

Energy Statement

Ref: Z69492

Proposed New Dwelling Conversion

at

44-48 Bolton Street

Bury

BL9 0LL

for

Lucky Raf Properties Ltd.



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Executive Summary

This Energy Statement has been developed in support of the planning application for the proposed development of 5No. Conversion dwellings at 44-48 Bolton Street, Bury. This statement will evaluate the technical and economic feasibility of using both passive and low and zero carbon technologies and will assess the practical levels of CO₂ reduction possible for this development to comply with the following planning requirements:

- National Planning Policy Framework (2025)
- Bury Local Plan (March 2025) – Policy LP-CC1 Climate Change
- Places for Everyone Joint Development Plan (2024)

The following low and zero carbon technologies have been evaluated:

- | | |
|--|-------------------------------|
| • Biomass | • Geothermal |
| • Wind | • Combined Heat & Power (CHP) |
| • Biogas | • Solar Hot Water |
| • Combi boiler & Exhaust Air Condensing boiler | • Solar Photovoltaic |

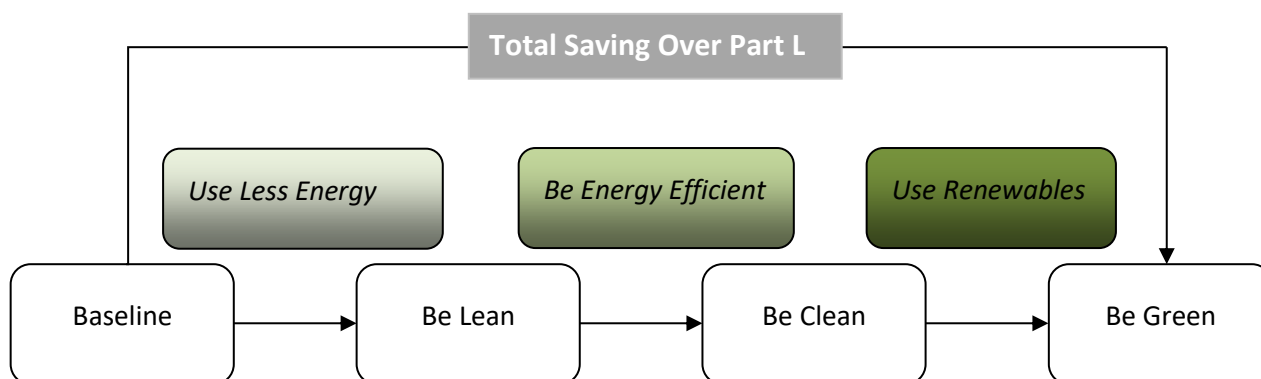
The approach for the Bolton Street residential development is to embed sustainability into the heart of the development through a range of design measures based on the 'Be Lean, Be Clean, Be Green' design hierarchy. Measures will include:

1. Enhanced building fabric to meet the current Building Regulation ADL1B 2021.
2. Enhanced air tightness.
3. Efficient continuous mechanical extract ventilation system will be provided to the dwelling conversions.
4. Efficient lighting strategy primarily using LED type fittings.
5. Heating and Hot Water will be provided from highly efficient gas combi boilers.

For the purpose of the assessment, we have evaluated the dwellings in SAP 10 (Standard Assessment Procedure) to provide an accurate estimate of predicted energy/ CO₂ emissions.

Summary

The development has been provided with energy savings through the use of passive improvement measures such as improved energy efficiency. This passive approach to compliance will complement the integrated approach to the sustainable energy objectives of the national and local policies.



The principles of a Be Lean, Be Clean, Be Green philosophy have been applied, resulting in a **32.93%** carbon emissions improvement and a **32.23%** primary energy improvement over Building Regulations Part L1B 2021, as indicated in Table 1. A full design specification that confirms inputs used within the SAP calculations is provided within the appendices of this report.

Table 1 - Proposed development CO₂ emissions against Building Regulations Part L1 2021

	Total CO₂ Emissions (kgCO₂/yr)	Total Primary Energy (kWh/yr)
Target Dwelling Performance	9,890	54,257
Proposed Dwelling Performance	6,633	36,767
Total Reduction	3,257	17,490
Percentage Improvement (above ADL1 2021)	32.93%	32.23%

1. Introduction

The existing building at 44–48 Bolton Street, Bury, comprises a ground floor occupied by a Café, Mini-Market, and Barbers. The first floor contains a one-bedroom apartment alongside office spaces, while the second floor is solely office use. The proposed development involves converting and refurbishing the upper floors to form 5 no. one-bedroom residential dwellings. The upper floor will be converted and refurbished to meet ADL1B 2021 standards. The development is required to achieve compliance under Building Regulations Approved Document Part L1B (2021) and comply with local and national planning policies.

Supporting information is provided within this report for the proposed energy strategy to be considered on site in accordance with the following planning policies:

- National Planning Policy Framework (2025)
- Bury Local Plan (March 2025) – Policy LP-CC1 Climate Change
- Places for Everyone Joint Development Plan (2024)

Throughout this report, passive design techniques, energy efficient equipment and appropriate low carbon technologies will be appraised in line with the ‘Be Lean, Be Clean, Be Green’ philosophy of relevant planning documents and the Energy Hierarchy.

An assessment of CO₂ emissions will be made based on the calculation methodology dictated by the Standard Assessment Procedure (SAP) and in line with the requirements of Bury’s Local Plan.

1.1. Location

The proposed development 44-48 Bolton Street, Bury is highlighted by the red line boundary shown in Figure 1.

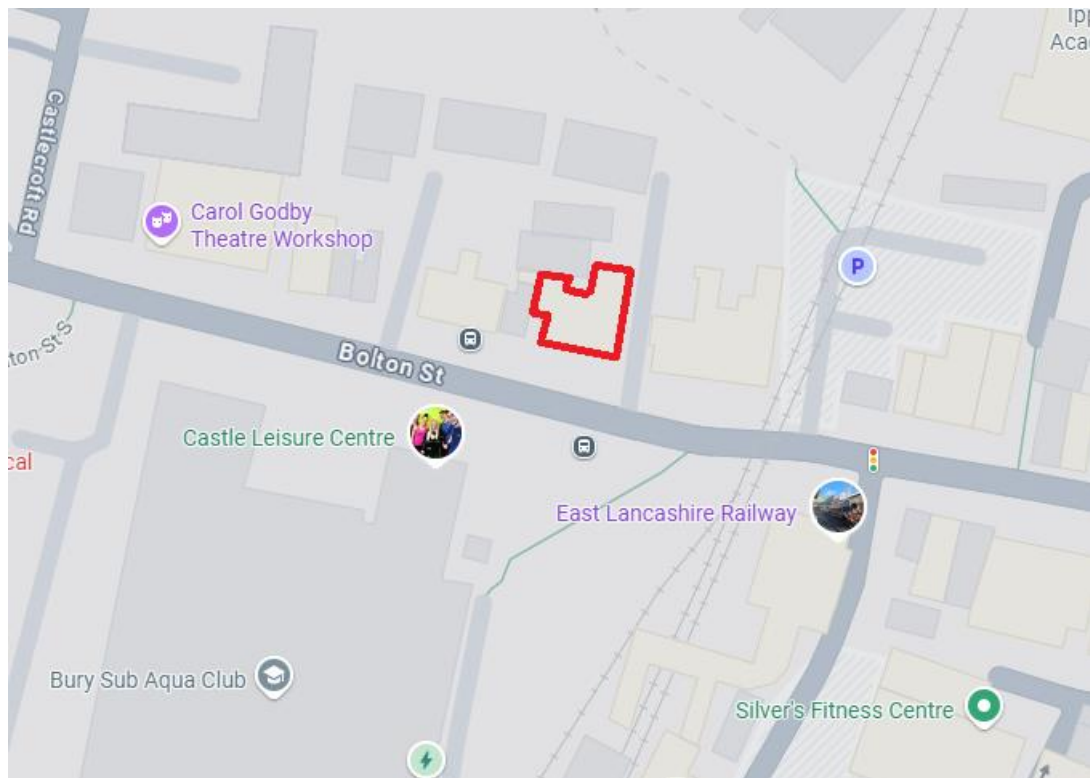


Figure 1 – Approx Location of proposed Bolton Street residential development.

The dwellings are located along a main road and the site will be accessed from the ground floor via Bolton Street. The ground floor of the existing building remains as a working café, barbers and mini-market, and existing commercial properties, including the local leisure centre surrounds the development. The site is a typical suburban site.

Floor Plans

The proposed floor plans are shown below in Figure 1. The apartments are 5No, 1-bed single storey apartment above the existing ground floor café/ barbers and Mini market.

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Engineering Sustainable Buildings

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2. Policy Drivers for Energy Efficiency and Renewable Energy

This section presents a range of planning policy that is applicable to the Bolton Street, Bury residential development, at both a national and a local level.

2.1. National Policy

The National Planning Policy Framework was published in July 2021 (amended in February 2025) and sets out the government's planning policies for England and they should be applied. Table 2 sets out the relevant energy standards for new developments and provides an indication of the design response to be provided.

Table 2 – Key National Planning Policy Requirements and Design Responses

Section	Policy Requirements	Design Response
14. Meeting the challenge of climate change, flooding and coastal change	The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: Shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.	This development will follow the principles set out in the Bury Local Plan – Core Strategy (2014) using a 'Be Lean, Be Clean, Be Green' approach in reducing operational carbon emissions. An overview of current decentralised energy schemes in Bury and an assessment on the potential for future schemes in relation to this development is provided in Section 6 of this report. This sustainability and renewable energy statement appraises site specific information to determine the most appropriate approach to minimise energy consumption.

2.2. Local Policy

Bury's Local Plan forms part of the Places for Everyone Joint Development plan, adopted in 2024, and represents one of the nine districts of Greater Manchester collaborating on the region's long-term growth strategy. The plan outlines targets for new housing, employment, and floorspace, aiming to meet future needs while promoting sustainable development. It prioritizes environmentally responsible practices and seeks to ensure that growth benefits local communities, supports economic resilience, and protects natural assets. This plan is further specialized by Bury's local plan to provide more detailed specific policies.

Table 3 – Key Local Planning Policy Requirements and Design Responses

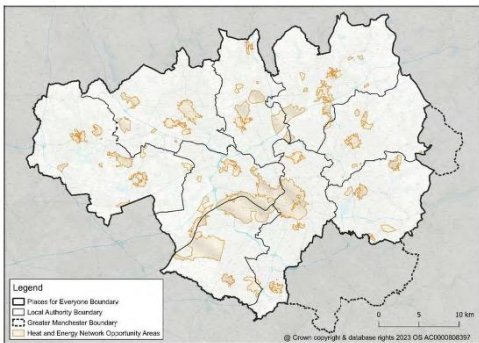
Bury Supplementary Planning Documents		
Section	Policy Requirements	Design Response
Policy LP-CC1: Climate change	The Council will take a proactive approach in ensuring that the Borough is resilient and adaptive to the cause and effects of climate change. In particular, the Council will seek to: a. Ensure that new and existing development minimises emissions and maximises the use of renewable energy and resources; b. Maximise opportunities to encourage modal shift in transportation from private car use to accessible active travel and sustainable transport such as walking, wheeling, cycling and public transport; c. Achieve a step change in new housing development design to deprioritise the car and to prioritise space for pedestrians, safe play and cycling; d. Maintain a comprehensive network of green and blue infrastructure and secure the provision of new green infrastructure in association with new development; e. Achieve high standards of sustainable design and construction in order to mitigate the effects of climate change; f. Reduce energy consumption in new buildings through the promotion of sustainable design and layout; g. Recognise the importance of the use of recycled and low embodied carbon materials;	The proposed Bolton Street development will follow the principles of the Energy Hierarchy by adopting a passive fabric-first approach to design A full energy strategy is provided in Section 8 of this report, following an appraisal of a range of site-specific measures in line with the 'Be Lean, Be Clean, Be Green' approach. A fabric first approach to the development by improving the fabric beyond the limiting fabric from ADL1B with, highly efficient gas combi boilers to provide heating and hot water and efficient mechanical extract

	h. Support opportunities for appropriate renewable and low carbon energy generation; i. Ensure that new development is not subject to unacceptable levels of flood risk, does not result in increased flood risk elsewhere and, where possible, achieves reductions in flood risk overall; j. Encourage the incorporation of climate change adaptation measures within the design and layout of new development; and k. Promote water efficiency.	ventilation to wet rooms to the dwelling conversions. Sustainable design including water and energy efficiency has been considered within section 9 of this report promoting water reduction.
Places for Everyone Joint Development Plan 2022 to 2039 (March 2024)		
Section	Policy Requirements	Design Response
Policy JP-S1: Sustainable Development	To help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. Carbon and Energy Within this, new development will have a critical role to play and all new homes and commercial/industrial buildings will need to achieve net zero carbon by 2028. The definition of net zero carbon development has been established by the UK Green Building Council. It is expected that development in the Plan area will apply a net zero carbon approach to operational emissions up until 2028, thereafter emissions in construction should be considered. Minimum carbon reduction targets will be set in line with the Future Homes Standard of 80% or until such a time this is superseded. To provide further confidence in decision making, supporting research²³ was commissioned to outline how the pathway to 2028 can be achieved for 'net zero in operation'²⁴ by setting out critical milestones and measures that would be expected when following the energy 'hierarchy' and adopting a fabric first approach. 5.17 Based on the evidence which has informed the 5 Year Environment Plan and achieving net zero carbon in new development, this has shown that there will need to be a significant increase in photovoltaic technology. Therefore, where planning applications for residential development are accompanied by	The proposed development will follow the principles of the Energy Hierarchy by adopting a passive fabric-first approach to design rather than adopting the use of renewable technologies. A full energy strategy is provided in Section 8 of this report, following an appraisal of a range of site-specific measures in line with the 'Be Lean, Be Clean, Be Green' approach. A fabric first approach to the development is a much-preferred method with the use of highly efficient gas

	an energy statement, the following best practice thresholds should be seen as the starting point in relation to reducing energy demand and onsite renewable energy generation. The thresholds set out in Table 5.1, for post 2025, are consistent with the GM Five Year Environment Plan. Table 5.1 Best Practice Thresholds for Reducing Energy Demand and Onsite Renewable Energy Generation within residential developments <table><tr><th>-</th><th>Space Heat Demand²⁵</th><th>Hot Water Energy Demand²⁶</th><th>Renewable Energy Generation Targets</th></tr><tr><td>2021 - 2025</td><td>Houses (30kWh/m2) Flats (25kWh/m2)</td><td>20% energy demand reduction in the total heat required for water heating</td><td>*Photovoltaic installation: 20% ground floorspace</td></tr><tr><td>2025 - onwards</td><td>Houses (20kWh/m2) Flats (15kWh/m2)</td><td>[^]20% energy demand reduction in the total heat required for water heating</td><td>*Photovoltaic installation: 40% ground floorspace</td></tr><tr><td>*Ground floorspace used as a proxy for available roof area.</td><td>-</td><td>-</td><td>-</td></tr><tr><td>^AWill need to be reviewed with Future Homes Standard 2025 to determine if savings already embedded.</td><td>-</td><td>-</td><td>-</td></tr></table> 5.19 By following the energy hierarchy, new development will need to achieve net zero carbon through the maximisation of on-site measures first. However, in circumstances where a development has demonstrated that the hierarchy has been followed and there are no reasonable alternatives to meet the minimum carbon reductions, then payment to offset remaining emissions will also be required. Such payments should be expected to fund other carbon saving programmes within Greater Manchester to help meet the 5 Year Environment Plan targets (such as energy efficiency retrofit and renewable energy installations).	-	Space Heat Demand ²⁵	Hot Water Energy Demand ²⁶	Renewable Energy Generation Targets	2021 - 2025	Houses (30kWh/m2) Flats (25kWh/m2)	20% energy demand reduction in the total heat required for water heating	*Photovoltaic installation: 20% ground floorspace	2025 - onwards	Houses (20kWh/m2) Flats (15kWh/m2)	[^] 20% energy demand reduction in the total heat required for water heating	*Photovoltaic installation: 40% ground floorspace	*Ground floorspace used as a proxy for available roof area.	-	-	-	^A Will need to be reviewed with Future Homes Standard 2025 to determine if savings already embedded.	-	-	-	combi boilers to provide heating and hot water to the dwellings. Dwellings have been designed to reduce the space heat demand as much as possible. As the 5no dwellings are a conversion from existing office spaces, the fabric has been designed to improve as much as possible and therefore do not meet the figures in Table 5.1, further details can be found in section 9 of this report.
-	Space Heat Demand ²⁵	Hot Water Energy Demand ²⁶	Renewable Energy Generation Targets																			
2021 - 2025	Houses (30kWh/m2) Flats (25kWh/m2)	20% energy demand reduction in the total heat required for water heating	*Photovoltaic installation: 20% ground floorspace																			
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^A Will need to be reviewed with Future Homes Standard 2025 to determine if savings already embedded.	-	-	-																			
Policy JP-S2: 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;	This proposal relates to the conversion and refurbishment of existing floorspace at 44–48 Bolton Street, Bury, rather than new-build construction. As such, it falls under Approved Document																				

	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. 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; 5. An expectation that new development will, unless it can be demonstrated that it is not practicable or financially viable; a. Be net zero carbon which applies: • from adoption– to regulated operational carbon emissions; • from 2028 -to all emissions ‘in construction’. From 2025 development should also calculate and minimise carbon emissions from unregulated emissions alongside regulated emissions. Development proposals should set out how this has been achieved in an energy statement in accordance with the energy hierarchy, which in order of importance seeks to: i. Minimise energy demand; ii. Maximise energy efficiency; iii. Use renewable energy; iv. Use low carbon energy; and v. Utilise other energy sources. From 2025 any residual carbon emissions that cannot be fully mitigated on-site should be offset, in agreement with the relevant local planning authority through a financial contribution to a carbon offset fund. As an interim measure, development should be consistent with the 2022 Part L Building Regulations unless superseded by changes to building regulations and/or national or local planning policies. b. Incorporate adequate electric vehicle charging points, in line with Part S of the Building Regulations, unless superseded by relevant Local Plan policies, 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. In residential developments, achieve energy demand reductions in terms of space heat demand; hot water energy demand and the delivery of on-site renewable energy generation, in accordance with Table 5.1.	Part L1B (2021), which governs the improvement of energy efficiency in existing buildings. While the scheme does not incorporate renewable or low carbon technologies, such as photovoltaics or heat pumps, it does include the installation of high-efficiency gas combination boilers, low energy lighting, and improved thermal elements to minimise energy demand and enhance energy performance in line with current Building Regulations. Due to constraints associated with the existing building layout, roof structure, and the scale and nature of the development, it has not been deemed practicable or financially viable to incorporate on-site renewable energy generation at this time. However, the proposed works
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	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. 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.	represent a significant uplift in performance over the existing use, and all reasonable steps have been taken to minimise energy demand and maximise efficiency, in line with the upper tiers of the energy hierarchy. The development is fully compliant with Part L1B of the 2021 Building Regulations, and all reasonable opportunities for improvement have been explored. Should local offsetting measures or future retrofit opportunities become viable, these will be considered accordingly.
Policy JP-S3: Heat and Energy Networks	The provision of decentralised energy infrastructure is critical to the delivery of our objectives for low carbon growth, carbon reductions and an increase in local energy generation. The following measures will help to achieve this: 1. Delivery of renewable and low carbon energy schemes will be supported with particular emphasis on the use of decentralised energy networks in areas identified as “Heat and Energy Network Opportunity Areas”. These have been identified where: - Existing heat/energy networks are operational or have been commissioned; - Proposals for new heat networks/energy networks are being progressed, or future opportunities have been identified in city-region master planning;	This development is a conversion of existing office and residential space at 44–48 Bolton Street, Bury, into five one-bedroom dwellings, with a total floor area of under 1,000 m² and a scale below the 10-dwelling threshold outlined in the policy. As such, the scheme does not

	• Sufficient density of existing heat demand occurs; and • Significant future development is proposed at the strategic development locations. 2. Within the identified “Heat and Energy Network Opportunity Areas”, unless it can be demonstrated that there are more effective alternatives for minimising carbon emissions or such connection is not practicable or financially viable, it is expected that: • New residential developments that are '10 dwellings or more' or other developments over 1,000 m2 floorspace shall: a. Connect to an existing or planned heat/energy network or be designed to enable future connection (where within 500m of such a network); and/or b. Install a site-wide or communal heat/energy network solution. • An expectation that new industrial development will demonstrate that opportunities for using waste heat locally have been fully examined, and included in proposals; • An expectation that where publicly-owned buildings and assets adjoin new major development sites, opportunities for these buildings and assets to connect to site-wide proposals will be considered; and • An expectation that any site-wide networks will be designed so as to enable future expansion to adjoining buildings or assets as appropriate. Figure 5.1 Heat and Energy Network Opportunity Areas  Flood Risk and the Water Environment 5.39 Climate change and population and economic growth can put increasing pressure on the available potable water supply for homes and businesses. It is important that water is conserved and efficiently used as much as possible to help build resilience to periods of drought; avoid over abstraction; reduce	trigger the policy's expectation for connection to decentralised heat networks or communal energy solutions. Additionally, based on a review of available data, the site is not currently located within a designated Heat and Energy Network Opportunity Area, nor within 500m of an operational or planned district heat network. Due to the constrained, mixed-use nature of the existing building, and the relatively low and dispersed heat demand across individual units, the use of decentralised energy or site-wide heat networks has not been considered practicable or financially viable in this instance. Instead, the scheme will utilise high-efficiency gas combi boilers, supported by improved insulation
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	carbon emissions from water treatment and disposal; and protect river and wetland habitats from degradation. All new homes have to meet mandatory national standard set out in Building Regulations (of 125 litres/person/day). Where there is a clear local need, the government's Housing Optional Technical Standards paragraph 013 and 014 set out that local authorities may also consider tighter water efficiency requirements for new homes (110 litres a day) to help manage water demand. This will be determined through the preparation of district local plans.	and building fabric upgrades, in full compliance with Part L1B of the Building Regulations (2021). These measures represent a material improvement in building performance and are proportionate to the scale and nature of the development.
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3. Methodology

The first step of the full energy strategy assessment has been to undertake a baseline energy assessment. The baseline energy assessment consists of calculating the total CO₂ emissions of the development to meet Building Regulations and then compare the proposed improvement measures against this baseline. Building Regulations Part L1B 2021 (SAP) applies to each of the 5 No. dwelling and provides carbon emissions from regulated energy.

The building can then be benchmarked/ thermally modelled using the energy hierarchy:

1. Be Lean <i>A reduction in energy use as a result of passive design and energy efficiency</i>
Thermal performance of envelope (U values) Glazing design Airtight construction Efficient mechanical ventilation Variable speed fans and pumps Efficient lighting
2. Be Clean <i>A focus on supplying energy to the development through efficient means</i>
Connect to low carbon heat networks Develop site wide heat network from single energy centre On site district heating network Provide energy efficient individual heating
3. Be Green <i>The installation of renewable technologies to meet energy demand where possible</i>
Consider the feasibility of renewable energy technologies Assess the integration of renewable technologies based on the above measures

The development must be provided with energy savings through the use of thermal improvements to fabric (a 'fabric first' approach), followed by other clean energy solutions (energy efficiency improvements, district heating, etc.) and finally the use of renewable energy technologies, where practical. This hierarchy complements the integrated approach to the sustainable energy objectives of the energy hierarchy, as set out in the Bury's planning policies.

The planning policies require a full review of the technical and economic feasibility of the following renewable technologies:

- Biomass heating
- Biomass combined heat and power
- Solar hot water
- Solar photovoltaic
- Ground source condensing boiler
- Combi boiler / exhaust air condensing boiler
- Wind power

To achieve the targets set the development must achieve a balance between fabric, heating and control, ventilation and air leakage improvements, the amount of zero or low carbon technology installed and the capital, life cycle and running costs, maintenance, and operation, etc.

Feasible renewable energy technologies have been considered during the assessment to ensure the most suitable renewable energy is chosen for the demands of this scheme. The pros and cons of each technology with respect to this site are considered as part of this statement.

4. Baseline Energy Assessment

Energy Counsel have based the analysis on current Building Regulations ADL1 2021 (SAP 10), taking into account solutions that must not only be energy efficient but also practical, reliable and user friendly. Energy Counsel have carried out preliminary SAP 10 calculations for the dwellings. Under Building Regulations Part L1B 2021, dwellings must comply with all three metrics set by the notional building shown below.

- Dwelling Emissions Rate (DER) must be lower than or equal to the Target Emissions Rate (TER)
- Dwelling Primary Energy Rate (DPER) must be lower than or equal to the Target Primary Energy Rate (TPER)
- Dwelling Fabric Energy Efficiency Rate (DFEE) must be lower or equal to the Target Fabric Energy Efficiency Rate (TFEE)

SAP 10 is the Governments Standard Assessment Procedure (SAP) for calculating the energy aspects of a dwelling. SAP is a measure of fuel costs for heating, hot water and lighting for a dwelling. SAP 10 can also be used to ascertain the energy requirements of a development.

To assess the baseline carbon emissions, we must make an estimation of the energy demands through Building Regulations in order to set a target upon which the actual development can be compared.

4.1. Predicted Baseline Energy Requirements

The predicted baseline CO₂ emission and primary energy demands for the development.

Table 4 - Baseline dwelling carbon emissions and primary energy

Our Ref	Dwelling Type	Floor Area m ²	TER (Kg CO ₂ /yr/m ²)	TPER (kWh/yr/m ²)	Total Target Carbon Emissions (Kg CO ₂ /yr)	Total Target Primary Energy (kWh/yr)
APT 1	1B1P Apartment	37.26	40.28	221.3	1,501	8,246
APT 2	1B2P Apartment	51.16	36.92	203.20	1,904	10,477
APT 3	1B2P Apartment	49.88	41.26	226.15	2,058	11,280
APT 4	1B2P Apartment	57.59	40.06	219.05	2,307	12,615
APT 5	1B2P Apartment	52.27	40.57	222.67	2,121	11,639
Total					9,890	54,257

The baseline carbon emissions rate for the development is **9,890 KgCO₂/yr** and the baseline primary energy rate is **54,257 kWh/yr**.

5. Passive Design and Energy Efficiency

The approach of the development is to embed sustainability into the heart of the design from the outset of the project design process. The design will be developed with sustainable solutions, taking into account the relevant policies and strategies set out in the Bury Local Plans. The development will seek to consider all aspects and principles of sustainable development, taking into account environmental, social and economic impacts.

5.1. Passive Design Measures

The philosophy for the site is to achieve as much of the necessary reduction in carbon emissions through the use of passive design techniques and energy efficient measures as possible, before resorting to the use of LZCs. This ensures that the highest standards of building fabric and energy efficiency are achieved, rather than offsetting a poorer performance with LZC contributions.

This will be undertaken through a fabric first energy efficient design approach with high levels of thermal efficiency and a reduction in energy demand through efficient lighting design.

The conversion plot will have a highly efficient MEV ventilation system provided.

5.2. Energy Efficient Systems

Options have been reviewed for improving the energy efficiency of the development by installing an efficient hot water and heating system. The dwelling conversions will benefit from highly efficient gas combi-boilers for heating and hot water.

Dwellings will also be provided with a metering scheme based on their electricity usage.

A continuously running mechanical extract system will serve the kitchen and bathroom areas for the dwelling conversions. This system operates constantly on low extract and provides a boost when the wet room is in use.

Ventilation will be provided throughout the rest of the dwelling with openable windows in all other spaces.

6. District & Communal Heating Networks

This section outlines how consideration of energy supplied efficiently from a district heating network can be provided to the dwellings in line with the energy hierarchy.

6.1. Decentralised Heating Networks

The energy policy reaffirms the view that energy generated by centralised power stations and transmitted through the national grid is highly inefficient and wasteful.

One of priorities for reducing CO₂ emissions is to reduce the reliance on centralised power stations. This means increasing the use of local, low-carbon energy supplies through de-centralised energy systems.

Decentralised plant generally means any heating and hot water and/or electricity generation provided on a district wide (DHN) or site wide (CHN) basis. DHN and CHN can typically include combined heat and power equipment (CHP). CHP is an engine which, when running, generates electricity and heats water which can then be distributed around a development.

A number of heat network opportunities across the region are at various stages of development. Benefits of district heating networks can include:

- Provision of low carbon / lower cost heat to domestic and commercial customers
- Diversification of the energy mix
- Reductions in region-wide carbon emissions
- Targeting and reduction of fuel poverty
- Potential long-term revenue streams for local authorities
- Alignment with regeneration programmes
- Driving the growth of the low carbon services sector

There are currently no existing district heating networks within proximity to the site. The nearest district heating network is located at Royal Bolton Hospital just over 6 miles southwest of the site.

6.2. New Heating Networks – Options

Consideration has been given to adopting a centralised or decentralised energy strategy. The proposed heating and hot water demand from the development of a single dwelling is not sufficient

to justify a DHN or CHN. The existing site is spatially constrained, there is insufficient space to locate the equipment and associated plant, and connection to a DHN would be cost prohibitive.

7. Renewable Energy Technologies

Energy Counsel have reviewed options for the use of on-site renewable energy/ Low or Zero Carbon Technology (LZT) in line with the various Dorset Local Plans as detailed in Table 3 above.

This renewable energy statement/strategy reviews the technical and economic feasibility of the following technologies –

- Solar Photovoltaic
- Solar Hot Water
- Ground Source Condensing boiler
- Combi boiler / Exhaust Air Condensing boiler
- Micro Wind Power
- Biomass

7.1. Photovoltaics (PV)

Photovoltaic panels convert sunlight into electricity to run lights and appliances. Photovoltaic panels use cells to convert light into electricity. A PV cell normally consists of 1 or 2 layers of a semi conducting material such as silicon. When light shines on a cell it generates energy causing electricity to flow, the higher the light intensity is, the more electricity flows.

The amount of energy PV cells generate is referred to as Kilowatt Peak (KWp). PV arrays now come in a variety of shapes and colours, ranging from grey 'solar tiles' that look like roof tiles to panels and transparent cells that you can use on conservatories and glass to provide shading as well as generating electricity. The roof must be strong enough to take the weight of the panels, especially if the panel is placed on top of existing tiles. For flat roofs the panels can be mounted on A-frames to give the optimum angle.

The optimum panel inclination for solar collection is 35°, oriented due south; however panels that are inclined between 35° and 45° and oriented south of west or east are generally suitable. If solar

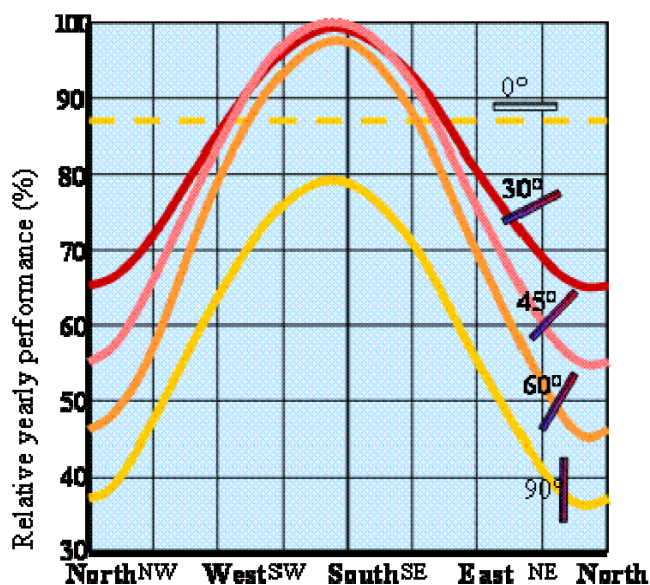


Figure 4 - Performance of photovoltaic panel orientation

collectors are oriented away from due south then a larger surface area will be required to generate a set amount of energy. The effect of non-optimal orientation is illustrated by the graph to the right:

The cost to install PV is typically £1,500 – 2,000 per kWp for ‘on-roof’ panel systems.

Photovoltaic Panels are not required for the project to achieve the relevant carbon reduction.



Figure 5 - Photovoltaic array on a pitched roof

7.2. Solar Thermal HW Panels

Solar panel heating uses the radiant energy from the sun to heat hot water, most commonly for domestic hot water needs. There are two types of collectors used for solar water heating – flat plate collectors and evacuated tubes collectors. The systems function successfully in all parts of the UK, as they can work in diffuse light conditions. The collector should be mounted on a 10-60 degrees pitch facing south, although other variations can be used, south is the most efficient.

The cost of installing the system is dependent on the distance between the solar collector and the hot water storage and therefore costs vary. The closer the collectors are to the hot water storage; the less pipe work is required. Annual maintenance checks are recommended. The solar collectors are connected to a condensing boiler via a HW cylinder with twin coil.

A typical installation in the UK has a panel size of 3-5m² which is used in conjunction with a HW storage tank of 180-300litres, of which a minimum of 90-150 litres must be dedicated to solar hot water storage.

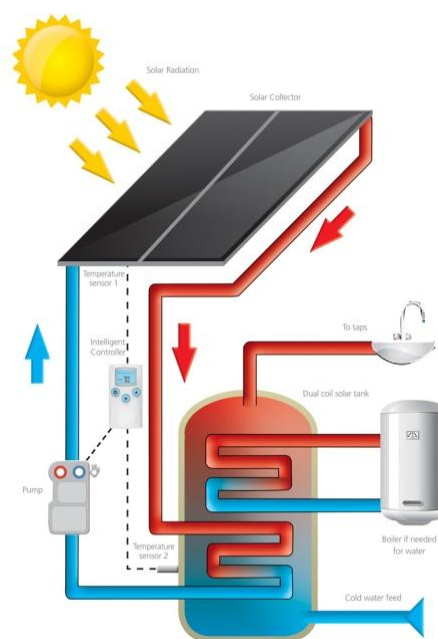


Figure 6 - The principles of a solar thermal system

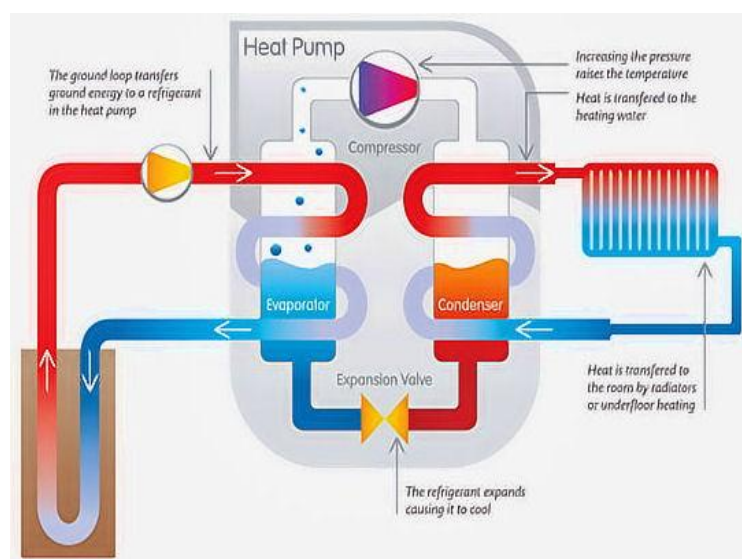
They are a ‘simple’ and guaranteed technology which will act as a pre-heat for the Hot Water and Heating usage. Payback between capital cost and energy saving can normally be achieved within 12 – 20 years, subject to usage and dwelling type.

The use of solar thermal panels are applied best in conjunction with individual heating systems for each dwelling. The orientation of the development is fine for the utilisation of solar water heating to provide domestic hot water however it will not achieve significant carbon savings. Carbon savings of approximately 4-5% are achievable with this technology. The dwellings are unlikely to require sufficient hot water storage to deem solar thermal a feasible technology for this site. For the reasons aforementioned we do not consider this a viable option for this scheme.

7.3. Ground Source Heat Pump (GSHP)

GSHPs have been developed specifically for the housing market and are now considered to be an established reliable technology. The GSHP would be sized to cater for the heating and domestic hot water requirements. Typically, they are more suited to dwelling conversion as a centralised system would be installed with multiple bore holes to a depth of up to 125 metres depending on the ground conditions. GSHPs use a heat exchanger to extract heat from the earth.

The efficiency of ground source condensing boiler is measured by Co-efficient of Performance (CoP), this is the ratio of units of heat output for each unit of electricity used to drive the compressor and pump for the ground loop. Average CoP is around 2-4 although some systems may produce a greater rate of efficiency. This means that for every unit of electricity used to pump the heat, 2-4 units of heat are produced, making it an efficient way of heating a building. If grid electricity is used for the



compressor and pump, then there is the opportunity to consider a range of energy suppliers to benefit from the lowest running costs, for example by choosing an economy 10 or economy 7 tariff.

Due to the scale of this dwelling, and considering it is an existing building being converted, GSHPs are not deemed an appropriate design solution.

Figure 7 - Principles of a GSHP system

7.4. Condensing boiler/Exhaust Air Heat Pump/ Combi boilers

Air source heat pump (ASHP), exhaust air heat pump (EAHP) and hot water heat pump (HWHP) work in a similar way to GSHP. These can be fitted on the external façade or in the roof space. Heat pumps use small amounts of electricity to take in large quantities of air and extract heat. The efficiency of ASHP is measured by Coefficient of Performance (CoP); this is the ratio of units of heat output for each unit of electricity used to drive the system. Average CoP is around 2-4 although some systems may produce a greater rate of efficiency.

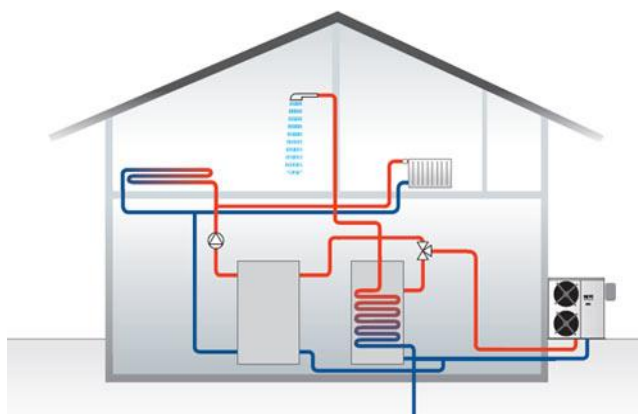


Figure 8 - Principles of an ASHP system

Exhaust air heat pump (EAHP) such as the NIBE F370 work in a similar manner to ASHP units but have only indoor units (no outdoor compressors) and in addition they also recover heat from their integral exhaust air ventilation system. These units work well on apartment blocks and dwellings where mains gas is unavailable or unsuitable for a development. They are expensive in terms of capital cost of the equipment, installation and the enhanced structural requirements.

While hot water heat pumps (HWHP) are recognised as viable low-carbon technologies, in this particular development the decision has been made to install individual high-efficiency gas-fired combi boilers within each apartment. This approach enables independent heating and hot water systems, which are often more practical in apartment settings, particularly in conversions where space and layout constraints limit the suitability of communal or renewable systems. The proposed specification fully complies with the energy efficiency standards set out in Approved Document Part L1B of the Building Regulations. Although HWHPs are not being incorporated, the overall design ensures that the dwellings meet the required carbon performance targets through efficient building fabric and services.

7.5. Micro Wind Power

Wind power is one of the cleanest and safest methods of generating electricity. However, wind power is unfeasible due to the fact the development is in an urban area and local wind conditions would not be sufficient to provide enough power. Most small wind turbines generate Direct Current (DC) electricity. Systems that are not connected to the national grid require battery storage and an inverter to convert DC electricity into Alternating Current (AC) which is mains electricity.

There are two types of wind turbine available:

- Roof mounted – These are mounted on the roof of dwellings
- Mast mounted – Which are free standing

Important issues to consider when using wind turbines are:

- Wind speed increases with height so it's best to have the turbine high on a mast or tower.
- The ideal site is a smooth top hill with a flat, clear exposure, free from excessive turbulence and obstructions such as large trees, dwellings or other buildings.
- Small scale wind power is particularly suitable for remote off grid locations where conventional methods of supply are expensive or impractical.
- Where the local annual average wind speed is 6 m/s or more.
- Where there are no significant nearby obstacles such as buildings, trees or hills that are likely to reduce the wind speed or increase turbulence



Figure 9 - Mounted wind turbine

As this development is in an urban area there will be obstacles which reduce wind speed. The average wind speed in this area is 4.3 m/s at a height of 10 metres, which is less than the 6 m/s required. Therefore, micro wind is not a viable technology for this development.

7.6. Biomass

Biomass is a generic name for any fuel produced from organic sources and falls into mainly two categories:

- Woody biomass- forest products, untreated wood products, energy crops and wood pellets
- Non-wood biomass – liquid biofuels (such as biodiesel, bioethanol) or animal waste industrial municipal products and high energy crops such as rape seed, sugar cane and maize.

For domestic properties the fuel used is normally wood pellets, wood chips or wood logs. For larger applications, biomass boilers replace conventional fossil fuel boilers and come with an automated feed by screw drives from hoppers.

Biomass systems require more cleaning than gas or oil boilers and they must be capable of being taken out of service for cooling and cleaning whilst maintaining the building heating supply particularly in

communal heating systems. Centralised gas boilers are therefore still required to support the biomass boiler, which would be the lead boiler. The size of the dedicated plant rooms is substantial. Fuel availability, delivery and storage are also important issues to consider.

Air quality issues are also an important factor when looking to install biomass. The cost of the fuel depends on the type, delivery distances and whether it is obtained as simple waste product or from another organisation. The cost of wood pellets is currently a little more expensive than mains gas, and woodchip is approx. 30% cheaper, however prices are fluctuating rapidly in the bio-fuel market at the present time creating uncertainty over their take up.



Figure 10 - Biomass boiler and hopper

Biomass CHP is still relatively new to the UK market and is more suitable to large developments where energy demand does not require significant modulation. There are technical issues with small scale Biomass CHP and until these can be resolved and proven the take up of these systems in the UK and Europe has been slow.

Overall carbon savings of 40%+ are achievable with biomass technology. Biomass is more suited to a communal heating system; there is insufficient space to accommodate the equipment and fuel storage to facilitate a biomass boiler. Furthermore, there are noise and air quality issues associated with this type of technology. For this reason, biomass is discounted.

8. Energy Assessment of Proposed Scheme

The Bolton Street residential development has adopted the principles of the 'Be Lean, Be Clean, Be Green' approach. The most practical and economically feasible solution for the development is a good quality thermally insulated fabric, air-tight envelope, passive improvements and the use of high efficient heating and hot water supported by efficient ventilation system.

Be Lean

The development proposal achieves carbon efficiency reductions through a highly efficient thermal fabric, improved thermal bridging and reduced air leakage following the Be Lean methodology defined in the Energy Hierarchy. In order to demonstrate that the fabric has been designed adequately, we have compared our current fabric specification with the minimum standards set out in Part L Building Regulations ADL1B 2021.

Table 5 - Proposed specification compared against the minimum part L standards.

Parameter		Maximum Allowable U-Value ADL1B 2021	Extension & Conversion Proposed Spec U Values	Betterment on ADL1B 2021
Roof		0.16	0.13	19%
Wall	External Wall	0.55	0.33	40%
	Party Walls	N/A	N/A	N/A
Floor	Ground Floor	0.25	0.20	N/A
	Exposed Floor			20%
Party Wall		0.2	0.00	100%
Window		1.4	1.40	0%
Door		1.40	1.40	0%
Air permeability		15m ³ /(hm ²)@50PA	10m ³ /(hm ²)@50PA	33.33%
Thermal Bridging		N/A	N/A	N/A

Be Clean

In line with be clean methodology, we have reviewed the feasibility of connecting into a heat network which is further discussed in section 6. To summarise, there are currently no existing district heating networks within a 500m radius to the site. The nearest district heating network is located just over 6 miles southwest of the site.

The proposed heating and hot water demand from the development of 5No. dwelling conversions is not sufficient to justify a new DHN or CHN. The existing site is spatially constrained, there is insufficient space to locate the equipment and associated plant, and connection to a DHN would be cost prohibitive.

Be Green

In line with the third stage of the energy hierarchy, opportunities to incorporate on-site renewable energy generation (e.g. photovoltaic panels or heat pumps) have been considered. However, due to the nature of the development as a conversion of an existing mixed-use building, along with constraints relating to roof design, structural limitations, and financial viability, the inclusion of renewable technologies has not been deemed practicable at this time.

Nevertheless, the scheme still delivers a significant uplift in energy performance through enhanced building fabric, efficient heating systems, and energy-saving measures under the Be Lean and Be Clean stages. These improvements ensure compliance with Part L1B of the Building Regulations (2021) and contribute toward a lower carbon footprint relative to the building's existing baseline.

The site may be reviewed for future retrofit opportunities or incorporation of low carbon technologies as technology, funding, and infrastructure evolve. The predicted carbon emissions for the proposed development is **6,633 kgCO₂/yr**. This is a total CO₂ emission reduction of **3,257kgCO₂/yr** from the baseline emissions of **9,890 kgCO₂/yr**. This equates to a **32.93%** CO₂ emission reduction. The predicted regulated primary energy for the proposed development is **36,767 kWh/yr**. This is a total reduction of **17,490 kWh/yr** from the baseline emissions of **54,257 kWh/yr**. This equates to a **32.23%** kWh reduction

Ref	Dwelling Type	TER	DER	TPER	DPER	Total Carbon Emissions (Kg CO2/yr)	Total Primary Energy (kWh/yr)
Z69492	APT 1	40.28	27.60	221.30	153.05	1,028	5,703
		31.48		30.84%			
Z69492	APT 2	36.92	24.27	203.2	135.12	1,251	6,967
		34.26%		33.50%			
Z69492	APT3	41.26	28.17	226.15	155.69	1,405	7,766
		31.73%		31.16%			
Z69492	APT 4	40.06	26.74	219.05	148.02	1,540	8,524
		33.25%		32.43%			
Z69492	APT 5	40.57	26.95	22.67	149.37	1,409	7,808
		33.57%		32.92%			
Total		32.93%		32.23%		6,633	36,767

Table 6 - Proposed Carbon Emissions from Bolton Street residential development

9. Sustainable Design and Construction

The design currently includes a number of components that gives the scheme a solid grounding in relation to sustainability. The list below is not exhaustive but spans a range of areas as follows:

9.1. Management

- The contractor will manage and monitor environmental issues during construction process in accordance with their company policy and site management plan. It may include the monthly monitoring and management of energy and water consumption of site activities, separation, streaming and recycling of waste, the reduction of air, dust and ground pollution.

9.2. Health and Wellbeing

- External and internal lighting to the proposed development will be highly efficient and will comply with all current guidelines and regulations.

9.3. Energy

- The development will be designed and constructed to achieve low energy and carbon dioxide emissions, improving upon current Building Regulations Part L1B 2021 using the Be Lean, Be Clean, Be Green energy hierarchy.
- Dedicated energy efficient lighting will be installed internally and externally. The efficacy and colour rendering index ratings will be considered.
- Unregulated energy demand will be assessed and minimised where possible through the selection of energy-efficient appliances and systems.

9.4. Water

- The proposed development will be fitted with a water meter and units will incorporate water saving and efficiency measures that comply with Regulation 36(2)(b) of Part G2 of the Building Regulations to ensure that a maximum of 110 litres of water is consumed per person per day. Suggested water appliance details are shown in Table 7.
- Internal water consumption will be reduced using low flush/ flow appliances. This will include appliances such as aerated and flow regulated taps, low-flow showers and dual flush toilets, where practicable.

Table 7 - Recommend water consumption for residential appliances

Sanitary fittings	Flow rate or capacity		Consumption (L/person/day)
WC (Full Flush)	4	L/flush	13.53
WC (Half Flush)	2.6	L/flush	
Hand Basin Tap	3	L/min	6.32
Shower	6	L/min	43.7
Bath	140	L/capacity	15.40
Kitchen Tap	4	L/min	12.12
Washing Machine	8.17	L/kg dry load	17.16
Dishwasher	1.25	L/place setting	4.50
Total	Incl. normalization factor 0.91		104.18

9.5. Materials

- All building and construction materials used on the schemes will aim to be sought from environmentally managed accreditation schemes, (such as EMAS/ ISO 14001 accreditation). All timber will be sourced from a certified chain of custody. All other building materials on this project will be responsibly sourced, where practicable.
- Insulation will have low environmental impact in use and during manufacture.

9.6. Waste

- Wherever practicable, site waste as a result of the development will be diverted from landfill.

10. Conclusion

Following the 'Be Lean, Be Clean, Be Green' hierarchy, the proposed design solutions on the Bolton Street development are predicted to:

- 1) Reduce the total carbon emissions by 32.93% compared to Building Regulations ADL1B 2021.
- 2) Highly efficient gas combi boilers to provide heating and hot water to all dwellings.
- 3) Reduce the total primary energy by 32.23% compared to building regulations ADL1B 2021. This is a new metric under Part L 2021.
- 4) The development is too small to consider a district heating network.

The approach for the Bolton Street residential development is to embed sustainability into the heart of the development through a range of design measures based on the 'Be Lean, Be Clean, Be Green' design hierarchy. Measures will include:

- 1) Enhanced building fabric to meet the new Building Regulation ADL1B 2021.
- 2) Enhanced air tightness.
- 3) Efficient continuous extract ventilation system using MEV will be provided to the dwelling conversions.
- 4) Heating and hot water to be from highly efficient gas combi boilers.
- 5) Efficient lighting strategy primarily using LED type fittings.

10.1. Low/ Zero Carbon Technologies (LZT) Discounted

The following technologies have been considered and discounted for the reasons outlined below:

- Photovoltaics (PV)
 - a) The existing roof space is shared with multiple commercial units below, making it technically and legally challenging to install PV for the sole benefit of the new apartments.
 - b) Limited uninterrupted roof space and a lack of south-facing roof aspects restrict the potential energy yield.
 - c) The costs and infrastructure requirements for such a small-scale retrofit were deemed disproportionate to the benefit.
- Air Source Heat Pumps (ASHP)
 - a) External unit placement is not feasible due to space constraints and the risk of noise/vibration affecting neighbouring commercial properties.

b) The building fabric and existing heating layout are not optimised for low-temperature systems, which would reduce ASHP efficiency.

c) Installation of ASHPs would incur significant additional cost and service disruption not viable in this conversion.

- Ground Source Heat Pumps (GSHP)

a) Insufficient external space and no opportunity for horizontal or vertical ground loops due to site layout.

b) Ground conditions are unknown and would require intrusive investigation.

c) Costs associated with GSHP installation are high and not justifiable on a development of this scale.

- Solar Thermal Hot Water

a) Storage cylinders would be required, which are unsuitable for the compact apartment layouts.

b) Hot water is already provided by efficient gas combination boilers.

c) Marginal CO₂ benefits and high maintenance costs make this option unviable.

- Biomass

a) Not suitable for a constrained urban site; it would require fuel storage and delivery access not available here.

b) Concerns around air quality and local emissions in a mixed-use, high-traffic area.

c) Not compatible with the size and domestic nature of the development.

- Micro-wind

a) The urban location results in poor and inconsistent wind speeds, compounded by surrounding buildings and turbulence.

b) Mounting and noise considerations make this inappropriate for a residential setting.

c) Planning and aesthetic implications further reduce viability.

A more detailed overview of the LZT assessment process is available upon request and can be provided in the appendices of this report, if required.

Summary Headlines

- A fabric-first approach to meet Bury Local Plan energy policy has been undertaken for the Bolton Street residential development, defined within the 'Be Lean, Be Clean, Be Green' energy hierarchy. The proposed design provides compliance with Building Regulations ADL1B 2021.
- The use of an highly efficient gas combi boilers for heating and hot water and highly efficient mechanical extract ventilation, along with an improved fabric approach reduces carbon emissions by 32.93% and provides a primary energy reduction of 32.23% when compared to new Building Regulations Part L 2021.

An overall 32.93% improvement in CO₂ emissions and a 32.23% improvement in primary energy above the Building Regulations baseline is proposed to support our application.

	Total CO ₂ Emissions (kgCO ₂ /yr)	Total Primary Energy (kWh/yr)
Target Dwelling Performance	9,890	54,257
Proposed Dwelling Performance	6,633	36,767
Total Reduction	3,257	17,490
Percentage Improvement (above ADL1 2021)	32.93%	32.23%

11. Appendices

11.1. LZT Feasibility Table

Technology	Technical Feasibility	Carbon Savings	Estimated Costs	Financial Viability
Solar photovoltaics	Photovoltaics are not proposed for this dwelling as the relevant carbon reductions are achieved with the current design.	A 1kWp system could save around 213 kg of CO ₂ / year per dwelling	Average cost for such a system is around £1.5K per dwelling.	Current potential income generation is around £120 minimum per annum per dwelling with a fuel cost saving of around £40 / year per dwelling.
Wind	Average wind speeds on the site according to the <u>NOABL</u> Wind Speed Database are 4.9m/s. To be technically feasible a minimum of 6m/s is required, therefore this site is not considered feasible.	N/A	N/A	N/A
Micro Hydro	There is no capacity for micro hydro on this site since there are no local water courses available.	N/A	N/A	N/A
District Heating	There are no existing or planned district heating networks to facilitate connection at this stage.	N/A	N/A	N/A
Solar Hot Water	This technology has been discounted as the level of hot water usage to the dwelling does not merit a storage system, which poses space issues.	Around 270 kg of CO ₂ / year per dwelling.	£3-5K per dwelling	Income generation from RHI in a 4-person household would be in the region of £340 / year (per dwelling) with a fuel saving of around £65 / year per dwelling
Heat Pumps	GSHP: Ground conditions on site are unknown, and installation of coils are likely not economically viable for this project. ASHP: Due to the location and being unable to mount the outdoor condensers means we have discounted this technology.	GSHP: 2,100 to 3,300 kg CO ₂ / year per dwelling ASHP: 1,700 to 2,700 kg CO ₂ / year per dwelling. HWHP: 1,700 to 2,700 kg CO ₂ / year per dwelling.	GSHP @ £13-20K per dwelling ASHP: £7-11K / dwelling ASHP: £3K / dwelling	GSHP: £2,590 minimum annual RHI income generation per dwelling with fuel saving of £440 / year minimum per dwelling ASHP: RHI removed. Fixed £5000 grant fund per property. HWHP: N/A
Biomass	The small scale of this development would not facilitate the installation of biomass boilers due to the space required for pellet storage.	N/A	N/A	N/A

11.2. Specification (ADL1 2021 – SAP 10)

Item	Brief Description	Notes	Confirm
	The following information is required for the design submission (as per requirements of approved doc L1B)	Please note submission is now in two stages. A) Design , B) As installed	
1. Dwelling Type			
1.1	New Building Regulations 2021 applies.	The Contractor is responsible for meeting Building Regs 2021 compliance including part L (energy), F (ventilation), O (overheating), G (water consumption), E (sound) and S (Elec Vehicle Charging).	
1.2	Full address and Post code of site to be provided from Royal Mail.		
1.3	Electricity is supplied by standard tariff rather than economy 7, 10 or 24.	Assumed Standard tariff.	
1.4	It is assumed that the dwellings have a Medium thermal mass parameter.	Masonry Construction	
2. Floor Construction Details			
2.1	Ground floor is N/A for this conversion, as it is upper floor only.		
2.2	Exposed upper floor is to be insulated to achieve the minimum standard in ADL1B	U-Value = 0.20 W/m²K	
3. Wall Construction Details			
3.1	Main existing external walls are insulated with blown fibre insulation to achieve the U-value stated opposite.	U-Value = 0.33 W/m²K.	
4. Roof Construction Details			
4.1	Existing Cold conventional roofs are to be insulated to achieve the U-value indicated opposite.	U-Value = 0.13 W/m²K.	
5. Openings			
5.1	All new External solid doors are installed to achieve the U-value stated opposite.	U-Value circa 1.4 W/m²K.	
5.2	All new windows are to be BFRC/BSI/Certass certified double-glazed windows, with Low-e glass hard coating to achieve the U-Value stated opposite.	U-value=1.4 W/m²K frame and glazing G-Value=0.4	
6. Ventilation			
6.1	Design stage SAP calculation presumes an air permeability of 10m³/m²/hr at 50pa will be achieved.	Air test required per dwelling to achieve <10m³/m²/hr	
6.2	Decentralised mechanical extract ventilation (dMEV) is installed in all wet areas incl. bathrooms, ensuites and kitchens.	Greenwood Unity CV3	
6.3	No open flues or fireplaces or flue-less gas fires are present.		
7. Space Heating			
7.1	Heating is provided by gas combi boilers	SAP Default used	

7.3	Heating is controlled by programmer room thermostat and TRVs to radiators		
8. Water Heating			
8.1	Hot water is provided via the main heating system combi boiler		
8.3	Water usage per person per day is ≤ 125 Litres.	To meet or exceed Part G. Requires good specification of flow rates on all water consuming appliances – taps, showers, etc.	
8.4	Showers – All showers will be supplied from the hot water cylinder via a pump.	All showers to be flow regulated to <9 litres/minute@3bar.	
9. Renewables			
9.1	No renewables are proposed		
10. Other			
10.1	For the purpose of the calculations, the default thermal bridging value has been entered. An overall Y-Value has been input at 0.2W/mK (default).	Default figure used for both baseline and actual.	
10.2	Low energy (LE) lights are installed throughout.	All lighting to meet a min efficacy of 80lumens/circuit watt. The Contractor will provide a drawing schedule of all proposed light fittings with efficacies detailed.	

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