

Specification Summary

New Build

J O S T E C
BUILDING REGULATIONS COMPLIANCE SERVICES

Project Address - Land at Headley Road East	
Ref Number - 26040	
Part L Edition: 2021	Number of Dwellings: 1
Thermal Mass Parameter (TMP): Calculated	Date: 23/02/2026

General Construction	Calculated U-Value (W/m ² K)
Ground floor – 75mm screed, 140mm Celotex XR4000, beam & block flooring	0.12
External Wall – 100mm brick outer leaf, 150mm Rockwool NyRock Cavity Slab 032, 100mm Celcon Standard block inner leaf, plasterboard finish	0.18
Dormer Wall – External finish, 18mm board, 150mm Celotex XR4000 between studs, 40mm Celotex TB4000 internally, plasterboard finish	0.15
Pitched Roof, Flat Ceiling – 300mm Rockwool Roll above joists, 100mm Rockwool Roll between joists, plasterboard finish	0.11
Pitched Roof, Sloped Ceiling – External finish, 150mm Celotex XR4000 between rafters, 40mm Celotex TB4000 under rafters, plasterboard finish	0.15

Openings	Frame Type	U-value
Windows – Double Glazed Low E	PVC or Wood	1.40
Roof Windows – Double Glazed Low E	PVC or Wood	1.40
Half-Glazed Doors – Double Glazed Low E	PVC or Wood	1.40

**Window U-value – This value must reflect the 'whole' window rather than just the centre pane*

Heating	Specification
Main Heating System Type	Air Source Heat Pump
Make & Model	TBC (Please contact Jostec prior to purchasing a heat pump to ensure that compliance is maintained)
Fuel Type	Electricity
Heat Emitters	Radiators & Underfloor
Design Flow Temperature	TBC
Heating Controls	Time & Temperature Zone Control
Secondary Heating System	None

Water Heating	Specification
Type	Hot Water Cylinder via ASHP
Fuel Type	Electricity
Capacity	TBC
Storage Heat Loss (kWh/Day)	TBC
Shower Type	Combi Boiler or Unvented Hot Water System

Ventilation	Specification
Type	System 4: Mechanical Ventilation with Heat Recovery (MVHR)
Make & Model	Nuair MRXBOXAB-ECO3 (Please contact Jostec prior to purchasing an alternative unit to ensure that compliance is maintained)

Other	Specification
Lighting	LED 5W >80lm/w
Air Tightness and Infiltration	< 3.00 m ³ /m ² h
Renewables/Low Carbon Type	Photovoltaic Panels (PV)
Renewables/Low Carbon Details	Amount = TBC (assumed 1.00 Peak kW, West-facing, 45°)
Smart meters	Do you have a smart GAS meter? Yes ☐ No ☐
	Do you have a smart ELECTRIC meter? Yes ☐ No ☐
Dwelling designed to achieve a water use < 125 L/person/day	
Yes	

SAP Results

SAP Rating:	80 C	CO2 Emission:	0.39 t/yr	DER:	4.31 kgCO2/yr/m2	TER:	12.04 kgCO2/yr/m2	% DER<TER:	64.20%
Compliance:	See Results	DPER:	46.74 kWh/m2/yr	TPER:	63.07 kWh/m2/yr	DPER<TPER:	25.89%	DFEE:	44.92 kWh/m2/yr
TFEE:	45.65 kWh/m2/yr	DFEE<TFEE:	1.59%	SAP Version:	SAP 10.2				

Thermal Bridging

	Junction details	Source Type	Psi (W/mK)	Length (m)	Result	Reference
External wall	E2 Other lintels (including other steel lintels)	Non Gov Approved Schemes	0.026	16.28	0.42	RCD
External wall	E3 Sill	Non Gov Approved Schemes	0.023	12.20	0.28	RCD
External wall	E4 Jamb	Non Gov Approved Schemes	0.018	35.20	0.63	RCD
External wall	E5 Ground floor (normal)	Non Gov Approved Schemes	0.068	30.38	2.07	RCD
External wall	E6 Intermediate floor within a dwelling	Non Gov Approved Schemes	0.001	30.38	0.03	RCD
External wall	E11 Eaves (insulation at rafter level)	Non Gov Approved Schemes	0.018	16.36	0.29	RCD
External wall	E12 Gable (insulation at ceiling level)	Non Gov Approved Schemes	0.037	4.29	0.16	RCD
External wall	E13 Gable (insulation at rafter level)	Non Gov Approved Schemes	0.039	13.70	0.53	RCD
External wall	E16 Corner (normal)	Non Gov Approved Schemes	0.040	21.50	0.86	RCD
External roof	R1 Head of roof window	Table K1 - Default	0.240	1.56	0.37	
External roof	R2 Sill of roof window	Table K1 - Default	0.240	1.56	0.37	
External roof	R3 Jamb of roof window	Table K1 - Default	0.240	3.84	0.92	
External roof	R4 Ridge (vaulted ceiling)	Table K1 - Default	0.120	16.86	2.02	
External roof	R5 Ridge (inverted)	Table K1 - Default	0.120	5.91	0.71	
External roof	R6 Flat ceiling	Table K1 - Default	0.120	3.78	0.45	
External roof	R7 Flat ceiling (inverted)	Table K1 - Default	0.120	4.29	0.51	
External roof	R8 Roof to wall (rafter)	Table K1 - Default	0.120	28.30	3.40	

Please review the referenced junctions in the above table and refer to the drawings, provided separately within the following link;

<https://www.recognisedconstructiondetails.co.uk/walls/masonry-cavity-wall-full-fill-insulation>

Please note: The illustrations provided are designed to act as visual aids for correctly applying the thermal junction. It's important to acknowledge that each project may necessitate some variations in the application process.

Amendments/Alterations

If any of the specification within this document is incorrect or has been changed since this was issued, please detail all of these amendments within the box below:

Declaration

As the responsible person for the above-named site, we confirm the above details have been implemented in line with the named construction detail references.

I confirm that, to the best of my knowledge, the above as built specification has been implemented on site and understand that any deviation from this can affect the calculations.

Photo evidence guide

Have you provided photos as per the guidance provided?

If not, please state why.

Name

Signed

Date