

Carbon and Energy Statement

In Support of Planning Application for
1 and 3 Haslam Street, Bury, BL9 6EQ

Proposal: Change of use from 2 no. Class E units to 8 bedrooms House in Multiple Occupation (Class Sui Generis) together with alteration to front elevations and change of roof style from hip to gable.

1. INTRODUCTION

- 1.1 This Carbon and Energy Statement has been prepared in support of the proposed change of use from two existing Class E commercial units to an 8-bedroom House in Multiple Occupation (HMO) (Sui Generis), together with alterations to the front elevations and change of roof form from hip to gable.
- 1.2 The statement demonstrates how the proposal responds positively to the requirements of Places for Everyone Policy JP-S2 (Carbon and Energy) by following the energy hierarchy of reduce, clean, and offset, with the aim of minimising operational energy demand and associated carbon emissions.

2. EXISTING BUILDING AND BASELINE

- 2.1 The site comprises an existing, previously developed building in an established urban area of Bury. The proposal reuses the existing building fabric rather than delivering a new-build development. This approach inherently reduces embodied carbon by retaining the structure and maximising the lifecycle value of the building.
- 2.2 The existing Class E units are currently underutilised and do not provide residential accommodation. The change of use will bring the building back into active and efficient use, contributing to sustainable development objectives.

3. ENERGY HIERARCHY APPROACH

3.1 Reduce – Energy Demand Minimisation

The proposed development adopts a fabric-first approach to minimise energy demand in accordance with the energy hierarchy set out in Policy JP-S2. The reuse of the existing building structure significantly reduces embodied carbon when compared to demolition and new construction. As part of the refurbishment works, thermal performance will be enhanced through upgraded insulation to the roof, external walls, and floors where practicable, achieving or exceeding current Building Regulations standards. Existing windows and doors will be replaced with high-performance double-glazed units incorporating low-emissivity glazing to reduce heat loss. Improved airtightness measures will be introduced through modern detailing, while the internal layout has been designed to provide compact, efficient accommodation that reduces

heating demand per occupant. Energy-efficient LED lighting and low-energy appliances will be installed throughout communal and private areas, further reducing overall electricity consumption.

3.2 Clean – Low Carbon Energy Supply and Building Services

Following the reduction of energy demand, the proposal focuses on the use of efficient and low-carbon building services to limit operational carbon emissions. The development will utilise high-efficiency electric heating systems, with air source heat pump technology or modern electric heating solutions considered at the detailed design stage, subject to technical feasibility. Hot water provision will be designed to efficiently serve multiple occupants while minimising distribution losses. Energy-efficient mechanical extract ventilation will be installed to kitchens, bathrooms, and ensuite facilities to ensure good indoor air quality and moisture control without excessive heat loss. The scheme is intended to operate as a fully electric development, ensuring compatibility with the UK's decarbonising electricity grid and enabling further reductions in carbon emissions over time.

3.3 Offset and Future Proofing

Whilst the constrained nature of the site and the proposed roof design limit the immediate feasibility of on-site renewable energy generation, the development has been designed to be future-proofed in line with Policy JP-S2. The roof structure and electrical infrastructure will allow for the potential future installation of photovoltaic panels should viability improve. By adopting efficient all-electric systems, the building will benefit from continued reductions in grid carbon intensity, ensuring long-term improvements in operational performance. The applicant remains committed to reviewing opportunities for renewable and offset measures as technology, viability, and policy evolve.

4. SUSTAINABLE LOCATION AND USE

- 4.1 The site is located within an established residential area with access to local services and facilities. The reuse of a previously developed site supports sustainable land use principles and reduces the need for greenfield development.
- 4.2 HMO occupation typically results in lower per-capita energy consumption compared to single-occupancy dwellings, as communal living leads to shared heating, lighting, and appliance use, further reducing carbon emissions per resident.

5. COMPLIANCE WITH POLICY JP-S2

- 5.1 The proposal complies with Policy JP-S2 (Carbon and Energy) by:
 - Reusing an existing building and minimising embodied carbon.
 - Applying a fabric-first approach to reduce energy demand.
 - Incorporating energy-efficient and low-carbon building services.

- Supporting long-term decarbonisation through all-electric systems and future-proofed design.

5.2 Overall, the development represents a sustainable and responsible form of redevelopment that will achieve a significant reduction in operational carbon emissions compared to the existing use.

6. CONCLUSION

6.1 The proposed development at 1 and 3 Haslam Street demonstrates a clear commitment to sustainable design and carbon reduction in line with national and local planning policy. Through energy efficiency improvements, low-carbon technologies, and the reuse of an existing building, the scheme will deliver high-quality accommodation with reduced environmental impact and contribute positively to Bury's climate change objectives.