

Summary for Input Data

Property Reference	Plot 2 - 23 Bolnore Road	Issued on Date	07/02/2025
Assessment Reference	23B Bolnore Road	Prop Type Ref	Plot 1 - 23 Bolnore Road
Property	23B Bolnore Road, Haywards Heath, RH16 4AB		

SAP Rating	74 C	DER	28.47	TER	
Environmental	71 C	% DER < TER			N/A
CO ₂ Emissions (t/year)	3.57	DFEE	95.29	TFEE	
Compliance Check	See BREL	% DFEE < TFEE			
% DPER < TPER		DPER	155.43	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	Northeast	
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	196.64	kJ/m²K
7.0 Electricity Tariff	Standard	
Smart electricity meter fitted	No	
Smart gas meter fitted	No	

7.0 Measurements	Ground floor:	Heat Loss Perimeter	Internal Floor Area	Average Storey Height
	1st Storey:	33.32 m	51.88 m²	3.10 m
	2nd Storey:	33.78 m	53.86 m²	2.95 m
		29.31 m	41.54 m²	2.78 m

8.0 Living Area	24.81	m²
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9.0 External Walls	Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	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	206.97	179.88	0.00	None	27.09	Enter Gross Area
	New Ashlar Walls	Timber Frame	Timber framed wall (one layer of plasterboard)	0.11	9.00	15.27	15.27	0.00	None	0.00	Enter Gross Area
	Upgraded Gable Wall	Solid Wall	Solid wall : plasterboard on dabs, insulation, any outside structure	0.17	9.00	6.55	6.55	0.00	None	0.00	Enter Gross Area

9.1 Party Walls	Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Area (m²)	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/m²K)	Area (m²)
	Internal Wall 1	Plasterboard on timber frame	9.00	53.42
	Internal Wall 2	Dense block, plasterboard on dabs	75.00	175.16

10.0 External Roofs	Description	Type	Construction	U-Value (W/m²K)	Kappa (kJ/m²K)	Gross Area(m²)	Nett Area (m²)	Shelter Code	Shelter Factor	Calculation Type	Openings
	Insulated Slope	External Slope Roof	Plasterboard, insulated slope	0.16	9.00	23.09	19.31	None	0.00	Enter Gross Area	3.78
	Flat Roof	External Flat Roof	Plasterboard, insulated flat roof	0.10	9.00	13.95	13.95	None	0.00	Enter Gross Area	0.00

Summary for Input Data

Insulated Ceiling	External Plane	Plasterboard, insulated at ceiling level	0.14	9.00	20.25	20.25	None	0.00	Enter Gross Area	0.00
New Bay Roof	External Plane	Plasterboard, insulated at ceiling level	0.14	9.00	2.75	2.75	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	51.88
Internal Ceiling 2	+1	Plasterboard ceiling, carpeted chipboard floor	41.54

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	25.77
Upgraded Floor over Cellar	Exposed Floor - Timber	Lowest occupied	Timber exposed floor, insulation between joists	0.32	None	0.00	20.00	26.11

11.2 Internal Floors

Description	Storey Index	Construction	Kappa (kJ/m²K)	Area (m²)
Internal Floor 1		Plasterboard ceiling, carpeted chipboard floor	9.00	51.88
Internal Floor 2		Plasterboard ceiling, carpeted chipboard floor	9.00	41.54

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	North East	3.04	
GW01	Window	Upgraded Existing Walls	North East	0.99	
GW02	Door	Upgraded Existing Walls	North East	3.76	
GW03	Window	Upgraded Existing Walls	North East	2.16	
GW04	Window	Upgraded Existing Walls	North West	2.00	
GW05	Window	Upgraded Existing Walls	North West	2.00	
GW06	Window	Upgraded Existing Walls	South West	0.99	
GW07	Window	Upgraded Existing Walls	South East	2.55	
FW01	Window	Upgraded Existing Walls	North East	2.51	
FW02	Window	Upgraded Existing Walls	North East	1.69	
FW03	Window	Upgraded Existing Walls	North West	1.27	
FW04	Window	Upgraded Existing Walls	North West	1.27	
FW05	Window	Upgraded Existing Walls	South East	2.86	
RW01	Roof Window	Insulated Slope	North East	1.12	45
RW02	Roof Window	Insulated Slope	North East	1.12	45
RW03	Roof Window	Insulated Slope	North East	0.42	45
RW04	Roof Window	Insulated Slope	North West	1.12	45

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

Summary for Input Data

22.0 Pressure Testing

Test Method

22.0 Lighting

No Fixed Lighting

Name	Efficacy	Power	Capacity	Count
Lighting 1	80.00	6.00	480.00	13

24.0 Main Heating 1

Percentage of Heat

%

Database Ref. No.

Fuel Type

In Winter

In Summer

Model Name

Manufacturer

System Type

Controls SAP Code

Delayed Start Stat

Flue Type

Fan Assisted Flue

Is MHS Pumped

Heating Pump Age

Heat Emitter

Flow Temperature

Boiler Interlock

25.0 Main Heating 2

26.0 Heat Networks

27.0 Secondary Heating

SAP Code

Heating System Description

Fuel Type

SHS efficiency

%

28.0 Water Heating

Water Heating

SAP Code

Flue Gas Heat Recovery System

Waste Water Heat Recovery Instantaneous System 1

Waste Water Heat Recovery Instantaneous System 2

Waste Water Heat Recovery Storage System

Solar Panel

Water use <= 125 litres/person/day

Cold Water Source

Bath Count

28.3 Waste Water Heat Recovery System

29.0 Hot Water Cylinder

Cylinder Stat

Cylinder In Heated Space

Independent Time Control

Summary for Input Data

Insulation Type	Measured Loss	
Cylinder Volume	250.00	L
Loss	1.89	kWh/day
Pipes insulation	Fully insulated primary pipework	
In Airing Cupboard	No	

31.0 Thermal Store

None

34.0 Small-scale Hydro

None

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	£233	C 74	C 73
		C 78	C 72
		0	0