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DESIGN, ACCESS , ENERGY, HOUSING AND DIGITAL CONNECTIVITY STATEMENT

PROPOSAL

The proposal is to refurbish and increase first floor flat above the ground floor shop by means of a dormer loft conversion

DESIGN

There is already a flat above the shop, accessed from a door on the gable. The proposal is to add a dormer and provide an additional bedroom. Whilst not permitted development, the dormer will resemble the many such dormers carried out in the area under PD – it will be less than 40cubic metres, have the face set back more than 250mm from the eaves, match the existing roof materials etc. As such it will not look out of place in the area.

ACCESS

The flat is already accessed from the door on the gable and this will remain unchanged. A bin store for the flat will be created and a door added in the existing bin store.

ENERGY STATEMENT

The statement will provide an overview of how the proposal will comply with Policy JP-S2.

Carbon and Energy saving measures will be incorporated as below:

Recycled Materials

The construction will propose to ensure at least 10% of the total value of the materials used will be derived from recycled content in products and materials selected. A record of such procurement shall be maintained for evaluation.

Measures include:

- ❖ Plasterboard with approx. 15% recycled content will be used
- ❖ Recycled insulation quilt used in internal partitions
- ❖ Recycled insulation quilt used in floors
- ❖ Recycled insulation quilt used in the roof
- ❖ membranes such as Visqueen Eco-membranes to be used

Recycling

- ❖ Re-using of timber obtained from any demolition
- ❖ Utilisation of segregated skips and waste disposal/management during the construction phase

Ecology

The proposal is not considered to have a negative impact on the biodiversity of the area as the area is not an area of natural biodiversity, an area of geological conservation or a wildlife habitat.

Energy

A number of proposals will be included to achieve energy conservation and reduction of CO₂ gases, including:

- ❖ Upgrading of any thermal elements of structure (insulation) in accordance with the new U values in the Building Regulations eg. 0.18W/m²K walls
- ❖ Windows to achieve a U value of 1.4W/m²K
- ❖ Use of condensing boilers and thermostatic radiator valves
- ❖ Use of local sub-contractors and suppliers for materials to minimize transport costs

Waste

The proposal will incorporate measures to reduce operational waste and increase recycling including allocating space for the segregation and storage of recyclable waste, materials.

Conclusion

The measures above are over and above of those required by the Building Regulations and appropriate for the size of the development. They demonstrate the applicants commitment to Energy saving, reducing the carbon footprint and being friendly to the environment

HOUSING (JP-H3 and H4)

The proposed dwelling will have a floor area of 75sqm. The dwelling will be a 2 bed apartment.

The National Minimum Housing Standard for a 2 bed 3 person flat is 70sqm with 20sqm storage so the proposal exceeds the minimum standard.

The property is an apartment above a commercial unit and the ground floor is currently occupied. The proposal will comply with Building Regs in respect of mobility and lifetime homes measures such as door widths minimum 775mm, plug sockets 450mm above floor level, anti-scalding fittings to hot water appliances etc.

The area is predominantly terraced and Victorian houses with few 1 bed flats in the immediate vicinity so the density is appropriate for the location.

DIGITAL CONNECTIVITY STATEMENT

The development will have full fibre connection built into the premises to ensure high speed digital connectivity to the infrastructure, supporting Bury Council's Policy JP-C2, Let's Do It! Approved Guidance R and all relevant regulations

Appendices (photographs)







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