



POLICY STATEMENTS

**IN RELATION TO THE PLACES FOR EVERYONE JOINT
DEVELOPMENT PLAN DOCUMENT**

IN SUPPORT OF

**REINSTATEMENT OF A HEAVILY DAMAGED END-
TERRACE HOUSE, FOLLOWING A NEIGHBOURING GAS
EXPLOSION**

AT

**106 NELSON STREET, BURY, GREATER MANCHESTER
BL9 9HX**

Date: 16 September 2025

Our Ref: 251107



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1.0 Policy JP-S2: Carbon Energy Energy Statement

1.1 Policy JP-S2 states the following for new build homes;

Development proposals should set out how this has been achieved in an energy statement in accordance with the energy hierarchy, which in order of importance seeks to:

- i. Minimise energy demand;*
- ii. Maximise energy efficiency;*
- iii. Use renewable energy;*
- iv. Use low carbon energy; and*
- v. Utilise other energy sources.*

1.2 The application is proposing to rebuild a domestic dwelling which was destroyed / damaged by a gas explosion. The building has existed since the 1910s based on historic map data.

1.3 The proposal is limited by a number of factors such as being an existing site, the original building footprint, and situated in a row of terrace houses.

1.4 This has implications as we seek to maintain the street scene and original characteristics of the building, while improving the performance and energy efficiency of the dwelling.

1.5 We aim to achieve this by minimising the energy demand of the building by complying with the current building regulations as set out in the Approved Documents; in particular Part L: Conservation of fuel and power.

1.6 The external fabric of the building such as the windows, doors, walls, roof, and floors, will be improved from the original building and will achieve the required thermal performance and air tightness. This will assist in minimising the energy demand for the building.

1.7 During the technical design stages of the proposal and with the building control duties, we will be carrying out SAP calculations to ensure the proposal follows national guidelines and building regulations to achieve compliance.

1.8 We will be working with a Sustainable Building Consultant who will carry out the SAP calculations and advise on ways to improve carbon footprint and energy efficiency.

1.9 Where applicable, the design will incorporate the use of thermally efficient materials such as Plasmor Fibolite blocks and Hi-therm lintels. A waste water heat recovery system may be installed to assist with SAP compliance.



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- 1.10 An EPC will be produced so that the occupiers will be aware of the building energy performance.
- 1.11 A comparison from the original building to the proposal will be a highly significant increase in performance.
- 1.12 Energy efficiency will be maximised by installing a new modern heating system which includes a minimum combination boiler rated at A. It will also be appropriately sized for the number of rooms and size of the building so that energy is not wasted with an oversized boiler.
- 1.13 All hot water supplies will be fitted with temperature restrictors to protect from scalding, but also to help with the energy efficiency so that water isn't unnecessarily over heated.
- 1.14 Heating controls and programmable thermostat will be available in the building to aid in energy efficiency. Radiators to be fitted with thermostatic radiator valves to improve zone control, energy efficiency, and increased comfort in the building.
- 1.15 Renewable energy will be utilised by installing PV panels onto the southern facing side of the roof to maximum the solar gain.
- 1.16 A air source heat pump would not be viable as the site has limited external space. The noise and bulkiness of the pump would be disruptive to the building and neighbours, be situated next to the Kitchen window causing disruption, and make an area of the garden space unusable.
- 1.17 A ground source heat pump would not be viable as the site is not large enough to allow for the installation and it would not be financially viable.
- 1.18 EV charge point cannot be installed due to no parking provisions being allocated to the dwelling, and the site having no driveway.

2.0 Policy JP-H3: Type, Size and Design of New Housing *Size & Design Statement*

- 2.1 Policy JP-H3 states the following;

All new dwellings must:

- 1. Comply with the nationally described space standards; and*
- 2. Be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable.*



- 2.2 The application is proposing to rebuild a domestic dwelling which was destroyed / damaged by a gas explosion. The building has existed since the 1910s based on historic map data.
- 2.3 The proposal does not comply with national space standards in the current layout due to the previous installed of a partition by the occupier to divide the principal bedroom into 2 smaller bedrooms. We are seeking to recreate the original building, however if deemed unacceptable by the local authority we will amend the layout to a 2-bed dwelling which will comply with national space standards.
- 2.4 The original building footprint, layout, and size has limited the number of accessible designs that can be incorporated into the proposal.
- 2.5 The approach route into the building is via Nelson Street through a small front terrace garden. The approach is proposed to be as the original and as the neighbouring terraces; a straight flat paved walkway to a single stepped entrance door. The opening and walkway have a clear opening width of a standard paver and a half (900mm). A gently slope cannot be achieved due to the limited space for the approach, and a ramp would be considered impractical.
- 2.6 Lighting will be provided to the main entrance with automatic timers and motion detectors.
- 2.7 Internal doorset widths have been increased from the original building to a modern standard with a clear opening of min. 775mm.
- 2.8 The first floor hall and stairs wide is limited by the size of the original building, and to achieve the guidance set out in Part M4(2) would reduce the bedroom floor area to below space standard sizes. The hall and stairs have been increased from the original to min. 800mm wide.
- 2.9 A WC on the entrance storey is considered impractical due to the limited space of the original building. However if deemed a necessarily by the local authority the Kitchen can be reduced in size to accommodate, which would reduce useable habitable space.

3.0 Policy JP-H4: Density of New Housing *Density Statement*

- 3.1 Policy JP-H4 states the following;

New housing development should be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design.



...

Lower densities may be acceptable where they can be clearly justified by:

- 1. Local housing market issues, such as a demonstrable need for a particular type of housing that cannot be delivered at a higher density; or*
- 2. Site-specific issues, such as the design context and any potential impact on the wider landscape or townscape including heritage assets and green infrastructure*

- 3.2 The application is proposing to rebuild a domestic dwelling which was destroyed / damaged by a gas explosion. The building has existed since the 1910s based on historic map data.
- 3.3 As this is a rebuild of an existing building, there is no impact or change to the density of housing to this area.
- 3.4 We are proposing to maintain the same levels of residence / occupiers to the building, with no increase to bedrooms.
- 3.5 If density is considered an issue for this application, we believe that part 2 of the above excerpt, site-specific issues, may relates to this application. To maintain the original street scene of the terrace housing of Nelson Street which has existed since 1910s.

4.0 Policy JP-C2: Digital Connectivity *Digital Connectivity Statement*

- 4.1 As part of the proposed works, the building will have full fibre infrastructure as part of the services and utility installation.
- 4.2 BT Open Reach ducting will be installed from Nelson Street / boundary of the site to the building ready for connection from the provider's engineer at the occupier's wishes.