

ENERGY/SUSTAINABILITY STATEMENT

PROPOSED CARE HOME

IRWELL STREET, BURY

DATE: 17/03/24

VERSION: 1.1

REF: 23-085 Exemplar, Irwell Street, Bury Energy Statement Rev 1.1.docx



VERSION HISTORY

Version	Status	Date	Description
1.0	Planning	17/03/24	For Planning Application
1.1	Planning	30/04/24	Amended following comments

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1.0 INTRODUCTION

This report has been prepared to address energy efficiency, sustainable and renewable energy requirements set out within planning requirements.

The development consists of the erection of a care home with associated parking and landscaping.

Energy reduction/ renewables statement. This statement will show the predicted energy demand of the proposed development and the degree to which the development meets current energy efficiency standards.

The following were considered when formulating the report.

U-values

Design Stage BER/TER - Building Regulations Part L2A 2021

Energy efficiency technologies included

Renewable and low carbon technologies included

Percentage of low energy lighting

Reduced glazing areas

2.0 SUSTAINABLE DESIGN

2.1 Enhanced U-value Specification

The building fabric, the building services and the management of a building broadly determine the energy use of a building. In understanding this, the design team can take measures to advance sustainable design from the earliest stages of a development.

The details below provide a summary of potential measures that can be incorporated into the design and construction of the development to reduce its energy requirement and carbon footprint. Within the Energy Hierarchy these measures are classified as lean, clean and green and permanently reduce the energy requirement.

Part L2 2021 of the building regulations approved document sets minimum u-value standards as indicated below which are now lower than previous regulations Part L2A 2013, resulting in new buildings being more energy efficiency than they were previously:

Part L2A 2013

Walls	0.35 W/m ² k
Floor	0.25 W/m ² k
Roof	0.25 W/m ² k
Windows/Doors	2.20 W/m ² k

Part L2A 2021

Walls	0.26 W/m ² k
Floor	0.18 W/m ² k
Roof	0.18 W/m ² k
Windows/Doors	1.6 W/m ² k

The following 'U' values will be targets for the construction of various elements:

Proposed

Walls	0.26 W/m ² k
Floor	0.18 W/m ² k
Roof	0.15 W/m ² k
Windows/Doors	1.4 W/m ² k

These levels are to be achieved by the use of carefully selected materials to reduce the carbon signature.

The construction of the building is based on well insulated cavity walls, solid concrete floors and highly insulated roof. With the underfloor heating the building heats up and retains heat within the fabric and thermostatic controls steadily reduce the need to heat due to the thermal storage capacity of the building fabric, reducing energy/electric consumption.

2.2 Internal Lighting

Not less than 100% of light fittings to be used will be high efficacy, low energy LED fittings.

Control of lighting shall be via manual and also presence detection where deemed suitable.

2.3 External Lighting

All external light fittings will be 40 Watt or less low energy lighting units which are designed to only accept low energy bulbs and fittings will be operated by dusk to dawn sensors to ensure limited use of energy.

2.4 Energy Efficient Technologies

Heating

Heating to the majority of the development shall be via a centralised low temperature hot water heating system.

The heat to this system shall be provided via Air Source Heat Pumps (ASHP) with seasonal efficiencies of 335%.

These ASHPs provide heating via low carbon methods as well as being highly efficient.

This central system shall feed an underfloor heating system to the majority of areas.

Local temperature controllers with locked parameters shall be installed to stop over heating.

Central controls shall also be provided giving better management of the building.

Heating/Cooling – Lounge Areas

Heating & cooling to lounge areas shall be provided via efficient heat pump air conditioning units. These shall provide both thermal comfort and also energy efficient operation.

Control of the units shall be via local controllers with locked parameters to stop over heating/cooling.

Hot Water

Hot water shall be provided via high efficiency, low NO_x gas fired water heaters. Gas hot water currently provide lower carbon emissions than the likes of ASHPs within Part L2 calculations.

Ventilation

All extract ventilation shall be via local 'Lo Carbon' type, low specific fan power. These units shall run continuously at a low speed and boost via an integral humidity sensor when required providing enhanced ventilation.

Water Consumption

Part G of the building regulations covers water efficiency.

All sanitaryware shall provide lower water consumption than required by Part G.

Where possible and practical water efficient appliances shall be utilised.

Photovoltaic

Photovoltaic (PV) Panels shall be installed east facing to provide renewable energy, reducing the carbon footprint of the building. The level of PV has been set to provide an economically feasible amount of carbon reduction.

2.5 Glazing Areas

Glazing areas have been lowered, reducing heat losses (and heating loads) and also removing any possible overheating issues.

2.6 Design Stage BRUKL (TER/DER) Calculation

The proposed building was modelled in SBEM 2021 to determine the CO₂ emissions. Simplified Building Energy Model, or SBEM, is the government's approved methodology for the calculation of CO₂ emissions for new buildings.

These calculations incorporate details included above to calculate envisaged CO₂ emissions of the development. These results are shown below and within Appendix A:

TER	46.45 kgCO ₂ /m ² /annum
BER	45.51 kgCO ₂ /m ² /annum

These calculations show that with the development emissions are below that required for the current building regulation requirements (SBEM 2021) and show a reduction in CO₂ of in excess of 34% compared to the previous requirements of SBEM 2013.

3.0 CONCLUSION

The energy strategy was detailed previously but can be best summarised as follows:

- A fabric first strategy which aims to achieve long term reductions in CO₂ emissions and climate change has been incorporated.
- Heating will be provided via high efficiency ASHPs.
- Hot water will be provided via high efficiency gas fire water heaters.
- PV shall be provided on the south facing roof.
- All lighting shall be LED.
- The emissions rates are lower than that required by the current building regulations.
- Glazing areas are lowered to reduce heat loss and possible overheating issues.
- All efforts have been carried out to provide as low carbon emissions as are economically viable.

APPENDIX A

BRUKL Output Document



Compliance with England Building Regulations Part L 2021

Project name

**23-085 Exemplar, Irwell Street, Bury
SBEM (Planning) Rev1**

As designed

Date: Sun Mar 17 10:40:40 2024

Administrative information

Building Details

Address: Exemplar Care Home, Irwell Street, BURY,

Certification tool

Calculation engine: SBEM

Calculation engine version: v6.1.d.0

Interface to calculation engine: Energy Simulator

Interface to calculation engine version: 10.10.0.199

BRUKL compliance module version: v6.1.d.0

Certifier details

Name: Mark Iles

Telephone number: 0191 4956250

Address: Metropolitan House, Longrigg Road, Swalwell,
Gateshead, NE16 3AS

Foundation area [m²]: 949.53

The CO₂ emission and primary energy rates of the building must not exceed the targets

Target CO ₂ emission rate (TER), kgCO ₂ /m ² annum	46.45
Building CO ₂ emission rate (BER), kgCO ₂ /m ² annum	45.51
Target primary energy rate (TPER), kWh/m ² annum	282.9
Building primary energy rate (BPER), kWh/m ² annum	280.01
Do the building's emission and primary energy rates exceed the targets?	BER ≤ TER BPER ≤ TPER

The performance of the building fabric and fixed building services should achieve reasonable overall standards of energy efficiency

Fabric element	U _o -Limit	U _o -Calc	U _i -Calc	First surface with maximum value
Walls*	0.26	0.26	0.26	Wall 1
Floors	0.18	0.18	0.18	Exposed Floor 1
Pitched roofs	0.16	-	-	No heat loss pitched roofs
Flat roofs	0.18	0.15	0.15	Exposed Roof 1
Windows** and roof windows	1.6	1.4	1.4	Window 1
Rooflights***	2.2	-	-	No external rooflights
Personnel doors^	1.6	1.4	1.4	Door 1 (Personnel Door)
Vehicle access & similar large doors	1.3	-	-	No external vehicle access doors
High usage entrance doors	3	-	-	No external high usage entrance doors
U _o -Limit = Limiting area-weighted average U-values [W/(m ² K)] U _o -Calc = Calculated area-weighted average U-values [W/(m ² K)] U _i -Calc = Calculated maximum individual element U-values [W/(m ² K)] * Automatic U-value check by the tool does not apply to certain walls whose limiting standard is similar to that for windows. ** Display windows and similar glazing are excluded from the U-value check. *** Values for rooflights refer to the horizontal position. ^ For fire doors, limiting U-value is 1.8 W/m ² K. NB: Neither roof ventilators (inc. smoke vents) nor swimming pool basins are modelled or checked against the limiting standards by the tool.				
Air permeability	Limiting standard	This building		
m ³ /(h.m ²) at 50 Pa	8	6		