



Brassey St - Energy Statement

The following statement for Brassey St, Rochdale has been prepared to demonstrate that the proposed development meets the requirements of Part L of the English Building Regulations (2021) and Rochdale Borough Council's Climate Change Strategy and Delivery Plan.

Furthermore, the energy hierarchy has been followed throughout the design process;

- Be Lean (fabric first approach),
- Be Clean (energy efficiency improvements),
- Be Green (renewable energy consideration).

Rochdale Borough Council's Climate Change Action Plan:

CC1: Energy efficient homes

- Apply Future Homes Standard and Future Building Standard to new builds and introduce the Building Regulations so that all new buildings from 2025 are Net Zero ready.

(Action planned to be in force by 2025 with emphasis on meeting Part L or achieving betterment.)

Our all electric development is Net-Zero ready with no fossil fuels used on site.

The national grid which supplies electricity to the building has been decarbonising in recent years as more renewables come online and this is set to continue with an ever reducing intensity of grid CO₂ emissions.

By moving away from the localised combustion of fossil fuels (via gas boilers) the development also contributes to improved air quality.

As per the Heat and Buildings Strategy 2021

- Introduce minimum standards to ensure that UK housing stock is on track to meet EPC Band C by 2035 – This Scheme currently targets EPC 'B' for mid-floor apartments & EPC 'C' for ground & top-floor apartments

Part L Building Regulations 2021

- Limiting standards as defined in part L states insulating fabric elements in new dwellings should meet the limiting standards. Following a fabric first approach demonstrates a betterment on Part L U- values.

Element Type	Part L Maximum U- value W/(m2.K)	Brassey St U-value W/(m2.K)
All roof types	0.16	0.11
Wall	0.26	0.15
Floor	0.18	0.12
Party Wall	0.2	N/A
Window	1.6	1.4
Doors	1.6	N/A
Air permeability	8.0m3/(h.m2)@50Pa	4.0m3/(h.m2)@50Pa

Servicing Strategy
Ventilation: Low SFP MVHR c/w Heat Recovery
Heating: Electric panel heaters with programmer and room thermostats, standard tariff
Water Heating: Low Standing Loss Cylinder c/w Electric immersion (on-peak or off peak)
Lighting: Highly Efficient LED Lighting throughout
Renewables: PV Array providing 0.77kWp (per apartment)

Overall we achieve a betterment of 40% over the carbon emission requirements of Building Regs 2021