Energy performance certificate (EPC) recommendation report

The Royal High Prep School
Building 2
Cranwell House
Weston Park East
Bath
BA1 2UZ

Report number
8471-0809-0911-2556-3578

Valid until
15 June 2036

Energy rating and EPC

This property's energy rating is C.

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 within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Medium
Consider switching from gas to biomass.	High

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	16 June 2026
Total useful floor area	811 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.3.1, SBEM, v6.1.e.2

Assessor’s details

Assessor’s name	Stephen Peacock
Telephone	0203 905 60 99
Email	hello@fourwalls-group.com
Employer’s name	Bespokeplans Limited
Employer’s address	24 Walmsley House London SW16 1RH
Assessor ID	EES/008714
Assessor’s declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd