

ENERGY AND SUSTAINABILITY STATEMENT/CERTIFICATES

Change of use for existing detached annexe to detached independent dwelling house, Annexe at Mill Corner, 22 Charlton Road, Hitchin, Hertfordshire, SG5 2AE

Planning permission for a "change of use" does not automatically trigger the requirement for a full energy statement or compliance with all the latest energy efficiency standards, unless it involves significant building work (i.e., "material alterations").

However, Building Control considered the development to be the construction of a new build house, therefore the annexe was built with full Building Regulation Part L compliance, as confirmed in the following certificates:

1. Building Regulation Completion Certificate
2. Energy Performance Certificate
3. New Build, As Built SAP Certificate for Building Regulation Compliance

For clarity purposes, 'Meadow Cottage' was used as the address for the annexe's EPC and SAP certificates; it is also the address to which post and parcels have been delivered since completion and occupation of the annexe. Royal Mail have advised by letter that the address 'Meadow Cottage, Charlton Road, Charlton, Hitchin, SG5 2AE' has been added to their system.

Mrs H Jarvis
Mill Corner, 22 Charlton Road
Hitchin
Hertfordshire
SG5 2AE

Contact: Mario Blazquez
Telephone: 01438 879990
Email: mario.blazquez@hertfordshirebc.co.uk
Our Ref: 7419/21/FP
Date: 07 November 2022

Dear Mrs H Jarvis

FULL PLANS COMPLETION

Proposal: New House and Detached Open Sided Double Garage
Location: Mill Corner, 22 Charlton Road, Hitchin, Hertfordshire, SG5 2AE

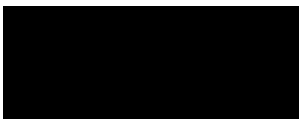
We have pleasure in enclosing a Certificate of Completion of Work for the above scheme. You will note that this certificate is issued from East Herts District Council on behalf of Hertfordshire Building Control Limited in compliance with Local Authority Building Control statutory requirements.

We recommend that you keep this certificate safe, as it may be crucial if you sell your property or have the need to re-mortgage. (We will also retain a copy of this certificate for a period of 15 years only but will charge a fee to issue a replacement copy.)

I would like to take this opportunity to thank you for using Hertfordshire Building Control, and we hope you will consider us as your building control provider for any future projects you may consider.

If you have any questions about this or any other works, please do not hesitate to contact this office.

Yours sincerely,



Mario Blazquez
Building Control Surveyor

SOLUTION DRIVEN APPROVAL

East Hertfordshire District Council

On behalf of:

Broxbourne Borough Council, Dacorum Borough Council, Hertsmere Borough Council, North Hertfordshire District Council, Stevenage Borough Council, Three Rivers District Council and Welwyn Hatfield Borough Council

BUILDING ACT 1984
THE BUILDING REGULATIONS 2010 (as amended)

CERTIFICATE OF COMPLETION OF WORK

APPLICATION NUMBER: 7419/21/FP

DETAILS OF WORK:

New House and Detached Open Sided Double Garage

LOCATION OF BUILDING TO WHICH WORK RELATES:

Mill Corner, 22 Charlton Road, Hitchin, Hertfordshire, SG5 2AE

DEPOSIT OF PARTICULARS:

Full Plans were deposited in respect of these works in accordance with the Building Regulations made under Section 1(3) of the Building Act 1984 on 14 July 2021

COMPLETION DATE: 07 November 2022

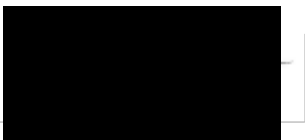
COMPLIANCE WITH THE BUILDING REGULATIONS:

This certificate shall be considered as evidence (but not conclusive evidence) that, insofar as the authority has been able to ascertain, the works comply with the substantive requirements of the Building Regulations.

IMPORTANT: LIMITATIONS OF THIS CERTIFICATE

This certificate only relates to the work described above and not in the case of extension or alteration or installation of fittings to any work carried out to which the Regulations did not on this occasion apply, e.g. to the existing building not affected by the extension or the work of repair or replacement of fittings, etc. and not any work carried out under a Government recognised Competent Person Scheme (e.g. replacement windows, electrical or gas installations, etc.). ***Separate permission may be required under the Town and Country Planning Acts.***

Michael McGinty
LA1 Director



Notice issued on behalf of Hertfordshire Building Control Ltd
by East Hertfordshire District Council, Wallfields, Pegs Lane,
Hertford SG13 8EQ

07 November 2022

Energy performance certificate (EPC)

Meadow Cottage
Charlton Road
Charlton
SG5 2AE

Energy rating

B

Valid until: **10 August 2032**

Certificate number: **6300-2595-0232-6098-3823**

Property type

Detached house

Total floor area

133 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Walls	Average thermal transmittance 0.23 W/m ² K	Very good
Roof	Average thermal transmittance 0.16 W/m ² K	Good
Floor	Average thermal transmittance 0.14 W/m ² K	Very good
Windows	High performance glazing	Very good
Main heating	Air source heat pump, underfloor, electric	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 4.4 m ³ /h.m ² (as tested)	Good
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Air source heat pump

Primary energy use

The primary energy use for this property per year is 69 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

This property's current environmental impact rating is B. It has the potential to be A.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces 6 tonnes of CO2

This property produces 1.5 tonnes of CO2

This property's potential production 0.3 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 1.2 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from B (86) to A (96).

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£96
2. Solar photovoltaic panels	£3,500 - £5,500	£358

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£579
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Potential saving	£96
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#)

[\(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	4006 kWh per year
Water heating	2254 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Adrian Fell
Telephone	01440 785794
Email	mail@compass-energy.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/022651
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	11 August 2022
Date of certificate	11 August 2022
Type of assessment	SAP

BUILDING REGULATION COMPLIANCE

Calculation Type: New Build (As Built)

Property Reference	21200	Issued on Date	11/08/2022
Assessment Reference	006	Prop Type Ref	
Property	Meadow Cottage, Charlton Road, Charlton, SG5 2AE		
SAP Rating	86 B	DER	13.43
Environmental	88 B	% DER<TER	39.74
CO ₂ Emissions (t/year)	1.55	DFEE	41.93
General Requirements Compliance	Pass	% DFEE<TFEE	17.66
Assessor Details	Mr. Adrian Fell, Compass Energy Solutions Limited, Tel: 01440785794, mail@compass-energy.co.uk		Assessor ID
			N222-0001
Client			

SUMMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TFEE rate

1a TER and DER

Fuel for main heating	Electricity		
Fuel factor	1.55 (electricity)		
Target Carbon Dioxide Emission Rate (TER)	22.29	kgCO ₂ /m ²	
Dwelling Carbon Dioxide Emission Rate (DER)	13.43	kgCO ₂ /m ²	Pass
	-8.86 (-39.7%)	kgCO ₂ /m ²	

1b TFEE and DFEE

Target Fabric Energy Efficiency (TFEE)	50.93	kWh/m ² /yr	
Dwelling Fabric Energy Efficiency (DFEE)	41.93	kWh/m ² /yr	
	-9.0 (-17.7%)	kWh/m ² /yr	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.23 (max. 0.30)	0.24 (max. 0.70)	Pass
Floor	0.14 (max. 0.25)	0.14 (max. 0.70)	Pass
Roof	0.16 (max. 0.20)	0.16 (max. 0.35)	Pass
Openings	0.94 (max. 2.00)	1.30 (max. 3.30)	Pass

2a Thermal bridging

Thermal bridging calculated from linear thermal transmittances for each junction

3 Air permeability

Air permeability at 50 pascals	4.41 (measured in this dwelling)	m ³ /(h.m ²) @ 50 Pa	
Maximum	10.0	m ³ /(h.m ²) @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

Main heating system	Heat pump with radiators or underfloor - Electric NIBE F2040-12	
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This report has been produced by an accredited Elmhurst member whose work is subject to quality assurance audits. The data used to produce the report has been verified by the Elmhurst members' portal.

BUILDING REGULATION COMPLIANCE

Calculation Type: New Build (As Built)

Secondary heating system

None

5 Cylinder insulation

Hot water storage

Nominal cylinder loss: 1.82 kWh/day
Permitted by DBSCG 2.10

Pass

Primary pipework insulated

Yes

Pass

6 Controls

Space heating controls

Time and temperature zone control

Pass

Hot water controls

Cylinderstat

Pass

Independent timer for DHW

Pass

7 Low energy lights

Percentage of fixed lights with low-energy fittings

100

%

Minimum

75

%

Pass

8 Mechanical ventilation

Not applicable

Criterion 3 – Limiting the effects of heat gains in summer

9 Summertime temperature

Overheating risk (Thames Valley)

Slight

Pass

Based on:

Overshading

Average

Windows facing North

7.15 m², No overhang

Windows facing East

3.56 m², No overhang

Windows facing South

17.53 m², No overhang

Windows facing West

3.10 m², No overhang

Air change rate

4.00 ach

Blinds/curtains

None

Criterion 4 – Building performance consistent with DER and DFEE rate

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals

4.41 (measured in this dwelling)

m³/(h.m²) @ 50 Pa

Maximum

10.0

m³/(h.m²) @ 50 Pa

Pass

10 Key features

Door U-value

0.94

W/m²K

Window U-value

0.94

W/m²K

Window U-value

0.94

W/m²K

Thermal bridging y-value

0.039

W/m²K

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