



RA Design & Project Management Ltd
Suite 4
The White House
42-44 Chorley New Road
Bolton
BL1 4AP

APPLICATION NO : 71252

LOCATION : 64 PARSONAGE ST, BURY, BL9 6BL

ENERGY STATEMENT

The following statement is included to accompany the above planning application. The statement will provide an overview of how the proposal will comply with Policy JP-S2.

The proposal is to convert the vacant first floor of a shop into a self contained flat with a new access. Carbon and Energy saving measures will be incorporated as below:

Recycled Materials

The construction will propose to ensure at least 10% of the total value of the materials used will be derived from recycled content in products and materials selected. A record of such procurement shall be maintained for evaluation.

Measures include:

- ❖ Recycled hardcore fill to be used below all foundations
- ❖ Plasterboard with approx 15% recycled content will be used
- ❖ Recycled insulation quilt used in external walls

- ❖ Recycled insulation quilt used in internal partitions
- ❖ Recycled insulation quilt used in the roof
- ❖ Recycled damp proof membranes such as Visqueen Eco-membranes to be used

Demolition

Though demolition will be minimal, the principles of recycling and re-use of materials included in the document guidelines will be used, including :

- ❖ Re-using of bricks obtained from any demolition
- ❖ Re-using timber in stud partitions
- ❖ Utilisation of segregated skips and waste disposal/management during the construction phase

Ecology

The proposal is not considered to have a negative impact on the biodiversity of the area as the area is not an area of natural biodiversity, an area of geological conservation or a wildlife habitat. However, bat boxes will be provided and the existing soft landscaped areas to be retained where not affected by the rear extension

Energy

A number of proposals will be included to achieve energy conservation and reduction of CO₂ gases, including:

- ❖ Fully insulated floors, walls and roofs to achieve a U value of 0.18W/m²K
- ❖ PVC windows to achieve a U value of 1.4W/m²K
- ❖ Use of condensing boilers and thermostatic radiator valves
- ❖ No overshadowing on the South facing elevation in design and orientation of the building
- ❖ Use of local sub-contractors and suppliers for materials to minimize transport costs

Waste

The proposal will incorporate measures to reduce operational waste and increase recycling including allocating space for the segregation and storage of recyclable waste, materials.

Conclusion

The measures above are over and above of those required by the Building Regulations and appropriate for the size of the development. They demonstrate the applicants commitment to Energy saving, reducing the carbon footprint and being friendly to the environment

HOUSING (JP-H3 and H4)

The proposed dwelling will have a floor area of 58sqm. The dwelling will be a 1 bed flat.

The National Minimum Housing Standard for a 1 bed dwelling is 39sqm (1b flat) so the proposal exceeds the minimum standard.

As the flat is on the first floor, full compliance with Part M of the Building Regulations will not be practicable.

The area is predominantly terraced and Victorian houses with few 1 bed flats in the immediate vicinity so the density is appropriate for the location.

DIGITAL CONNECTIVITY STATEMENT

The development will have full fibre connection built into the premises to ensure high speed digital connectivity to the infrastructure, supporting Bury Council's Policy JP-C2, Let's Do It! Approved Guidance R and all relevant regulations