



Site	The Rossett, 123 Palatine Road, Manchester, M20 3YA	Assessor	Daniel Goddard
Client	John Southworth	Accreditation	CP52-0001
Date	15/05/2025	Tel	01925 733942
Ref	AG-78146-L21-Rev C	Web	www.andersongoddard.com
Drawing ref		email	Info@andersongoddard.com

Fabric Buildups, U-Values, Construction details, Air Permeability				Thermal Mass	Kappa
Ground Floor	Spantherm 375 Plus		0.10 W/m²K	Suspended	75
Wall (main)	102.5mm Brick, 50mm cavity, 100mm Isover Polterm Max Plus λ 0.035, Glasroc X Sheathing Board λ 0.187, Isover Acoustic Roll (APR 1200) λ 0.043, Plaster board on dabs		0.19 W/m²K	Steel Frame	14
Party walls	Filled and sealed cavity		0.00 W/m²K	Timber Frame, Steel Frame	20
Roof Flat (FL)	TBC		0.14 W/m²K	Timber, plaster board	9
Windows	Double glazed, BFRc g-Value of => 0.33 (Window)		1.20 W/m²K		
Doors			1.00 W/m²K		
Air permeability	Test required to all plots to achieve 3m³ (50Pa)			Air test results for each plot	
Lintels					
Thermal Bridging	Thermal Bridging values provided by Intrastack, junctions E2, E3, E18, E25, P1, P4 and E15 junctions will need to be provided			Photograph required for each junction	
Manufactures data sheets and BBA certificates to be provided for insulation to all areas, bricks & blocks, Timber Frame or other construction methodology / BRFC, BSI or CERTASS data to be provided for Windows and Doors					
Heating, Domestic Hot Water (DHW), Controls, Ventilation, Lighting, Renewable Technologies and Energy saving Technologies etc.				Evidence required, (geolocation photographs to show Location, date and time)	
Heating	Electric Panel Heaters		Photograph to show identification label(s), including make/model and serial N°		
Controls	Programmer and Room thermostats		Data Sheet / Photograph of heating controls		
Domestic Hot Water (DHW)	Dimplex Edel Hot Water Cylinder 200 Litre, 1.61kwh/hr (PCDB:190006)		Photograph of primary pipework continuity of insulation if applicable		
Mixer Showers	Flow rate =< 8 Litres /min		Photograph of each shower		
Electric Showers	None		Evidence of flow rate settings for each shower		
Ventilation	decentralised Mechanical Extract Ventilation (dMEV), TBC		Photograph of Ventilation system, ductwork and insulation around ductwork		
Secondary heating	None		Photograph of secondary heating if applicable		
Gas/Electric meter	Smart Meters. Electric meter with export capability		Data sheet / Photograph of Electric/Gas Meter		
Photovoltaic	PV based on 455watt panels, PV fed into each top floor apartment		Photograph of Photovoltaic installation, MCS certificate etc		
Photovoltaic Battery	None		Photograph of Photovoltaic installation, MCS certificate etc		
Appendix G (FGHRS / WWHRS)	None		Data sheet / Photograph if applicable		
Appendix Q (other Tech)	None		Data sheet / Photograph if applicable		
LE lights	Based on LED light bulb or light fitting, Power - 10watt Efficacy - 85 Lumens per circuit watt		Manufactures datasheet for each light fitting & lighting schedule		
Overheating	Not Assessed, needs to be assessed for compliance to Approved Document Part 0, simplified assessment or TM59 Dynamic assessment				

Property details					AD.L Volume 1 2021												Block Compliance								M & E		System 1					System 2						
Plot N°	Front Orient	Side	Det		GIFA	DER	TER	DER / TER %	DER <= TER	DPER	TPER	DPER / TPER %	TPER <= TPER	DFEE	TFEE	DFEE / TFEE %	DFEE <= TFEE	SAP Rating	Band	DER x TFA	TER x TFA	DPER x TFA	TPER x TFA	DFEE x TFA	TFEE x TFA	Heating	DHW	Orient	Pitch	No Panels	Panel size (Watts)	PV Kw Peak (Kw)	Orient	Pitch	No Panels	Panel size (Watts)	PV Kw Peak (Kw)	
9	GF Flat	NE	SE	Flat	50.5	5.51	11.85	53.50%	PASS	56.99	62.05	8.15%	PASS	29.71	31.88	6.80%	PASS	82	B	278.26	598.43	2878.00	3133.53	1500.36	1609.94	Panel	ASHP											
10	GF Flat	SW	SE	Flat	50.50	5.24	11.45	54.23%	PASS	54.18	59.90	9.54%	PASS	28.04	29.99	6.50%	PASS	83	B	264.62	578.23	2736.09	3024.95	1416.02	1514.50	Panel	ASHP											
11	GF Flat	SW	NW	Flat	51.42	5.26	11.47	54.14%	PASS	54.48	60.05	9.27%	PASS	27.90	30.28	7.85%	PASS	83	B	270.47	589.79	2801.36	3087.77	1434.62	1557.00	Panel	ASHP											
12	GF Flat	NE	NW	Flat	51.42	5.53	11.93	53.64%	PASS	57.29	62.58	8.45%	PASS	29.10	32.23	9.71%	PASS	82	B	284.35	613.44	2945.85	3217.86	1496.32	1657.27	Panel	ASHP											
13	Top Flat	NE	SE	Flat	50.50	4.18	13.60	69.26%	PASS	50.10	71.42	29.85%	PASS	38.27	39.87	4.01%	PASS	85	B	211.09	686.80	2530.05	3606.71	1932.64	2013.44	Panel	ASHP	SW	0	3	455	1.36						
14	Top Flat	SW	SE	Flat	50.50	3.57	12.67	71.82%	PASS	43.93	66.43	33.87%	PASS	33.97	35.22	3.54%	PASS	87	B	180.29	639.84	2218.47	3354.72	1715.49	1778.61	Panel	ASHP	SW	0	3	455	1.36						
15	Top Flat	SW	NW	Flat	51.42	3.65	12.68	71.21%	PASS	44.55	66.56	33.06%	PASS	33.90	35.50	4.50%	PASS	87	B	187.68	652.01	2290.76	3422.52	1743.14	1825.41	Panel	ASHP	SW	0	3	455	1.36						
16	Top Flat	NE	NW	Flat	51.42	3.84	13.05	70.57%	PASS	46.50	68.61	32.22%	PASS	34.72	36.91	5.93%	PASS	86	B	197.45	671.03	2391.03	3527.93	1785.30	1897.91	Panel	ASHP	SW	0	3	455	1.36						
BLOCK COMPLIANCE					407.68	4.60	12.34	62.73%	PASS	51.00	64.70	21.17%	PASS	31.95	33.98	5.99%	PASS			1874.21	5029.55	20791.60	26375.98	13023.88	13854.07													

Rev	Date	Description
B	28/01/2025	Wall Specification confirmed, PV updated as per email dated 27/01/2025
C	15/05/2025	SAP's updated based on default psi value for the E4 junction

Please confirm fabric build ups, U-Values, g-Values, construction details and air permeability values used in preparation of the design stage assessment are correct, please also review and confirm the assumptions made in relation to Heating, DHW, Ventilation, Lighting, shower flow rates, renewable technologies etc used in preparation of the design stage SAP assessment are correct. The results and outcomes shown in this summary sheet are provided for information only and do not qualify as a design specification, the fabric and mechanical specification items will need to be verified and confirmed by design specialists. Datasheets for all fabric and mechanical specification items shown in the summary sheet will need to be provided once Architectural details and Mechanical, Electrical, Plumbing (MEP) designs have been completed. Once the specification has been confirmed please ensure that we are notified of any changes to the design to ensure that compliance is still achieved and that you are not building at risk.