

Carbon and Energy statement

Location: 134-136 Rochdale Road, Bury, BL9 7BD

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Project no. 2109001

Studio Tashkeel Architecture Ltd.

Client: Mr. Abid Ali

Location: 134-136 Rochdale Road, Bury, BL9 7BD

Proposal: Change of Use from Storage (Class B8) to Seating for Restaurant (Class E(b)); Single-storey rear extension.

Instruction: Studio Tashkeel Architecture Ltd. were instructed to carry out this Energy statement on behalf of the client; for bury council – **Development Management Team**

1.0 Introduction

The following report is the energy statement to support the planning application for the proposed 'Change of Use from Storage to seating for a Restaurant and single storey rear extension' at site 134-136 Rochdale Road, Bury, BL9 7BD.

The report summarises the energy strategy that will be adopted to demonstrate compliance with Bury councils' development policies: 'The Places for Everyone Joint Development Plan', 'Policy JP-S2: Carbon and Energy' and 'The 2022 Part L Building Regulations.'

1.1 Description of Development

The proposed development consists of:

Change of Use from Storage (Class B8) to Seating for Restaurant (Class E(b)); Single-storey rear extension.

1.2 Site Description

The proposed development is located at 134-136 Rochdale Road, Bury, BL9 7BD, within an established commercial and residential area. The site is accessible via Rochdale Road, a key route in Bury, and is surrounded by a mix of retail, hospitality, and residential properties.

134 currently consists of a two-storey commercial building. The ground floor is designated for commercial use and is currently a grocery store, while the upper floor was used for storage.

136 is a two-storey disused commercial building with both floors being previously used as a restaurant.

The building's front facade faces Rochdale Road, integrating with the existing commercial streetscape. The rear of the site backs onto an access road, Kershaw St, which facilitates deliveries, service access and fire escape routes.

1.3 Policy context:

The development proposed will need to comply with the following for Bury council:

'The Places for Everyone Joint Development Plan'

'Policy JP-S2: Carbon and Energy'

'The 2022 Part L Building Regulations'.

Policy JP-S2: Carbon and Energy:

Policy JP-S 2

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. Keeping fossil fuels in the ground;
5. Planning for a balanced and smart electricity grid by identifying geographical locations which could support energy assets⁽³⁰⁾;
6. Increasing the range of nature based solutions including carbon sequestration through the restoration of peat-based habitats, woodland management, tree-planting and natural flood management techniques;
7. Development of Local Area Energy plans to develop cost effective pathways to achieve carbon targets;
8. An expectation that new development will:
 - a. Be net zero⁽³¹⁾ carbon from 2028 by following the energy hierarchy (with any residual carbon emissions offset), which in order of importance seeks to:
 - i. Minimise energy demand;
 - ii. Maximise energy efficiency;
 - iii. Utilise renewable energy;
 - iv. Utilise low carbon energy; and
 - v. Utilise other energy sources.

With an interim requirement that all new dwellings should seek a minimum 19% carbon reduction against Part L of the 2013 Building Regulations.⁽³²⁾

- b. Incorporate adequate electric vehicle charging points 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. Achieve energy demand reductions for residential development in terms of space heat demand; hot water energy demand and the delivery of on-site renewable energy generation.

For renewable energy generation priority should be given to PV installation where technically feasible, alternative technologies will be appropriate where the equivalent generation is evidenced.

- e. For non-residential developments, achieve at least BREEAM excellent standard (or equivalent) for the 'Ene 01 – reduction of energy use and carbon emissions' category rising to 'BREEAM outstanding' equivalent for ENE 01 from 2028.
- f. Include a detailed energy statement to demonstrate via site relevant evidence how the development has sought to maximize reductions in carbon emissions in line with relevant policy targets, including the minimisation of overheating risks and appropriate measures for post occupancy evaluation. Whole life cycle emissions should be considered where possible.

District Local Plans may set out specific carbon emission reduction targets, particularly if carbon neutral targets have been set sooner than 2038, or promote other measures through which energy efficiency of buildings and renewable energy generation can be achieved.

Extract taken from the Places for Everyone Joint Development Plan – pg. 86

The 2022 Part L Building Regulations:

The development will comply with the updated Part L regulations, ensuring that the new extension and change of use meet the required standards for energy performance and carbon emissions reduction.

2.0 Energy Strategy: As part of the development of the energy strategy it is considered that the key criteria utilised by Bury council shall form the basis of this assessment. The following sections will provide an outline for the Energy strategy that will be implemented by the developer.

- Fabric Performance
- Energy Efficiency
- Measures, Reducing
- Carbon Emissions
- Waste Management

2.1 Fabric Performance: It is considered that the development will be built or upgraded to be efficient in relation to airtightness and insulation standards. As a minimum the development will meet the following:

Table 4.1 – From ‘Approved Document L, Conservation of fuel and power, Volume 2: Buildings other than dwellings.’

Limiting U-values for new or replacement elements in new and existing buildings and air permeability in new buildings:

Element type:	Maximum U-value (1) W/(m ² ·K) or air permeability
Roof (flat roof) (2)	0.18
Roof (pitched roof) (2)	0.16
Wall (2)(3)	0.26
Floor (4)(5)	0.18
Windows in buildings similar to dwellings (7)(8)	1.6 or Window Energy Rating (9) Band B
All other windows, (8)(10)(11) roof windows, curtain walling	1.6
Rooflights (12)(13)	2.2
Pedestrian doors (including glazed doors) (14)	1.6
Vehicle access and similar large doors	1.3
High-usage entrance doors	3.0
Roof ventilators (including smoke vents)	3.0

- **Improved Wall Insulation:** If the existing walls insulation U value is found to be above 0.26 minimum required U-Value then it will be upgraded to comply with this standard.
- **Improved Glazing:** Any existing windows that are insufficient in line with the 2022 Part L Building Regulations will be upgraded with High-efficiency double-glazed

windows to meet the required 1.6 U Value. This will also help minimise overheating risks, to align with **Policy JP-S2 point 8.f**.

- **Improved Roof insulation:** Due to the main areas previous use as a storeroom, the Roof space will be examined to check if it is effectively insulated. If the existing roof space is uninsulated or doesn't meet requirements it will be upgraded to comply with a maximum 0.16 W/m²K U value to comply with the 2022 Part L Building Regulations.

2.1 Energy Efficiency Measures

The development will incorporate the following energy-efficient measures:

- **Efficient Lighting:** Energy efficient LED lighting will be used throughout to minimize energy consumption. Occupancy sensor lights will be used in the toilet and store areas.
- **Mechanical Ventilation with Heat Recovery (MVHR):** An MVHR system will improve indoor air quality while reducing heating demand.
- **Efficient utilities:** Fridges / freezers used will achieve an A+ rating under the EU energy efficiency scheme, A rated dishwashers installed, Dual flush WC, Sensor taps in bathrooms.
- **High-efficiency Boilers:** The heating system will be designed to maximize efficiency and reduce emissions, with the layout specified in the plans.
- **Smart Controls:** Thermostatic and zonal heating controls will be installed to optimize energy use.

2.3 Reducing Carbon Emissions

- **Local Materials:** Materials for the development will be sourced from local providers to reduce transport Carbon emissions.
- **Transportation Links:** Bury is well-served by public transportation, including bus stops within a 2-minute walk from the site, and Bury tram stop 15 minutes' walk from the site. We will promote the use of public transport to both staff and customers.
- **Electric vehicle charging point:** An Electric vehicle charging point will be installed at the rear of the venue on Kershaw St where there is available parking. This will promote renewable energy schemes and future proof for the increase of electric vehicles, and align with **Policy JP-S2 point 8.b**.

2.4 Waste Management

- **Construction Waste Minimization:** Efficient use of materials to minimize waste generated during construction. Skip/waste area will be identified for maximising the recycling of waste and separate skips/waste areas will be used to ensure that waste is segregated. All waste will be monitored, and reviews will be undertaken. All waste will be covered after being loaded
- **Operational waste management:** The site has the following provisions: General waste and segregated recycling bins within the development, the kitchens, staff rooms. A dedicated ventilated Recycling bins and Bin Store. Local authority collection waste from segregated bins provided.

3.0 Conclusion:

This Energy Statement demonstrates that the proposed development at 134-136 Rochdale Road, Bury, BL9 7BD, will meet the requirements of Bury council and will comply with the relevant planning policies, Places for Everyone Joint Development Plan, Policy JP-S2: Carbon and Energy, and the 2022 Part L Building Regulations.

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