

17 Belle Vue Terrace – Energy Statement

Policy JP-S2 states that aims for carbon neutrality by 2038 will be supported through a range of measures including promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling, amongst other measures.

Development proposals should set out how this has been achieved in an energy statement in accordance with the energy hierarchy, which in order of importance seeks to: i. Minimise energy demand; ii. Maximise energy efficiency; iii. Use renewable energy; iv. Use low carbon energy; and v. Utilise other energy sources.

No operational development is required to facilitate the proposals. The development involves the conversion of the existing building from a 6 person HMO to an 8 person HMO. Two vacant rooms on the ground floor of the existing property will be used to provide the additional bedrooms. However, during the renovation of the existing property to bring it into use as a 6 bed HMO, measures to reduce energy demand and maximise the energy efficiency of the property have been implemented through thermal insulation which was installed to comply with Part L of the Building Regulations:

- All Roof Voids - 300mm mineral wool insulation quilt installed
- Existing external walls – 100mm “Dritherm” mineral wool cavity batts within the internal 100mm cavity
- Existing external basement walls - lined with min 67.5mm Kingspan “Kooltherm” K18 insulated dry lining board.
- Existing Sloping ceilings and dormer walls - 100mm Kingspan “Kooltherm” K107 rigid insulation board fitted between rafters with 42.5mm “Kooltherm” insulated plasterboard applied to the rafters

Points ii, iv, and v of the energy hierarchy were also considered during the renovation. The following measures were considered but discounted for the reasons set out below:

- The gas boiler has been removed and the house has been upgraded to all electric power and electric radiators installed. An air source heat was considered however this would have been at significant additional cost and out of budget for the renovation.
- Solar Photovoltaic panels were discounted as the pitched roof of the property faced North and had 1no. velux window. The rear south west facing is an existing flat roof dormer and the possible array would have had to be mounted on a metal framework higher than the ridge line of the property and therefore would have been visually unsightly. The cost of installation would have been around £15,000 + vat and therefore cost prohibitive .
- Biomass was discounted as there is no area to store fuel.