

Overheating Report - England AD O (2021)

Compliance Checklist

Our reference: LA.LA.LE6-0
Regulation: AD O (2021) England

Assessor: Mubarak Shuaibu
Date issued: 26-3-2025. Revision: 0

This Compliance Checklist has been produced to follow the guidance of Building Regulations Approved Document AD O (2021) in England.

Part 1 - Building details and declarations

1.1 Building and site details	
Address	Ratby, Phase 2 - Castletown P03, Land at Markfield Road, Ratby, Phase 2, Leicestershire
Postcode	LE6 0LS
Proposed building use / type of building	Dwelling
Is there a risk of external noise or air pollution?	No
Is there a risk of falling from height?	No
Is there a risk of night-time security?	No
Ventilation strategy	Mechanical

1.2 Designer's details	
Designer's name	Lagan Homes
Company	Lagan Homes

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Compliance Checklist (Simplified method)

Ratby, Phase 2 - Castletown P03, Land at Markfield Road, Ratby, Phase 2, Leicestershire, LE6 0LS

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Part 2a - Simplified method

2a.1 Site details	
Site location	Moderate risk location
Building category	Cross ventilation possible
2a.2 Designed overheating mitigation strategy	
Details of standards selected:	
a) Maximum area of glazing	Total floor area: 146.9 m2. Total glazed area of dwelling: 11.6 sqm. Solar gains maximum target: 11.0%. Dwelling design: 7.9%. COMPLIES
b) Maximum area of glazing in the most glazed room	Most glazed room: Kitchen/dining. Total floor area: 21.9 m2. Worst-case façade solar gains max. target: 22.0%. Design: 9%. (1.98m2) COMPLIES
c) Shading strategy	No additional shading measures are required. Property is not in a high risk area for overheating. COMPLIES
d) Total minimum free area:	Target minimum free area: 13.2 m2. Dwelling design: 15.4 m2. Result includes equivalent area correction in line with BS EN 13141-1. COMPLIES
e) Bedroom minimum free area	Bedroom 1: Target minimum free area: 0.5 m2. Dwelling design: 1 m2. Bedroom 2: Target minimum free area: 0.5 m2. Dwelling design: 1.1 m2. Bedroom 3: Target minimum free area: 0.4 m2. Dwelling design: 1 m2. Bedroom 4: Target minimum free area: 0.3 m2. Dwelling design: 1.1 m2. COMPLIES
This building complies with the Simplified Method under Approved Document O (2021). Overall result: COMPLIES	

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OVERHEATING COMPLIANCE

2a.3 Designer's declaration	
Designer's name	Lagan Homes
Company	Lagan Homes
Signature	
Registration number (if applicable)	
Date of design	26-3-2025

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Compliance Checklist (Dynamic thermal method)

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Part 2b - Dynamic thermal modelling method

2b.1 Modelling details	
Not assessed	A dynamic thermal model is not required if the Simplified Approach shows full compliance.