

Carbon and Energy Statement

Change of two storage rooms within the Basement(s) to a single occupant bedroom to create an additional bedroom within each House in Multiple Occupation (HMO) - resulting in 2 no. 10 bed HMO's, insertion of two Basement windows to the rear and excavation of land to create lightwells to serve the windows

Site Address: 146-148 Manchester Road, Bury, BL9 0TL

Applicant: Lauren Cohen, Grosvenor Villas Ltd

Policy JP-S2 focuses on reducing carbon emissions and promoting energy efficiency in residential properties. The following measures have already been implemented in the recent renovation of the properties:

Insulation

The subject properties have been fully insulated to meet current building regulations. The proposals include ceiling, wall and floor insulation to the proposed bedrooms in the basements. This ensures minimal heat loss and reduces the energy required for heating.

Energy-Efficient Heating

The properties use an energy-efficient central heating system with new Valiant system boilers (for heating and hot water), 250 litre insulated hot water tanks (for hot water) and 200 litre cold water tanks (for water pressure) to ensure tenants are comfortable at all times, and which complies with the latest efficiency standards. The system is new and therefore extremely efficient and is well-maintained and regularly serviced to ensure optimum performance.

Double-Glazing

All windows are double-glazed, which significantly reduces heat loss and improves overall energy efficiency. The proposed basement windows would also be double glazed.

Appliances

All appliances in the property were purchased new in 2024 and most are A-rated for energy efficiency including heat-pump dryers, which utilise energy efficient technology to save energy. The use of energy-efficient appliances helps to minimise electricity consumption.

Lighting

The properties are fitted with LED bulbs throughout, which uses less energy and has a longer lifespan compared to traditional bulbs. This contributes to overall energy savings. The proposals include for LED bulbs in the proposed basement bedrooms.

Smart Thermostats

The properties are equipped with smart thermostats (Hive) that allow the heating and hot water to be controlled remotely, so energy use can be monitored and used most effectively. Each radiator has a thermostatic radiator valve allowing tenants to control the temperature in their own rooms and the proposed bedroom radiators would also be fitted with thermostatic radiator valves.

Every measure has been taken –where possible– to make the properties as energy efficient as possible, however some energy saving measures have not been possible such as solar panels, which are not financially viable to install.

Overall, by creating and maintaining an energy-efficient property and implementing energy-saving measures, this proposal to add two extra tenants is fully in compliance with Carbon Policy JP-S2. The impact on the property's overall carbon footprint will be minimal, and the measures in place ensure that energy consumption remains well within the guidelines set by the policy.

This approach not only meets the carbon reduction targets set out in JP-S2 but also ensures that the property remains a sustainable, energy-efficient living space for all tenants.