

ENERGY STATEMENT

Proposed Conversion of Existing Dwelling to 3 No. Self-Contained Apartments at 252 Bolton Road, Radcliffe, M26 3GW

1.0 Introduction

This Energy Statement has been prepared in support of the proposed conversion of the existing dwelling at 252 Bolton Road, Radcliffe into three self-contained residential apartments. The statement demonstrates how the proposal accords with the requirements of Policy JP-S2 (Carbon and Energy) of the Places for Everyone Joint Development Plan. The proposal comprises the refurbishment and conversion of an existing vacant building. It does not involve demolition or the construction of a new building and therefore provides an inherently sustainable form of development by retaining the existing structure and significantly reducing embodied carbon associated with new construction.

2.0 Existing Building

The application relates to an existing detached dwelling that has become vacant and fallen into a poor state of repair. The building is currently undergoing complete refurbishment internally and, at present, comprises little more than the existing structural shell. This provides the opportunity to comprehensively upgrade the thermal performance and energy efficiency of the building during the conversion works. By retaining the existing walls, foundations and primary structural frame, substantial quantities of construction materials are conserved, avoiding the environmental impacts associated with demolition, waste generation and the manufacture of replacement materials.

3.0 Compliance with the Energy Hierarchy

The proposal seeks to minimise energy demand through improvements to the thermal performance of the existing building fabric. As part of the refurbishment works the building will be insulated to current Building Regulations standards wherever reasonably practicable, reducing heat loss and improving overall energy efficiency. Existing windows and external doors will be replaced with modern double-glazed units where required, incorporating low-emissivity glazing and thermally efficient frames. Air leakage will be reduced through improved sealing of the building envelope and upgraded insulation within the roof and floor construction where achievable. These improvements will significantly reduce the operational energy demand of the existing building compared with its current condition.

The apartments will be fitted with modern energy-efficient building services throughout. All internal lighting will comprise LED fittings, significantly reducing electricity consumption compared with traditional lighting. Space heating and hot water systems will be selected to achieve high levels of energy efficiency and will comply with the current requirements of the Building Regulations in force at the time of construction. Modern controls, programmable thermostats and energy-efficient appliances will further assist residents in reducing operational energy consumption.

Given the nature of the proposal as the conversion of an existing building with no roof alterations or significant redevelopment, the installation of renewable energy technologies has

been considered on a proportionate basis. The proposal has been designed to maximise improvements to the existing building fabric in the first instance. The applicant will continue to review opportunities for the incorporation of renewable technologies, such as photovoltaic panels or air source heat pumps, where these can be accommodated without compromising the character of the building or resulting in disproportionate cost.

4.0 Sustainable Construction

The proposal represents a sustainable form of development through the reuse of an existing building rather than replacement with new construction.

Retaining the existing structural shell substantially reduces embodied carbon by avoiding demolition works and minimising the demand for new construction materials. The refurbishment also diverts a vacant building from long-term deterioration, extending its useful life and making efficient use of an established residential site. Where practicable, materials used during refurbishment will be responsibly sourced, with waste generated during construction segregated and recycled where suitable facilities exist.

5.0 Sustainable Location

The site occupies a sustainable urban location with excellent access to local services, employment opportunities and public transport. Residents will be able to access shops, schools, healthcare facilities and public transport on foot, reducing dependence on private vehicles and contributing to lower transport-related carbon emissions over the lifetime of the development. The proposal therefore supports wider sustainability objectives by locating additional housing within an established urban area rather than encouraging development on previously undeveloped land.

6.0 Carbon Offset Fund

Policy JP-S2 identifies that where residual operational carbon emissions remain, an appropriate financial contribution may be made to a Carbon Offset Fund where applicable.

This proposal does not comprise a new-build development but the refurbishment and conversion of an existing building. The primary objective is to maximise improvements to the energy performance of the retained building fabric and services. As such, it is considered that the proposal represents a proportionate response to Policy JP-S2. In the absence of an adopted local carbon offset calculation methodology applicable to this form of development, it is considered that a financial contribution to a Carbon Offset Fund is not required. Should the Local Planning Authority consider otherwise, the applicant would welcome further discussion during the determination of the application.

7.0 Conclusion

The proposal complies with the objectives of Policy JP-S2 by prioritising the retention and refurbishment of an existing building, improving the thermal performance of the building envelope, incorporating modern energy-efficient services and reducing operational energy demand. By reusing the existing structure, the development significantly reduces embodied carbon when compared with demolition and replacement, whilst providing three high-quality homes within a sustainable urban location. The proposal therefore represents an appropriate and proportionate response to the carbon and energy requirements of Policy JP-S2 and fully supports the wider objective of reducing greenhouse gas emissions across Greater Manchester.