

ENERGY STATEMENT

In support of Application for Planning Permission for change of use
371 Bury New Road, Prestwich
August 2024

“PLACES FOR EVERYONE” (PfE) ENERGY STATEMENT

Energy Statement: Compliance with PfE Policy JP-S2 - Carbon and Energy.

Project Overview

It is proposed to create four internal rooms on the ground floor of Number 371 Bury New Rd Prestwich, Manchester M25 1AW – a property constructed in the early 1930’s and refurbished and upgraded in 2002.

- Room 1: 4.6m x 3.6m
- Room 2: 2.2m x 4.1m
- Room 3: 2.4m x 2.4m
- Room 4: 2.4m x 2.4m

These rooms will be used for yoga and holistic therapies.

Importance of Compliance:

For sustainability and regulatory purposes and in order to achieve a successful outcome to the Application for Planning Permission, it is essential to demonstrate compliance with the criteria laid down in PfE Policy JP-S2 and which focus on delivering a carbon-neutral Greater Manchester by no later than 2038.

A copy of the Energy Performance Certificate (EPC) for the overall property which shows that its energy rating is already grade ‘B’ has previously been provided but is nevertheless included below. The proposed alterations to the ground floor of the property are limited and non-structural in nature, restricted to the creation of four internal rooms as described above, and as such, will have no adverse impact on this existing rating.

Energy performance certificate (EPC)			
Unit 1 371 Bury New Road PRESTWICH M25 1AW	Energy rating B	Valid until:	16 May 2034
		Certificate number:	5245-9682-2864-3198-1171

Property type	Retail/Financial and Professional Services
Total floor area	77 square metres

Rules on letting this property

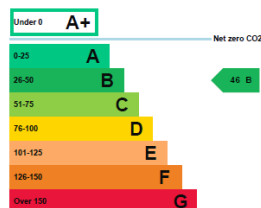
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



Energy Strategy

Energy Efficiency Measures:

With the exception of the limited alterations described above, the premises will be retained ‘as is’ with no changes to insulation or glazing. The new internal rooms will be fitted with 60 mins fire rated LED lights as replacements for previous less energy efficient fittings and compatible with the existing fire resisting ceiling.

Each room will have an electric hot/ cool fan that will be turned on when the room is occupied. Each room will be individually heated to maximise energy efficiency.

A ventilation system will be installed throughout.

The corridor space has three radiators powered by an existing gas boiler. There will be a timing system in place so that these are only used when necessary.

As lighting and heating/ cooling will be used only when individual rooms are in use, it is envisaged that overall energy consumption will be reduced compared with the previous 'open plan' office area.

Passive Design Principles:

The glazing to Rooms 1 and 2 are part of the existing 'shop front'. The resulting availability of natural light will limit reliance on artificial lighting and reduce demand for heating, thereby optimising energy efficiency. The rooms will be fitted with blinds to minimise excessive solar gain.

Carbon Reduction Strategy:

- **Baseline Carbon Emission Assessment:** The premises currently have medium carbon ratings. By adding electric heaters and a time-controlled gas boiler it is anticipated that carbon emissions will be reduced.
- **Carbon Reduction Measures and Performance Metrics:** Monthly energy bills will be reviewed to identify any excessive energy use and if this proves to be the situation, then measures will be put in place to address it. A 'smart meter' will be installed to facilitate the monitoring of energy consumption.
- **Carbon Budget and Targets:** By installing individual room heaters, the use of gas will be reduced, thereby lowering the premises' carbon footprint.
- **Waste and recycling:** Recycling procedures will be implemented so that all recyclable items are responsibly removed from the premises to minimise its carbon footprint.
- **Yoga classes produce no waste whilst manual and talking therapies are all performed without oils, minimising waste.**

Sustainability Measures

Waste Management:

The partitioning used in the formation of the new rooms will be constructed using timber framing and plasterboard. They will be measured by the builder to ensure waste materials are kept to a minimum.

Customers will be encouraged to bring in refillable bottles in order to reduce plastic waste.

All recyclable waste will be disposed of appropriately.

The waste generated from the premises above, and which are of a similar nature, equates to the following:

- **General waste:** A single household bin bag approximately every four weeks.
- **Waste paper:** The equivalent of a supermarket carrier bag approximately every eight weeks.
- **Plastic and glass:** The equivalent of a supermarket carrier bag approximately every twelve weeks.