

STONEHOUSE & CO

ARCHITECTURAL DESIGN



ENERGY STATEMENT

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Introduction and Planning Policy

Bury Council are part of Greater Manchester authority and as such Policy JP-S2 applies which is summarised below;

Policy JP-S2: Carbon and Energy

The aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures including;

1. Promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling;
2. Promoting the use of life cycle cost and carbon assessment tools to ensure the long-term impacts from development can be captured;
3. Taking a positive approach to renewable and low carbon energy schemes, particularly schemes that are led by, or meet the needs of local communities;
4. . Increasing the range of nature-based solutions including carbon sequestration through the restoration of peat-based habitats, woodland management, treeplanting and natural flood management techniques;
5. An expectation that new development will, unless it can be demonstrated that it is not practicable or financially viable; a. Be net zero carbon which applies: from adoption – to regulated operational carbon emissions; from 2028 – to all emissions ‘in construction’. From 2025 development should also calculate and minimise carbon emissions from unregulated emissions alongside regulated emissions. 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.

From 2025 any residual carbon emissions that cannot be fully mitigated on-site should be offset, in agreement with the relevant local planning authority through a financial contribution to a carbon offset fund.

As an interim measure, development should be consistent with the 2022 Part L Building Regulations unless superseded by changes to building regulations and/or national or local planning policies.

- b. Incorporate adequate electric vehicle charging points, in line with Part S of the Building Regulations, unless superseded by relevant Local Plan policies, to future proof for the likely long-term demand, taking account of the potential maximum energy demand for the site;
- c. Where practicable, prioritise connection to a renewable energy/heating/cooling network in the first instance or a low carbon energy/heating/cooling network that is adaptable to non-fossil fuels at a later date;
- d. In residential developments, achieve energy demand reductions in terms of space heat demand; hot water energy demand and the delivery of on-site renewable energy generation, in accordance with Table 5.1.

Proposed Scheme and Compliance

This proposal is to create a new apartment above an existing vacant retail unit.

We note many of the points are valid from 2025, so we are still in the interim measures for this scheme as noted in point 5 (a) highlighted yellow previously.

Following the hierarchy noted in point 5 the scheme complies in the following ways;

i. **Minimise energy demand;** *the proposals include the new insulation of walls as noted on drawings (Line existing external walls with Unilin XT/TL 72.5mm (60 + 12.5). This achieves the u values stated in part L1a Table 4.3. The roof is to be insulated to L1 standards. As a second storey flat the existing retail unit below remains as existing. A high efficiency boiler A rated boiler is proposed. Ventilation is achieved by specifying Vent Axia Low Carbon Centra dMEV fans which minimise electricity demand compared to standard extract fans. In these ways energy demand is minimised.*

ii. **Maximise energy efficiency;** By fully insulating the new apartment above, using an A rated boiler and the dMEV fans this is maximising energy efficiency of an existing building. The building will comply with Part L of the building regulations and this will meet the interim measures noted in the statements.

iii. **Use renewable energy;**

iv. **Use low carbon energy**

Options 3 & 4 are felt in this case to be cost prohibitive. With the money first being spent on insulation and high efficiency boiler & ventilation this limits the budget.

Options are;

- ASHP (cost £7500, compared to £3200 for gas boiler, as the scheme is for one apartment this cost would make the scheme viable)

- Solar PV (£4000-£6000 for 2.5 -3.5kW pk). Again due to the small nature of this scheme and the low value of rents this additional cost makes the scheme un-viable.

It should be noted that the retail unit had previously closed and house/property values are low in this area so the cost returns are low.

v. **Utilise other energy sources.**

Not viable for a single existing building.

Conclusion

In this instance the policy is complied with due to compliance with Part L, as well as the use of low carbon ventilation systems and high efficiency boilers, the client has followed the hierarchy to minimise energy use in the first instance. The nature of the scheme as the part conversion of an existing building and the low property values and high build costs make further low carbon energy additions un-viable in this case.