

Energy and Carbon Statement:
Proposed replacement windows at
28 Haymarket Street
Bury
BL9 0AY

Applicant: Key Property NW Ltd

Date: September 2024

Revision 01

Feb 2025

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1.0 Site Address:

28 Haymarket Street
Bury
BL9 0AY

2.0 Contact Details:

Applicant:	Agent
Key Property NW Ltd 39 Brooklands Court Rochdale OL11 4EJ	AJ Cocker Associates New Century House 176 Drake Street Rochdale OL16 1UP
t.	t. 01706 764 880
Contact: Mr Sarwar	Contact: Ian Stott

3.0 Description of building:

The building is a three storey traditionally built structure with dual pitched slated roof covering surmounting brick walls. The premises stand back of footpath. The proposal relates to the first and second floor albeit access is at street level. The ground floors are separately let to retail users and do not form part of the application.

The windows currently present are not thought to be original. They are single glazed timber casements probably installed about 30 – 40 years prior.

Original windows are likely to have been vertical sliding sashes.

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5.0 Description of proposal:

The applicants have previously secured consent to change the upper floors from vacant commercial to four flats. The current application seeks to replace the presently deficient windows to modern thermally efficient windows to, at once, upgrade the thermal performance of the building and comply with Building Regulation requirements.

It is proposed therefore to provide double glazed timber spring balance vertical sliding sash windows in lieu of the single glazed timber windows presently installed.

The functional requirements of the replacement windows will be as follows

1. Standard:
Non-fire and/ or smoke-rated windows to BS EN 14351-1 and BS 4873
2. Manufacturer:
Contractor's choice
3. Product reference:
Submit proposals
4. Finish as delivered:
Manufacturer's standard
5. Thermal performance (U-value maximum): 1.4 W/m²K

Energy and Carbon Statement:

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6. Acoustic performance rating:
32 dB, $R_w + C_{tr}$ (window closed)
7. Glazing details:
Insulating glass units incorporating low-emissivity glass, argon-filled
8. Beading:
Internal
9. Ironmongery/ accessories:
Acoustic Trickle ventilator

6.0 Comparison of present windows and proposed windows:

The existing timber windows are thermally poor.
Single glazed windows typically have a U value of **5.2W/(m²K)**

The new windows perform significantly better, and the proposed U value is **1.4W/(m²K)**

In addition, the current draft proofing to the existing windows is poor. The modern replacements will be robustly draft proofed, cutting down on air leakage and thus providing better overall efficiency.

12.0 Conclusions:

It is therefore patently obvious that replacement aluminium double-glazed windows perform significantly better than the existing single glazed timber windows.

This proposal will therefore help towards the government's net zero targets and will comply with the council's sustainability policy for CO₂ reduction. This energy statement therefore demonstrates a commitment to improving the sustainability credentials of this property and reducing its CO₂ emissions.