



Places For Everyone (PfE) Statements

At

Address: Whipney House,

Whipney Lane,

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BL8 4HT



1. JP-S2: Carbon and Energy

In the context of converting a stable block to a self-contained annex, the requirement to show how it will minimise energy demand and maximize energy efficiency is typically part of a broader approach to meeting building regulations, sustainability goals, and achieving energy efficiency standards. Here's how this can be addressed:

1.1 Energy Efficiency Measures:

- **Insulation and Thermal Performance:** The conversion can involve upgrading the building's insulation, including improving wall, roof, and floor insulation, as well as using thermal efficient and upgrading the old existing windows and doors to higher energy-efficiency standards (e.g., double or triple glazing). This helps minimise heat loss, reducing the overall energy demand for heating.
- **Air Tightness:** Ensuring the building is airtight will help prevent drafts and heat loss. Proper sealing around windows, doors, and any other gaps will reduce the energy needed to maintain comfortable temperatures. An air tightness test will be carried out on completion as part of the Building Regulations compliance and approval process.
- **Energy-Efficient Heating Systems:** Installing modern, energy-efficient heating systems, such as underfloor heating or low-energy radiators, can significantly reduce energy consumption. The use of renewable energy sources like heat pumps, solar thermal panels, or biomass boilers may also be considered.

1.2. Renewable Energy Integration:

- **Solar Panels:** Solar PV (photovoltaic) panels or solar thermal systems could be integrated into the conversion to generate renewable electricity or heat, reducing reliance on the grid and lowering energy demand.
- **Wind or Micro-hydro Energy:** Depending on planning permission, there may be potential to install small-scale wind turbines or hydroelectric systems to generate electricity from natural resources.

1.3. Building Services:

- **Efficient Lighting and Appliances:** Energy-efficient lighting (such as LED bulbs) and appliances (such as A-rated fridges, washing machines, etc.) would be used to reduce energy demand.
- **Smart Home Systems:** The integration of smart energy management systems, such as programmable thermostats, could help optimize energy use based on occupancy and usage patterns.

1.4. Demonstrating Practicality or Financial Viability:

The planning or building regulations often require a demonstration that these energy-efficient measures are not only theoretically beneficial but also practical and financially viable within the context of the conversion. This is done through:

- **Feasibility Study:** A professional energy assessment or feasibility can be carried out if requested to show that the proposed energy-saving measures are realistic within the scope of the existing structure and the budget for the conversion if required.
- **Cost vs. Benefit Analysis:** A financial analysis may be conducted to show whether the upfront costs of energy-efficient technologies are justified by long-term energy savings. If the financial burden is deemed too high or the structural limitations make the improvements impractical, this could justify a reduced focus on energy efficiency measures.

1.5. Regulatory Compliance:

- **Building Regulations Compliance:** Building Regulation standards and the local planning requirements require conversions to meet certain energy efficiency standards. If the conversion cannot realistically meet those standards (for example, due to budget constraints or technical limitations of the existing structure or planning policy requirements), a justification will be provided to show that efforts have been made to maximise energy efficiency options.

1.6. Environmental Impact:

- By reducing energy consumption and potentially incorporating renewable energy, the project would lower the carbon footprint of the annex. This aligns with environmental goals and may help to achieve sustainable development objectives.

2. EV chargepoint Statement

To ensure compliance with the 2022 Part L Building Regulations for the conversion of a stable block into a self-contained annex, and to incorporate an electric vehicle (EV) charge point as required by Part S of the Building Regulations, the following considerations must be made:

2.1. Compliance with Part L (Conservation of Fuel and Power):

Part L of the 2022 Building Regulations focuses on improving energy efficiency in buildings to reduce carbon emissions. For the conversion, the following steps must be followed:

- **Insulation and Fabric Improvements:** The building's envelope (walls, floors, roof, windows, and doors) will be upgraded to meet minimum insulation standards. This will include installing more energy-efficient windows, improving roof insulation, and ensuring that the thermal performance of walls meets the required U-values.
- **Heating Systems:** The annex must have an energy-efficient heating system. This could include the installation of heat pumps, underfloor heating, or high-efficiency boilers.
- **Ventilation:** A mechanical ventilation system (preferably with heat recovery, or MVHR) will be installed to ensure proper air quality while retaining heat. This helps in reducing heat loss and improving overall energy efficiency.
- **Renewable Energy Generation:** If feasible or planning policy / permission allows the inclusion of renewable energy sources such as solar panels, solar water heating systems, or small wind turbines will be considered to help meet the energy demands of the annex in a sustainable way.
- **Lighting:** The use of energy-efficient LED lighting throughout the annex should be considered.

2.2 Compliance with Part S (Electric Vehicle Charging Points):

Part S of the Building Regulations, introduced to promote the adoption of electric vehicles, requires that new homes and certain residential conversions include provisions for the installation of an EV charge point. For the self-contained annex, the following points apply:

- **Provision for an EV Charging Point:** A dedicated, ready-to-use, and accessible electric vehicle charging point will be provided as part of the development. This can either be installed at the time of the conversion or, where practical, infrastructure should be in place to allow future installation. This typically means providing a suitable power supply (e.g., a dedicated circuit from the consumer unit) and an external wall-mounted charging point.
- **Access and Practicality:** The location of the charging point will be in an area that is accessible for the family member and visitors of the annex to park and charge their electric vehicle.
- **Consideration of Electric Vehicle Demand:** As this is a small scale conversion it will not be required to provide more than one charge point.

2.3. General Considerations for Both Part L and Part S:

- **Electrical Infrastructure:** A new electrical system supply in the annex will be able to accommodate the needs of modern energy-efficient appliances and an EV charge point. This includes ensuring that the electrical consumer unit is properly rated and can support additional loads.
- **Energy Metering:** It is good practice to install sub-metering to measure the energy consumption of the annex separately, including energy used by the EV charge point, for future monitoring and potential energy efficiency improvements. This can be achieved by having a smart meter installed by the electrical supply company.

**Conclusion:**

To comply with the 2022 Part L and Part S Building Regulations, the conversion of a stable block into a self-contained annex should include:

- Improvements to the building's fabric for energy efficiency (e.g., insulation, windows, heating).
- Installation of a suitable heating and ventilation system.
- Provision of an EV charge point (either installed immediately or with provisions for future installation), along with the necessary electrical infrastructure.

By addressing these requirements, the conversion project will ensure that the annex is both energy-efficient and capable of supporting electric vehicles, in line with the latest regulations.



3. JP-C2: Digital Connectivity

To ensure that the stable block conversion to a self-contained annex will have full fibre digital connectivity to premises, operational internet connections, and accessibility to network providers unless technically infeasible or unviable, the following steps and considerations will be adhered to:

3.1 Full Fibre Digital Connectivity:

The conversion will include the installation of full fibre broadband infrastructure, connecting the annex to high-speed fibre networks. This will be done to ensure that the premises benefit from the latest in digital connectivity and provide fast and reliable internet access. Should the location be in an area where fibre connections are not available, alternative high-speed solutions such as 4G/5G or fixed wireless broadband will be considered. To be checked with internet data supplier.

3.2 Operational Internet Connections:

An operational internet connection will be established for the self-contained annex. This may involve coordinating with broadband service providers to ensure the annex is connected to the best available internet service. If fibre broadband is not viable due to geographical or technical constraints, satellite or other broadband technologies will be explored.

3.3 Accessibility to Network Providers:

The annex will be designed to allow easy access to network providers. In case of any technical infeasibility or unviability (e.g., limitations on infrastructure or physical barriers), alternative solutions or technologies will be implemented to ensure connectivity. This might include collaboration with internet service providers to assess potential network extensions or upgrades.



3.4 Policy JP-C2 Compliance:

The development will comply with Policy JP-C2, which emphasises the importance of ensuring new developments have access to essential services, including high-speed broadband. This will be demonstrated by the incorporation of appropriate infrastructure to support fibre broadband connectivity and/or other suitable internet solutions, aligning with the policy's objectives of fostering digital connectivity and accessibility.

Should there be specific technical or logistical barriers (such as lack or limited of fibre infrastructure in the area), these will be documented, and alternative technologies will be implemented where feasible to ensure that the annex meets modern connectivity standards, ensuring compliance with the policy's intent.