

Developer Statement for Phase 2A, 2B and 2C (excluding Plots 1-16 & Flats), Gorse Ride South, Wokingham, RG40

Our reference: WA.GR.RG40
Date issued: 11-1-2023. Revision: 0

Regulation: AD L (2021) England
Section: L1 New

Assessor: Dominique Stockford
SBEM Stage:

This sheet summarises the specification we have used in our SAP modelling.
It is your responsibility to provide us with accurate information and to ensure the details we have used are correct.

Building fabric

Opaque Element	U-Value	Description	Evidence
Floor; Ground	0.11 - 0.13	75mm screed. 150mm rigid insulation (0.025 wmk) on beam and block	
Wall; External wall	0.19	Facing brick, 50mm cavity, 75mm Kooltherm K108 (lambda = 0.019) medium dense block (k=0.48), plasterboard on dabs, skim finish	
Wall; Party	0	All party walls between dwellings are fully insulated and suitably sealed	
Roof; Loftspace	0.1	Insulation laid horizontally in loftspace. Includes 350mm mineral wool (0.044 w/mk). 100mm between joists, 25mm over.	
Note: Wall ties		Wall ties will be SS double triangle ties. 900 x 450 centres	

Openings	U-Value	g-value	Frame %	Description	Evidence
Window; Double	1.2	0.72	0.7	4-16-4 double glazed windows. uPVC frame. Low-e glass. Argon filled	
Glazed Door; Glazed door	1	0.72	0.7	4-16-4 double glazed windows. uPVC framed Glazed doors. Low-e glass. Argon filled	

Thermal Bridging

Summary	Psi-values for key thermal bridging junction details have been calculated based on Accredited Constructive details (ACD) where possible.	
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E02	Lintels	CD0025	E03	Window sill	CD0006	E04	Window jamb	CD0028
E05	Ground floor	CD0003	E06	Intermediate floor (house)	CD0008			
E10	Eaves (ceiling insulation)	CD0012	E12	Gable (ceiling insulation)	CD0012	E16	Corner	CD0014
E17	Inverted corner	CD0015	E18	Party wall to external	CD0016			
						E25	Staggered party corner	Default
P01	Ground floor	Default	P03	Intermediate floor (flat)	Default	P04	Roof (ceiling insulation)	Default
R01	Roof window head	CD0025	R02	Roof window sill	CD0006	R03	Roof window jamb	CD0028

Air Tightness Testing

Required	3.00	All dwellings will be air tested upon completion. To achieve compliance a test result of 3 is required.	
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Ventilation

Extract only	Intermittent extraction ventilation is present in all wet rooms.	
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Lighting

Lighting	All internal lighting is low energy. Power (W) 5, Efficacy (lm/W) 85	
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Heating

Heat pump	Heating will be provided by an air source heat pump - Vaillant aroTHERM 5kW. COP Efficiency 300% feeding radiators. Zoned controls include weather compensator and delayed start thermostats. Flow rate <=35 degrees.	
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Hot Water

From main: ASHP	Hot water will be provided by the Vaillant aroTHERM 5kW ASHP system. 200L Cylinder with 1.32 daily heat loss factor. All primary pipework will be suitably insulated. Includes separate thermostat and timer.	
Water Heat Recovery	No hot water heat recovery systems have been included.	

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Mains Fed Showers	Property includes showers which take hot water from the main heating system. Flow rate 10 litres per minute. 8 l/m	✓
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Renewable Technology

None	No renewable technologies have been included.	
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Key to Evidence:

✓	Evidence received and confirmed	i	No evidence received, but confirmed through discussions	✗	Information has been assumed. Please confirm.
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All advice provided by Energist regarding the performance of materials is limited solely to the purposes of demonstrating compliance with the services Energist has been appointed to deliver. The performance of materials under other criteria, including but not limited to fire, structural or acoustics, are not considered in our advice and it is the responsibility of the client to ensure the wider suitability of materials specified in our assessments.

As Built Declaration for Phase 2A, 2B and 2C (excluding Plots 1-16 & Flats), Gorse Ride South, Wokingham, RG40

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1) Please review the previous pages to ensure all details are accurate and up to date.

We (Energist) understand the specification listed on the previous page is accurate and does not contain assumed values. If you are aware that any information shown on the previous pages has changed since we completed your design calculations, the SAP models will need to be updated.

Let us know about elements of the specification that need to be updated.

(A recalculation charge may be included for significant alterations. If that is the case we will notify you before proceeding).

2) Details of your air leakage test

If we are completing the air testing on this site, our teams will relay information between themselves. If not, we will need you to provide air test reports for all applicable plots before we can issue your As Built documents.

If a third party company is completing your air tests, please send us a copy of their reports.

See the 'Air Leakage Testing' section above for more details.

If Air Leakage Tests are not being completed on this development, no supplementary evidence is required.

3) Switching from Plot to Postal addresses

Before we can create your As Built reports, we need to remove all references to plot numbers and site names, and replace them with the official postal address.

**Write the official postal address for your development in this space
(or for multiple plots, send us a list on email).**

Nearly finished! We just need you to read and accept this declaration:

I hereby declare this development has been constructed in accordance with the specification above, and any changes to these details have been notified to Energist accordingly. I understand the Energy Performance Certificate (EPC) and associated Building Regulations documents will be issued on this basis.

Signed:

Name:

Date:

Job title and company: