



Places For Everyone (PfE) Statements

**Erection of self-contained granny annex ancillary to the
original dwelling**

At

Address: Whipney House,

Whipney Lane,

Greenmount,

BL8 4HT



JP-S2: Carbon and Energy

The proposal is designed to minimise energy demand and maximise energy efficiency in line with Building Regulations, national sustainability objectives, and local planning policies.

1.1 Energy Efficiency by Design

- **High-Performance Building Fabric:**

The annex will be constructed using modern, energy-efficient materials. High levels of insulation will be incorporated into the walls, roof, and floors, with windows and external doors specified to achieve low U-values (e.g., triple-glazed units). This fabric-first approach will ensure minimal heat loss and a comfortable indoor environment throughout the year.

- **Air Tightness:**

The building will be designed and built to a high standard of airtightness, with careful detailing at junctions and penetrations. Airtightness testing will be undertaken at completion to confirm compliance with Building Regulations.

- **Heating and Hot Water:**

The annex will incorporate a low-carbon heating system, such as an air-source heat pump or other high-efficiency solution. Underfloor heating or low-temperature radiators may be used to provide steady, comfortable warmth suitable for elderly occupants.

- **Ventilation:**

Mechanical ventilation with heat recovery (MVHR) will be installed to ensure good indoor air quality while retaining heat and reducing energy use.

1.2 Renewable Energy Integration

- **Solar Panels:**

Where practicable and supported by planning and orientation, the annex roof may accommodate solar photovoltaic (PV) panels or solar thermal panels to generate renewable electricity or supplement hot water demand. These panels will be black framed and black backed if they are selected to be installed.



- **Future Readiness:**

The electrical infrastructure will be designed to allow for easy installation of additional renewable technologies in the future, ensuring long-term sustainability.

1.3 Building Services

- **Efficient Lighting and Appliances:**

All internal and external lighting will be low-energy LED fittings, and energy-efficient (A-rated) appliances will be specified.

- **Smart Controls:**

The use of smart thermostats and automated lighting controls will optimise energy use and ensure convenience for the occupant.

1.4 Demonstrating Practicality and Viability

All proposed measures are standard practice for modern, energy-efficient new-build dwellings and are considered practical and cost-effective within the overall design and construction process.

1.5 Regulatory Compliance

The annex will be designed and constructed to fully comply with **Building Regulations Part L (Conservation of Fuel and Power)**, ensuring that energy performance targets are achieved or exceeded.

1.6 Environmental Impact

By adopting a fabric-first approach, integrating low-carbon technologies, and including renewable energy generation where possible, the new annex will have a low carbon footprint and contribute positively to the site's overall sustainability profile.

EV Chargepoint Statement (Part S Compliance)

To comply with the **2022 Building Regulations Part L and Part S**, the proposed new-build granny annex will incorporate energy-efficient design and electric vehicle charging capability.

2.1 Part L (Conservation of Fuel and Power)

- **Fabric and Insulation:**

The new building envelope will be designed to exceed minimum insulation standards, achieving low U-values and high thermal performance.

- **Heating and Ventilation:**

A low-carbon heating system (e.g., air-source heat pump) and MVHR will ensure energy efficiency and comfort.

- **Lighting and Power:**

LED lighting and energy-efficient electrical fittings will be specified throughout.

- **Renewable Energy (where feasible):**

Solar PV or solar thermal systems may be incorporated to support the annex's energy needs.

2.2 Part S (Electric Vehicle Charging)

- **Provision of Charging Point:**

In accordance with Part S requirements, the new annex will be provided with a dedicated electric vehicle (EV) charging point, or appropriate cabling and electrical infrastructure to enable future installation.

- **Accessibility:**

The charge point will be conveniently located near the annex's parking space, providing easy access for the occupant and visitors.



- **Electrical Capacity:**

The main electrical supply and consumer unit will be designed to safely accommodate the EV charge point and other modern energy demands.

2.3 General Considerations

- **Metering:**

The annex will have its own electrical metering or sub-metering to enable monitoring of energy use, including EV charging.

- **Future Proofing:**

Electrical and service routes will allow for future upgrades to support renewable or smart-energy technologies.

JP-C2: Digital Connectivity

The proposed new-build granny annex will be equipped with modern digital connectivity, ensuring fast and reliable internet access for communication, security, and independence.

3.1 Full Fibre Connectivity

Full-fibre broadband infrastructure will be provided to the annex, connecting it directly to the main dwelling's service or to an external provider network where available. Should fibre not yet be available at the location, alternative high-speed solutions such as 4G/5G or fixed wireless broadband will be installed.

3.2 Operational Internet Access

The annex will have an operational internet connection upon completion, enabling the occupant to access online services such as healthcare, communication, and entertainment.

3.3 Accessibility to Network Providers

The building will be designed to allow easy access for internet service installation and maintenance. Where full fibre is not currently feasible, suitable alternatives will ensure compliance with Policy JP-C2.

3.4 Policy JP-C2 Compliance

The proposal fully aligns with **Policy JP-C2**, ensuring the annex benefits from modern digital infrastructure and connectivity to meet present and future needs.

Compliance with Policy JP-G7: Trees and Woodland

Policy JP-G7 seeks to protect, enhance, and expand tree and woodland cover across Greater Manchester, requiring that any unavoidable tree loss as a result of development is compensated by replacement planting at a ratio of **two new trees for every one lost (2:1)**. The proposal for the erection of a new granny annex at Whipney House has been carefully designed to minimise any impact on existing trees and green infrastructure.

Where the loss of a small number of lesser-quality trees (Category C or U) may be unavoidable to enable development or access, the applicant commits to **providing replacement tree planting on a 2:1 basis** within the site boundary behind the annex to create a hedgerow line adjacent to the road to provide screening of the building and reduce its prominence. This will ensure full compliance with Policy JP-G7 and contribute positively to local biodiversity, landscape character, and carbon sequestration objectives.

Replacement trees will be **native or locally appropriate species**, selected to complement existing vegetation and enhance the site's ecological value. Planting will be undertaken in accordance with best practice standards (e.g. BS 8545:2014) and maintained to ensure successful establishment.

In this way, the development fully complies with the requirements of Policy JP-G7: Trees and Woodland, ensuring no net loss of tree cover and contributing to the wider *Places for Everyone* ambition to expand woodland and tree canopy cover across the borough.



Conclusion

The **erection of a new self-contained granny annex** will:

- Fully comply with **Part L** (energy efficiency), **Part S** (EV charging), and **Policy JP-C2** (digital connectivity).
- Incorporate a **fabric-first, low-carbon design** with renewable energy potential.
- Provide a comfortable, efficient, and sustainable living environment suitable for independent occupation.
- Include the necessary **digital and energy infrastructure** to meet modern living standards and future regulatory requirements.
- Fully comply with the requirements of Policy JP-G7: Trees and Woodland

Together, these measures ensure that the new annex will be environmentally responsible, future-ready, and supportive of sustainable independent living.