

Overheating Report

Report No. :

16998-1

Client

The M R Estate Company Ltd

Site

202 Mauldeth Road, Manchester

Report Prepared by

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Report Date

23-03-2026

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2.0 – Summary of inputs

Drawings Used to build 3D Model

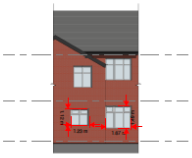
The full set of design drawings have been used from the Architects.



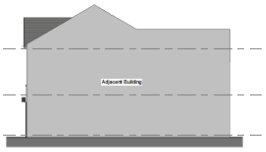
1. Front - Proposed



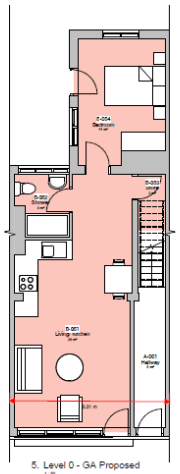
2. Left Side - Proposed



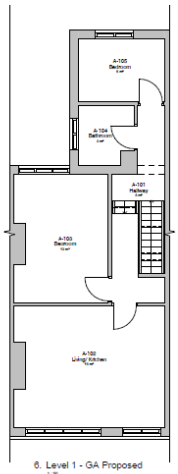
3. Rear - Proposed



4. Right Side - Proposed



5. Level 0 - GA Proposed



6. Level 1 - GA Proposed



Areas assessed

All applicable areas to TM59 have been assessed

Occupancy

Occupancy Density has been assumed as per TM59

Building Fabric U Values

The building is a new built and the U Values used for the overheating calculations have been taken from table 2a of the SAP Calculations

A “Free Aperture” area of 0% has been used for the calculations for the room facing the front of the property and 10% for the rooms at the rear of the property.

Air Permeability Result

15 m3/(h.m2) at 50 Pa

3.0 – Criteria & Calculation Results

The calculation was carried out to produce overheating calculations for the property to ensure minimal risk of overheating

Calculation results

Natural Ventilation

Criteria for predominantly naturally ventilated homes				
Block	Zone	Criterion A (%)	Criterion B (hr)	Pass/Fail
FLATB	BED	0.59	9.5	Pass
FLATB	LIVINGKITCHEN	75.68	N/A	Fail

Mechanical Ventilation

Criteria for predominantly mechanically ventilated homes			
Block	Zone	% Hours Exceeded	Pass/Fail
FLATB	LIVINGKITCHEN	2.27	Pass