



RA Design & Project Management Ltd
Suite 4
The White House
42-44 Chorley New Road
Bolton
BL1 4AP

APPLICATION NO : 70627

LOCATION : 71 THE ROCK

ENERGY STATEMENT

The following statement is included to accompany the above planning application. The statement will provide an overview of how the proposal will comply with Policy JP-S2.

The proposal is to convert vacant floors above the commercial unit in an existing town centre block. 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

Demolition

There is not significant demolition involved in this project. However, the principles of recycling and re-use of materials included in the document guidelines will be used, including :

- ❖ Re-using of bricks or 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 120sqm. The dwelling will be a 3 bed apartment.

The National Minimum Housing Standard for a 3 bed dwelling is 108sqm with 2.5sqm storage so the proposal exceeds the minimum standard.

The property is an apartment above a commercial unit and the ground floor is currently occupied. It is not practical to install disabled access or a lift. However, the proposal will comply with other 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.

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

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