

ENERGY STATEMENT

FOR

**SPLIT EXISTING HOUSE INTO
TWO SEPARATE DWELLINGS**

AT

**2 GRIB COTTAGES, GRIB LANE,
BLAGDON,
BS40 7SA**



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1. PROPERTY ADDRESS

The proposals are situated within the curtilage of 2 Grib Cottages, Grib Lane, Blagdon, BS40 7SA.

2. PROPERTY DESCRIPTION

The existing house is a two storey property, which comprises two self-contained accommodations, connected by interlinking doors in the party wall at ground floor and first floor level.

It is understood that the property was originally two dwellings that have been combined at some point in the past however, each accommodation retains its own Kitchen, Dining, Sitting Room, Bathroom and Bedrooms.

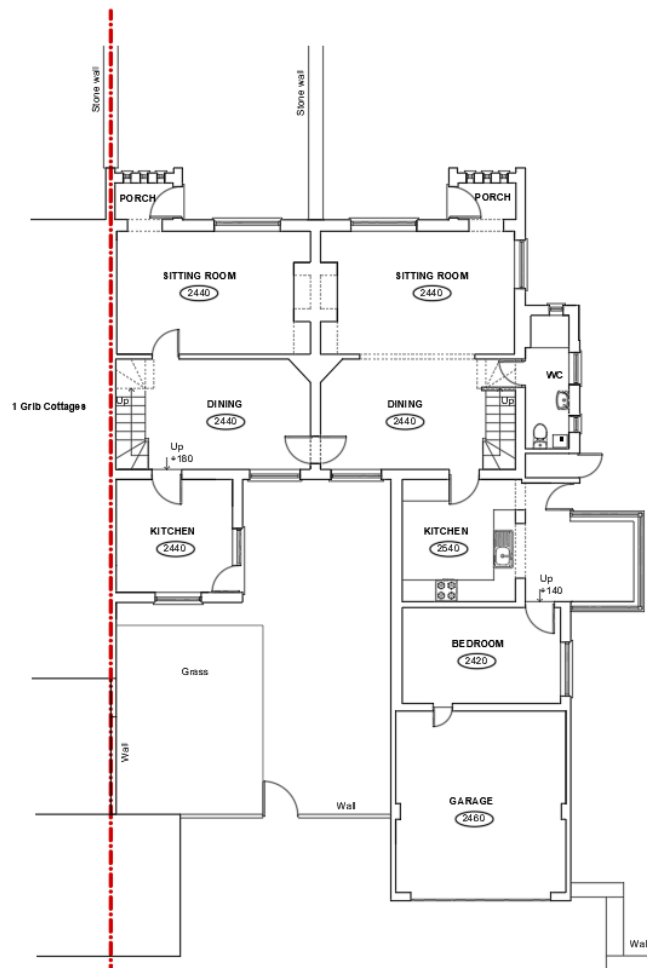


Fig 1. Existing ground floor plan of 2 Grib Cottages

3. PROPOSALS

It is proposed to split the existing house into two separate dwellings. Since both accommodations are already set up to be self-contained dwellings, no internal layout modifications are required.

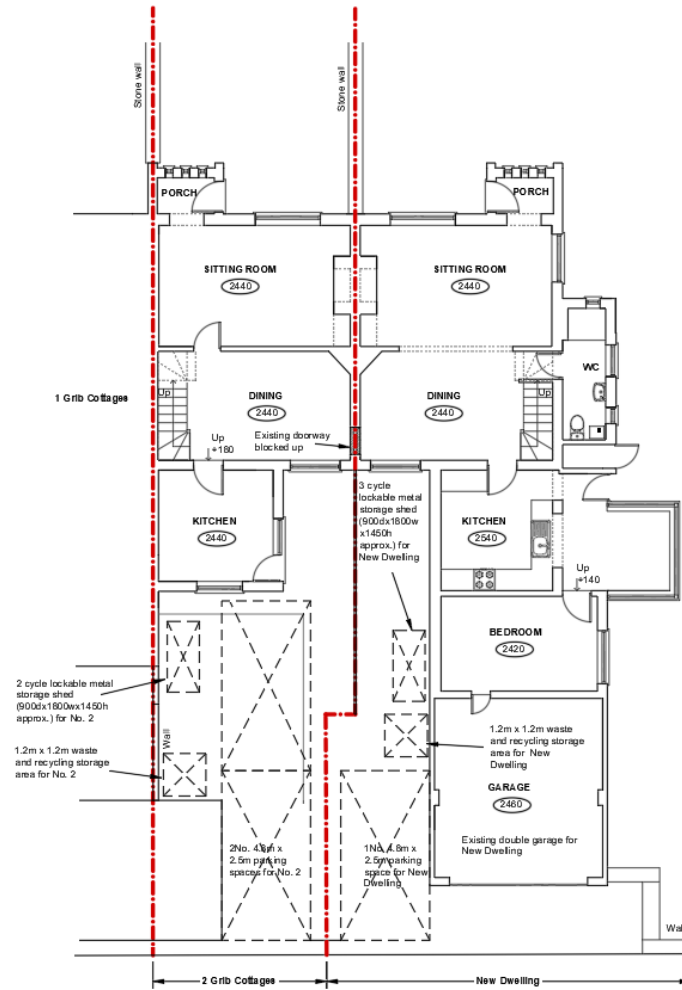


Fig 2. Proposed ground floor plan of 2 Grib Cottages and New Dwelling

4. ENERGY USE

The proposed works to split the existing property into two dwellings will make the energy efficiency of two dwellings no worse than that of the existing house.

It is proposed however, to introduce the following initiatives, where practical, to reduce the energy use of the proposed dwellings:

- Provide low energy light fittings lamps with a luminous efficacy better than 80 lamp lumens per watt.
- Where the existing interlinking doors are to be blocked up at ground floor and first floor level, the separating party wall is to consist of 2 leaves of dense aggregate blocks (1850 to 2300 kg/m³) with a minimum 100mm cavity, fully filled with 100mm Rockwool insulation. Finish with 13mm plaster or cement: sand render with plaster skim (min 10 kg/m²) to both sides.
- Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist.
- Install Rockwool insulation in the roof to a minimum depth of 300mm, laid between and over joists (if not already present).