

Re: Rosemount Avenue, Preesall – Energy Statement and Climate Change Statement

Introduction

The proposed development at Rosemount Ave, Preesall comprises 53 new-build residential units consisting of two, three and four bedroomed semi-detached & mews type dwellings and two bedroomed dormer bungalows.

The site occupies a plot of land to the North of Rosemount Ave. The surrounding environment is typically low rise suburban housing, one and two storey in height.

Energy Efficiency

The development will be constructed in accordance with Building Regulations Approved Document Part L 2022 (Conservation of Fuel and Power) which presents a 31% reduction of CO2 emissions in new dwellings over the previous 2016 version of AD Part L.

The current Standard Assessment Procedure – SAP 10 will be used to assess energy use and associated CO2 emissions to ensure compliance with Building Regulations.

To achieve this all dwellings at the development will include, but not be limited to, the following specification:

Enhanced Fabric Specification

An enhanced fabric specification will be used for the construction of all dwellings, which includes:

- Fully insulated 150mm wide cavities to external walls.
- Improved U values for glazed elements.
- Constructive details used for thermal bridging etc.

Ultra Low Emission Boilers

Potterton Assure Combi boilers will be installed to all dwellings, which have the following efficiency/emission ratings:

- 'A' efficiency rating for space heating.
- 'A' efficiency rating for water heating.
- NOx emissions of 31mg/kWh

To compliment the installation of ultra low emission boilers, each property will be supplied with intelligent heating controls and, where appropriate, dual zone space heating systems. Both of which will enable homeowners to have improved control over which parts of their homes will be heated and when leading to a reduction in overall energy usage.

Renewable Technology

All properties will be installed with high efficiency solar PV panels in quantities dictated by SAP 10 calculations.

Solar PV represents a well proven, reliable technology requiring minimal maintenance operating in a passive system from the perspective of the end user. The proposals for Rosemount Ave offer favourable orientation to maximise the potential of solar PV with minimal over-shading.

The introduction of Solar PV will reduce the building's electrical energy grid load and contribute to a reduction in the operational cost and CO2 emissions of the dwellings.

SUDS

An accompanying SUDS statement is submitted with the planning application which demonstrates the proposals comply with drainage hierarchy requirements in respect of surface water. The surface water is to be discharged sustainably into existing ditches. This avoids any excess volumes being placed in sewers which are becoming at capacity.

Conclusion

The cumulative measures for the proposals at Rosemount Ave, Preesall will deliver a highly energy efficient scheme, delivering a quality development that accords with guidance provided within the Council's adopted planning policies.