

Summary for Input Data

Property Reference	Plot 1 - 23 Bolnore Road		Issued on Date	07/02/2025
Assessment Reference	23A Bolnore Road	Prop Type Ref	Plot 1 - 23 Bolnore Road	
Property	23A Bolnore Road, Haywards Heath, RH16 4AB			

SAP Rating	74 C	DER	27.41	TER	
Environmental	73 C	% DER < TER			N/A
CO ₂ Emissions (t/year)	3.25	DFEE	89.89	TFEE	
Compliance Check	See BREL	% DFEE < TFEE			
% DPER < TPER		DPER	149.92	TPER	

Assessor Details	Mrs. Emma Owen	Assessor ID	AV27-0001
Client	NB2320 - 23 Bolnore Road, Barbara Genda		

SUMMARY FOR INPUT DATA FOR: Conversion (As Built)

Orientation	Southwest	
Property Tenture	ND	
Transaction Type	6	
Terrain Type	Suburban	
1.0 Property Type	House, Semi-Detached	
2.0 Number of Storeys	3	
3.0 Date Built	2023	
4.0 Sheltered Sides	1	
5.0 Sunlight/Shade	Average or unknown	
6.0 Thermal Mass Parameter	Precise calculation	
Thermal Mass	201.58	kJ/m²K
7.0 Electricity Tariff		
Smart electricity meter fitted	No	
Smart gas meter fitted	No	

7.0 Measurements	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
Ground floor:	31.02 m	50.07 m ²	3.09 m
1st Storey:	31.02 m	50.07 m ²	2.94 m
2nd Storey:	29.09 m	39.66 m ²	2.45 m

8.0 Living Area	19.82	m ²
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9.0 External Walls	Description	Type	Construction	U-Value (W/m ² K)	Kappa (kJ/m ² K)	Gross Area(m ²)	Nett Area (m ²)	Shelter Res	Shelter	Openings	Area Calculation Type
	Upgraded Existing Walls	Solid Wall	Solid wall : plasterboard on dabs, insulation, any outside structure	0.36	9.00	176.47	158.36	0.00	None	18.11	Enter Gross Area
	New Timber Wall	Timber Frame	Timber framed wall (one layer of plasterboard)	0.18	9.00	5.17	4.20	0.00	None	0.97	Enter Gross Area
	New Ashlar Walls	Timber Frame	Timber framed wall (one layer of plasterboard)	0.11	9.00	16.91	16.91	0.00	None	0.00	Enter Gross Area
	New Dormer Walls	Timber Frame	Timber framed wall (one layer of plasterboard)	0.18	9.00	6.78	3.40	0.00	None	3.38	Enter Gross Area
	Upgraded Gable Walls	Solid Wall	Solid wall : plasterboard on dabs, insulation, any outside structure	0.17	9.00	5.40	5.40	0.00	None	0.00	Enter Gross Area

9.1 Party Walls	Description	Type	Construction	U-Value (W/m ² K)	Kappa (kJ/m ² K)	Area (m ²)	Shelter Res	Shelter
	Party Wall 1	Filled Cavity with Edge Sealing	Single plasterboard on dabs both sides, lightweight aggregate blocks, cavity or cavity fill	0.00	110.00	86.01		None

9.2 Internal Walls	Description	Construction	Kappa (kJ/m ² K)	Area (m ²)
	Internal Wall 1	Plasterboard on timber frame	9.00	60.28
	Internal Wall 2	Dense block, plasterboard on dabs	75.00	168.05

10.0 External Roofs	Description	Type	Construction	U-Value (W/m ² K)	Kappa (kJ/m ² K)	Gross Area(m ²)	Nett Area (m ²)	Shelter Code	Shelter Factor	Calculation Type	Openings
	Insulated Slope	External Slope Roof	Plasterboard, insulated slope	0.16	9.00	21.03	17.67	None	0.00	Enter Gross Area	3.36
	Flat Roof	External Flat Roof	Plasterboard, insulated flat roof	0.10	9.00	17.59	17.59	None	0.00	Enter Gross Area	0.00

Summary for Input Data

Insulated Ceiling	External Plane Roof	Plasterboard, insulated at ceiling level	0.14	9.00	11.24	11.24	None	0.00	Enter Gross Area	0.00
New Dormer Flat Roof	External Flat Roof	Plasterboard, insulated flat roof	0.10	9.00	3.45	3.45	None	0.00	Enter Gross Area	0.00
New Flat Roof	External Flat Roof	Plasterboard, insulated flat roof	0.10	9.00	0.54	0.54	None	0.00	Enter Gross Area	0.00

10.2 Internal Ceilings

Description	Storey	Construction	Area (m²)
Internal Ceiling 1	Lowest occupied	Plasterboard ceiling, carpeted chipboard floor	50.07
Internal Ceiling 2	+1	Plasterboard ceiling, carpeted chipboard floor	39.66

11.0 Heat Loss Floors

Description	Type	Storey Index	Construction	U-Value (W/m²K)	Shelter Code	Shelter Factor	Kappa (kJ/m²K)	Area (m²)
Upgraded Timber Floor	Ground Floor - Timber	Lowest occupied	Suspended timber, insulation between joists	0.26	None	0.00	20.00	21.52
Upgraded Floor over Cellar	Exposed Floor - Timber	Lowest occupied	Timber exposed floor, insulation between joists	0.32	None	0.00	20.00	28.55

11.2 Internal Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Floor 1		Plasterboard ceiling, carpeted chipboard floor	9.00	50.07
Internal Floor 2		Plasterboard ceiling, carpeted chipboard floor	9.00	39.66

12.0 Opening Types

Description	Data Source	Type	Glazing	Glazing Gap	Filling Type	G-value	Frame Type	Frame Factor	U Value (W/m²K)
Door	Manufacturer	Half Glazed Door	Double Low-E Soft 0.05			0.63		0.70	1.40
Window	Manufacturer	Window	Double Low-E Soft 0.05			0.63		0.70	1.30
Roof Window	Manufacturer	Roof Window	Double Low-E Soft 0.05			0.63		0.70	1.30

13.0 Openings

Name	Opening Type	Location	Orientation	Area (m²)	Pitch
GD01	Door	Upgraded Existing Walls	South West	2.38	
GW01	Window	Upgraded Existing Walls	South West	3.29	
GW02	Door	Upgraded Existing Walls	South East	5.59	
GW03	Window	Upgraded Existing Walls	North West	2.00	
FW01	Window	Upgraded Existing Walls	South West	2.14	
FW02	Window	New Timber Wall	South West	0.97	
FW03	Window	Upgraded Existing Walls	South East	2.71	
RW01	Roof Window	Insulated Slope	South West	1.12	45
RW02	Roof Window	Insulated Slope	North West	1.12	45
RW03	Roof Window	Insulated Slope	North West	1.12	45
DW01	Window	New Dormer Walls	South East	3.38	

14.0 Conservatory

15.0 Draught Proofing

 %

16.0 Draught Lobby

17.0 Thermal Bridging

Y-value

 W/m²K

19.0 Mechanical Ventilation

Mechanical Ventilation

Mechanical Ventilation System Present

20.0 Fans, Open Fireplaces, Flues

Number of open chimneys	0
Number of open flues	0
Number of chimneys/flues attached to closed fire	0
Number of flues attached to solid fuel boiler	0
Number of flues attached to other heater	0
Number of blocked chimneys	0
Number of intermittent extract fans	5
Number of passive vents	0
Number of flueless gas fires	0

21.0 Fixed Cooling System

22.0 Pressure Testing

Test Method

Summary for Input Data

22.0 Lighting

No Fixed Lighting

No				
Name	Efficacy	Power	Capacity	Count
Lighting 1	80.00	6.00	480.00	13

24.0 Main Heating 1

Database				
Percentage of Heat	100.00		%	
Database Ref. No.	17971			
Fuel Type	Mains gas			
In Winter	84.00			
In Summer	80.00			
Model Name	ecoFIT pure 625			
Manufacturer	Vaillant			
System Type	Regular boiler			
Controls SAP Code	2106			
Delayed Start Stat	No			
Flue Type	Balanced			
Fan Assisted Flue	Yes			
Is MHS Pumped	Pump in unheated space			
Heating Pump Age	2013 or later			
Heat Emitter	Radiators			
Flow Temperature	Unknown			
Boiler Interlock	No			

25.0 Main Heating 2

None

26.0 Heat Networks

None

27.0 Secondary Heating

SAP table				
SAP Code	613			
Heating System Description	Flueless gas fire, secondary heating only			
Fuel Type	Mains gas			
SHS efficiency	90.00		%	

28.0 Water Heating

Water Heating	Main Heating 1			
SAP Code	901			
Flue Gas Heat Recovery System	No			
Waste Water Heat Recovery Instantaneous System 1	No			
Waste Water Heat Recovery Instantaneous System 2	No			
Waste Water Heat Recovery Storage System	No			
Solar Panel	No			
Water use <= 125 litres/person/day	Yes			
Cold Water Source	From mains			
Bath Count	1			

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder

Hot Water Cylinder				
Cylinder Stat	Yes			
Cylinder In Heated Space	No			
Independent Time Control	Yes			
Insulation Type	Measured Loss			
Cylinder Volume	250.00		L	

Summary for Input Data

Loss kWh/day
 Pipes insulation
 In Airing Cupboard

31.0 Thermal Store

34.0 Small-scale Hydro

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec

Recommendations

Lower cost measures

None

Further measures to achieve even higher standards

Typical Cost	Typical savings per year	Ratings after improvement	
		SAP rating	Environmental Impact
£3,500 - £5,500	£231	C 75 C 79 0	C 74 C 73 0