

Carbon and Energy Statement

1. Introduction

This Carbon and Energy Statement has been prepared in support of the planning application for the conversion of an existing vacant single-storey laboratory building to office accommodation (Class E) at **217 Tottington Road, Bury**. The statement outlines how the proposal minimises energy demand, reduces carbon emissions, and supports the transition to a low-carbon future, in line with national and local planning policy.

The proposal comprises the re-use and refurbishment of an existing building with a total office floor area of approximately **135 square metres**, with no increase in footprint or height.

2. Policy Context

The statement has been informed by the following policy objectives: - **National Planning Policy Framework (NPPF)**, which promotes the effective use of land, the re-use of existing buildings, and the move towards a low-carbon economy; - **Bury Local Plan Core Strategy Policy CS1 (Sustainable Development Principles)**, which seeks to reduce carbon emissions and encourage energy-efficient development; - **Policy CS15 (Climate Change)**, which supports measures to mitigate and adapt to climate change through sustainable design and construction.

3. Energy Hierarchy Approach

The proposal follows the recognised energy hierarchy of: 1. **Reducing energy demand**; 2. **Using energy efficiently**; and 3. **Supporting low-carbon outcomes** where feasible.

Given the scale and nature of the development, the emphasis is placed on fabric-first improvements and efficient building services.

4. Reducing Energy Demand

The re-use of the existing building represents a significant carbon benefit by retaining the embodied carbon of the structure and avoiding emissions associated with demolition and new construction.

Energy demand will be reduced through: - Upgrading thermal insulation where practicable as part of the refurbishment works; - Improving air tightness where achievable without adversely affecting the existing building fabric; - Maximising natural daylight, including the refurbishment and retention of the existing feature rooflight, reducing reliance on artificial lighting; - A flexible internal layout that supports efficient occupation and long-term use.

5. Energy Efficiency Measures

The development will incorporate energy-efficient measures appropriate to the scale of the proposal, including: - High-efficiency LED lighting throughout the office accommodation; - Energy-efficient heating and hot water systems compliant with current Building Regulations; - Zoned controls and programmable thermostats to allow occupants to manage energy use effectively; - Energy-efficient fittings and appliances where installed.

All works will be carried out in accordance with the latest Building Regulations requirements at the time of construction, including full compliance with Building Regulations Part L (Conservation of Fuel and Power).

6. Low-Carbon and Future-Proofing Measures

Given the modest scale of the development and the constraints of the existing building, on-site renewable energy generation is not proposed at this stage. However, the scheme has been designed to be future-proofed where possible, allowing for the potential installation of low-carbon technologies should they become viable in the future.

The location of the site within an established urban area with good accessibility also supports reduced reliance on private car travel, supplemented by the provision of **6 no. cycle spaces**.

7. Summary and Conclusion

This Carbon and Energy Statement demonstrates that the proposal adopts a proportionate and practical approach to reducing energy use and carbon emissions. The re-use of an existing vacant building, combined with fabric improvements, energy-efficient services, and enhanced natural daylighting, represents a sustainable form of development.

Overall, the proposal accords with national and local planning policy objectives relating to climate change mitigation and sustainable development and represents an appropriate low-carbon refurbishment of an existing employment building.

Prepared by: [Name / Practice]

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