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DEVELOPMENT AT SOUTH WOKINGHAM, PHASE R07 & R13

Energy Statement

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1.0 INTRODUCTION

1.1 CONTEXT

This Statement was prepared by Energy & Design Ltd. on behalf of Miller Homes Limited to support a planning application for the proposed 215 dwelling development at South Wokingham, Phase R07 & R13.

This energy and sustainability statement shows that the requirement will be met to comply with the following Documents:

Building Regulations L12021

National Planning Policy Framework (NPPF)

Condition 65 - Low and Zero Carbon Technologies

1.2. DESCRIPTION OF DEVELOPMENT

The development at South Wokingham, Phase R07 & R13, proposes 215 plots. These plots comprise a range of detached, semi-detached, terraced, and apartment properties.

The current site is shown below.



1.3. PROJECT BRIEF

The development is being designed in accordance with condition 65 of the notification of approval of planning permission dated 19th July 2024.

2.0 METHODOLOGY

2.1 ASSESSMENT METHODOLOGY

Energy & Design Ltd. has modelled sample types using the L12021 methodology to calculate the dwellings' CO₂ emissions (kgCO₂/year), total energy demand, and end design usage.

This will allow us to show compliance via the following method.

1. Baseline CO₂ emissions: This will be calculated and provided in Total CO₂ emissions (kgCO₂/year). SAP uses the Target Emission Rate (TER = CO₂ kilograms, per M² of total useful floor area, per year) to establish the baseline according to the approved document Part L12021. This rate is then multiplied by the total useful floor area to determine the overall CO₂ emissions.
2. Subsequently, the Design Emission Rate (DER) is multiplied by the total useful floor area to determine the Design's overall CO₂ emissions. The reduction in emissions is then calculated by comparing it to the Target rate.

3.0 BASELINE ENERGY DEMAND

3.1 THE DEVELOPMENT BASELINE

To evaluate the proposed energy strategy, it is essential to determine the baseline first. In this case, it is the Target Emission Rate for CO₂ emissions per year and the total energy demand.

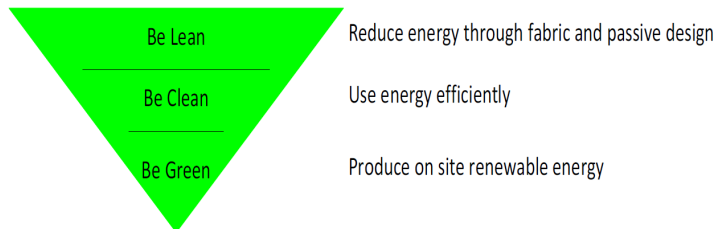
The proposed dwellings have been modelled in L12021 software, and the maximum CO₂ emissions permitted for the site to comply with L12021 are as per the baseline.

The baseline CO₂ emissions are shown below:

Target Emission Rate: Compliant with AD L12021	
Total CO ₂ emissions – kgCO ₂ /year	216,983

4.0 CO₂ REDUCTION STRATEGY – FABRIC, LOW CARBON, AND RENEWABLE APPROACH

4.1 ENERGY HIERARCHY



The proposed dwellings have been designed by the 'energy hierarchy', which aims to reduce energy demand through passive design measures and a fabric-first approach before utilising low-carbon energy and the production of on-site renewable energy.

4.2 ENERGY EFFICIENCY MEASURES

The proposed design will reduce thermal energy demand by targeting improved insulation levels, air leakage, and fabric u-values that align with current building regulations' requirements.

The following measures to reduce energy use and carbon emissions have been included in the design of the new dwellings:

- Design new homes to optimise natural daylight in all the habitable spaces with suitable window sizes relative to living rooms and bedrooms.
- Design and layout to promote passive solar gains and maximise natural daylight, sunlight and ventilation, with most homes orientated to the South or West.
- Development which balances minimising the direct adverse impact of shading from other buildings and landscape features and improving access to passive solar gains.
- High-performance glazing with appropriate window u-values and g-values to reduce heat loss and optimise positive solar gain while reducing the potential for overheating.
- 100% low energy lighting.
- Bespoke individual PSI values - these have been calculated and used; this assists in Fabric Energy Efficiency by designing out the cold bridges, which may occur if using the Approved details.
- TMP – the TMP (Thermal Mass Perimeter) has been calculated rather than using default figures as required by L12021; this now reflects the actual as-built dwelling more accurately, closing the gap between design and as-built performance.

4.3 PROPOSED FABRIC FIRST SPECIFICATION

The following are the U-values of the proposed fabric.

Element	Limiting Average Values - Part L12021	Proposed Average Values
Ground Floor U-Value (W/m ² K)	0.18	0.14
External Wall U-Value (W/m ² K)	0.26	0.21
Party Wall U-Value (W/m ² K)	0.20	0.00 (fully filled & sealed)
Roof - Insulated at ceiling U-Value (W/m ² K)	0.16	0.07
Window U-Value (W/m ² K)	1.6	1.30
Door U-Value (W/m ² K)	1.6	1.50
Design Air Permeability m ³ /h.m ² at 50 Pa	8.00	4.50

5.0 LOW AND ZERO CARBON (LZC) TECHNOLOGIES

5.1 TECHNOLOGIES

The following technologies will be assessed for appropriateness in the development.

- Air Source Heat Pumps (ASHP)
- Ground Source Heat Pumps (GSHP)
- Biomass Technology
- Solar Hot Water (SHW) Technology
- Photovoltaic (PV) Technology

5.2 AIR SOURCE HEAT PUMP (ASHP)

ASHP technology extracts heat from the external air and condenses this energy to heat a smaller space within a dwelling or non-domestic building. A pump circulates a refrigerant through a coil to absorb energy from the air. This refrigerant is then compressed to raise its temperature, which can be used for space heating and domestic hot water.

Advantages

- Mature technology
- Can assist in cooling.
- Approx. 250% efficient using electricity.

Disadvantages

- Hot water cylinder required.
- Either oversized radiators or underfloor heating is required
- Currently, the running costs are high compared to a gas system.
- Can be noisy.

Conclusion

ASHP has been deemed suitable for this development.

5.3 GROUND SOURCE HEAT PUMP (GSHP)

GSHP technology exploits seasonal temperature differences between the ground and air. Fluid is pumped through pipes laid in the ground, taking up heat extracted by the heat pump and released at a higher temperature to drive a space heating system. The pipework is placed either horizontally or vertically in the ground.

Advantages

- More efficient than ASHP
- Mature technology
- Can assist in cooling.
- Approx. 320% efficient using electricity.

Disadvantages

- Costly to install.
- Hot water cylinder required.
- Either oversized radiators or underfloor heating is required
- Currently, the running costs are high compared to a gas system.
- Can be noisy.

Conclusion

Due to the cost GSHP has been deemed unsuitable for this development.

5.4 BIOMASS TECHNOLOGY

Biomass boilers work on the principle that the combustion of wood chips or pellets can create heat for space heating and hot water.

Advantages

- Considerable reduction in CO₂ emissions

Disadvantages

- Can be costly to run compared to a gas boiler.
- Space for a plant room to store fuel and plant.
- Regular maintenance may be required.
- A local source of fuel (reduce transport emissions)

Conclusion

Due to the cost and the requirement of space for plant and fuel storage, Biomass has been deemed **unsuitable** for this development.

5.5 SOLAR HOT WATER (SHW) TECHNOLOGY

Solar thermal technology harnesses solar energy to generate heated water.

Advantages

- Mature Technology
- Approx. 50% of hot water demand can be met.
- Low maintenance

Disadvantages

- Not always aesthetically pleasing.
- The benefit of installation is limited to the water heating demand.
- A Large hot water cylinder is required.
- If the system is oversized can contribute to overheating
- Access for maintenance
- Not as many installers as previously
- Benefits not as good as similar technologies.

Conclusion

Due to the number of disadvantages SHW has been deemed **unsuitable for this development.**

5.6 PHOTOVOLTAIC (PV) TECHNOLOGY

Photovoltaic (PV) technology involves converting the sun's energy into electricity.

Advantages

- Mature Technology
- Low maintenance
- Easily integrated.

Disadvantages

- Not always aesthetically pleasing.
- Poor design can lead to lower-than-expected yields.
- Access for maintenance

Conclusion

Due to the benefits of this technology, PV has been deemed suitable for this development.

5.7 CONCLUSION

The following technologies have been deemed suitable for this development.

- Air Source Heat Pump (ASHP)
- Photovoltaic (PV) Technology

For this site, it is currently proposed that all dwellings incorporate ASHP to reduce CO₂.

5.8 PROPOSED FABRIC & LZC RESULTS

ASHP has been chosen as the preferred technology for this development to reduce emissions over L12021 regulations.

Target L12021 & Design Emission Rate L12021: Compliant		
Target Total CO ₂ emissions – kgCO ₂ /year L12021	216,983	
Design Total CO ₂ emissions – kgCO ₂ /year L12021	75,246	
Total achieved reduction kgCO₂/year	141,737	65.32%

6.0 WATER CONSUMPTION

6.1 WATER CALCULATOR

In line with condition 65, all new developments must be designed to use water efficiently.

Utilising low-water-use fixtures and water restrictors, water consumption will be under 100 litres per person per day, compared to the Part G building regulations, which are 125 litres per person per day. An example of how this can be done is below.

DYNAMIC WATER EFFICIENCY CALCULATOR FOR NEW DWELLINGS							
Installation type	Product Selection	Product Code	Unit of measure	(1) Capacity/ flow rate	(2) Use factor	(3) Fixed use (litres/ person/ day)	(4) Litres/ person/day = [(1) × (2)] + (3)
WC (single flush)	N/A		Flush volume (litres)	N/A	4.42	0.00	N/A
WC (dual flush)	*Standard flow rates*		Full flush volume (litres)	4	1.46	0.00	5.84
			Part flush volume (litres)	2.6	2.96	0.00	7.70
WCs (multiple fittings)	N/A		Average effective flushing volume (litres)	N/A	4.42	0.00	N/A
Taps (excluding kitchen/utility room taps)	*Flow restrictor fitted*		Flow rate (litres/minute)	5	1.58	1.58	9.48
Bath (where shower also present)	Tempo Arc Single Ended Bath	E256301	Capacity to overflow (litres)	181	0.11	0.00	19.91
Shower (where bath also present)	*Flow restrictor fitted*		Flow rate (litres/minute)	6	4.37	0.00	26.22
Bath only	N/A		Capacity to overflow (litres)	0	0.50	0.00	N/A
Shower only	N/A		Flow rate (litres/minute)	N/A	5.60	0.00	N/A
Kitchen/utility room sink taps	*Flow restrictor fitted*		Flow rate (litres/minute)	6	0.44	10.36	13.00
Washing machine	Unknown		Litres/kg dry load	8.17	2.1	0.00	17.16
Dishwasher	Unknown		Litres/place setting	1.25	3.6	0.00	4.50
Waste disposal unit			Litres/use	If present = 1 If absent = 0	3.08	0.00	N/A
Water softener			Litres/person/day	N/A	1.00	0.00	N/A
			(5)	Total calculated use = (Sum column 4)			103.80
			(6)	Contribution from greywater (litres/person/day) from Table 4.6			N/A
			(7)	Contribution from rainwater (litres/person/day) from Table 5.5			N/A
			(8)	Normalisation factor			0.91
			(9)	Total water consumption = [(5) – (6) – (7)] = (8)			94.46
			(10)	External water use			5.00
			(11)	Total water consumption = (9) + (10) (litres/person/day)			99.46

6.0 SUMMARY

6.1 HOT WATER AND HEATING SOURCE

Each plot will be equipped with an air source heat pump (ASHP) to comply with L12021 and meet the reduction requirements stipulated in condition 65.

Houses will use ASHP for hot water and heating.

Each apartment will be equipped with an ASHP cylinder for hot water and panel heaters for heating.

6.2 CARBON REDUCTION

Using ASHPS, an average **65.32% reduction** in carbon emissions (kgCO₂/year) against L12021 targets is expected **across the site**.

This exceeds the requirement of condition 65.

6.3 WATER CONSUMPTION

Water consumption will be **under 100 litres per person per day**.

APPENDIX A – SITE LAYOUT

- KEY**
- SITE BOUNDARY
 - FENCING
REFER TO ENCLOSURES
LAYOUT FOR DETAILS
1.5m BRICK SCREEN WALL
 - BLOCK PAVED SURFACE
COLOUR: BRINDLE RED
 - BLOCK PAVED SURFACE
COLOUR: CHARCOAL GREY
 - TURF TO GARDENS
 - INDICATIVE TREE PLANTING
(subject to detailed landscape design)
 - EXISTING TREES TO BE
RETAINED (subject to ARB
survey)
 - EXISTING RPA TO BE
RETAINED (subject to ARB
survey)
 - EXISTING SHRUB PLANTING
(subject to ARB survey)
 - INDICATIVE TREE PLANTING
(refer to detailed landscape
proposals)
 - INDICATIVE SHRUB PLANTING
(refer to detailed landscape
proposals)
 - GATE
 - DOOR AND PATIO TO REAR
ACCESS
 - DOOR/LEVEL THRESHOLD
AND PATH IN CONCRETE
SLABS
 - FOOTPATH
 - ACTIVE FRONTAGE /
ADDITIONAL WINDOW
 - PRIVATE DWELLINGS
 - AFFORDABLE
SOCIAL RENTED DWELLINGS
 - AFFORDABLE
AFFORDABLE RENTED DWELLINGS
 - AFFORDABLE
SHARED OWNERSHIP DWELLINGS
 - DWELLINGS WITH CHIMNEYS
 - SHED FOR CYCLE STORAGE
 - RAIN GARDEN
 - INDICATIVE LOCATION OF
AIR SOURCE HEAT PUMPS

PLOTS 4067-4105
Parcel R07 - ST. MODWEN

Code	Type	ft ²	Number	Total ft ²	Habitable Rooms
Private	67%				
1 Bed Apartments	15.38%				
Block 3 - 10AP	1 Bed (182P) Apartment	548	4	2192	2
2 Bed Apartments	23.08%				
Block 3 - 28AP	2 Bed (284P) Apartment	763	5	3815	3
L256 - Glenmont	2 Bed (283P) FOG	753	1	753	3
3 Bed Houses	42.33%				
H385 - Embury	3 Bed House	1036	1	1036	4
H482 - Birchgate	3 Bed + Study Townhouse	1218	10	12180	5
4 Bed Houses	19.23%				
H486A - Presgate	4 Bed + Study Townhouse	1390	5	6950	7
Sub Totals			26	26926	
Affordable	33%				
Affordable Rented	15%				
Code	Type	ft ²	Number	Total ft ²	Habitable Rooms
3 Bed Houses	100%				
AL32 / AL32A - Lockton	3 Bed House	1001	2	2002	5
Sub Totals			2	2002	
Social Rented	62%				
Code	Type	ft ²	Number	Total ft ²	Habitable Rooms
2 Bed Houses	75%				
AL24 / AL24A - Baymont	2 Bed House	850	6	5100	4
3 Bed Houses	25%				
AL32 / AL32A - Lockton	3 Bed House	1001	2	2002	5
Sub Totals			8	7102	
Shared Ownership	23%				
Code	Type	ft ²	Number	Total ft ²	Habitable Rooms
2 Bed Houses	33%				
AL24 / AL24A - Baymont	2 Bed House	850	1	850	4
4 Bed Houses	67%				
AL41 - Torwood	4 Bed House	1143	2	2286	6
Sub Totals			3	3136	
Grand Totals			39	39166	
Net area (Acres)		2.18	Sqft/Acre	17966	

Parcel R07.R13

Code	Type	ft ²	Number	Total ft ²	Habitable Rooms
Private	65%				
1 Bed Apartments	5.00%				
Block 2 - 18AP	1 Bed (182P) Apartment	548	3	1644	2
Block 3 - 18AP	1 Bed (182P) Apartment	548	4	2192	2
2 Bed Apartments	10.00%				
Block 2 - 28AP	2 Bed (284P) Apartment	763	2	1526	3
Block 3 - 28AP	2 Bed (284P) Apartment	788	6	4728	3
L255 - Glenmont	2 Bed (283P) FOG	753	1	753	3
3 Bed Houses	14%				
L255 - Delmont	2 Bed (3P) House	758	18	13644	4
H283 - Denison	2 Bed (3P) House	758	2	1516	4
3 Bed Houses	52.14%				
L358 / L358A - Whitton	3 Bed House	907	8	7256	5
L360 - Chilton	3 Bed House	947	7	6629	5
L361 - Braxton	3 Bed House	996	7	6972	5
L362 - Clayton	3 Bed House	1018	1	1018	5
H385 - Embury	2 Bed House	1036	1	1036	4
L454 - Haywood	3 Bed + Study House	1130	5	5650	6
L367 - Kipton	3 Bed Townhouse	1177	17	20009	5
H482 - Birchgate	3 Bed + Study Townhouse	1218	23	28014	5
3 Bed Townhouse	18.57%				
L465 - Norwood	4 Bed House	1344	2	2688	7
L467 - Beauwood	4 Bed House	1379	3	4137	7
L472 - Crosswood	4 Bed House	1500	7	10500	7
L473 - Cleavewood	4 Bed House	1637	3	4911	7
H486 / H486A - Presgate	4 Bed + Study Townhouse	1390	11	15290	7
Sub Totals			140	147002	
Affordable	32%				
Affordable Rented	15%				
Code	Type	ft ²	Number	Total ft ²	Habitable Rooms
2 Bed Houses	33%				
AL24 / AL24A - Baymont	2 Bed House	850	3	2550	4
3 Bed Houses	56%				
AL32 / AL32A - Lockton	3 Bed House	1001	5	5005	5
4 Bed Houses	11%				
AL41 - Torwood	4 Bed House	1143	1	1143	6
Sub Totals			9	8698	
Social Rented	59%				
Code	Type	ft ²	Number	Total ft ²	Habitable Rooms
1 Bed Flats	55%				
Block 1A - 18FL	1 Bed (182P) Flat	547	24	13128	2
2 Bed Houses	41%				
AL24 / AL24A - Baymont	2 Bed House	850	18	15300	4
3 Bed Houses	6%				
AL32 / AL32A - Lockton	3 Bed House	1001	2	2002	5
Sub Totals			44	17302	
Shared Ownership	29%				
Code	Type	ft ²	Number	Total ft ²	Habitable Rooms
2 Bed Houses	65%				
AL24 / AL24A - Baymont	2 Bed House	850	12	10200	4
3 Bed Houses	27%				
AL32 / AL32A - Lockton	3 Bed House	1001	6	6006	5
4 Bed Houses	8%				
AL41 - Torwood	4 Bed House	1143	4	4572	6
Sub Totals			22	20778	
Grand Totals			215	193780	
Net area (Acres)		12.89	Sqft/Acre	15033	

PLOTS 3001-3110
Parcel R13 - MILLER HOMES

Code	Type	ft ²	Number	Total ft ²	Habitable Rooms
Private	78%				
1 Bed Apartments	3.49%				
Block 2 - 18AP	1 Bed (182P) Apartment	548	3	1644	2
2 Bed Apartments	9.30%				
Block 2 - 28AP	2 Bed (284P) Apartment	763	2	1526	3
Block 3 - 28AP	2 Bed (284P) Apartment	788	6	4728	3
3 Bed Houses	15%				
L255 - Delmont	2 Bed (3P) House	758	16	12128	4
3 Bed Houses	51.16%				
L356 - Denton	3 Bed House	907	6	5442	5
L358 / L358A - Whitton	3 Bed House	947	4	3788	5
L360 - Chilton	3 Bed House	979	2	1958	5
L361 - Braxton	3 Bed House	996	7	6972	5
L362 - Clayton	3 Bed House	1018	1	1018	5
L454 - Haywood	3 Bed + Study House	1130	5	5650	6
L367 - Kipton	3 Bed Townhouse	1177	17	20009	5
L465 - Norwood	4 Bed House	1344	2	2688	7
L467 - Beauwood	4 Bed House	1379	3	4137	7
L472 - Crosswood	4 Bed House	1500	7	10500	7
L473 - Cleavewood	4 Bed House	1637	3	4911	7
Sub Totals			86	88215	
Affordable	22%				
Affordable Rented	21%				
Code	Type	ft ²	Number	Total ft ²	Habitable Rooms
2 Bed Houses	20%				
AL24 / AL24A - Baymont	2 Bed House	850	1	850	4
3 Bed Houses	60%				
AL32 / AL32A - Lockton	3 Bed House	1001	3	3003	5
4 Bed Houses	20%				
AL41 - Torwood	4 Bed House	1143	1	1143	6
Sub Totals			5	4996	
Social Rented	33%				
Code	Type	ft ²	Number	Total ft ²	Habitable Rooms
2 Bed Houses	100%				
AL24 / AL24A - Baymont	2 Bed House	850	8	6800	4
Sub Totals			8	6800	
Shared Ownership	46%				
Code	Type	ft ²	Number	Total ft ²	Habitable Rooms
2 Bed Houses	65%				
AL24 / AL24A - Baymont	2 Bed House	850	7	5950	4
3 Bed Houses	18%				
AL32 / AL32A - Lockton	3 Bed House	1001	2	2002	5
4 Bed Houses	16%				
AL41 - Torwood	4 Bed House	1143	2	2286	6
Sub Totals			11	10238	
Grand Totals			110	110249	
Net area (Acres)		7.26	Sqft/Acre	15186	

PLOTS 4001-4066
Parcel R13 - ST. MODWEN

Code	Type	ft ²	Number	Total ft ²	Habitable Rooms
Private	42%				
2 Bed Houses	14%				
L255 - Delmont	2 Bed (3P) House	758	2	1516	4
H283 - Denison	2 Bed (3P) House	758	2	1516	4
3 Bed Houses	64.29%				
L356 - Denton	3 Bed House	907	2	1814	5
L358 / L358A - Whitton	3 Bed House	947	3	2841	5
H482 - Birchgate	3 Bed + Study Townhouse	1218	13	15834	5
4 Bed Houses	21.43%				
H486 - Presgate	4 Bed + Study Townhouse	1390	6	8340	7
Sub Totals			28	31861	
Affordable	58%				
Affordable Rented	5%				
Code	Type	ft ²	Number	Total ft ²	Habitable Rooms
2 Bed Houses	100%				
AL24 / AL24A - Baymont	2 Bed House	850	2	1700	4
Sub Totals			2	1700	
Social Rented	74%				
Code	Type	ft ²	Number	Total ft ²	Habitable Rooms
1 Bed Flats	86%				
Block 1A - 18FL	1 Bed (182P) Flat	547	24	13128	2
2 Bed Houses	14%				
AL24 / AL24A - Baymont	2 Bed House	850	4	3400	4
Sub Totals			28	3400	
Shared Ownership	21%				
Code	Type	ft ²	Number	Total ft ²	Habitable Rooms
2 Bed Houses	50%				
AL24 / AL24A - Baymont	2 Bed House	850	4	3400	4
3 Bed Houses	50%				
AL32 / AL32A - Lockton	3 Bed House	1001	4	4004	5
Sub Totals			8	7404	
Grand Totals			66	44365	
Net area (Acres)		3.45	Sqft/Acre	12859	

APPENDIX B – CARBON REDUCTION RESULTS

	Target L12021				Design L12021				
Type Reference	# Total CO2 / Year	Plots Per type	Site Total CO2 / Year			## Total CO2 / Year	Plots Per type	Site Total CO2 / Year	Percentage reduction
	(TER X TFA)				Technology	(DER X TFA)			CO2/Year
3BH	1,316	2	2,632		ASHP	423	2	846	67.87
Baymont	894	33	29,511		ASHP	321	33	10,584	64.13
Beauwood	1,273	3	3,818		ASHP	449	3	1,346	64.75
Birchgate	1,234	23	28,373		ASHP	380	23	8,744	69.18
Braxton	1,085	7	7,598		ASHP	371	7	2,598	65.81
Chilton	950	2	1,900		ASHP	322	2	644	66.12
Clayton	1,085	1	1,085		ASHP	376	1	376	65.30
Clearwood	1,411	3	4,232		ASHP	473	3	1,420	66.45
Crosswood	1,347	7	9,431		ASHP	461	7	3,228	65.77
Delmont	858	18	15,447		ASHP	300	18	5,398	65.05
Denson	854	2	1,708		ASHP	337	2	673	60.59
Denton	917	8	7,339		ASHP	330	8	2,642	64.00
Embley	1,103	1	1,103		ASHP	353	1	353	67.98
Glenmont	899	1	899		ASHP	319	1	319	64.49
Haywood	1,147	5	5,737		ASHP	393	5	1,963	65.78
Kipton	1,143	17	19,423		ASHP	382	17	6,487	66.60
Lockton	952	13	12,377		ASHP	327	13	4,255	65.63
Norwood	1,288	2	2,576		ASHP	432	2	864	66.47
Presgate	1,416	11	15,573		ASHP	440	11	4,838	68.93
Torwood	1,026	5	5,132		ASHP	361	5	1,804	64.84
Whitton	944	7	6,605		ASHP	319	7	2,235	66.17
1BAP *	775	7	5,424		ASHP	303	7	2,118	60.95
1BFL *	775	24	18,595		ASHP	303	24	7,262	60.95
2BAP (1) *	805	7	5,635		ASHP	327	7	2,288	59.39
2BAP (2) *	805	6	4,830		ASHP	327	6	1,961	59.39
Total		215	216,983				215	75,246	65.32

* = Assumed Data

= data taken from the L12021 Target SAP worksheet section 12a box 273 and multiplied by section 1 box 4

= data taken from the L12021 design SAP worksheet section 12a box 273 and multiplied by section 1 box 4