

Construction Specification for Part L1A Compliance 2021 Building Regulations		Ref: DE-15
Project: 2 new dwellings	Address: Land adj to: 19 Estcots Drive, East Grinstead, RH19 3DA	
Date: 05 June 2025	SAP Assessor: Dominic Bibby	
Construction and insulation		
Element	U-Value (W/m2K)	
Ground floor 50mm screed +100mm concrete + 150mm PIR	0.12	
External wall 12.5mm PB + 100mm block + 90mm PIR + 10mm cavity +102mm brick	0.21	
Exposed wall - Party Solid/Fully filled cavity walls.	0.0	
Roof – Sloped 12.5mm PB + 150mm PIR (between rafters) + 50mm PIR (under)	0.14	
Roof - Flat ceiling 12.5mm Plasterboard + 200mm min wool insulation (between joists) + 200mm min wool insulation (above)	0.11	
Roof – GF Flat roof 12.5mm plasterboard + 200mm PIR	0.12	
Glazing Windows/Glazed doors/Roof lights.	1.2	
Front door/external doors	1.0	
Air tightness Design air permeability to be confirmed by air pressure testing.	4.0	
Heating, Ventilation, Lighting, Renewables		
Main Heating System Air Source Heat Pump (ASHP) minimum 250% efficiency. MCS certified. Heat emitter: Rads/UFH. ASHP flow temperature: 45. MAKE SURE HEATING SYSTEM IS LISTED ON PRODUCT CHARACTERISTICS DATABASE NOTE: CHANGING THE HEATING SYSTEM MAY RESULT IN NON-COMPLIANCE AND IMPACT THE EPC RATING.		
Heating controls Heating Controls: Time and temperature zone control.		
Water Heating From main heating. 250 litre water cylinder with declared heat loss factor of 2.0. Heat transfer area: m2 (TBC)		
Smart meters Electric smart meter fitted - yes/no (Note: this appears on the EPC). TBC Gas smart meter fitted - yes/no (Note: this appears on the EPC). TBC		
Lighting Light fittings to have a minimum luminous efficacy of 75 light source lumens per circuit watt.		
Ventilation System 3 – Mechanical Extract Ventilation (MEV) - continuous Mechanical Extract Ventilation (MEV). b) Localised Decentralised MEV fan MAKE SURE VENTILATION SYSTEM IS LISTED ON PRODUCT CHARACTERISTICS DATABASE		
Photovoltaic panels (PV) Installed at East/West elevation with a peak of 4.5 kWp.		
Photographic evidence Building Regulations Part L 2021 (June 2022) requires that the builder/developer collates photographic evidence of all construction elements and junctions throughout the build process. Building Control have the right to request this on completion, and this may be needed to enable the as-built SAP and EPC to be produced, and for us to be able to sign the BREL (compliance) report. Please pass the above photographic evidence details onto the builder/developer/client.		