BRUKL Output Document

HM Government

Compliance with England Building Regulations Part L 2021

Project name

Skywaves House Offices

As built

Date: Mon Sep 01 09:14:22 2025

Administrative information

Building Details

Address:

Certifier details

Name: Gareth Thomas

Telephone number: 0330 223 6960

Address: Bishops Court 17a The Broadway, Old Hatfield, AL9 5HZ

Certification tool

Calculation engine: SBEM

Calculation engine version: v6.1.e.0

Interface to calculation engine: DesignBuilder SBEM

Interface to calculation engine version: v7.1.4

BRUKL compliance module version: v6.1.e.0

Foundation area [m^2]: 198.11

The CO_2 emission and primary energy rates of the building must not exceed the targets

Target CO_2 emission rate (TER), $kgCO_2/m^2$.annum	5.45	
Building CO_2 emission rate (BER), $kgCO_2/m^2$.annum	4.93	
Target primary energy rate (TPER), kWh_{PE}/m^2.annum	58.19	
Building primary energy rate (BPER), kWh_{PE}/m^2.annum	52.67	
Do the building's emission and primary energy rates exceed the targets?	BER =< TER	BPER =< TPER

The performance of the building fabric and fixed building services should achieve reasonable overall standards of energy efficiency

Fabric element	$U_{a\text{-}Limit}$	$U_{a\text{-}Calc}$	$U_{i\text{-}Calc}$	First surface with maximum value
Walls*	0.26	0.25	0.32	Block 1 - Office 2_P_9
Floors	0.18	0.11	0.11	Block 1 - Office 2_S_3
Pitched roofs	0.16	-	-	No heat loss pitched roofs
Flat roofs	0.18	-	-	No heat loss flat roofs
Windows** and roof windows	1.6	1.2	1.2	Block 1 - Admin Office_G_6
Rooflights***	2.2	-	-	No external rooflights
Personnel doors^	1.6	-	-	No external personnel doors
Vehicle access & similar large doors	1.3	-	-	No external vehicle access doors
High usage entrance doors	3	-	-	No external high usage entrance doors

$U_{a\text{-}Limit}$ = Limiting area-weighted average U-values [$W/(m^2K)$] $U_{i\text{-}Calc}$ = Calculated maximum individual element U-values [$W/(m^2K)$]

$U_{a\text{-}Calc}$ = Calculated area-weighted average U-values [$W/(m^2K)$]

* Automatic U-value check by the tool does not apply to curtain walls whose limiting standard is similar to that for windows.

** Display windows and similar glazing are excluded from the U-value check. *** Values for rooflights refer to the horizontal position.

^ For fire doors, limiting U-value is 1.8 W/m^2K

NB: Neither roof ventilators (inc. smoke vents) nor swimming pool basins are modelled or checked against the limiting standards by the tool.

Air permeability	Limiting standard	This building
$m^3/(h.m^2)$ at 50 Pa	8	15*

* Buildings with less than 500 m^2 total useful floor area may avoid the need for a pressure test provided that the air permeability used to calculate the BER and BPER is taken as 15 $m^3/(h.m^2)$ at 50 Pa.

Building services

For details on the standard values listed below, system-specific guidance, and additional regulatory requirements, refer to the Approved Documents.

Whole building lighting automatic monitoring & targeting with alarms for out-of-range values	NO
Whole building electric power factor achieved by power factor correction	<0.9

1- Project HVAC

	Heating efficiency	**Cooling efficiency**	**Radiant efficiency**	**SFP [W/(l/s)]**	**HR efficiency**
This system	3.37	-	-	-	-
Standard value	2.5*	N/A	N/A	N/A	N/A
Automatic monitoring & targeting with alarms for out-of-range values for this HVAC system					NO

* Standard shown is for all types >12 kW output, except absorption and gas engine heat pumps.

1- Project DHW

	Water heating efficiency	**Storage loss factor [kWh/litre per day]**
This building	Hot water provided by HVAC system	-
Standard value	N/A	N/A

Zone-level mechanical ventilation, exhaust, and terminal units

ID	**System type in the Approved Documents**
A	Local supply or extract ventilation units
B	Zonal supply system where the fan is remote from the zone
C	Zonal extract system where the fan is remote from the zone
D	Zonal balanced supply and extract ventilation system
E	Local balanced supply and extract ventilation units
F	Other local ventilation units
G	Fan assisted terminal variable air volume units
H	Fan coil units
I	Kitchen extract with the fan remote from the zone and a grease filter

NB: Limiting SFP may be increased by the amounts specified in the Approved Documents if the installation includes particular components.

Zone name	**SFP [W/(l/s)]**									**HR efficiency**	
ID of system type	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**		
Standard value	0.3	1.1	0.5	2.3	2	0.5	0.5	0.4	1	**Zone**	**Standard**
Block 1 - Hall	0.3	-	-	-	-	-	-	-	-	-	N/A
Block 1 - Teaching Kitchen	0.3	-	-	-	-	-	-	-	-	-	N/A
Block 1 - WC 2	0.3	-	-	-	-	-	-	-	-	-	N/A
Block 1 - WC 1	0.3	-	-	-	-	-	-	-	-	-	N/A

General lighting and display lighting	**General luminaire**	**Display light source**	
Zone name	**Efficacy [lm/W]**	**Efficacy [lm/W]**	**Power density [W/m²]**
Standard value	95	80	0.3
Block 1 - Office 2	110	-	-
Block 1 - Hall	110	-	-
Block 1 - Admin Office	110	-	-
Block 1 - Teaching Kitchen	110	-	-
Block 1 - Reception	110	100	1.35
Block 1 - Teaching Space	110	-	-

General lighting and display lighting	General luminaire	Display light source	
Zone name	**Efficacy [lm/W]**	**Efficacy [lm/W]**	**Power density [W/m²]**
Standard value	95	80	0.3
Block 1 - Teaching Space 2	110	-	-
Block 1 - WC 2	110	-	-
Block 1 - Store	110	-	-
Block 1 - Office 1	110	-	-
Block 1 - WC 1	110	-	-
Block 1 - Clinic Room	110	-	-
Block 1 - Private Counseling	110	-	-
Block 1 - Flexible Learning Space	110	-	-

The spaces in the building should have appropriate passive control measures to limit solar gains in summer

Zone	Solar gain limit exceeded? (%)	Internal blinds used?
Block 1 - Office 2	N/A	N/A
Block 1 - Admin Office	NO (-90.2%)	NO
Block 1 - Reception	NO (-63.2%)	NO
Block 1 - Teaching Space	NO (-74.3%)	NO
Block 1 - Teaching Space 2	NO (-90.9%)	NO
Block 1 - Office 1	N/A	N/A
Block 1 - Clinic Room	NO (-75.5%)	NO
Block 1 - Private Counseling	NO (-90.3%)	NO
Block 1 - Flexible Learning Space	NO (-89.2%)	NO

Regulation 25A: Consideration of high efficiency alternative energy systems

Were alternative energy systems considered and analysed as part of the design process?	NO
Is evidence of such assessment available as a separate submission?	NO
Are any such measures included in the proposed design?	NO

Technical Data Sheet (Actual vs. Notional Building)

Building Global Parameters

	Actual	Notional
Floor area [m^2]	198.1	198.1
External area [m^2]	408.9	408.9
Weather	SOU	SOU
Infiltration [m^3/hm^2@ 50Pa]	15	3
Average conductance [W/K]	112.84	148.44
Average U-value [W/m^2K]	0.28	0.36
Alpha value* [%]	11.18	25.31

* Percentage of the building's average heat transfer coefficient which is due to thermal bridging

Building Use

% Area	Building Type
	Retail/Financial and Professional Services
	Restaurants and Cafes/Drinking Establishments/Takeaways
55	**Offices and Workshop Businesses**
	General Industrial and Special Industrial Groups
	Storage or Distribution
	Hotels
	Residential Institutions: Hospitals and Care Homes
	Residential Institutions: Residential Schools
	Residential Institutions: Universities and Colleges
	Secure Residential Institutions
	Residential Spaces
	Non-residential Institutions: Community/Day Centre
	Non-residential Institutions: Libraries, Museums, and Galleries
29	**Non-residential Institutions: Education**
16	**Non-residential Institutions: Primary Health Care Building**
	Non-residential Institutions: Crown and County Courts
	General Assembly and Leisure, Night Clubs, and Theatres
	Others: Passenger Terminals
	Others: Emergency Services
	Others: Miscellaneous 24hr Activities
	Others: Car Parks 24 hrs
	Others: Stand Alone Utility Block

Energy Consumption by End Use [kWh/m^2]

	Actual	Notional
Heating	11.59	11.76
Cooling	0	0
Auxiliary	7.06	12.09
Lighting	14.27	9.77
Hot water	1.51	5.39
Equipment*	31.4	31.4
TOTAL**	**34.43**	**39.01**

* Energy used by equipment does not count towards the total for consumption or calculating emissions.
** Total is net of any electrical energy displaced by CHP generators, if applicable.

Energy Production by Technology [kWh/m^2]

	Actual	Notional
Photovoltaic systems	0	0
Wind turbines	0	0
CHP generators	0	0
Solar thermal systems	0	0
Displaced electricity	*0*	*0*

Energy & CO_2 Emissions Summary

	Actual	Notional
Heating + cooling demand [MJ/m^2]	166.62	196.08
Primary energy [kWh_{PE}/m^2]	52.67	58.19
Total emissions [kg/m^2]	4.93	5.45

HVAC Systems Performance

System Type		Heat dem MJ/m2	Cool dem MJ/m2	Heat con kWh/m2	Cool con kWh/m2	Aux con kWh/m2	Heat SSEEF	Cool SSEER	Heat gen SEFF	Cool gen SEER
[ST] Central heating using water: radiators, [HS] ASHP, [HFT] Electricity, [CFT] Natural Gas										
	Actual	125.5	41.2	11.6	0	7.1	3.01	0	3.37	0
	Notional	111.7	84.4	11.8	0	7.7	2.64	0	----	----

Key to terms

Heat dem [MJ/m2] = Heating energy demand
Cool dem [MJ/m2] = Cooling energy demand
Heat con [kWh/m2] = Heating energy consumption
Cool con [kWh/m2] = Cooling energy consumption
Aux con [kWh/m2] = Auxiliary energy consumption
Heat SSEFF = Heating system seasonal efficiency (for notional building, value depends on activity glazing class)
Cool SSEER = Cooling system seasonal energy efficiency ratio
Heat gen SSEFF = Heating generator seasonal efficiency
Cool gen SSEER = Cooling generator seasonal energy efficiency ratio
ST = System type
HS = Heat source
HFT = Heating fuel type
CFT = Cooling fuel type