



Proposed New Development, Heaton Grange, Batley

SAP New Build Report

Date 09.03.2026

Project no. 24378





REVISION	DATE	PREPARED BY	REVIEWED BY	COMMENTS
1	09.03.2026	MC	Enevo	For Issue
2	10.03.2026	MC		Second Revision

Disclaimer

This report has been prepared by Enevo, using all reasonable skill, care and diligence on behalf of the consultant.

Enevo has made use of evidence supplied by the design team. This has been both physical, e.g. documentation such as reports, drawings, plans, correspondence, etc. and verbal commitments from meetings, telephone calls, etc. Enevo's professional liability is strictly limited to the provision of assessment services against criteria set out by the SAP guidelines. The consultant accepts no responsibility for misinformation or inaccurate information supplied by any third party as part of this assessment.

This report has been prepared in accordance with the scope of Enevo's appointment with its client and is subject to the terms of that appointment. It is addressed to and for the sole use of and reliance of Enevo's client and only for the purposes stated in the report, for which it was prepared and provided. No person other than the client may copy (in whole or part) use or rely on the contents of this report, without prior written permission of the Company Secretary of Enevo. Any advice, opinions or recommendations within this report should be read and relied upon only in the context of the document as a whole.

If the reader disagrees with any statement or finds any information contained within this document to be inaccurate, Enevo requests that the author is informed immediately.



1.0 Introduction to the Development

Enevo have been instructed to prepare SAP calculations by Jack Lunn Limited for the proposed development at Heaton Grange.

Construction of 21 new build homes, consisting of 4 house types are various orientations.



2.0 SAP Calculation Results

2.1 Specification

Initial SAP 10 calculations were prepared based on the construction specification provided to us and shown in table 1 below. This specification is as per the provided by the design team;

Aspect		New Elements
Fabric	Proposed External Walls	Build Up: 2.5mm plaster, 12.5mm plasterboard. 150mm Supafill 34 insulation, low density blockwork U-Value Achieved: 0.19 W/m²K
	Proposed Insulated Roofs	Build Up: 450mm Mineral Wool At ceiling level U-Value Achieved: 0.10 W/m²K
	Proposed Ground floors	Build Up: Ground Floor - 150mm PIR insulation on concrete slab Exposed Floor - Specification to be confirmed - Notional Part L U-value Applied U-Value Achieved: 0.11 W/m²K
	Proposed Windows (All)	1.2 W/m²K with 0.63 G-Value
	Proposed External Doors	1.2 W/m²K
Services	Heating	Air Source Heat Pump - Vaillant AROtherm 3.5kW (SAP Code - 103724)
	Air Pressure Test	5.0
	Hot Water	From Main Heating System
	Controls	TTZC



Lighting	Efficacy (lm/cw)	100
Ventilation		Natural Ventilation
Renewables / LZC		0.84kWp To Each Plot (Various Orientations)

Table 1: Proposed Specification

Section 2.2 of this report on the following page shows the results of the initial SAP calculations.

2.2 Initial Calculation Results

Based on using the specification outlined in table 1 above, below are the results of the SAP calculations produced. Copies of both the BREL document and full SAP calculations will also be provided alongside this report:

Dovedale House Type

Plot Reference	DER	TER	% DER < TER	DPER	TPER	% DPER < TPER	DFEE	TFEE	% DFEE < TFEE
1	4.25	12.14	64.99	44.28	63.45	30.22	37.7	41.13	8.32
19	4.09	12.59	67.51	42.58	65.85	35.33	39.57	43.22	8.44
21	3.76	11.3	66.73	39.31	58.9	33.27	34	37.31	8.89

Ellerdale House Type

Plot Reference	DER	TER	% DER < TER	DPER	TPER	% DPER < TPER	DFEE	TFEE	% DFEE < TFEE
4	3.83	11.77	67.46	40.11	61.69	34.98	31.87	35.36	9.89
5	3.83	11.77	67.46	40.11	61.69	34.98	31.87	35.36	9.89
6	3.83	11.79	67.51	40.15	61.76	34.99	31.93	35.43	9.88
7	3.87	11.95	67.62	40.6	62.61	35.16	32.66	36.17	9.73
8	3.83	11.79	67.51	40.15	61.76	34.99	31.93	35.43	9.88
9	3.87	11.95	67.62	40.6	62.61	35.16	32.66	36.17	9.73
10	3.83	11.79	67.51	40.15	61.76	34.99	31.93	35.43	9.88
11	3.87	11.95	67.62	40.6	62.61	35.16	32.66	36.17	9.73
12	3.83	11.79	67.51	40.15	61.76	34.99	31.93	35.43	9.88
13	3.3	10.11	67.36	34.82	52.78	34.02	23.83	27.47	13.25
14	4.16	11.95	65.19	43.52	62.61	30.49	32.66	36.17	9.73

Suite 2.1 Woodhead House,
Woodhead Road,
Birstall, Batley
WF17 9TD

info@enevo.co.uk
www.enevo.co.uk

Company No. 12868218
VAT Registered No. GB367871155



Loxley House Type

Plot Reference	DER	TER	% DER < TER	DPER	TPER	% DPER < TPER	DFEE	TFEE	% DFEE < TFEE
3	3.48	10.28	66.15	36.44	53.52	31.91	29.98	33.6	10.78
15	3.41	10.01	65.93	35.68	52.06	31.46	28.78	32.35	11.06
16	3.44	10.14	66.07	36.03	52.73	31.67	29.33	32.92	10.93
17	3.41	10.01	65.93	35.68	52.06	31.46	28.78	32.35	11.06
18	3.44	10.14	66.07	36.03	52.73	31.67	29.33	32.92	10.93
20	3.44	10.14	66.07	36.03	52.73	31.67	29.33	32.92	10.93

2B4P House Type

Plot Reference	DER	TER	% DER < TER	DPER	TPER	% DPER < TPER	DFEE	TFEE	% DFEE < TFEE
2	3.46	10.05	65.57	36.17	52.53	31.14	29.66	32.49	8.71

Table 2: Initial SAP Calculation Results

As can be seen from the calculation results in table 2, the proposed dwelling(s) achieves Part L compliance using the provided specifications for building fabric and services. No further additions or improvements are required to any part of the proposed materials or building services.

These calculations have been produced using the specification provided to us by the design team, and assumptions have been used where information is not available. Any assumptions that we have used are identified in table 1 above.



3.0 EPC Grades

Table 4 below outlines the EPC grades that have been achieved:

Plot Reference	Assessment Reference	SAP Rating	EPC Grade
Dovedale (Semi)	1	83	B
Dovedale (Detached)	19	84	B
Dovedale (Semi)	21	85	B
Ellerdale (Semi)	4	86	B
Ellerdale (Semi)	5	86	B
Ellerdale (Semi)	6	86	B
Ellerdale (Semi)	7	85	B
Ellerdale (Semi)	8	86	B
Ellerdale (Semi)	9	85	B
Ellerdale (Semi)	10	86	B
Ellerdale (Semi)	11	85	B
Ellerdale (Semi)	12	86	B
Ellerdale (Mid)	13	87	B
Ellerdale (Semi)	14	84	B
House	2	85	B
Loxley	3	86	B
Loxley	15	86	B
Loxley	16	86	B
Loxley	17	86	B
Loxley	18	86	B
Loxley	20	86	B