

Carbon and Energy Statement

Proposed Outbuilding

Location :- 65B Windsor Road, Prestwich, M25 0DB

1. Introduction

This Carbon and Energy Statement has been prepared in support of a planning application for a proposed outbuilding at 65B Windsor Road, Prestwich, M25 0DB. The purpose of the statement is to demonstrate that the development has been designed to minimise energy demand, reduce carbon emissions, and comply with relevant national and local planning policy.

2. Site and Development Description

The proposal comprises the construction of a small-scale outbuilding within the curtilage of an existing residential property. The outbuilding is ancillary to the main dwelling and is intended for incidental residential use (e.g. storage, home office, or hobby space). It will not be used as a separate dwelling.

3. Energy Efficiency – Fabric First Approach

The design follows a **fabric-first** strategy to reduce energy demand before considering energy generation technologies. Measures include:

- High levels of insulation to walls, roof, and floor exceeding minimum Building Regulations (Part L) standards
- High-performance double- or triple-glazed windows and doors with low U-values
- Airtight construction to reduce heat loss through uncontrolled air leakage
- Efficient building form and layout to reduce exposed surface area

These measures will ensure the outbuilding has low space-heating requirements.

4. Heating, Lighting, and Power

- **Heating:** If heating is required, it will be provided by an energy-efficient electric system (such as panel heaters or an air-source heat pump, subject to final specification).
- **Lighting:** All internal and external lighting will be low-energy LED fittings.
- **Appliances:** Any installed appliances will be energy-efficient and appropriately sized for the intended use.

5. Renewable and Low-Carbon Energy

Given the small scale of the development and its ancillary nature, on-site renewable energy technologies are not considered essential. However, the building has been designed to be “**renewables-ready**”, allowing for future installation of technologies such as roof-mounted solar PV should this be required or desired.

6. Carbon Emissions

Due to the limited size and low energy demand of the proposed outbuilding, operational carbon emissions will be minimal. The combination of a highly insulated building envelope and efficient services will result in carbon emissions significantly lower than a traditionally constructed outbuilding.

7. Compliance with Policy

The proposal accords with:

- **National Planning Policy Framework (NPPF)** – promoting sustainable development and the efficient use of resources
- **Building Regulations Part L** – conservation of fuel and power
- Relevant **local planning policies** relating to sustainable design and climate change mitigation

8. Conclusion

The proposed outbuilding at 65B Windsor Road, Prestwich has been designed to minimise energy consumption and carbon emissions through a fabric-first approach, efficient building services, and low-energy lighting. The development represents a sustainable form of minor development and fully supports local and national objectives for reducing carbon emissions.