

## Energy performance certificate (EPC) recommendation report

Unit 5C Building One  
Canonbury Yard  
190a New North Road  
LONDON  
N1 7BJ

Report number  
**6174-5868-4519-4336-8068**

Valid until  
**18 October 2032**

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### Energy rating and EPC

This property's energy rating is E.

For more information on the property's energy performance, see the EPC for this property.

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# Recommendations

## Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium

## Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium

## Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider switching from gas to biomass.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing solar water heating.	Low

# Property and report details

Report issued on	19 October 2022
Total useful floor area	26 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.d, SBEM, v6.1.d.0

## Assessor's details

Assessor's name	Hardip Chana
Employer's name	Greenleaf Assessments Ltd
Employer's address	33 Grange Crescent, Chigwell, Essex, IG7 5JD
Assessor ID	STRO026880
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd

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