

# Building Regulations England Part L (BREL) Compliance Report

Approved Document L1 2021 Edition, England assessed by Array SAP 10 program, Array

Date: Tue 02 Dec 2025 12:47:13

| Project Information |               |                 |                    |
|---------------------|---------------|-----------------|--------------------|
| Assessed By         | Dominic Bibby | Building Type   | Bungalow, Detached |
| OCDEA Registration  | EES/027268    | Assessment Date | 2025-12-02         |

| Dwelling Details |             |                  |                    |
|------------------|-------------|------------------|--------------------|
| Assessment Type  | As designed | Total Floor Area | 105 m <sup>2</sup> |
| Site Reference   | DK-35       | Plot Reference   | DK-35              |
| Address          | 26 Ilex Way |                  |                    |

| Client Details |         |
|----------------|---------|
| Name           | .       |
| Company        | .       |
| Address        | ., ., . |

This report covers items included within the SAP calculations. It is not a complete report of regulations compliance.

| 1a Target emission rate and dwelling emission rate                       |                                         |  |    |
|--------------------------------------------------------------------------|-----------------------------------------|--|----|
| Fuel for main heating system                                             | Electricity                             |  |    |
| Target carbon dioxide emission rate                                      | 7.94 kgCO <sub>2</sub> /m <sup>2</sup>  |  |    |
| Dwelling carbon dioxide emission rate                                    | 1.76 kgCO <sub>2</sub> /m <sup>2</sup>  |  | OK |
| 1b Target primary energy rate and dwelling primary energy                |                                         |  |    |
| Target primary energy                                                    | 43.09 kWh <sub>PE</sub> /m <sup>2</sup> |  |    |
| Dwelling primary energy                                                  | 24.45 kWh <sub>PE</sub> /m <sup>2</sup> |  | OK |
| 1c Target fabric energy efficiency and dwelling fabric energy efficiency |                                         |  |    |
| Target fabric energy efficiency                                          | 42.0 kWh/m <sup>2</sup>                 |  |    |
| Dwelling fabric energy efficiency                                        | 41.8 kWh/m <sup>2</sup>                 |  | OK |

| 2a Fabric U-values               |                                                        |                                               |                                         |     |
|----------------------------------|--------------------------------------------------------|-----------------------------------------------|-----------------------------------------|-----|
| Element                          | Maximum permitted average U-Value [W/m <sup>2</sup> K] | Dwelling average U-Value [W/m <sup>2</sup> K] | Element with highest individual U-Value |     |
| External walls                   | 0.26                                                   | 0.19                                          | Walls (1) (0.19)                        | OK  |
| Party walls                      | 0.2                                                    | N/A                                           | N/A                                     | N/A |
| Curtain walls                    | 1.6                                                    | N/A                                           | N/A                                     | N/A |
| Floors                           | 0.18                                                   | 0.12                                          | gf (0.12)                               | OK  |
| Roofs                            | 0.16                                                   | 0.09                                          | Roof (1) (0.09)                         | OK  |
| Windows, doors, and roof windows | 1.6                                                    | 1.4                                           | fd glazed (1.4)                         | OK  |
| Rooflights                       | 2.2                                                    | N/A                                           | N/A                                     | N/A |

| 2b Envelope elements (better than typically expected values are flagged with a subsequent (!)) |                            |                              |  |
|------------------------------------------------------------------------------------------------|----------------------------|------------------------------|--|
| Name                                                                                           | Net area [m <sup>2</sup> ] | U-Value [W/m <sup>2</sup> K] |  |
| Exposed wall: Walls (1)                                                                        | 80.15                      | 0.19                         |  |
| Ground floor: gf, gf                                                                           | 105                        | 0.12                         |  |
| Exposed roof: Roof (1)                                                                         | 105                        | 0.09 (!)                     |  |

| 2c Openings (better than typically expected values are flagged with a subsequent (!)) |                        |             |              |                              |
|---------------------------------------------------------------------------------------|------------------------|-------------|--------------|------------------------------|
| Name                                                                                  | Area [m <sup>2</sup> ] | Orientation | Frame factor | U-Value [W/m <sup>2</sup> K] |
| fd glazed, w                                                                          | 1.89                   | East        | 0.7          | 1.4                          |
| w n, w                                                                                | 3.26                   | North       | 0.7          | 1.4                          |
| w s, w                                                                                | 3.26                   | South       | 0.7          | 1.4                          |
| w e, w                                                                                | 8.62                   | East        | 0.7          | 1.4                          |
| w w, w                                                                                | 12.82                  | West        | 0.7          | 1.4                          |

| 2d Thermal bridging (better than typically expected values are flagged with a subsequent (!))     |                                                   |                                              |                  |                     |
|---------------------------------------------------------------------------------------------------|---------------------------------------------------|----------------------------------------------|------------------|---------------------|
| Building part 1: Thermal bridging calculated from linear thermal transmittances for each junction |                                                   |                                              |                  |                     |
| Main element                                                                                      | Junction detail                                   | Source                                       | Psi value [W/mK] | Drawing / reference |
| External wall                                                                                     | E2: Other lintels (including other steel lintels) | Calculated by person with suitable expertise | 0.019 (!)        |                     |
| External wall                                                                                     | E3: Sill                                          | Calculated by person with suitable expertise | 0.016 (!)        |                     |

| Main element  | Junction detail                                                   | Source                                       | Psi value [W/mK] | Drawing / reference |
|---------------|-------------------------------------------------------------------|----------------------------------------------|------------------|---------------------|
| External wall | E4: Jamb                                                          | Calculated by person with suitable expertise | 0.017 (!)        |                     |
| External wall | E5: Ground floor (normal)                                         | Calculated by person with suitable expertise | 0.054            |                     |
| External wall | E6: Intermediate floor within a dwelling                          | Calculated by person with suitable expertise | 0.008 (!)        |                     |
| External wall | E10: Eaves (insulation at ceiling level)                          | Calculated by person with suitable expertise | 0.048            |                     |
| External wall | E11: Eaves (insulation at rafter level)                           | Calculated by person with suitable expertise | 0.041            |                     |
| External wall | E12: Gable (insulation at ceiling level)                          | Calculated by person with suitable expertise | 0.056            |                     |
| External wall | E13: Gable (insulation at rafter level)                           | Calculated by person with suitable expertise | 0.058            |                     |
| External wall | E16: Corner (normal)                                              | Calculated by person with suitable expertise | 0.04             |                     |
| External wall | E17: Corner (inverted - internal area greater than external area) | Calculated by person with suitable expertise | -0.068           |                     |
| Roof          | R1: Head of roof window                                           | Calculated by person with suitable expertise | 0.12             |                     |
| Roof          | R2: Sill of roof window                                           | Calculated by person with suitable expertise | 0.12             |                     |
| Roof          | R3: Jamb of roof window                                           | Calculated by person with suitable expertise | 0.12             |                     |
| External wall | E14: Flat roof                                                    | Calculated by person with suitable expertise | 0.046            |                     |
| External wall | E18: Party wall between dwellings                                 | Calculated by person with suitable expertise | 0.036 (!)        |                     |

### 3 Air permeability (better than typically expected values are flagged with a subsequent (!))

|                                             |                                                  |    |
|---------------------------------------------|--------------------------------------------------|----|
| Maximum permitted air permeability at 50Pa  | 8 m <sup>3</sup> /hm <sup>2</sup>                |    |
| Dwelling air permeability at 50Pa           | 5 m <sup>3</sup> /hm <sup>2</sup> , Design value | OK |
| Air permeability test certificate reference |                                                  |    |

### 4 Space heating

|                                                                                            |                                 |  |
|--------------------------------------------------------------------------------------------|---------------------------------|--|
| <b>Main heating system 1:</b> Heat pump with radiators or underfloor heating - Electricity |                                 |  |
| Efficiency                                                                                 | 360.4%                          |  |
| Emitter type                                                                               | Underfloor                      |  |
| Flow temperature                                                                           | 35°C                            |  |
| System type                                                                                | Heat Pump                       |  |
| Manufacturer                                                                               | Mitsubishi Electric Europe B.V. |  |
| Model                                                                                      | Ecodan 6.0 kW                   |  |
| Commissioning                                                                              |                                 |  |
| <b>Secondary heating system:</b> N/A                                                       |                                 |  |
| Fuel                                                                                       | N/A                             |  |
| Efficiency                                                                                 | N/A                             |  |
| Commissioning                                                                              |                                 |  |

### 5 Hot water

|                                                       |            |  |
|-------------------------------------------------------|------------|--|
| <b>Cylinder/store</b> - type: Cylinder                |            |  |
| Capacity                                              | 210 litres |  |
| Declared heat loss                                    | 2 kWh/day  |  |
| Primary pipework insulated                            | Yes        |  |
| Manufacturer                                          |            |  |
| Model                                                 |            |  |
| Commissioning                                         |            |  |
| <b>Waste water heat recovery system 1</b> - type: N/A |            |  |
| Efficiency                                            |            |  |
| Manufacturer                                          |            |  |
| Model                                                 |            |  |

|                                                                                                                    |                     |     |
|--------------------------------------------------------------------------------------------------------------------|---------------------|-----|
| <b>6 Controls</b>                                                                                                  |                     |     |
| <b>Main heating 1</b> - type: Time and temperature zone control by arrangement of plumbing and electrical services |                     |     |
| Function                                                                                                           |                     |     |
| Ecodesign class                                                                                                    |                     |     |
| Manufacturer                                                                                                       |                     |     |
| Model                                                                                                              |                     |     |
| <b>Water heating</b> - type: Cylinder thermostat and HW separately timed                                           |                     |     |
| Manufacturer                                                                                                       |                     |     |
| Model                                                                                                              |                     |     |
| <b>7 Lighting</b>                                                                                                  |                     |     |
| Minimum permitted light source efficacy                                                                            | 75 lm/W             |     |
| Lowest light source efficacy                                                                                       | 75 lm/W             | OK  |
| External lights control                                                                                            | N/A                 |     |
| <b>8 Mechanical ventilation</b>                                                                                    |                     |     |
| <b>System type:</b> N/A                                                                                            |                     |     |
| Maximum permitted specific fan power                                                                               | N/A                 |     |
| Specific fan power                                                                                                 | N/A                 | N/A |
| Minimum permitted heat recovery efficiency                                                                         | N/A                 |     |
| Heat recovery efficiency                                                                                           | N/A                 | N/A |
| Manufacturer/Model                                                                                                 |                     |     |
| Commissioning                                                                                                      |                     |     |
| <b>9 Local generation</b>                                                                                          |                     |     |
| Technology type: <b>Photovoltaic system (1)</b>                                                                    |                     |     |
| Peak power                                                                                                         | 0.82 kWp            |     |
| Orientation                                                                                                        | South               |     |
| Pitch                                                                                                              | 30°                 |     |
| Overshading                                                                                                        | None or very little |     |
| Manufacturer                                                                                                       |                     |     |
| MCS certificate                                                                                                    |                     |     |
| Technology type: <b>Photovoltaic system (2)</b>                                                                    |                     |     |
| Peak power                                                                                                         | 0.82 kWp            |     |
| Orientation                                                                                                        | West                |     |
| Pitch                                                                                                              | 30°                 |     |
| Overshading                                                                                                        | None or very little |     |
| Manufacturer                                                                                                       |                     |     |
| MCS certificate                                                                                                    |                     |     |
| Technology type: <b>Photovoltaic system (3)</b>                                                                    |                     |     |
| Peak power                                                                                                         | 0.82 kWp            |     |
| Orientation                                                                                                        | North               |     |
| Pitch                                                                                                              | 30°                 |     |
| Overshading                                                                                                        | None or very little |     |
| Manufacturer                                                                                                       |                     |     |
| MCS certificate                                                                                                    |                     |     |
| <b>10 Heat networks</b>                                                                                            |                     |     |
| N/A                                                                                                                |                     |     |
| <b>11 Supporting documentary evidence</b>                                                                          |                     |     |
| N/A                                                                                                                |                     |     |

| 12 Declarations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| a. Assessor Declaration                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                         |
| <p>This declaration by the assessor is confirmation that the contents of this BREL Compliance Report are a true and accurate reflection based upon the design information submitted for this dwelling for the purpose of carrying out the "As designed" assessment, and that the supporting documentary evidence (SAP Conventions, Appendix 1 (documentary evidence) schedules the minimum documentary evidence required) has been reviewed in the course of preparing this BREL Compliance Report.</p> |                                         |
| <p>Signed:</p><br><br><p>Name:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>Assessor ID:</p><br><br><p>Date:</p> |
| b. Client Declaration                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                         |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                         |