

Design & Access Statement

PfE Statement

Studio JMA

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**Ref - 046BUR-Places For Everyone
Statement (-)**

Date - 05/05/26

**19 Central St, Ramsbottom, Bury,
BL0 9AF**

JP-S2: Carbon & Energy reduction

The proposed development relates to the conversion of an existing commercial building into residential units. As such, the approach to energy and sustainability has been developed in line with the constraints and opportunities of the existing structure.

The development will comply with the requirements of Part L of the Building Regulations 2022, ensuring that energy demand is minimised through a fabric-first approach where practicable. This will include upgrades to insulation, glazing and air tightness where feasible within the existing building envelope.

Energy efficient building services will be specified, including low energy lighting and efficient heating systems.

Given the nature of the conversion and site constraints, opportunities for on-site renewable energy generation are limited; however, this has been considered and discounted on the basis of viability and practicality.

Electric vehicle charging infrastructure will be provided in accordance with Part S of the Building Regulations where parking is available and it is technically feasible to do so.

Overall, the proposal represents a sustainable form of development through the re-use of an existing building and compliance with current Building Regulations.

JP-C2: Digital Connectivity

The development will be designed to support high quality digital connectivity in accordance with Policy JP-C2. Full fibre broadband connections will be provided to each residential unit, subject to agreement with network providers and confirmation of site-specific infrastructure requirements.

Internal infrastructure, including ducting and connection points, will be installed to facilitate future-proofed digital connectivity.

Where full fibre provision is not immediately available, the development will be designed to allow straightforward future connection without the need for significant retrofit works.