

Energy performance certificate (EPC) recommendation report

75 Bayham Street
LONDON
NW1 0AA

Report number
0370-0841-6689-7209-9002

Valid until
6 January 2029

Energy rating and EPC

This property's energy rating is B.

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

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 in over 7 years

Recommendation

Potential impact on carbon emissions

Improve insulation on HWS storage.

Low

Consider installing building mounted wind turbine(s).

Low

Add time control to heating system.

Low

Consider installing solar water heating.

Low

Add optimum start/stop to the heating system.

Low

Property and report details

Report issued on	7 January 2019
Total useful floor area	562 square metres
Building environment	Mixed-mode with Mechanical Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v5.4.0, SBEM, v5.4.b.0

Assessor's details

Assessor's name	Jonathan Wilson
Telephone	01892 315 466
Email	jwilson@energy-test.co.uk
Employer's name	Energytest (Commercial) Ltd
Employer's address	4 St John's Road Tunbridge Wells
Assessor ID	EES/018722
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
