



Studio
Charrette

**Change of use from
domestic garage to nail salon/hairdresser
(Class sui generis); Garage door to
be replaced with new window/infil & door**

404 Bury Old Road, Prestwich, Manchester, M25 1PZ

JP-S2: Carbon and Energy Statement

The proposed development relates to the change of use of an existing detached domestic garage to a small-scale nail salon and hairdresser. It is not a new-build development and does not involve the creation of a new dwelling. The proposal therefore needs to be considered in the context of the conversion and reuse of an existing building rather than as new residential development.

The proposal has been designed to minimise energy demand and improve energy efficiency so far as is practicable within the constraints of the existing structure. As shown on the submitted plans, the existing wall, floor and roof construction will be thermally upgraded as part of the conversion works. This will improve the performance of the building envelope and assist in reducing heat loss.

In addition, the fitted lighting and appliances to be used within the salon will be selected on an energy-efficient basis as necessary for the operation of the business. Given the modest scale of the unit and the limited intensity of the proposed use, the overall energy demand of the development will be low.

The works will be carried out in compliance with the relevant Building Regulations, including the applicable energy efficiency requirements under Part L as they relate to the conversion of an existing building. The proposal therefore accords with the requirement in Policy JP-S2 for development to minimise energy demand and maximise energy efficiency, having regard to what is proportionate and practicable for this type of development.

In relation to electric vehicle charging, the proposal does not involve the creation of a new dwelling and the requirement for an EV chargepoint for each house is therefore not applicable in this instance. The development is a change of use to a small commercial premises within an existing building, and no dedicated new parking spaces are proposed as part of the application. In those circumstances, the domestic EV charging requirement set out in the policy is not relevant to this proposal.

Overall, the proposal is considered to comply with Policy JP-S2 in a manner proportionate to its scale and nature as the reuse and conversion of an existing building.