suburban					
1.0 Property Type		Flat, End-Te	rrace				
2.0 Number of Storeys	;	1					
3.0 Date Built		2023					
4.0 Sheltered Sides		2					
5.0 Sunlight/Shade		Average or	unknown				
6.0 Measurements							
		G	round Floor:	Heat Loss Perimet 31.00 m		Floor Area Av 55 m ²	verage Storey Height 2.65 m
			10011011001.	31.00 111	1		2.03 111
7.0 Living Area		30.30			m²		
8.0 Thermal Mass Para	ameter	Enter TMP v	/alue				
Thermal Mass		200.00			kJ/m²K		
9.0 External Walls							
Description	Туре	Con	struction			/alue Gross Area /m²K) (m²)	Nett Area (m²)
External Wall 1	Cavity	Wall Oth	er			.17 46.81	29.10
9.1 Party Walls							
Description	Туре	Con	struction			U-Value (W/m²K)	Area (m²)
Party Wall 1		Cavity with Oth Sealing	er			0.00	61.45
10.1 Party Ceilings Description		Construction					Area (m²)
Party Ceilings 1		Concrete floor slab,	, carpeted				64.29
11.1 Party Floors Description		Construction					Area (m²)
Party Floor 1		Concrete floor slab,	, carpeted				68.55



12.0 Opening Types



Description	Data Source		Glazing		Glazing Gap	Argon Filled	G-val	ue	Frame Type	Frame Factor	U Value (W/m²K)
Opening Type 1	Manufactui r	re Door to Corridor									1.00
Opening Type 2	Manufactui r	re Window	Double Low-	Hard 0.2			0.40	0		0.70	1.10
13.0 Openings Name	Opening Type	Location	Orientatio	Curtain	Overhang	Wide	Width		nt Count	Area	Curtain
Opening 1	Window	[1] External Wall 1	n	Type Net curtain	Ratio	Overhang	(m)	(m)		(m²)	Closed
Opening 2	Window	[1] External Wall 1	West	(covering whole window) Net curtain (covering	0.00					1.81	
Opening 3	Window	[1] External Wall 1	South West	whole window) Net curtain	0.00					2.05	
Opening 4	Window	[1] External Wall 1	South West	(covering whole window) Net curtain	0.00					3.85	
Opening 5	Window	[1] External Wall 1	South West	(covering whole window) Net curtain	0.00					3.85	
0	Wr. d.	[4] 5 1 100 10	South West	(covering whole window)	0.00					1.12	
Opening 6 Opening 7	Window	[1] External Wall 1 [1] External Wall 1	South West	Net curtain (covering whole window) Net	0.00					0.56	
opening,	villaov	[1] External Wall 1	South West	curtain (covering whole	0.00					2.51	
Opening 8	Door to Corridor	[1] External Wall 1	South West	window)						2.20	
14.0 Conservatory	1	None									
15.0 Draught Proo	_	100				%					
16.0 Draught Lobb	ру	No									
17.0 Thermal Brid		User Input									
flats)	s etween dwellings (in etween dwellings	Leng blocks of 31.	00 No	ed							
Y-value		0.050				W/m²K					
Description		Thermal Brid	lging								
18.0 Pressure Test	ting	Yes									
Designed AP₅o	_	3.00				m³/(h.m²)	@ 50 Pa	a			
Property Teste											
As Built AP ₅₀						m³/(h.m²)	@ 50 Pa	a			





19.0 Mechanical Ventilation	
Summer Overheating	
Windows open in hot weather	Windows fully open
Cross ventilation possible	No
Night Ventilation	Yes
Air change rate	4.00
Mechanical Ventilation	
Mechanical Ventilation System Presen	Yes
Approved Installation	No
Mechanical Ventilation data Type	Database
Туре	Mechanical extract ventilation - centralised
MV Reference Number	500233
Configuration	0
Manufacturer SFP	0.31
Duct Type	Semi rigid
Wet Rooms	3
20.0 Fana Onen Finandaga Flusa	
20.0 Fans, Open Fireplaces, Flues	MHS SHS Other Total
Number of Chimneys	0 0 0
Number of open flues	0 0
Number of intermittent fans	0
Number of passive vents	0
Number of flueless gas fires	0
21.0 Fixed Cooling System	No
22.0 Lighting	
Internal	
Total number of light fittings	20
Total number of L.E.L. fittings	20
Percentage of L.E.L. fittings	100.00 %
External	
External lights fitted	No
23.0 Electricity Tariff	Standard
24.0 Main Heating 1	Database
Description	Gas Boiler
Percentage of Heat	100 %
Database Ref. No.	18119
Fuel Type	Mains gas
Main Heating	BGW
SAP Code	104
In Winter	90.0
In Summer	87.0
Controls	CBI Time and temperature zone control
PCDF Controls	0
Delayed Start Stat	No
Sap Code	2110
Flue Type	Balanced





25.0 Main Heating 2	None	
25 O Main Heating 2	None	
Combi keep hot type	None	
Combi boiler type	Standard Combi	
Flow Temperature	Normal (> 45°C)	
Heat Emitter	Radiators	
Is MHS Pumped	Pump in heated space	
Fan Assisted Flue	Yes	

29.0 Hot Water Cylinder	None	
SAP Code	901	
Water use <= 125 litres/person/day	Yes	
Solar Panel	No	
Waste Water Heat Recovery Storage System	No	
Waste Water Heat Recovery Instantaneous System 2	No	
Waste Water Heat Recovery Instantaneous System 1	No	
Flue Gas Heat Recovery System	No	
Water Heating	Main Heating 1	
28.0 Water Heating	HWP From main heating 1	
Community Heating	None	

Elevation

45°

Overshading

Modest

Connected to Dwelling

Yes

One Dwelling

Orientation

South

Recommendations

0.42

32.0 Photovoltaic Unit

Lower cost measures

PV Cells kWp

None

Further measures to achieve even higher standards

None





Property Reference	9	000118					Iss	ued on Dat	e 26/09/2023
Assessment		Flat 2.1				Prop Type R	ef		
Reference									
Property		26-27, Victor	ria Road, Su	ırbiton, Kingst	on Upon Thames	, KT6 4JZ			
SAP Rating				87 B	DER	12.6	8	TER	16.33
Environmental				92 A	% DER <ter< td=""><td></td><td></td><td>22.35</td><td></td></ter<>			22.35	
CO ₂ Emissions (t/ye	ear)			0.61	DFEE	28.4	3	TFEE	36.31
General Requireme	ents C	ompliance		Pass	% DFEE <tfee< td=""><td></td><td></td><td>21.70</td><td></td></tfee<>			21.70	
Assessor Details	1	Alex Matovu matovu@ing		ovu, Tel: 0208	8927947,			Assessor ID	BE70-0001
Client	Priv	ate Client, 00	0001						
SUMMARY FOR INP	UT D	ATA FOR: Ne	ew Build (A	s Designed)					
Orientation			North]			
Property Tenure			Unknown			j			
Transaction Type			None of the	e above		j			
Terrain Type			Suburban]			
1.0 Property Type			Flat, Mid-Te	errace]			
2.0 Number of Storeys	S		1]			
3.0 Date Built			2023]			
4.0 Sheltered Sides			2						
5.0 Sunlight/Shade			Average or	unknown					
6.0 Measurements				Ground Floor:	Heat Loss Perimet 20.80 m	(n al Floor 62.48 m ²		erage Storey Height 2.65 m
7.0 Living Area			30.19			m ²			
8.0 Thermal Mass Para	amete	er	Enter TMP	value]			
Thermal Mass			250.00			kJ/m²K			
9.0 External Walls Description		Туре	Cor	nstruction			U-Value	Gross Area	Nett Area
							(W/m²K)		(m²)
External Wall 1		Cavity Wall	Oth	ner 			0.17	30.87	14.50
9.1 Party Walls Description		Туре	Coi	nstruction				U-Value (W/m²K)	Area (m²)
Party Wall 1		Filled Cavity Edge Sealin		ner				0.00	54.45
10.1 Party Ceilings Description			truction						Area (m²)
Party Ceilings 1		Conc	rete floor slab	, carpeted					62.48
11.1 Party Floors Description		Consi	truction						Area (m²)
Party Floor 1		Conc	rete floor slab	, carpeted					62.48



12.0 Opening Types



Description	Data Source	Туре		Glazing		Glazing Gap	Argon Filled	G-val	ue	Frame Type	Frame Factor	U Value (W/m²K)
Opening Type 1	Manufacture	Door to C	orridor			•						1.00
Opening Type 2	r Manufacture r	Window		Double Low-	Hard 0.2			0.40)		0.70	1.10
13.0 Openings Name	Opening Type	Location		Orientatio	Curtain	Overhang	Wide	Width	Heig	ht Count	Area	Curtain
Opening 1	Window	[1] Externa	Wall 1	n	Type Net curtain	Ratio	Overhang	(m)	(m)	(m²)	Closed
				North West	(covering whole window)	0.00					4.31	
Opening 2	Window	[1] Externa	Wall 1	North West	Net curtain (covering whole	0.00					4.31	
Opening 3	Window	[1] Externa	Wall 1	South West	window) Net curtain (covering	0.00					2.49	
Opening 4	Window	[1] Externa	Wall 1	South West	whole window) Net	0.00					2.43	
				North West	whole	0.00					3.06	
Opening 5	Door to Corridor	[1] Externa	Wall 1	South	window)						2.20	
14.0 Conservatory	1	Non	е									
15.0 Draught Prod	ofing	100					%					
16.0 Draught Lobb	ру	No										
17.0 Thermal Brid	ging	Use	r Input									
flats)	s etween dwellings (in l etween dwellings	olocks of	Leng 20.8	0 No	ed							
Y-value		0.05	50				W/m²K					
Description			mal Bridg	ging			·					
18.0 Pressure Test	ting	Yes										
Designed AP₅o		3.00)				$m^3/(h.m^2)$	@ 50 Pa	Э			
Property Teste	ed ?											
As Built AP ₅₀							m³/(h.m²)	@ 50 Pa	Э			
19.0 Mechanical V	/entilation											
Summer Over	_	_										
Windows	open in hot weathe	r [Windows	fully open								
	ilation possible		No									
Night Vent	tilation	-	Yes									
Air change	rate	L	4.00									
Mechanical Ve		_										
Mechanical	Ventilation System P	-	Yes									
Approved	Installation	[No				_					
Mechanica	al Ventilation data	Гуре	Database)								





Туре	Mechanical extract ventilation - centra	lised
MV Reference Number	500233	
Configuration	0	
Manufacturer SFP	0.31	
Duct Type	Semi rigid	
Wet Rooms	3	
20.0 Fans, Open Fireplaces, Flues		
	MHS SHS Other	Total
Number of Chimneys	0 0	0
Number of open flues Number of intermittent fans	0 0	0
Number of massive vents		0
Number of flueless gas fires		0
21.0 Fixed Cooling System	No	
22.0 Lighting		
Internal		
Total number of light fittings	20	
Total number of L.E.L. fittings	20	
Percentage of L.E.L. fittings	100.00	<u> </u>
External		<u> </u>
External lights fitted	No	
23.0 Electricity Tariff	Standard	
24.0 Main Heating 1	Database	
Description	Gas Boiler	
Percentage of Heat	100	<u> </u>
Database Ref. No.	18120	
Fuel Type	Mains gas	
Main Heating	BGW	
SAP Code	104	
In Winter	90.1	
In Summer	87.0	
Controls	CBI Time and temperature zone control	
PCDF Controls	0	
Delayed Start Stat	No	
Sap Code	2110	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Is MHS Pumped	Pump in heated space	
Heat Emitter	Radiators	
Flow Temperature	Normal (> 45°C)	
Combi boiler type	Standard Combi	
Combi keep hot type	None	
25.0 Main Heating 2	None	
Community Heating	None	





28.0 Water Heating	HWP From	main heating 1			
Water Heating	Main Heati	ng 1			
Flue Gas Heat Recovery System	No				
Waste Water Heat Recovery Instantaneous System 1	No				
Waste Water Heat Recovery Instantaneous System 2	No				
Waste Water Heat Recovery Storage System	No				
Solar Panel	No				
Water use <= 125 litres/person/da	y Yes				
SAP Code	901				
29.0 Hot Water Cylinder	None				
32.0 Photovoltaic Unit	One Dwelli	ng			
PV Cells kWp	Orientation	Elevation	Overshading	Connected to Dwelling	
0.42	South	45°	Modest	Yes	

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None





Property Reference	000118					Iss	ued on Date	27/09/2023
Assessment	Flat 2.2				Prop Type R	ef		
Reference								
Property	26-27, Victo	oria Road, Sur	biton, Kingsto	on Upon Thames	, KT6 4JZ			
SAP Rating			87 B	DER	13.3	9	TER	17.33
Environmental			91 B	% DER <ter< td=""><td></td><td></td><td>22.74</td><td></td></ter<>			22.74	
CO ₂ Emissions (t/ye	ear)		0.68	DFEE	33.6	4	TFEE	41.69
General Requireme	nts Compliance		Pass	% DFEE <tfee< td=""><td></td><td></td><td>19.29</td><td></td></tfee<>			19.29	
Assessor Details	Mr. Alex Matovalexmatovu@ir		/u, Tel: 02088	3927947,			Assessor ID	BE70-0001
Client	Private Client, (
SUMMARY FOR INP			Designed)					
Orientation		West			1			
Property Tenure		Unknown]			
Transaction Type		None of the a	above]			
Terrain Type		Suburban			j			
1.0 Property Type		Flat, End-Ter	race					
2.0 Number of Storeys	;	1]			
3.0 Date Built		2023]			
4.0 Sheltered Sides		2						
5.0 Sunlight/Shade		Heavy oversh	nading					
6.0 Measurements		6-	ound Floor:	Heat Loss Perimet 17.80 m		nal Floor 68.55 m ²		erage Storey Height 2.65 m
			ound Floor:	17.80 III		38.33 111		2.05 111
7.0 Living Area		30.19			m²			
8.0 Thermal Mass Para	ameter	Enter TMP va	lue]			
Thermal Mass		250.00			kJ/m²K			
9.0 External Walls								
Description	Туре	Cons	truction			U-Value (W/m²K)	Gross Area (m²)	Nett Area (m²)
External Wall 1	Cavity Wa	ıll Othe	r		,	0.17	49.94	32.10
9.1 Party Walls								
Description	Туре	Cons	truction				U-Value (W/m²K)	Area (m²)
Party Wall 1	Filled Cavi Edge Seali		le plasterboard (without sheathi	on both sides, twin ti ng board	imber f rame		0.00	61.45
10.1 Party Ceilings Description	Con	struction						Area (m²)
Party Ceilings 1	Con	crete floor slab, o	carpeted					68.55
11.1 Party Floors Description	Con	struction						Area
								(m²)
Party Floor 1	Con	crete floor slab, o	carpeted					(m²) 68.55



12.0 Opening Types



Description	Data Source	Туре	Glazing		Glazing Gap	Argon Filled	G-val	ue	Frame Type	Frame Factor	U Value (W/m²K)
Opening Type 1	Manufacture r	e Door to Corridor									1.00
Opening Type 2	Manufacture r	e Window	Double Low-l	E Hard 0.2			0.4	0		0.70	1.10
13.0 Openings Name	Opening Type	Location	Orientatio	Curtain	Overhang	Wide	Width	Heigh	nt Count	Area	Curtain
Opening 1	Window	[1] External Wall 1	n	Type Net curtain	Ratio	Overhang	(m)	(m)		(m²)	Closed
Opening 2	Window	[1] External Wall 1	West	(covering whole window) Net	0.00					1.81	
			West	curtain (covering whole window)	0.00					1.81	
Opening 3	Window	[1] External Wall 1	South West	, ,	0.00					3.85	
Opening 4	Window	[1] External Wall 1		whole window) Net curtain							
Opening 5	Window	[1] External Wall 1	South West	(covering whole window) Net	0.00					3.85	
			South West	curtain (covering whole window)	0.00					1.64	
Opening 6	Window	[1] External Wall 1	South West	Net curtain (covering whole	0.00					2.68	
Opening 7	Door to Corridor	[1] External Wall 1	South	window)						2.20	
L4.0 Conservatory	/	None									
15.0 Draught Proc	ofing	100				%					
L6.0 Draught Lobb	ру	No									
17.0 Thermal Brid	ging	User Input									
17.1 List of Bridge Bridge Type E7 Party floor be flats)	etween dwellings (in	Leng blocks of 17.8	-	ed							
,	etween dwellings	10.0	60 No								
Y-value		0.050				W/m²K					
Description		Thermal Brid	lging								
18.0 Pressure Test	_	Yes									
Designed AP₅o		3.00				$m^3/(h.m^2)$	@ 50 P	а			
Property Teste	ed ?					m³/(h.m²)	@ 50 D	2			
As Built AP ₅₀						111 /(11.111-)	w 50 P	a			
19.0 Mechanical V Summer Over											
	open in hot weathe	er Window	rs fully open			\neg					
			7 1: -								





Cross ventilation possible	No		
Night Ventilation	Yes		
Air change rate	4.00		
Mechanical Ventilation			
Mechanical Ventilation System Preser	nt Yes		
Approved Installation	No		
Mechanical Ventilation data Type	Database		
Туре	Mechanical extract venti	lation - centralised	
MV Reference Number	500233		
Configuration	0		
Manufacturer SFP	0.31		
Duct Type	Semi rigid		
Wet Rooms	3		
20.0 Fans, Open Fireplaces, Flues			
Number of Chimneys	MHS SHS	Other 0	Total 0
Number of open flues	0	0	0
Number of intermittent fans			0
Number of passive vents			0
Number of flueless gas fires			0
21.0 Fixed Cooling System	No		
22.0 Lighting			
Internal			
Total number of light fittings	20		
Total number of L.E.L. fittings	20		
Percentage of L.E.L. fittings	100.00		%
External			
External lights fitted	No		
23.0 Electricity Tariff	Standard		
24.0 Main Heating 1	Database		
Description	Gas Boiler		
Percentage of Heat	100		%
Database Ref. No.	18119		
Fuel Type	Mains gas		
Main Heating	BGW		
SAP Code	104		
In Winter	90.0		
In Summer	87.0		
Controls	CBI Time and temperature zo	one control	
PCDF Controls	0		
Delayed Start Stat	No		
Sap Code	2110		
Flue Type	Balanced		
Fan Assisted Flue	Yes		
Is MHS Pumped	Pump in heated space		
Heat Emitter	Radiators		
Flow Temperature	Normal (> 45°C)		
now remperature			





Combi boiler type	Standard Combi		
Combi keep hot type	None		
25.0 Main Heating 2	None		
Community Heating	None		
28.0 Water Heating	HWP From main heating 1		
Water Heating	Main Heating 1		
Flue Gas Heat Recovery System	No		
Waste Water Heat Recovery	No		
Instantaneous System 1			
Waste Water Heat Recovery	No		
Instantaneous System 2			
Waste Water Heat Recovery	No		
Storage System			
Solar Panel	No		
Water use <= 125 litres/person/day	Yes		
SAP Code	901		
29.0 Hot Water Cylinder	None		
32.0 Photovoltaic Unit	One Dwelling		
PV Cells kWp Or	ientation Elevation O	vershading	Connected to Dwelling

None Or Little

Yes

Recommendations

0.42

Lower cost measures

None

Further measures to achieve even higher standards

South

45°

None





Property Reference	000440							27/22/222
				1			ued on Date	27/09/2023
Assessment	Flat 3.1				Prop Type	Ref		
Reference	26 27 Viet	owie Deed Cou	doite a Vianata	un I Imana Thannan	VTC 417			
Property	26-27, VICIO	oria Roau, Sui	rbiton, Kingsto	on Upon Thames	, K10 4JZ			
SAP Rating			86 B	DER	15	5.33	TER	18.22
Environmental			89 B	% DER <ter< td=""><td></td><td></td><td>15.87</td><td></td></ter<>			15.87	
CO ₂ Emissions (t/ye	ar)		0.83	DFEE	42	.76	TFEE	46.61
General Requireme	nts Compliance		Pass	% DFEE <tfee< td=""><td></td><td></td><td>8.24</td><td></td></tfee<>			8.24	
Assessor Details	Mr. Alex Matov	u. Alex Mato	vu. Tel: 02088	3927947.			Assessor ID	BE70-0001
	alexmatovu@ir		.,	,				
Client	Private Client, (00001						
SUMMARY FOR INP	UT DATA FOR: N	lew Build (As	Designed)					
Orientation		South			1			
Property Tenure		Unknown			j			
Transaction Type		New dwellin	g		j			
Terrain Type		Suburban			j			
1.0 Property Type		Flat, End-Te	rrace		j			
2.0 Number of Storeys	;	1						
3.0 Date Built		2023]			
4.0 Sheltered Sides		2]			
5.0 Sunlight/Shade		Heavy overs	hading					
7.0 Living Area		G i 27.36	round Floor:	Heat Loss Perimet 21.00 m	ter Inte	ernal Floo 69.81 m		erage Storey Heigh 2.42 m
8.0 Thermal Mass Para					m²			
	ameter	Enter TMP v	alue] m²			
Thermal Mass	ameter	Enter TMP v	alue		m² kJ/m²K			
	ameter		alue		<u>. </u>			
Thermal Mass 9.0 External Walls Description	Туре	200.00	alue		<u>. </u>	U-Value (W/m²K)	Gross Area (m²)	Nett Area (m²)
9.0 External Walls		200.00 Con	struction		<u>. </u>			
9.0 External Walls Description External Wall 1	Туре	200.00 Con	struction		<u>. </u>	(W/m ² K)	(m²)	(m²)
9.0 External Walls Description	Туре	200.00 Con	struction		<u>. </u>	(W/m ² K)	(m²)	(m²)
9.0 External Walls Description External Wall 1 9.1 Party Walls	Type Cavity Wa	Con Con Con Con Con Con Con	struction er struction	on both sides, twin ti	kJ/m²K	(W/m ² K)	(m²) 48.52 U-Value	(m²) 22.72 Area
9.0 External Walls Description External Wall 1 9.1 Party Walls Description Party Wall 1	Type Cavity Wa Type Filled Cavi	Con Con Con Con Con Con Con	struction er struction ble plasterboard		kJ/m²K	(W/m ² K)	(m²) 48.52 U-Value (W/m²K)	(m²) 22.72 Area (m²)
9.0 External Walls Description External Wall 1 9.1 Party Walls Description Party Wall 1 10.0 External Roofs Description	Type Cavity Wa Type Filled Cavi	Con Con Con Con ity with Dou ing with	struction er struction ble plasterboard		kJ/m²K	(W/m ² K)	(m²) 48.52 U-Value (W/m²K) 0.00	(m²) 22.72 Area (m²)
9.0 External Walls Description External Wall 1 9.1 Party Walls Description Party Wall 1 10.0 External Roofs	Type Cavity Wa Type Filled Cavity Edge Seality	Con Con ity with Dou with Con	struction er struction ble plasterboard of the struction	ng board	kJ/m²K	(W/m²K) 0.17 U-Value	(m²) 48.52 U-Value (W/m²K) 0.00	(m²) 22.72 Area (m²) 49.24
9.0 External Walls Description External Wall 1 9.1 Party Walls Description Party Wall 1 10.0 External Roofs Description	Type Cavity Wa Type Filled Cavi Edge Seali Type External F	Con Con ity with Dou with Con	struction er struction ble plasterboard of without sheathin	ng board	kJ/m²K	(W/m²K) 0.17 U-Value (W/m²K)	(m²) 48.52 U-Value (W/m²K) 0.00 Gross Area (m²)	(m²) 22.72 Area (m²) 49.24 Nett Area (m²) 69.81
9.0 External Walls Description External Wall 1 9.1 Party Walls Description Party Wall 1 10.0 External Roofs Description External Roof 1 11.1 Party Floors	Type Cavity Wa Type Filled Cavity Edge Seality Type External F	Con Con ity with Dou with Con lat Roof Plas	struction er struction ble plasterboard of without sheathing struction terboard, insulate	ng board	kJ/m²K	(W/m²K) 0.17 U-Value (W/m²K)	(m²) 48.52 U-Value (W/m²K) 0.00 Gross Area (m²)	(m²) 22.72 Area (m²) 49.24 Nett Area (m²) 69.81



12.0 Opening Types



	Description	Data Sourc			Glazing		Glazing Gap	Argon Filled	G-va	ue	Frame Type	Frame Factor	U Value (W/m²K)
	Opening Type 1	Manufactu r	re Doo	r to Corridor									1.00
	Opening Type 2	Manufactu r	re Win	dow	Double Low-	E Hard 0.2			0.4	0		0.70	1.10
13	.0 Openings												
	Name	Opening Type	Locati	on	Orientatio n	Curtain Type	Overhang Ratio	Wide Overhang	Width (m)	Heigh (m)	t Count	Area (m²)	Curtain Closed
	Opening 1	Window	[1] Ext	ernal Wall 1		Net curtain			` ,	,			
	Opening 2	Window	[1] Evt	ernal Wall 1	South	(covering whole window) Net	0.00					4.00	
	Opening 2	Williaow	[1] LX	erriai vvaii 1	South	curtain (covering whole	0.00					4.00	
	Opening 3	Window	[1] Ext	ernal Wall 1	6 11	window) Net curtain							
	Opening 4	Window	[1] Ext	ernal Wall 1	South	(covering whole window) Net	0.00					4.00	
					South	curtain (covering whole window)	0.00					4.00	
	Opening 5	Window	[1] Ext	ernal Wall 1	South East	Net curtain (covering whole	0.00					1.90	
	Opening 6	Window	[1] Ext	ernal Wall 1	Courth Foot	window) Net curtain	0.00					1.00	
					South East	(covering whole window)	0.00					1.90	
	Opening 7	Door to Corridor	[1] Ext	ernal Wall 1	North West	,						2.20	
	Opening 8	Window	[1] Ext	ernal Wall 1		Net							
					South East	curtain (covering whole window)	0.00					1.90	
	Opening 9	Window	[1] Ext	ernal Wall 1	South East	Net curtain (covering whole window)	0.00					1.90	
14	.0 Conservatory	,		None									
15	.0 Draught Proo	fing		100				%					
16	.0 Draught Lobb	у		No									
17	.0 Thermal Brid	ging		User Input									
17	flats)	s etween dwellings (ir etween dwellings	n blocks	Leng of 30.0	00 No	ed							
		- 0-						141/ 2·-					
	Y-value			0.050	-:			W/m²K					
	Description			Thermal Brid	ging								





18.0 Pressure Testing	Yes		
Designed AP₅o	3.00		m³/(h.m²) @ 50 Pa
Property Tested ?			
As Built AP ₅₀			m³/(h.m²) @ 50 Pa
19.0 Mechanical Ventilation			
Summer Overheating	Maria da constituido de		
Windows open in hot weather	Windows fully op	en	<u></u>
Cross ventilation possible	No		<u> </u>
Night Ventilation	Yes		
Air change rate	4.00		
Mechanical Ventilation			
Mechanical Ventilation System Present			
Approved Installation	No		
Mechanical Ventilation data Type	Database		
Туре	Mechanical extra	ct ventilation - centralise	d
MV Reference Number	500233		
Configuration	0		
Manufacturer SFP	0.31		
Duct Type	Semi rigid		
Wet Rooms	4		
20.0 Fans, Open Fireplaces, Flues			
zoro rano, open mepiaces, maes	MHS S	SHS Other	Total
Number of Chimneys	0	0	0
Number of open flues	0	0	0
Number of intermittent fans			0
Number of passive vents Number of flueless gas fires			0
			-
21.0 Fixed Cooling System	No		
22.0 Lighting			
Internal			
Total number of light fittings	20		
Total number of L.E.L. fittings	20		
Percentage of L.E.L. fittings	100.00		- %
External			-
External lights fitted	No		
23.0 Electricity Tariff	Standard]
-			1
24.0 Main Heating 1	Database]
Description	Gas Boiler]
Percentage of Heat	100] %]
Database Ref. No.	18120		
Fuel Type	Mains gas		
Main Heating	BGW		
SAP Code	104		
In Winter	90.1		
In Summer	87.0		



Controls

CBI Time and temperature zone control



PCDF Controls	0
Delayed Start Stat	No
Sap Code	2110
Flue Type	Balanced
Fan Assisted Flue	Yes
Is MHS Pumped	Pump in heated space
Heat Emitter	Radiators
Flow Temperature	Normal (> 45°C)
Combi boiler type	Standard Combi
Combi keep hot type	None
25.0 Main Heating 2	None

Community Heating	None	
28.0 Water Heating	HWP From main heating 1	
Water Heating	Main Heating 1	
Flue Gas Heat Recovery System	No	
Waste Water Heat Recovery Instantaneous System 1	No	
Waste Water Heat Recovery Instantaneous System 2	No	
Waste Water Heat Recovery Storage System	No	
Solar Panel	No	
Water use <= 125 litres/person/day	Yes	
SAP Code	901	
29.0 Hot Water Cylinder	None	

Elevation

45°

Overshading

None Or Little

Connected to Dwelling

Yes

One Dwelling

Orientation

South

Recommendations

0.42

32.0 Photovoltaic Unit PV Cells kWp

Lower cost measures

None

Further measures to achieve even higher standards

None





Property Reference	00	00118					Iss	ued on Dat	27/09/202
Assessment	Fla	at 3.2				Prop Typ	e Ref		
Reference									
Property	26	5-27, Victo	ria Road, S	urbiton, Kingsto	on Upon Thames	, KT6 4JZ			
SAP Rating				86 B	DER	1	4.64	TER	17.59
Environmental				89 B	% DER <ter< td=""><td></td><td></td><td>16.75</td><td></td></ter<>			16.75	
CO ₂ Emissions (t/ye	ar)			0.99	DFEE	4	0.45	TFEE	48.86
General Requireme	nts Coi	mpliance		Pass	% DFEE <tfee< td=""><td></td><td></td><td>17.22</td><td></td></tfee<>			17.22	
Assessor Details	1	lex Matovi		tovu, Tel: 02088	3927947,			Assessor ID	BE70-000
Client		e Client, 0	_						
SUMMARY FOR INP				As Designed)					
			South East						
Orientation Property Tenure			Unknown]]			
Transaction Type			New dwell	ling		!]			
Terrain Type			Suburban	<u>8</u>]]			
1.0 Property Type			Flat, End-T	errace		!]			
2.0 Number of Storeys	;		1			<u>.</u> 			
3.0 Date Built			2023						
4.0 Sheltered Sides			2			ĺ			
5.0 Sunlight/Shade									
			Heavy ove	rshading					
6.0 Measurements				-	Heat Loss Perimet 17.60 m	er In	t ernal Floo i 88.12 m		erage Storey Heig 2.42 m
6.0 Measurements 7.0 Living Area	motor		27.47	Ground Floor:		1			
6.0 Measurements 7.0 Living Area 8.0 Thermal Mass Para	nmeter		27.47 Enter TMP	Ground Floor:		m²			
7.0 Living Area 8.0 Thermal Mass Para Thermal Mass	nmeter		27.47	Ground Floor:		1			
6.0 Measurements 7.0 Living Area 8.0 Thermal Mass Para	nmeter	Туре	27.47 Enter TMP 200.00	Ground Floor:		m²		Gross Area	2.42 m
7.0 Living Area 8.0 Thermal Mass Para Thermal Mass 9.0 External Walls	nmeter	Type Cavity Wall	27.47 Enter TMP 200.00	Ground Floor:		m²	88.12 m	Gross Area	2.42 m
7.0 Living Area 8.0 Thermal Mass Para Thermal Mass 9.0 External Walls Description	nmeter		27.47 Enter TMP 200.00	Ground Floor: value onstruction		m²	U-Value (W/m²K)	Gross Area (m²) 57.31	2.42 m Nett Area (m²) 36.71 Area
7.0 Living Area 8.0 Thermal Mass Para Thermal Mass 9.0 External Walls Description External Wall 1 9.1 Party Walls	nmeter	Cavity Wall	27.47 Enter TMP 200.00 Co	Ground Floor: value onstruction ther	on both sides, twin ti	m² kJ/m²K	U-Value (W/m²K) 0.17	Gross Area (m²) 57.31	2.42 m Nett Area (m²) 36.71
6.0 Measurements 7.0 Living Area 8.0 Thermal Mass Para Thermal Mass 9.0 External Walls Description External Wall 1 9.1 Party Walls Description	nmeter	Cavity Wall Type Filled Cavit	27.47 Enter TMP 200.00 Co y with Do ng wi	Ground Floor: value onstruction ther onstruction puble plasterboard	on both sides, twin ti	m² kJ/m²K	U-Value (W/m²K) 0.17	Gross Area (m²) 57.31 U-Value (W/m²K) 0.00 Gross Area	2.42 m Nett Area (m²) 36.71 Area (m²)
7.0 Living Area 8.0 Thermal Mass Para Thermal Mass 9.0 External Walls Description External Wall 1 9.1 Party Walls Description Party Wall 1	nmeter	Type Filled Cavit Edge Sealin	27.47 Enter TMP 200.00 Co y with Do ng wi	Ground Floor: value onstruction ther onstruction puble plasterboard ith/without sheathi	on both sides, twin ting board	m² kJ/m²K	U-Value (W/m²K) 0.17	Gross Area (m²) 57.31 U-Value (W/m²K) 0.00 Gross Area	2.42 m Nett Area (m²) 36.71 Area (m²) 51.87
6.0 Measurements 7.0 Living Area 8.0 Thermal Mass Para Thermal Mass 9.0 External Walls Description External Wall 1 9.1 Party Walls Description Party Wall 1 10.0 External Roofs Description	nmeter	Type Filled Cavit Edge Sealin Type External Fla	27.47 Enter TMP 200.00 Co y with Do ng wi	Ground Floor: value onstruction ther ouble plasterboard ith/without sheathi onstruction asterboard, insulate	on both sides, twin ting board	m² kJ/m²K	U-Value (W/m²K) 0.17	Gross Area (m²) 57.31 U-Value (W/m²K) 0.00 Gross Area (m²)	2.42 m Nett Area (m²) 36.71 Area (m²) 51.87 Nett Area (m²)



12.0 Opening Types



Description	Data Source	Туре	Glazing		Glazing Gap	Argon Filled	G-val	ue	Frame Type	Frame Factor	U Value (W/m²K)
Opening Type 1		e Door to Corridor			Cup	Tilled			. , , ,	1 40101	1.00
Opening Type 2	r Manufacture r	e Window	Double Low-	E Hard 0.2			0.4	0		0.70	1.10
13.0 Openings											
Name	Opening Type	Location	Orientatio n	Curtain Type	Overhang Ratio	Wide Overhang	Width (m)	Heigh (m)	t Count	Area (m²)	Curtain Closed
Opening 1	Window	[1] External Wall 1		Net		J	, ,	, ,		, ,	
			South East	curtain (covering	0.00					3.80	
				whole window)							
Opening 2	Window	[1] External Wall 1		Net							
			South East	curtain (covering	0.00					3.80	
			Journ Last	whole	0.00					3.00	
Opening 3	Window	[1] External Wall 1		window) Net							
opening 5	Williadw	[1] External vvali 1		curtain							
			South East	(covering whole	0.00					3.80	
				window)							
Opening 4	Window	[1] External Wall 1		Net curtain							
			North West	(covering	0.00					3.20	
				whole window)							
Opening 5	Window	[1] External Wall 1		Net							
			North East	curtain (covering	0.00					3.80	
				whole window)							
Opening 6	Door to Corridor	[1] External Wall 1	West	willdow)						2.20	
14.0 Conservatory	/	None									
15.0 Draught Prod	ofing	100				%					
16.0 Draught Lobi	by	No									
17.0 Thermal Brid	ging	User Input									
17.1 List of Bridge	es .	-									
Bridge Type	etween dwellings (in l	blocks of 30.		ed							
flats)		DIOCKS OI 50.	00 No								
E18 Party wall b	etween dwellings	10.	60 No								
Y-value		0.050				W/m^2K					
Description		Thermal Brid	lging								
18.0 Pressure Tes	ting	Yes									
Designed AP₅o	1	3.00				$m^3/(h.m^2)$	@ 50 P	а			
Property Teste	ed ?										
As Built AP ₅₀						$m^3/(h.m^2)$	@ 50 P	a			
19.0 Mechanical \	/entilation										
Summer Over	heating										
Windows	open in hot weathe	Window	s fully open								
Cross vent	ilation possible	No									
Night Ven	tilation	Yes									
Air change	e rate	4.00									





Mechanical Ventilation					
Mechanical Ventilation System Present	Yes				
Approved Installation	No				
Mechanical Ventilation data Type	Database				
Туре	Mechanical	extract ventila	ation - centralise	ed	
MV Reference Number	500233				
Configuration	0				
Manufacturer SFP	0.33				
Duct Type	Semi rigid				
Wet Rooms	4				
20.0 Fans, Open Fireplaces, Flues					
20.0 rans, Open rireplaces, rides	MHS	SHS	Other	Total	
Number of Chimneys	0		0	0	
Number of open flues	0		0	0	
Number of intermittent fans				0	
Number of passive vents Number of flueless gas fires				0	
21.0 Fixed Cooling System	No				
22.0 Lighting					
Internal					
Total number of light fittings	20]	
Total number of L.E.L. fittings	20]	
Percentage of L.E.L. fittings	100.00			%	
External				-	
External lights fitted	No				
23.0 Electricity Tariff	Standard				
24.0 Main Heating 1	Database			1	
	Gas Boiler			1	
·	100			_] %	
	18120]	
L	Mains gas			1	
	BGW			1	
	104			1	
	90.1			1	
	87.0			1	
	CBI Time and ter	mnerature 701	ne control]	
	0	inperature 201	10 00111101	1	
	No]]	
=======================================	2110				
·				<u></u>	
/'	Balanced			<u>]</u> 1	
L	Yes			<u></u>	
	Pump in heated	space]	
	Radiators			_	
	Normal (> 45°C)				
Combi boiler type	Standard Combi				
Combi keep hot type	None				





25.0 Main Heating 2	None			
Community Heating	None			
28.0 Water Heating	HWP From	main heating 1		
Water Heating	Main Heati	ng 1		
Flue Gas Heat Recovery System	No			
Waste Water Heat Recovery Instantaneous System 1	No			
Waste Water Heat Recovery Instantaneous System 2	No			
Waste Water Heat Recovery Storage System	No			
Solar Panel	No			
Water use <= 125 litres/person/day	Yes			
SAP Code	901			
29.0 Hot Water Cylinder	None			
32.0 Photovoltaic Unit	One Dwelli	ng		
PV Cells kWp	Orientation	Elevation	Overshading	Connected to Dwelling
0.42	South	45°	None Or Little	Yes

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None





	000	118					Iss	ued on Date	e 27/09/202
Assessment	Flat	3.3				Prop Type	e Ref		
Reference									
Property	26-2	27, Victo	ria Road, S	urbiton, Kingsto	on Upon Thames	, KT6 4JZ			
SAP Rating				86 B	DER	1	5.30	TER	18.99
Environmental				89 B	% DER <ter< td=""><td></td><td></td><td>19.43</td><td></td></ter<>			19.43	
CO ₂ Emissions (t/ye	ar)			0.87	DFEE	42	2.10	TFEE	50.74
General Requireme	nts Com	pliance		Pass	% DFEE <tfee< td=""><td></td><td></td><td>17.03</td><td></td></tfee<>			17.03	
Assessor Details	1		u, Alex Mat gine.co.uk	tovu, Tel: 02088	3927947,			Assessor ID	BE70-000
Client		Client, 0							
SUMMARY FOR INPL				As Designed)					
Orientation			North]			
Property Tenure			Unknown]			
Transaction Type			New dwell	ing]			
Terrain Type			Suburban	6		1			
1.0 Property Type			Flat, Mid-T	errace]			
2.0 Number of Storeys			1			j			
3.0 Date Built			2023			j			
4.0 Sheltered Sides			2						
5.0 Sunlight/Shade			Heavy ove	rshading]			
6.0 Measurements									
7.0 Living Area			35.13	Ground Floor:	Heat Loss Perimet 27.00 m	t er Int	ernal Floo 74.57 m		erage Storey Heig 2.42 m
7.0 Living Area	meter		35.13	Ground Floor:		-			
7.0 Living Area 8.0 Thermal Mass Para	meter		35.13 Enter TMP	Ground Floor:] m²			
7.0 Living Area 8.0 Thermal Mass Para Thermal Mass	meter		35.13	Ground Floor:		-			
7.0 Living Area 8.0 Thermal Mass Para		Туре	35.13 Enter TMP 200.00	Ground Floor:] m²		Gross Area	2.42 m
7.0 Living Area 8.0 Thermal Mass Para Thermal Mass 9.0 External Walls		Type Cavity Wall	35.13 Enter TMP 200.00	value] m²	74.57 m	Gross Area	2.42 m
7.0 Living Area 8.0 Thermal Mass Para Thermal Mass 9.0 External Walls Description	1		35.13 Enter TMP 200.00	value] m²	74.57 m U-Value (W/m²K)	Gross Area (m²) 61.13	2.42 m Nett Area (m²) 46.33
7.0 Living Area 8.0 Thermal Mass Para Thermal Mass 9.0 External Walls Description External Wall 1 9.1 Party Walls	1	Cavity Wall	Solution and the state of the s	value onstruction ther	on both sides, twin t] m²	74.57 m U-Value (W/m²K) 0.17	Gross Area (m²) 61.13	2.42 m Nett Area (m²) 46.33
7.0 Living Area 8.0 Thermal Mass Para Thermal Mass 9.0 External Walls Description External Wall 1 9.1 Party Walls Description	1	Cavity Wall Type Filled Cavit	Solution and the state of the s	value onstruction ther onstruction puble plasterboard	on both sides, twin t] m²	74.57 m U-Value (W/m²K) 0.17	Gross Area (m²) 61.13 U-Value (W/m²K)	2.42 m Nett Area (m²) 46.33 Area (m²)
7.0 Living Area 8.0 Thermal Mass Para Thermal Mass 9.0 External Walls Description External Wall 1 9.1 Party Walls Description Party Wall 1 10.0 External Roofs Description	1	Cavity Wall Type Filled Cavit Edge Sealin Type	Solution and the second	value onstruction ther ouble plasterboard ith/without sheathi	on both sides, twin t] m²	U-Value (W/m²K) 0.17	Gross Area (m²) 61.13 U-Value (W/m²K) 0.00 Gross Area (m²)	2.42 m Nett Area (m²) 46.33 Area (m²) 41.93
7.0 Living Area 8.0 Thermal Mass Para Thermal Mass 9.0 External Walls Description External Wall 1 9.1 Party Walls Description Party Wall 1	1	Cavity Wall Type Filled Cavit Edge Sealin	Solution and the second	value onstruction ther onstruction puble plasterboard ith/without sheathi	on both sides, twin t] m²	U-Value (W/m²K) 0.17	Gross Area (m²) 61.13 U-Value (W/m²K) 0.00 Gross Area	2.42 m Nett Area (m²) 46.33 Area (m²) 41.93
7.0 Living Area 8.0 Thermal Mass Para Thermal Mass 9.0 External Walls Description External Wall 1 9.1 Party Walls Description Party Wall 1 10.0 External Roofs Description	1	Cavity Wall Type Filled Cavit Edge Sealin Type External Fla	Solution and the second	value onstruction ther ouble plasterboard ith/without sheathi	on both sides, twin t] m²	U-Value (W/m²K) 0.17	Gross Area (m²) 61.13 U-Value (W/m²K) 0.00 Gross Area (m²)	2.42 m Nett Area (m²) 46.33 Area (m²) 41.93



12.0 Opening Types



Description	Data Source		Glazing		Glazing Gap	Argon Filled	G-val		rame Type	Frame Factor	U Value (W/m²K)
Opening Type 1	Manufacture r	e Door to Corridor									1.00
Opening Type 2	Manufacture r	e Window	Double Low-I	E Hard 0.2			0.40)		0.70	1.10
13.0 Openings											
Name	Opening Type	Location	Orientatio n	Curtain Type	Overhang Ratio	Wide Overhang	Width (m)	Height (m)	Count	Area (m²)	Curtain Closed
Opening 1	Window	[1] External Wall 1	"	Net	Ratio	Overnang	(111)	(111)		(111)	Closed
			North East	curtain (covering	0.00					1.36	
			NOI (III Last	whole	0.00					1.30	
Opening 2	Window	[1] External Wall 1		window) Net							
Opening 2	WIIIdow	[1] External Wall 1		curtain							
			East	(covering	0.00					3.80	
				whole window)							
Opening 3	Window	[1] External Wall 1		Net							
			North West	curtain (covering	0.00					3.80	
				whole	0.00					3.00	
Opening 4	Window	[1] External Wall 1		window) Net							
Opening 4	WIIIdow	[1] LXterrial Wall 1		curtain							
			South West		0.00					2.04	
				whole window)							
Opening 5	Door to Corridor	[1] External Wall 1	North							2.20	
Opening 6	Window	[1] External Wall 1		Net curtain							
			North West		0.00					1.60	
				whole window)							
14.0 Conservatory	/	None									
15.0 Draught Prod	ofing	100				%					
16.0 Draught Lobb	ру	No									
17.0 Thermal Brid	ging	User Input									
17.1 List of Bridge	s										
Bridge Type	etween dwellings (in		ngth Importe .00 No	ed							
flats)		blocks of 27	.00 140								
E18 Party wall b	etween dwellings	9.	68 No								
Y-value		0.050				W/m^2K					
Description		Thermal Bri	dging								
18.0 Pressure Test	_	Yes									
Designed AP₅o		3.00				m³/(h.m²)	@ 50 Pa	Э			
Property Teste	ed ?										
As Built AP ₅₀						m³/(h.m²)	@ 50 Pa	Э			
19.0 Mechanical \											
Summer Over	_										
	open in hot weathe	er Windov	vs fully open			╛					
	ilation possible	No				╛					
Night Vent	tilation	Yes									



Air change rate

4.00



MHS	Mechanical Ventilation			
Database Type	Mechanical Ventilation System Present	Yes		
Mechanical extract ventilation - centralised Mechanical extract ventilation - centralised	Approved Installation	No		
MV Reference Number	Mechanical Ventilation data Type	Database		
Configuration Garage Gar	Туре	Mechanical extract ve	entilation - centralised	t l
Manufacturer SFP Semi rigid MV Reference Number	500233			
Duct Type Semir rigid	Configuration	0		
Number of Chimneys	Manufacturer SFP	0.31		
Number of Chimneys	Duct Type	Semi rigid		
MHS	Wet Rooms	3		
Number of Chimneys 0 0 0 0 0 Number of open flues 0 0 0 0 0 Number of open flues 0 0 0 0 0 0 Number of open flues 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20.0 Fans, Open Fireplaces, Flues			
Number of open flues 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0				
Number of intermittent fans Number of passive vents Number of grassive vents Number of flueless gas fires 21.0 Fixed Cooling System No 22.0 Lighting Internal Total number of light fittings Percentage of L.E.L. fittings Percentage of L.E.L. fittings Percentage of L.E.L. fittings External External lights fitted No 23.0 Electricity Tariff Standard 24.0 Main Heating 1 Detabase Description Gas Boiler Percentage of Heat Database Ref. No. 18119 Fuel Type Mains gas Main Heating SAP Code In Winter In Summer SAP Code In Summer BR7.0 Controls CBI Time and temperature zone control PCDF Controls Delayed Start Stat No Sap Code Plue Type Balanced Fan Assisted Flue File Type Balanced Fan Assisted Flue Fan Assisted Flue Fer Radiators Flow Temperature Normal (> 45°C)				
Number of flueless gas fires 0 0		U	Ü	
Number of flueless gas fires 21.0 Fixed Cooling System No 22.0 Lighting Internal Total number of light fittings 20 Total number of L.E.L. fittings 20 Percentage of L.E.L. fittings External External lights fitted No 23.0 Electricity Tariff Standard 24.0 Main Heating 1 Description Gas Boiler Percentage of Heat Doscription Percentage of Heat Doscription Fuel Type Mains gas Main Heating SAP Code In Winter In Summer In Summer SAP Code In Winter Doscription Controls Cell Time and temperature zone control PCDF Controls Delayed Start Stat No Sap Code Ena Assisted Flue Fan Assisted Flue Fan Assisted Flue Fan Assisted Flue Fan Assisted Flue Fan Assisted Flue Fan Assisted Flue Fan Assisted Flue Fan Assisted Flue Fan Assisted Flue Fan Fan Fan Fan Fan Fan Fan Fan Fan Fan				
21.0 Fixed Cooling System No				
Internal	21.0 Fixed Cooling System	No		
Internal				
Total number of light fittings Total number of L.E.L. fittings Percentage of L.E.L. fittings External External lights fitted No 23.0 Electricity Tariff Standard 24.0 Main Heating 1 Description Percentage of Heat Doatabase Description Percentage of Heat Doatabase Ref. No. 18119 Ful Type Mains gas Main Heating SAP Code In Winter In Summer SAP Code In Winter PODE Controls Delayed Start Stat No Sap Code Flue Type Flue Type Balanced Flue Type Flue Type Balanced Flan Assisted Flue Is MHS Pumped Pump in heated space Heat Emitter Flow Temperature Normal (>45°C)				
Total number of L.E.L. fittings Percentage of L.E.L. fittings External External Iights fitted No 23.0 Electricity Tariff Standard 24.0 Main Heating 1 Description Percentage of Heat Description Percentage of Heat Database Ref. No. 18119 Fuel Type Mains gas Main Heating SAP Code In Winter In Summer SAP Code In Winter SAP Controls Controls PCDF Controls Delayed Start Stat No Sap Code 2110 Flue Type Balanced Fan Assisted Flue Is MHS Pumped Heat Emitter Radiators Flow Temperature Normal (> 45°C)		20		
External External lights fitted No 23.0 Electricity Tariff Standard 24.0 Main Heating 1 Database Description Gas Boiler Percentage of Heat 100 % Database Ref. No. 18119 Fuel Type Mains gas Main Heating BGW SAP Code 104 In Winter 90.0 In Summer 87.0 Controls CBI Time and temperature zone control PCDF Controls 0 Delayed Start Stat No Sap Code 2110 Flue Type Balanced Fan Assisted Flue Yes Is MHS Pumped Pump in heated space Heat Emitter Radiators Flow Temperature Normal (> 45°C)				
External External lights fitted No 23.0 Electricity Tariff Standard 24.0 Main Heating 1 Database Description Gas Boiler Percentage of Heat 100 % Database Ref. No. 18119 % Fuel Type Mains gas Main Heating BGW SAP Code 104				0/
External lights fitted 23.0 Electricity Tariff Standard 24.0 Main Heating 1 Description Percentage of Heat Database Database Ref. No. 18119 Fuel Type Mains gas Main Heating SAP Code In Winter In Summer Controls PCDF Controls Delayed Start Stat Sap Code Flue Type Balanced Fan Assisted Flue Is MHS Pumped Heat Emitter Flow Temperature Normal (>45°C)		100.00		76
23.0 Electricity Tariff 24.0 Main Heating 1 Description Percentage of Heat Database Database Ref. No. Evel Type Mains gas Main Heating SAP Code In Winter In Summer Controls PCDF Controls Delayed Start Stat Sap Code Flue Type Balanced Fan Assisted Flue Is MHS Pumped Heat Emitter Flow Temperature Normal (>45°C)				
Description Gas Boiler Percentage of Heat 100 % Database Ref. No. 18119 Fuel Type Mains gas Main Heating BGW SAP Code 104 In Winter 90.0 In Summer 87.0 Controls CBI Time and temperature zone control PCDF Controls 0 Delayed Start Stat No Sap Code 2110 Flue Type Balanced Fan Assisted Flue Is MHS Pumped Pump in heated space Heat Emitter Flow Temperature Normal (> 45°C)	External lights fitted			
Description Gas Boiler Percentage of Heat 100	23.0 Electricity Tariff	Standard		
Percentage of Heat Database Ref. No. 18119 Fuel Type Mains gas Main Heating BGW SAP Code In Winter In Summer Controls CBI Time and temperature zone control PCDF Controls Delayed Start Stat No Sap Code [110] Flue Type Balanced Fan Assisted Flue Is MHS Pumped Pump in heated space Heat Emitter Radiators Flow Temperature Normal (> 45°C) ### Assisted Flue Normal (> 45°C) ### Assisted Flue Normal (> 45°C)	24.0 Main Heating 1	Database		
Database Ref. No. 18119 Fuel Type Mains gas Main Heating BGW SAP Code 104 In Winter 90.0 In Summer 87.0 Controls CBI Time and temperature zone control PCDF Controls 0 Delayed Start Stat No Sap Code 2110 Flue Type Balanced Fan Assisted Flue Yes Is MHS Pumped Pump in heated space Heat Emitter Radiators Flow Temperature Normal (> 45°C)	Description	Gas Boiler		
Fuel Type Mains gas Main Heating BGW SAP Code In Winter 90.0 In Summer 87.0 Controls CBI Time and temperature zone control PCDF Controls Delayed Start Stat No Sap Code 2110 Flue Type Balanced Fan Assisted Flue Is MHS Pumped Heat Emitter Radiators Flow Temperature Mains gas Mains gas BGW SapW SapW STAR SepW Balance Mo Balance control Pump in heated space Radiators Flow Temperature Normal (> 45°C)	Percentage of Heat	100		%
Main HeatingBGWSAP Code104In Winter90.0In Summer87.0ControlsCBI Time and temperature zone controlPCDF Controls0Delayed Start StatNoSap Code2110Flue TypeBalancedFan Assisted FlueYesIs MHS PumpedPump in heated spaceHeat EmitterRadiatorsFlow TemperatureNormal (> 45°C)	Database Ref. No.	18119		
SAP Code In Winter 90.0 In Summer 87.0 Controls CBI Time and temperature zone control PCDF Controls 0 Delayed Start Stat No Sap Code 2110 Flue Type Balanced Fan Assisted Flue Is MHS Pumped Heat Emitter Radiators Flow Temperature Normal (> 45°C)	Fuel Type	Mains gas		
In Winter 90.0 In Summer 87.0 Controls CBI Time and temperature zone control PCDF Controls 0 Delayed Start Stat No Sap Code 2110 Flue Type Balanced Fan Assisted Flue Yes Is MHS Pumped Pump in heated space Heat Emitter Radiators Flow Temperature Normal (> 45°C)	Main Heating	BGW		
In Summer Controls CBI Time and temperature zone control PCDF Controls Delayed Start Stat No Sap Code Flue Type Balanced Fan Assisted Flue Is MHS Pumped Heat Emitter Radiators Flow Temperature Normal (> 45°C)	SAP Code	104		
Controls CBI Time and temperature zone control PCDF Controls Delayed Start Stat No Sap Code Flue Type Balanced Fan Assisted Flue Is MHS Pumped Heat Emitter Flow Temperature Normal (> 45°C)	In Winter	90.0		
PCDF Controls Delayed Start Stat No Sap Code Flue Type Balanced Fan Assisted Flue Is MHS Pumped Heat Emitter Flow Temperature Normal (> 45°C)	In Summer	87.0		
PCDF Controls Delayed Start Stat No Sap Code Flue Type Balanced Fan Assisted Flue Is MHS Pumped Heat Emitter Flow Temperature Normal (> 45°C)			e zone control	
Delayed Start Stat Sap Code Flue Type Balanced Fan Assisted Flue Is MHS Pumped Heat Emitter Flow Temperature Normal (> 45°C)				
Sap Code Flue Type Balanced Fan Assisted Flue Is MHS Pumped Heat Emitter Flow Temperature Pump in heated space Normal (> 45°C)				
Flue Type Balanced Yes Is MHS Pumped Heat Emitter Flow Temperature Balanced Yes Pump in heated space Radiators Normal (> 45°C)				
Fan Assisted Flue Yes Is MHS Pumped Pump in heated space Heat Emitter Radiators Flow Temperature Normal (> 45°C)				
Is MHS Pumped Pump in heated space Heat Emitter Radiators Flow Temperature Normal (> 45°C)				
Heat Emitter Radiators Flow Temperature Normal (> 45°C)				
Flow Temperature Normal (> 45°C)				
Combi boiler type Standard Combi	Flow Temperature	Normal (> 45°C)		
	Combi boiler type	Standard Combi		
Combi keep hot type None	Combi keep hot type	None		





25.0 Main Heating 2	None			
Community Heating	None			
28.0 Water Heating	HWP From	main heating 1		
Water Heating	Main Heati	ng 1		
Flue Gas Heat Recovery System	No			
Waste Water Heat Recovery Instantaneous System 1	No			
Waste Water Heat Recovery Instantaneous System 2	No			
Waste Water Heat Recovery Storage System	No			
Solar Panel	No			
Water use <= 125 litres/person/day	Yes			
SAP Code	901			
29.0 Hot Water Cylinder	None			
32.0 Photovoltaic Unit	One Dwelli	ng		
PV Cells kWp	Orientation	Elevation	Overshading	Connected to Dwelling
0.42	South	45°	None Or Little	Yes

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

None





Property Reference	000118					Iss	ued on Dat	e 27/09/2023	
Assessment	Flat 3.4				Prop Type R	tef			
Reference									
Property	26-27, Victo	ria Road, Sur	biton, Kingsto	n Upon Thames,	, KT6 4JZ				
SAP Rating			88 B	DER	12.5	59	TER	15.08	
Environmental			90 B	% DER <ter< td=""><td></td><td></td><td>16.52</td><td></td></ter<>			16.52		
CO ₂ Emissions (t/ye	ar)		0.84	DFEE	33.5	4	4 TFEE 3		
General Requireme	nts Compliance		Pass	% DFEE <tfee< td=""><td></td><td colspan="3">11.24</td></tfee<>		11.24			
Assessor Details	Mr. Alex Matov		vu, Tel: 02088	927947,			Assessor ID	BE70-0001	
Client	Private Client, 0								
SUMMARY FOR INP			Designed)						
Orientation		West			1				
Property Tenure		Unknown]				
Transaction Type		New dwelling	2]				
Terrain Type		Suburban	,						
1.0 Property Type		Flat, End-Ter	race		ĺ				
2.0 Number of Storeys		1			j				
3.0 Date Built		2023]				
4.0 Sheltered Sides		2]				
5.0 Sunlight/Shade		Average or u	nknown						
6.0 Measurements		Gr	l ound Floor:	Heat Loss Perimet 40.20 m		nal Floor 86.77 m ²		erage Storey Height 2.42 m	
7.0 Living Area		32.58			m²				
8.0 Thermal Mass Para	ımeter	Enter TMP va	alue]				
Thermal Mass		200.00			kJ/m²K				
9.0 External Walls					•				
Description	Туре	Cons	truction			U-Value (W/m²K)	Gross Area (m²)	Nett Area (m²)	
External Wall 1	Cavity Wal	l Othe	r			0.17	54.56	34.52	
9.1 Party Walls Description	Туре	Cons	truction				U-Value	Area	
Party Wall 1	Filled Cavit Edge Sealir	•	ole plasterboard c without sheathin	on both sides, twin ti	imber f rame		(W/m²K) 0.00	(m²) 56.92	
10.0 External Roofs		. ,							
Description	Туре	Cons	truction			U-Value (W/m²K)	Gross Area (m²)	Nett Area (m²)	
External Top Floor Ro	oof External FI	at Roof Plast	erboard, insulate	d flat roof		0.11	86.77	86.77	
11.1 Party Floors Description	Cons	struction						Area (m²)	
								\··· /	



12.0 Opening Types



Description	Data Source		Glazing		Glazing Gap	Argon Filled	G-val	ue	Frame Type	Frame Factor	U Value (W/m²K)
Opening Type 1	Manufactur r	e Door to Corridor									1.00
Opening Type 2	Manufactur r	re Window	Double Low-	Hard 0.2			0.40	0		0.70	1.10
13.0 Openings Name	Opening Type	Location	Orientatio	Curtain	Overhang	Wide	Width		t Count	Area	Curtain
Opening 1	Window	[1] External Wall 1	n Wost	Net curtain	Ratio	Overhang	(m)	(m)		(m²) 0.64	Closed
Opening 2	Window	[1] External Wall 1	West	(covering whole window) Net curtain (covering	0.00					1.60	
Opening 3	Window	[1] External Wall 1		whole window) Net curtain							
Opening 4	Window	[1] External Wall 1	South West	whole window) Net	0.00					3.40	
Opening 5	Window	[1] External Wall 1	South West	curtain (covering whole window) Net	0.00					3.40	
opeg o		[a] axternar varia	South West	curtain	0.00					2.40	
Opening 6	Window	[1] External Wall 1	South West	Net curtain (covering whole	0.00					2.40	
Opening 7 Opening 8	Door to Corridor Window	[1] External Wall 1 [1] External Wall 1	North East	window)						2.20	
			South West	curtain (covering whole window)	0.00					4.00	
14.0 Conservatory	,	None									
15.0 Draught Proo	ofing	100				%					
16.0 Draught Lobb	у	No									
17.0 Thermal Bridg	ging	User Input									
flats)	s etween dwellings (in etween dwellings	Leni blocks of 40.	20 No	ed							
Y-value		0.050				W/m²K					
Y-value Description		Thermal Brid	lging			vv/III ⁻ K					
18.0 Pressure Test	ing	Yes									
Designed AP ₅₀	_	3.00				$m^3/(h.m^2)$	@ 50 Pa	а			
Property Teste						, , ,	_				
As Built AP ₅₀						m³/(h.m²)	@ 50 Pa	а			





19.0 Mechanical Ventilation	
Summer Overheating	
Windows open in hot weather	Windows fully open
Cross ventilation possible	No
Night Ventilation	Yes
Air change rate	4.00
Mechanical Ventilation	
Mechanical Ventilation System Presen	Yes
Approved Installation	No
Mechanical Ventilation data Type	Database
Туре	Mechanical extract ventilation - centralised
MV Reference Number	500233
Configuration	0
Manufacturer SFP	0.31
Duct Type	Semi rigid
Wet Rooms	3
20.0 Fana Onen Finandaga Flusa	
20.0 Fans, Open Fireplaces, Flues	MHS SHS Other Total
Number of Chimneys	0 0 0
Number of open flues	0 0
Number of intermittent fans	0
Number of passive vents	0
Number of flueless gas fires	0
21.0 Fixed Cooling System	No
22.0 Lighting	
Internal	
Total number of light fittings	20
Total number of L.E.L. fittings	20
Percentage of L.E.L. fittings	100.00 %
External	
External lights fitted	No
23.0 Electricity Tariff	Standard
24.0 Main Heating 1	Database
Description	Gas Boiler
Percentage of Heat	100 %
Database Ref. No.	18119
Fuel Type	Mains gas
Main Heating	BGW
SAP Code	104
In Winter	90.0
In Summer	87.0
Controls	CBI Time and temperature zone control
PCDF Controls	0
Delayed Start Stat	No
Sap Code	2110
Flue Type	Balanced





25.0 Main Heating 2	None
Combi keep hot type	None
Combi boiler type	Standard Combi
Flow Temperature	Normal (> 45°C)
Heat Emitter	Radiators
Is MHS Pumped	Pump in heated space
Fan Assisted Flue	Yes

29.0 Hot Water Cylinder	None	
SAP Code	901	
Water use <= 125 litres/person/day	Yes	
Solar Panel	No	
Waste Water Heat Recovery Storage System	No	
Waste Water Heat Recovery Instantaneous System 2	No	
Waste Water Heat Recovery Instantaneous System 1	No	
Flue Gas Heat Recovery System	No	
Water Heating	Main Heating 1	
28.0 Water Heating	HWP From main heating 1	
Community Heating	None	

Elevation

45°

Overshading

None Or Little

Connected to Dwelling

Yes

One Dwelling

Orientation

South

Recommendations

0.42

32.0 Photovoltaic Unit

Lower cost measures

PV Cells kWp

None

Further measures to achieve even higher standards

None

