
Approved Document O report
Overheating risk in residential buildings
for
33502 - Pennington street - Plots 3 to 10 - Appendix B4

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Building details

Project name: 33502 - Pennington street - Plots 3 to 10 - Appendix B4	Date: 18-09-2025 15:44:18
Location: Manchester; ENG, GB	
Address: Pennington street, Manchester	
Building use: Residential	
Are there any security, noise, or pollution issues: Ground floor windows to be closed overnight due to security reasons. 100mm restrictors to above floors in line with acoustic report provided (partial window opening estimated reduce 13dB noise level)	

Designer's details

Designer's name: Pratik Yenpure
Designer's organisation: Complete Sustainability Solutions Ltd
Designer's address: No.1 Balloon Street, Manchester, M4 4BE

Dynamic thermal model

Software: IESVE version 2024.1.0.0	
Weather file: Manchester_DSY1_2020High50_.epw	
Results file: 33502 - Pennington Street -_05.aps	
Number of rooms analysed: 32	
TM59: summer elevated air speed: 0.1	
TM59: occupant category: Category II (normal)	
Overheating mitigation strategy: Natural Ventilation, Ground floor windows closed overnight, 100mm restrictors to floors above ground floor, dMEV, g value 0.55	
Has the building construction proposal been modelled accurately?	YES
Have the analysed rooms passed the assessment for Approved Doc O Dynamic Thermal Modelling Method (CIBSE TM 59)?	YES
Designer's signature:	

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Summary

CIBSE TM59 overheating methodology for predominantly naturally ventilated rooms assesses against two criteria, (a) and (b) (for Category I occupancy, T_{max} is reduced by 1K):

- Criterion (a) states that for living rooms, kitchens and bedrooms, the number of hours during which ΔT is greater than or equal to 1K from May to September (or November to March for southern hemisphere locations) shall not exceed 3% of occupied hours
- Criterion (b) states that the operative temperature of the bedrooms from 22:00-07:00 shall not exceed 26°C for more than 1% of annual hours (33 hours is therefore recorded as a fail). Approved document O applies limits to CIBSE TM59 section 3.3 (openings); these requirements are applied by appropriate assignment of MacroFlo types / scripted profiles in the model (see Modelled Openings Section).

CIBSE TM59 overheating methodology for predominantly mechanically ventilated rooms states the operative temperature of all rooms shall not exceed 26°C for more than 3% of annual occupied hours.

CIBSE TM59 also states that the inclusion of corridors in the overheating analysis is mandatory where community heating pipework runs through them. While there is no mandatory target for communal corridors, if an operative temperature of 28°C is exceeded for more than 3% of the total annual hours this should be identified as a significant risk.

Room name	Naturally ventilated Criterion a check	Naturally ventilated Criterion b check	Mechanically ventilated check	Corridor overheating risk check
03.B Double Bed 01	Pass	Pass	-	-
03.B Double Bed 02	Pass	Pass	-	-
03.B Kitchen/Dining	Pass	N/A	-	-
03.B Living	Pass	N/A	-	-
04.B Double Bed 01	Pass	Pass	-	-
04.B Double Bed 02	Pass	Pass	-	-
04.B Kitchen/Dining	Pass	N/A	-	-
04.B Living	Pass	N/A	-	-
05.B Double Bed 01	Pass	Pass	-	-
05.B Double Bed 02	Pass	Pass	-	-
05.B Kitchen/Dining	Pass	N/A	-	-
05.B Living	Pass	N/A	-	-
06.B Double Bed 01	Pass	Pass	-	-
06.B Double Bed 02	Pass	Pass	-	-
06.B Kitchen/Dining	Pass	N/A	-	-
06.B Living	Pass	N/A	-	-
07.B Double Bed 01	Pass	Pass	-	-
07.B Double Bed 02	Pass	Pass	-	-
07.B Kitchen/Dining	Pass	N/A	-	-
07.B Living	Pass	N/A	-	-
08.B Double Bed 01	Pass	Pass	-	-
08.B Double Bed 02	Pass	Pass	-	-
08.B Kitchen/Dining	Pass	N/A	-	-
08.B Living	Pass	N/A	-	-
09.B Double Bed 01	Pass	Pass	-	-
09.B Double Bed 02	Pass	Pass	-	-
09.B Kitchen/Dining	Pass	N/A	-	-
09.B Living	Pass	N/A	-	-
10.B Double Bed 01	Pass	Pass	-	-

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Room name	Naturally ventilated Criterion a check	Naturally ventilated Criterion b check	Mechanically ventilated check	Corridor overheating risk check
10.B Double Bed 02	Pass	Pass	-	-
10.B Kitchen/Dining	Pass	N/A	-	-
10.B Living	Pass	N/A	-	-

Naturally ventilated rooms – criterion (a)

Criterion (a) states that for living rooms, kitchens and bedrooms, the number of hours during which ΔT is greater than or equal to 1K from May to September (or November to March for southern hemisphere locations) shall not exceed 3% of occupied hours.

Room name	Occupied hours	No. hours $\Delta T \geq 1^\circ\text{K}$	% Occupied hours $\Delta T \geq 1^\circ\text{K}$	Criterion a check
03.B Double Bed 01	3672	2	0.1	Pass
03.B Double Bed 02	3672	26	0.7	Pass
03.B Kitchen/Dining	1989	25	1.3	Pass
03.B Living	1989	35	1.8	Pass
04.B Double Bed 01	3672	2	0.1	Pass
04.B Double Bed 02	3672	26	0.7	Pass
04.B Kitchen/Dining	1989	25	1.3	Pass
04.B Living	1989	35	1.8	Pass
05.B Double Bed 01	3672	1	0.0	Pass
05.B Double Bed 02	3672	19	0.5	Pass
05.B Kitchen/Dining	1989	15	0.8	Pass
05.B Living	1989	31	1.6	Pass
06.B Double Bed 01	3672	1	0.0	Pass
06.B Double Bed 02	3672	19	0.5	Pass
06.B Kitchen/Dining	1989	14	0.7	Pass
06.B Living	1989	26	1.3	Pass
07.B Double Bed 01	3672	2	0.1	Pass
07.B Double Bed 02	3672	26	0.7	Pass
07.B Kitchen/Dining	1989	25	1.3	Pass
07.B Living	1989	35	1.8	Pass
08.B Double Bed 01	3672	2	0.1	Pass
08.B Double Bed 02	3672	26	0.7	Pass
08.B Kitchen/Dining	1989	25	1.3	Pass
08.B Living	1989	35	1.8	Pass
09.B Double Bed 01	3672	2	0.1	Pass
09.B Double Bed 02	3672	26	0.7	Pass
09.B Kitchen/Dining	1989	25	1.3	Pass
09.B Living	1989	35	1.8	Pass
10.B Double Bed 01	3672	1	0.0	Pass
10.B Double Bed 02	3672	19	0.5	Pass
10.B Kitchen/Dining	1989	15	0.8	Pass
10.B Living	1989	31	1.6	Pass

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Naturally ventilated rooms – criterion (b)

Criterion (b) states that the operative temperature of the bedrooms from 22:00-07:00 shall not exceed 26°C for more than 1% of annual hours (33 hours is therefore recorded as a fail). Any rooms that are not bedrooms are therefore not assessed, hence the corresponding N/A values.

Room name	No. hours > 26°C 22:00-24:00	No. hours > 26°C 00:00-07:00	Total hours > 26°C	Criterion b check
03.B Double Bed 01	2	0	2	Pass
03.B Double Bed 02	3	0	3	Pass
03.B Kitchen/Dining	N/A	N/A	N/A	N/A
03.B Living	N/A	N/A	N/A	N/A
04.B Double Bed 01	2	0	2	Pass
04.B Double Bed 02	3	0	3	Pass
04.B Kitchen/Dining	N/A	N/A	N/A	N/A
04.B Living	N/A	N/A	N/A	N/A
05.B Double Bed 01	3	0	3	Pass
05.B Double Bed 02	5	1	6	Pass
05.B Kitchen/Dining	N/A	N/A	N/A	N/A
05.B Living	N/A	N/A	N/A	N/A
06.B Double Bed 01	2	0	2	Pass
06.B Double Bed 02	5	1	6	Pass
06.B Kitchen/Dining	N/A	N/A	N/A	N/A
06.B Living	N/A	N/A	N/A	N/A
07.B Double Bed 01	3	0	3	Pass
07.B Double Bed 02	3	0	3	Pass
07.B Kitchen/Dining	N/A	N/A	N/A	N/A
07.B Living	N/A	N/A	N/A	N/A
08.B Double Bed 01	3	0	3	Pass
08.B Double Bed 02	3	0	3	Pass
08.B Kitchen/Dining	N/A	N/A	N/A	N/A
08.B Living	N/A	N/A	N/A	N/A
09.B Double Bed 01	3	0	3	Pass
09.B Double Bed 02	3	0	3	Pass
09.B Kitchen/Dining	N/A	N/A	N/A	N/A
09.B Living	N/A	N/A	N/A	N/A
10.B Double Bed 01	3	0	3	Pass
10.B Double Bed 02	5	1	6	Pass
10.B Kitchen/Dining	N/A	N/A	N/A	N/A
10.B Living	N/A	N/A	N/A	N/A

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CIBSE TM59 overheating methodology for predominantly mech. vent. rooms states the operative temperature of all rooms shall not exceed 26°C for more than 3% of annual occupied hours.

Room name	No. hours > 26°C	% Annual hours > 26°C	Mechanically ventilated check
No mech vent rooms	N/A	N/A	N/A

Communal corridors

CIBSE TM59 states that whilst there is no mandatory target for communal corridors, if an operative temperature of 28°C is exceeded for more than 3% of annual hours, then this should be identified as a significant risk within the TM59 overheating report.

Room name	No. hours > 28°C	% Annual hours > 28°C	Corridor overheating risk check
No corridors	N/A	N/A	N/A

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Modelled details & overheating mitigation strategy

Approved document O: Providing Information & Appendix B requires information about the model and the overheating mitigation strategy. The following tables detail the modelling method and mitigation strategies applied to each analysed room. Where multiple active openings per space (windows & louvres) exist they are all listed. Occupancy, equipment and lighting profiles for occupied rooms comply with TM59 section 5.

Modelled occupancy

Room name	Floor area m ²	Thermal template	Occupancy profile	Equipment profile	Lighting profile
03.B Double Bed 01	15.5	TM59 - Double Bedroom	Double Bedroom Occupancy	Double Bedroom Equipment	18-23h
03.B Double Bed 02	15.45	TM59 - Double Bedroom	Double Bedroom Occupancy	Double Bedroom Equipment	18-23h
03.B Kitchen/Dining	15.5	TM59 - 2 Bedroom - Kitchen	Kitchen Occupancy	Kitchen Equipment	18-23h
03.B Living	12.02	TM59 - 2 Bedroom - Living	Living Occupancy	Living Equipment	18-23h
04.B Double Bed 01	15.5	TM59 - Double Bedroom	Double Bedroom Occupancy	Double Bedroom Equipment	18-23h
04.B Double Bed 02	15.45	TM59 - Double Bedroom	Double Bedroom Occupancy	Double Bedroom Equipment	18-23h
04.B Kitchen/Dining	15.5	TM59 - 2 Bedroom - Kitchen	Kitchen Occupancy	Kitchen Equipment	18-23h
04.B Living	12.02	TM59 - 2 Bedroom - Living	Living Occupancy	Living Equipment	18-23h
05.B Double Bed 01	15.5	TM59 - Double Bedroom	Double Bedroom Occupancy	Double Bedroom Equipment	18-23h
05.B Double Bed 02	15.45	TM59 - Double Bedroom	Double Bedroom Occupancy	Double Bedroom Equipment	18-23h
05.B Kitchen/Dining	15.5	TM59 - 2 Bedroom - Kitchen	Kitchen Occupancy	Kitchen Equipment	18-23h
05.B Living	12.02	TM59 - 2 Bedroom - Living	Living Occupancy	Living Equipment	18-23h
06.B Double Bed 01	15.5	TM59 - Double Bedroom	Double Bedroom Occupancy	Double Bedroom Equipment	18-23h
06.B Double Bed 02	15.45	TM59 - Double Bedroom	Double Bedroom Occupancy	Double Bedroom Equipment	18-23h
06.B Kitchen/Dining	15.5	TM59 - 2 Bedroom - Kitchen	Kitchen Occupancy	Kitchen Equipment	18-23h
06.B Living	12.02	TM59 - 2 Bedroom - Living	Living Occupancy	Living Equipment	18-23h
07.B Double Bed 01	15.5	TM59 - Double Bedroom	Double Bedroom Occupancy	Double Bedroom Equipment	18-23h
07.B Double Bed 02	15.45	TM59 - Double Bedroom	Double Bedroom Occupancy	Double Bedroom Equipment	18-23h

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Room name	Floor area m ²	Thermal template	Occupancy profile	Equipment profile	Lighting profile
07.B Kitchen/Dining	15.5	TM59 - 2 Bedroom - Kitchen	Kitchen Occupancy	Kitchen Equipment	18-23h
07.B Living	12.02	TM59 - 2 Bedroom - Living	Living Occupancy	Living Equipment	18-23h
08.B Double Bed 01	15.5	TM59 - Double Bedroom	Double Bedroom Occupancy	Double Bedroom Equipment	18-23h
08.B Double Bed 02	15.45	TM59 - Double Bedroom	Double Bedroom Occupancy	Double Bedroom Equipment	18-23h
08.B Kitchen/Dining	15.5	TM59 - 2 Bedroom - Kitchen	Kitchen Occupancy	Kitchen Equipment	18-23h
08.B Living	12.02	TM59 - 2 Bedroom - Living	Living Occupancy	Living Equipment	18-23h
09.B Double Bed 01	15.5	TM59 - Double Bedroom	Double Bedroom Occupancy	Double Bedroom Equipment	18-23h
09.B Double Bed 02	15.45	TM59 - Double Bedroom	Double Bedroom Occupancy	Double Bedroom Equipment	18-23h
09.B Kitchen/Dining	15.5	TM59 - 2 Bedroom - Kitchen	Kitchen Occupancy	Kitchen Equipment	18-23h
09.B Living	12.02	TM59 - 2 Bedroom - Living	Living Occupancy	Living Equipment	18-23h
10.B Double Bed 01	15.5	TM59 - Double Bedroom	Double Bedroom Occupancy	Double Bedroom Equipment	18-23h
10.B Double Bed 02	15.45	TM59 - Double Bedroom	Double Bedroom Occupancy	Double Bedroom Equipment	18-23h
10.B Kitchen/Dining	15.5	TM59 - 2 Bedroom - Kitchen	Kitchen Occupancy	Kitchen Equipment	18-23h
10.B Living	12.02	TM59 - 2 Bedroom - Living	Living Occupancy	Living Equipment	18-23h

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Modelled openings

Room name	Window to wall ratio %	Window g-value (EN 410)	Opening gross area m ²	Opening free area (avg) %	Opening free area / floor area ratio %	Opening profile(s)
03.B Double Bed 01	26.07	0.55	1.37, 0.94, 1.21, 1.89	20.0, 0.0, 20.0, 100.0	15.52	ADO.Section_26ab, off continuously, Internal Doors Bedroom Weekly
03.B Double Bed 02	26.07	0.55	0.94, 1.38, 1.21, 1.89	0.0, 20.0, 20.0, 100.0	15.59	ADO.Section_26ab, off continuously, Internal Doors Bedroom Weekly
03.B Kitchen/Dining	50.52	0.55	1.98, 1.98, 1.43, 1.43, 1.89	100.0, 0.0, 0.0, 0.0, 100.0	24.97	on continuously, off continuously, ADO.Section_26a
03.B Living	19.49	0.55, 0.55	1.88, 0.63, 1.89, 1.47	0.0, 45.0, 100.0, 100.0	30.31	on continuously, off continuously, ADO.Section_26a
04.B Double Bed 01	26.07	0.55	1.38, 0.93, 1.21, 1.89	20.0, 0.0, 20.0, 100.0	15.54	ADO.Section_26ab, off continuously, Internal Doors Bedroom Weekly
04.B Double Bed 02	26.07	0.55	0.94, 1.38, 1.21, 1.89	0.0, 20.0, 20.0, 100.0	15.59	ADO.Section_26ab, off continuously, Internal Doors Bedroom Weekly
04.B Kitchen/Dining	50.52	0.55	1.98, 1.98, 1.43, 1.43, 1.89	100.0, 0.0, 0.0, 0.0, 100.0	24.97	on continuously, off continuously, ADO.Section_26a

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Room name	Window to wall ratio %	Window g-value (EN 410)	Opening gross area m ²	Opening free area (avg) %	Opening free area / floor area ratio %	Opening profile(s)
04.B Living	19.49	0.55, 0.55	1.88, 0.63, 1.89, 1.47	0.0, 45.0, 100.0, 100.0	30.31	on continuously, off continuously, ADO.Section_26a
05.B Double Bed 01	16.1	0.55	1.37, 0.93, 1.21, 1.89	20.0, 0.0, 20.0, 100.0	15.52	ADO.Section_26ab, off continuously, Internal Doors Bedroom Weekly
05.B Double Bed 02	17.5	0.55	0.94, 1.38, 1.21, 1.89	0.0, 20.0, 20.0, 100.0	15.59	ADO.Section_26ab, off continuously, Internal Doors Bedroom Weekly
05.B Kitchen/Dining	31.18	0.55	1.98, 1.98, 1.43, 1.43, 1.89	100.0, 0.0, 0.0, 0.0, 100.0	24.97	on continuously, off continuously, ADO.Section_26a
05.B Living	19.49	0.55, 0.55	1.88, 0.62, 1.89, 1.47	0.0, 45.0, 100.0, 100.0	30.27	on continuously, off continuously, ADO.Section_26a
06.B Double Bed 01	16.1	0.55	1.37, 0.93, 1.21, 1.89	20.0, 0.0, 20.0, 100.0	15.52	ADO.Section_26ab, off continuously, Internal Doors Bedroom Weekly
06.B Double Bed 02	15.8	0.55	0.93, 1.38, 1.21, 1.89	0.0, 20.0, 20.0, 100.0	15.59	ADO.Section_26ab, off continuously, Internal Doors Bedroom Weekly
06.B Kitchen/Dining	31.18	0.55	1.98, 1.98, 1.43, 1.43, 1.89	100.0, 0.0, 0.0, 0.0, 100.0	24.97	on continuously, off continuously, ADO.Section_26a

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Room name	Window to wall ratio %	Window g-value (EN 410)	Opening gross area m ²	Opening free area (avg) %	Opening free area / floor area ratio %	Opening profile(s)
06.B Living	11.57	0.55, 0.55	1.88, 0.62, 1.89, 1.47	0.0, 45.0, 100.0, 100.0	30.27	on continuously, off continuously, ADO.Section_26a
07.B Double Bed 01	26.07	0.55	1.37, 0.94, 1.21, 1.89	20.0, 0.0, 20.0, 100.0	15.52	ADO.Section_26ab, off continuously, Internal Doors Bedroom Weekly
07.B Double Bed 02	26.07	0.55	0.93, 1.37, 1.21, 1.89	0.0, 20.0, 20.0, 100.0	15.57	ADO.Section_26ab, off continuously, Internal Doors Bedroom Weekly
07.B Kitchen/Dining	50.52	0.55	1.98, 1.98, 1.43, 1.43, 1.89	100.0, 0.0, 0.0, 0.0, 100.0	24.97	on continuously, off continuously, ADO.Section_26a
07.B Living	19.49	0.55, 0.55	1.88, 0.62, 1.89, 1.47	0.0, 45.0, 100.0, 100.0	30.27	on continuously, off continuously, ADO.Section_26a
08.B Double Bed 01	26.07	0.55	1.37, 0.93, 1.21, 1.89	20.0, 0.0, 20.0, 100.0	15.52	ADO.Section_26ab, off continuously, Internal Doors Bedroom Weekly
08.B Double Bed 02	26.07	0.55	0.93, 1.37, 1.21, 1.89	0.0, 20.0, 20.0, 100.0	15.57	ADO.Section_26ab, off continuously, Internal Doors Bedroom Weekly
08.B Kitchen/Dining	50.52	0.55	1.98, 1.98, 1.43, 1.43, 1.89	100.0, 0.0, 0.0, 0.0, 100.0	24.97	on continuously, off continuously, ADO.Section_26a

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Room name	Window to wall ratio %	Window g-value (EN 410)	Opening gross area m ²	Opening free area (avg) %	Opening free area / floor area ratio %	Opening profile(s)
08.B Living	19.49	0.55, 0.55	1.88, 0.62, 1.89, 1.47	0.0, 45.0, 100.0, 100.0	30.27	on continuously, off continuously, ADO.Section_26a
09.B Double Bed 01	26.07	0.55	1.38, 0.94, 1.21, 1.89	20.0, 0.0, 20.0, 100.0	15.54	ADO.Section_26ab, off continuously, Internal Doors Bedroom Weekly
09.B Double Bed 02	26.07	0.55	0.94, 1.38, 1.21, 1.89	0.0, 20.0, 20.0, 100.0	15.59	ADO.Section_26ab, off continuously, Internal Doors Bedroom Weekly
09.B Kitchen/Dining	50.52	0.55	1.98, 1.98, 1.43, 1.43, 1.89	100.0, 0.0, 0.0, 0.0, 100.0	24.97	on continuously, off continuously, ADO.Section_26a
09.B Living	19.49	0.55, 0.55	1.88, 0.62, 1.89, 1.47	0.0, 45.0, 100.0, 100.0	30.27	on continuously, off continuously, ADO.Section_26a
10.B Double Bed 01	16.1	0.55	1.38, 0.94, 1.21, 1.89	20.0, 0.0, 20.0, 100.0	15.54	ADO.Section_26ab, off continuously, Internal Doors Bedroom Weekly
10.B Double Bed 02	17.5	0.55	0.94, 1.38, 1.21, 1.89	0.0, 20.0, 20.0, 100.0	15.59	ADO.Section_26ab, off continuously, Internal Doors Bedroom Weekly
10.B Kitchen/Dining	31.18	0.55	1.98, 1.98, 1.43, 1.43, 1.89	100.0, 0.0, 0.0, 0.0, 100.0	24.97	on continuously, off continuously, ADO.Section_26a

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Room name	Window to wall ratio %	Window g-value (EN 410)	Opening gross area m ²	Opening free area (avg) %	Opening free area / floor area ratio %	Opening profile(s)
10.B Living	19.49	0.55, 0.55	1.88, 0.62, 1.89, 1.47	0.0, 45.0, 100.0, 100.0	30.27	on continuously, off continuously, ADO.Section_26a

Modelled ventilation

Room name	Infiltration rate ACH	Mech vent flow rate ACH
03.B Double Bed 01	0.2	0
03.B Double Bed 02	0.2	0
03.B Kitchen/Dining	0.2	1.12
03.B Living	0.2	0
04.B Double Bed 01	0.2	0
04.B Double Bed 02	0.2	0
04.B Kitchen/Dining	0.2	1.12
04.B Living	0.2	0
05.B Double Bed 01	0.2	0
05.B Double Bed 02	0.2	0
05.B Kitchen/Dining	0.2	1.12
05.B Living	0.2	0
06.B Double Bed 01	0.2	0
06.B Double Bed 02	0.2	0
06.B Kitchen/Dining	0.2	1.12
06.B Living	0.2	0
07.B Double Bed 01	0.2	0
07.B Double Bed 02	0.2	0
07.B Kitchen/Dining	0.2	1.12
07.B Living	0.2	0
08.B Double Bed 01	0.2	0
08.B Double Bed 02	0.2	0
08.B Kitchen/Dining	0.2	1.12
08.B Living	0.2	0
09.B Double Bed 01	0.2	0
09.B Double Bed 02	0.2	0
09.B Kitchen/Dining	0.2	1.12
09.B Living	0.2	0
10.B Double Bed 01	0.2	0
10.B Double Bed 02	0.2	0
10.B Kitchen/Dining	0.2	1.12
10.B Living	0.2	0