

Energy Statement

1 MOWBRAY AVENUE |
PRESTWICH | M25 0LP

PROJECT NO: RA24032
DATE: 15-11-2024
REVISION NO: -



RADNOR
ARCHITECTURE
PLANNING & DESIGN

1.0 INTRODUCTION

This Energy Statement has been prepared in support of the planning application for the change of use of 1 Mowbray Avenue, from a residential dwelling (C3) to a residential institution (C2). This statement addresses **Policy JP-S2: Carbon and Energy** within the Places for Everyone Joint Development Plan Document (PfE), adopted on 21 March 2024.

The proposed development does not involve new construction but focuses on the adaptive reuse of the existing building. This approach inherently aligns with sustainable practices and the policy's objectives for energy efficiency and carbon reduction.

2.0 ALIGNMENT WITH POLICY JP-S2

2.1 Energy Demand Optimisation

By repurposing the existing building, energy demand is minimised through the utilisation of pre-existing services, structure, and spatial configurations. This avoids the energy consumption associated with new construction activities.

2.2 Efficient Resource Utilisation

The proposal maximises the efficient use of existing resources, such as building materials and embodied energy, while minimising waste. This approach is consistent with the policy's emphasis on reducing the life cycle cost and carbon footprint of developments.

2.3 Carbon Emission Reduction

Repurposing the building into a residential care facility avoids emissions associated with construction activities, including the production and transportation of materials. This transition supports the reduction of greenhouse gas emissions, a central objective of Policy JP-S2.

2.4 Efficiency Upgrades

The change of use allows for targeted energy efficiency improvements, including:

- Installation of energy-efficient LED lighting.
- Upgrading insulation to reduce heat loss and improve thermal performance.
- Smart Energy Management: Use of smart thermostats and timers to optimise heating and energy usage.
- Installation of energy-efficient appliance.

These measures enhance the building's overall energy performance while minimising operational carbon emissions.

2.5 Renewable Energy Integration

The project allows for future integration of renewable energy technologies, such as solar panels or air source heat pumps. The building's roof orientation and site layout make it feasible to explore these options during future operational phases.

2.6 Electric Vehicle Charging

In accordance with the 2022 Part S Building Regulations, the installation of an EV charge point will be considered where appropriate and practical.

2.7 Adaptation to Future Needs

The proposal's focus on reusing the existing infrastructure ensures flexibility and adaptability to future regulatory and technological advancements in energy efficiency and sustainability.

3.0 PROMOTION OF SUSTAINABLE DEVELOPMENT

The proposal demonstrates a commitment to sustainable development by:

- Avoiding the environmental impacts associated with new construction, such as habitat disruption and resource depletion.
- Reducing carbon emissions and energy demand through adaptive reuse.
- Supporting the local community by addressing the growing need for care facilities while adhering to the council's carbon reduction and energy efficiency goals.

4.0 COMMUNITY AND DIGITAL CONNECTIVITY BENEFITS

4.1 Digital Connectivity

The site will aim to support high-speed broadband connectivity to meet the needs of residents and staff. Where existing infrastructure allows, full fibre broadband services will be utilised, and any necessary enhancements will be explored to ensure reliable digital access.

4.2 Contribution to Community Needs

The proposal addresses a critical need for specialised care facilities in the Prestwich area. By doing so sustainably, it balances social and environmental priorities in alignment with the objectives of Policy JP-S2.

5.0 CONCLUSION

This Energy Statement demonstrates how the proposed development at 1 Mowbray Avenue aligns with **Policy JP-S2: Carbon and Energy** by prioritising energy efficiency, reducing carbon emissions, and promoting sustainability. The reuse of the existing structure minimises environmental impact while allowing for the implementation of efficiency upgrades and renewable energy solutions.

This proposal not only meets current energy and carbon standards but also establishes a framework for future adaptability, supporting broader sustainability goals and community needs.