

Energy Statement (Response to Policy JP-S2)

Compliance with Policy JP-S2: Carbon and Energy The proposed development aims to achieve requirements of the 2022 Part L Building Regulations through a "fabric-first" retrofit approach, combined with low-energy heating.

Minimising Energy Demand (Fabric Efficiency): Solid Wall Insulation: The existing solid brick walls will be thermally upgraded using a breathable internal insulation system (woodfibre boards finished with lime plaster). This solution improves thermal performance to meet or surpass Part L threshold targets (aiming for 0.30 W/m²K where technically feasible) whilst maintaining the necessary vapour permeability to protect the historic building fabric from interstitial condensation.

Roof Insulation: The roof will be fully insulated to modern standards to minimize heat loss.

Glazing: All windows will be upgraded to thermally broken frames with double glazing units to reduce thermal bridging and heat loss.

Airtightness & Ventilation: The property will utilize Mechanical Ventilation with Heat Recovery (MVHR) to maintain high indoor air quality and retain heat that would otherwise be lost through standard ventilation, significantly reducing the space heating demand.

Primary Heat Source: Space and water heating will be provided by a high-efficiency condensing gas system (ErP A-rated).

Heat Distribution: A wet underfloor heating system will be installed, designed to run at the low flow temperatures (approx. 35°C–45°C).

Conclusion: The development adopts a comprehensive retrofit strategy that prioritises fabric efficiency and modern heating controls to minimise energy demand, satisfying the objectives of Policy JP-S2.

Digital Connectivity Statement (Response to Policy JP-C2)

Compliance with Policy JP-C2: Digital Connectivity The proposed dwelling will be provided with high-quality digital infrastructure to support modern working and living requirements.

Full Fibre Connection: The development will ensure access to a "Full Fibre" (FTTP - Fibre to the Premises) connection, ensuring gigabit-capable speeds are available to future occupants.

Infrastructure: Internal data points (Cat6 cabling) will be installed during the renovation works to ensure robust connectivity throughout the large property, eliminating "dead zones" and reducing reliance on Wi-Fi alone for critical connections.

Network Availability: The site is located in an established residential area with access to major high-speed network providers, and connection to these networks is technically feasible and viable.