

72-74 Tenters Street, Bury

Statements to address Carbon and Energy, Digital connectivity and space standards

JP-S2: Carbon and Energy

The following proposals incorporate a range of passive and active design measures that will reduce the energy demand for space conditioning, hot water and lighting.

Our project at 72 – 74 Tenters Street is proposed to upgrade the existing walls and roof to meet the U-values stated in Approved Document L Table 1.1. These improvements ensure that the energy performance of the actual dwelling aligns with the required standards when compared to the notional dwelling, both at the design stage and upon completion of the work.

The development at 72 – 74 Tenters Street is a renovation project and does includes a car parking at the rear of the site. An EV chargepoint for each house will be provided as required by Part S of the Building Regulations.

Lights will be energy saving and will be fitted with timers whilst water saving devices will be fitted to all sanitaryware. The applicant will undertake the works with local contractors and use local materials. Waste will be recycled as far as possible and recycling provision will also be provided.

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

Nationally described space standard table

Proposed dwelling (dwelling 1, 2, 3...etc)	Overall floor SQM	Applicable overall floor space standard (m2)	Number of bedrooms	Number of bed spaces (occupants per dwelling)	1/2/3 or more storey?	Principle double bedroom floor space (m2)	Minimum width	Single occupancy bedroom floor space (m2)	Minimum width	Applicable overall built-in storage standard	Overall built-in storage (m2)
1 (72)	87.9	>84	3	4	2	14.9	3.49	6.3/11.3	2.4	2.5	6.5
2 (74)	87.9	>84	3	4	2	14.7	3.47	6.3/11.2	2.4	2.5	6.3

Policy JP-C2: Digital Connectivity

The existing building is served by full fibre. Both proposed once works have been completed will have full fibre internet connection installed.