

Energy Statement

Proposed Development: Conversion of attic space into a self-contained flat

Site Address: 74B Water Street, Radcliffe, Manchester, M26 4DF.

Applicant: Mr Richard Crolla

Agent: Mr Rakesh Mistry

Date: 17.10.2025

1. Introduction

This Energy Statement has been prepared to support the planning application for the conversion of the attic space into a self-contained flat at 74B Water Street, Radcliffe, Manchester, M26 4DF.. The purpose of the statement is to demonstrate how the development will comply with national and local energy and sustainability requirements, including the Building Regulations Part L (Conservation of Fuel and Power).

2. Policy Context

National Policy: Building Regulations Part L 2021 (Conservation of Fuel and Power).

3. Baseline Energy Demand

The attic space currently forms part of the main dwelling. Conversion to a self-contained flat introduces independent heating, hot water, and lighting demand. The baseline energy demand (before efficiency measures) is assumed to be equivalent to a standard fit-out under Part L compliance.

4. Energy Efficiency Measures (Fabric First)

The conversion will adopt a fabric first approach, improving insulation and airtightness to reduce heat loss. Proposed measures include:

Roof insulation upgraded to achieve U-value of [e.g., 0.15 W/m²K].

External wall insulation (where exposed) to U-value of [e.g., 0.18 W/m²K].

New windows and rooflights to achieve U-value of [e.g., 1.2 W/m²K].

Improved airtightness through careful detailing and sealing.

Low-energy LED lighting throughout.

5. Low and Zero Carbon Technologies

The following technologies were considered:

Air Source Heat Pump (ASHP): Not feasible due to space/heritage constraints.

Solar PV panels: Potential installation subject to roof orientation and planning constraints.

Efficient electric heating (with smart controls): Proposed primary heating solution, enabling potential future connection to renewable electricity grid.

6. Predicted Energy and Carbon Performance

Building fabric improvements will reduce energy demand significantly compared with a “baseline” conversion.

The use of efficient electric heating and low-energy lighting ensures compliance with Part L.

If solar PV is installed, the development could achieve additional CO₂ savings of [insert %].

7. Sustainability and Wider Benefits

Water efficiency: Flow restrictors and dual-flush toilets will limit water use to less than 105 litres per person per day.

Materials: All new materials to be responsibly sourced where possible (FSC timber, low-VOC finishes).

Waste: Construction waste to be segregated and recycled where feasible.

8. Conclusion

The proposed conversion adopts a fabric-first approach with high levels of insulation, energy-efficient heating, and low-energy lighting. The scheme complies with the requirements of Building Regulations Part L and accords with local planning policy on sustainable development.

Part M4(2) of Building Regulations

Step-free Access: All entrance-level rooms and facilities will be accessible without steps.

Wider Accessways: Doorways and corridors will be wider to accommodate people with reduced mobility.

Clear Circulation Routes: There will be clear, unobstructed pathways to windows and other key areas.

Adaptable Sanitary Facilities: Bathrooms and toilets should be designed to allow for easy future installation of grab rails and other features for people with reduced mobility.

Stair Adaptability: Stairs must be designed to allow for the straightforward installation of a stairlift.

Kitchen Adaptability: Kitchen will have adaptable features to meet the needs of a wider range of users, including those with disabilities.

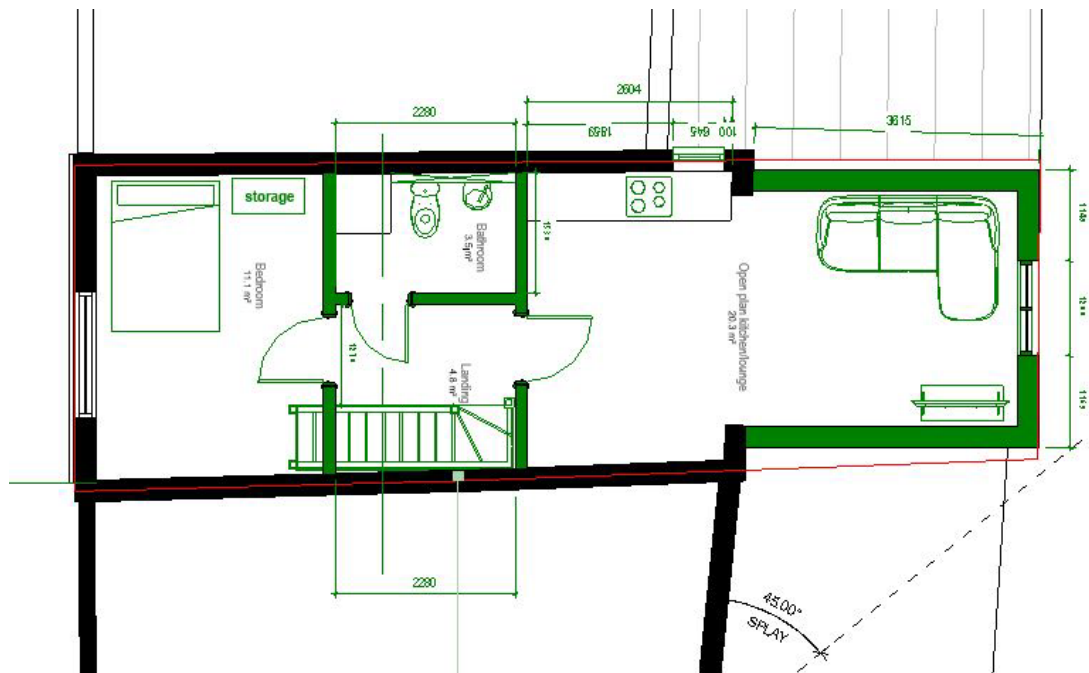
- **External Doors:** External doors will have a minimum clear opening width of 850mm and a level threshold for easier access.

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

Nationally described space standards (NDSS) table

Number of bedrooms	Number of bedspaces	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
Studio	1p	39 (37)*			1.0
1b	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Total area of the apartment – 39.7m². This meets the requirements stated within the NDSS.



Proposed Ground Floor Plan (not to scale).

Policy JP-H4: Density of New Housing

Requirements:

- Provide a statement confirming the density is appropriate to the location with

Regard to be had to minimum densities. Lower densities may be acceptable where there are site-specific issues.

The density of the scheme is appropriate to the location. Given the locality of the property sited along a busy road access; walking and cycling would be encouraged. Furthermore the property is within walking distance of Radcliffe Park and Ride Tram Stop and the site is well serviced by buses.

The development falls within the density set out within 'Places for everyone joint development plan document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan' 2022 – 2039 Adopted 21st March 2024'.

Policy JP-C2: Digital Connectivity

Requirements:

- Provide a digital connectivity statement that confirms the development has full fibre To premises connections, operational internet connections and accessibility to network providers unless technical infeasible and/or unviable.

The premises has full fibre connectivity, extract from Ofcom website.

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M264DF

Change Location

74A, WATER STREET

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The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	17 Mbps	1 Mbps	✓
Superfast	80 Mbps	20 Mbps	✓
Ultrafast	1800 Mbps	220 Mbps	✓

Networks in your area - [Openreach](#), [Virgin Media](#)

Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.

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EE

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