

ENERGY STATEMENT

Proposed Change of Use to 9-Bed HMO (Sui Generis)

240 Bolton Road, Bury, BL8 2PA

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NME



Energy Statement

For:

Proposed Change of Use to 9-Bed HMO (Sui Generis)

At:

240 Bolton Road, Bury, BL8 2PA

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1- Introduction

- 1.1- This comprehensive Energy Statement has been meticulously prepared in accordance with the relevant local planning policies and building regulations. Specifically, it adheres to Policy JP-S2: Carbon and Energy of the Greater Manchester Places for Everyone Joint Development Plan, alongside compliance with Part L of the Building Regulations, which governs the conservation of fuel and power.
- 1.2- The purpose of this document is to support the planning application for the proposed change of use and extension at 240 Bolton Road, Bury, BL8 2PA. The development involves a conversion of the existing structure from a single residential dwelling (Class C3) into a 9-bedroom House in Multiple Occupation (HMO), classified as Sui Generis. The proposed scheme includes raising and extending the roof above the existing rear garage to accommodate additional bedrooms and communal spaces.
- 1.3- This project adopts a fabric-first approach, prioritising enhancements to the building fabric to reduce operational energy demand, thereby minimising associated carbon dioxide emissions. The scheme also emphasises sustainable and responsible construction practices, with a focus on long-term energy efficiency and environmental stewardship.

2- Energy Efficiency Measures

In pursuit of a highly sustainable development, a range of targeted measures have been incorporated into the design, aimed at reducing energy consumption, water use, and associated carbon emissions. These measures are outlined below:

2.1- Insulation Improvements

- External and party walls will be fitted with 100mm thick Rockwool RWA45 insulation, offering a thermal conductivity of 0.034 W/m·K. This ensures substantial reduction in heat transfer through the building envelope.

- All new internal and external stud walls will include acoustic Rockwool insulation, providing both thermal insulation and soundproofing to enhance occupant comfort.

2.2- Heating System

- The installation of a high-efficiency, A-rated system boiler will be installed to serve the entire property, reducing operational energy consumption and increasing overall heating efficiency.

2.3- Window and Door Upgrades

- All newly installed windows and external doors will achieve A-rated thermal performance, contributing to improved airtightness and reducing heat loss through glazing and sealing imperfections.

2.4- Water and Appliance Fixtures

- Water-saving fixtures, including dual-flush WCs, low-flow taps, and low-flow showers, will be fitted throughout the property, significantly reducing water consumption and the energy required for water heating.

2.5- Construction Materials

- Timber materials utilised in the development will be sourced exclusively from Howarth Timber & Building Supplies, which hold certifications from the FSC (Forest Stewardship Council), PEFC (Programme for the Endorsement of Forest Certification), and are Grown in Britain.
- The timber procurement process aligns with Timber Development UK's Responsible Purchasing Programme, ensuring sustainable sourcing practices. Relevant certification documentation will be submitted as part of this application.

3- Baseline and Proposed Emissions

The existing building has an EPC (Energy Performance Certificate) rating of C (77), with potential to improve to a B (83) following energy efficiency upgrades. Current CO₂ emissions are approximately 5.4 tonnes annually, as estimated by the EPC, with an achievable reduction to approximately 4.3 tonnes per year through the proposed improvements.

This combined strategy anticipates a reduction in emissions of approximately 1.1 tonnes of CO₂ annually, representing an approximate reduction of 20%. These baseline and target figures are integral in benchmarking the environmental benefits of the proposed development and ensuring alignment with local sustainability objectives.

4- U-Values, Building Fabric and Ventilation Strategy

The development's design adopts a fabric-first approach to minimise heat transfer and optimise energy performance, with the following measures and assumptions:

- External walls, including party and boundary walls, will be insulated with 100mm Rockwool RWA45.
- Where cavity walls are present, they will be fully filled, enhancing the thermal performance of the building envelope.
- The roof insulation will be upgraded to a 'very good' rating as per the EPC, with insulation installed between rafters to minimise heat loss.
- Suspended and solid floors will be insulated in accordance with best practice, further reducing thermal bridging.

- All windows will be double-glazed, providing excellent thermal retention and sound insulation.
- Ventilation will primarily be achieved through natural airflow, supported by improved airtightness measures and localised extract fans in bathrooms and kitchens to ensure effective moisture and pollutant control.

This comprehensive approach ensures that thermal efficiency is maximised while maintaining indoor air quality and occupant comfort.

5- Local Planning Policies

While the current proposal does not include the installation of renewable energy technologies such as photovoltaic (PV) solar panels or solar thermal systems, the EPC indicates their potential for further emissions reductions—estimated at roughly 1.1 tonnes of CO₂ annually.

Future inclusion of renewable energy systems remains under consideration, contingent upon feasibility assessments, funding opportunities, and ongoing discussions with stakeholders. The integration of such technologies would significantly enhance the sustainability profile of the development and further reduce reliance on non-renewable energy sources.

6- Energy Management and Monitoring

To maintain sustainable operation throughout the lifecycle of the development, the property will be equipped with individual metering systems for both energy and water consumption. This allows for accurate monitoring of resource use, facilitating informed management and optimisation.

Additionally, the landlord will promote responsible energy use through the provision of guidance to tenants, alongside regular maintenance of mechanical and electrical systems to ensure optimal performance, lifespan, and efficiency.

7- Conclusion

In summary, this Energy Statement demonstrates a robust commitment to sustainable development and energy efficiency at 240 Bolton Road, Bury. By implementing a combination of high-performance building fabric measures, efficient services, responsible material sourcing, and future-proofing with considerations for renewable energy, the proposed scheme aligns with both local planning policies and national regulations aimed at reducing carbon emissions.

The outlined measures will not only enhance the environmental sustainability of the property but also deliver long-term operational savings and improved quality of life for its occupants. We trust that this comprehensive approach meets the expectations of both planning authorities and environmental standards, and we look forward to positively progressing with the development proposal.