



JAMES CAMPBELL ASSOCIATES LTD

CHARTERED ARCHITECTURAL SERVICES



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**RETROSPECTIVE CHANGE OF USE FROM OFFICE TO
SINGLE RESIDENTIAL DWELLING**
Location: 16 Hall Street, Walshaw, Tottington, Bury, BL8 3BD

JP-S2: Carbon and Energy

Requirements:

Provide an energy statement to set out how the proposal complies with Policy JP-S2.

Energy Statement to Comply with Policy JP-S2 of Bury Council's "The Places for Everyone" Document

Introduction

This Energy Statement has been prepared to demonstrate compliance with Policy JP-S2 of Bury Council's "The Places for Everyone" document. The policy emphasizes the need for sustainable development through energy efficiency, the reduction of carbon emissions, and the incorporation of renewable energy sources in new developments.

Project Overview

The proposed development consists of the change of use of a former dwelling that was converted to office space to be used as a dwelling again. The development aims to provide high-quality, energy-efficient homes that align with the sustainability objectives set forth by Bury Council.

Energy Efficiency Measures

To ensure the house meets high energy efficiency standards, the following measures will be considered if not already implemented:

Building Fabric: The house has a high-performance insulation material for walls, roofs, and floors to minimize heat loss. Windows and doors are double-glazed with low-emissivity coatings.

Air Tightness: No requirement as it is an existing building.

Thermal Bridging: Construction of the existing dwelling has been done to minimise thermal bridging, ensuring continuous insulation and reducing heat loss at junctions.

Low-Carbon Technologies

The house being existing relies on existing measures to reduce reliance on fossil fuels and lower carbon emissions:

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CHARTERED ARCHITECTURAL TECHNOLOGIST
Reg. No. 5304910
Consultant Director, Frank James Smith. MCIAT, ACIOB.
Director, Christine Susan Smith.

Solar Thermal Panels: Consideration will be given to installing solar thermal panels for domestic hot water heating, further reducing the reliance on non-renewable energy sources.

Battery Storage: The feasibility of incorporating battery storage systems will be explored to store excess solar energy generated during the day for use during peak demand periods.

Energy Performance Certificate (EPC): The house should achieve an EPC rating of at least C, demonstrating a sustainable level of energy efficiency.

Sustainable Design and Construction) Not applicable.

Waste Management: A comprehensive waste management plan is in place currently that minimises waste generation and promotes recycling and reuse of materials.

Energy Monitoring: Smart meters are already installed in the house to monitor energy consumption and provide residents with real-time feedback on their energy use.

Conclusion

This Energy Statement demonstrates the commitment of the house Bury to comply with Policy JP-S2 of Bury Council's "The Places for Everyone" document. By assessing current energy efficiency standards, low-carbon technologies, and renewable energy sources, the development aims to contribute to Bury's sustainability goals and reduce its carbon footprint.

JP-H3: Type, Size and Design of New Housing

Requirements:

- Comply with the nationally described space standards. Please complete the attached space standard table.

The dwelling change of use will be 122m² which is more than adequate for a 3 bedroom dwelling.

Master Bedroom – 17.5m² – complies.

Bedroom 2 – 10m² – complies.

Bedroom 3 – 12.8m² – complies.

- Provide a statement confirming the dwelling will be built to the accessible and adaptable standard in Part M4(2) of Building Regulations unless specific site conditions make this impracticable.

This is not applicable as it is an existing building.

JP-H4: Density of New Housing

Requirements:

- Provide a statement confirming the density is appropriate to the location.

We can confirm that one dwelling is an appropriate density in the location it resides.

JP-C2: Digital Connectivity

Requirements:

- Provide a digital connectivity statement that confirms the development has full fibre to premises connections, unless technical infeasible and/or unviable.

The dwelling has full fibre connectivity already.