



JAMES CAMPBELL ASSOCIATES LTD

CHARTERED ARCHITECTURAL SERVICES



**Campbell House
173 Rochdale Road
Firgrove
Rochdale
OL16 3BN**

Tel: 01706 354888

Mob: 07817 623183

Email: admin@jamescampbellassociates.co.uk

Web: www.jamescampbellassociates.co.uk

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Energy Statement

PROPOSED RESIDENTIAL DEVELOPMENT OF 4 NEW DWELLINGS INCLUDING ASSOCIATED PARKING AND AMENITY SPACE

Energy Statement for the erection of 4 new dwellings off Holly Oak Gardens, Heywood, Rochdale OL10 1HH

1. Introduction

This Energy Statement has been prepared to accompany a planning application for the construction of four new residential dwellings (two blocks of semi-detached houses) on land off Holly Oak Gardens, Heywood.

The site is currently undeveloped with a number of mature trees (Each approx. 6-7m ground to underside of canopy and approx. 15m to top of canopy) located to the frontage overlooking Edgerton Street.

The purpose of this Energy Statement is to demonstrate how the proposed development has been designed to minimise energy demand, maximise energy efficiency and incorporate low-carbon technologies, in accordance with local and national planning policy.

2. Planning Policy Context

National Policy

The development has been designed in accordance with the UK Government's national planning policy framework, particularly the National Planning Policy Framework (NPPF), which promotes sustainable development, reduction in greenhouse gas emissions, transition to a low-carbon economy and energy efficient buildings.

The NPPF encourages developments to reduce energy demand through design and incorporate renewable energy where feasible.

Local Planning Policy

The proposal has been prepared with regard to planning policy adopted by Rochdale Borough Council, including the emerging Local Plan. Policy relating to sustainable and energy efficient development states that new development should:

- Minimise energy demand through design and orientation
- Maximise energy efficiency
- Utilise low-carbon heating systems
- Incorporate renewable energy technologies where appropriate.

These principles are consistent with the wider Greater Manchester Places for Everyone Plan, which promotes low-carbon development and a pathway toward net-zero carbon buildings.

3. Existing Site Conditions

The site comprises vacant, overgrown land located adjacent to Holly Oak Gardens in Heywood. Key characteristics of the site include the dense overgrown vegetation located throughout the site, the linear arrangement of tall mature trees along the southern site boundary and the surrounding residential properties and developments along nearby streets.

The site therefore presents an opportunity to deliver energy-efficient new housing within an existing urban area, contributing to the borough's housing supply while incorporating sustainable design principles.

4. Energy Strategy

The proposed development follows the accepted energy hierarchy approach, which prioritises:

1. Reducing energy demand
2. Suppling energy efficiently
3. Using renewable energy

5. Reducing Energy Demand

The dwellings will adopt a fabric-first approach to minimise energy demand through high performance building materials and construction.

Proposed measures include:

- High levels of insulation within walls, roofs and floors
- High-performance double or triple-glazed windows
- Enhanced airtightness standards
- Minimised thermal bridging
- Energy efficient LED lighting throughout
- Energy efficient appliances.

These measures will ensure the dwellings meet or exceed Building Regulations Part L (2021) standards and significantly reduce heating demand.

6. Be Clean – Efficient Energy Supply

To maximise energy efficiency, the proposed dwellings will utilise low-carbon heating systems. The following systems are proposed:

- Low temperature underfloor heating and/or high efficiency radiators
- Smart heating controls and programmable thermostats.

The development is not currently located within an identified heat network area and therefore connection to a district heating network is not currently feasible.

7. Be Green – Renewable Energy Generation

The development will incorporate renewable energy generation through roof-mounted Solar Photovoltaic (PV) panels. The panels are to be installed on south or south-west facing roof slopes where feasible to allow the generation of on-site renewable electricity thus reducing operational carbon emissions.

8. Carbon Reduction

Through the combination of high performance building fabric, low carbon heating systems and renewable energy generation

The proposed development will significantly reduce operational carbon emissions compared with conventional housing.

This approach supports local authority objectives for energy efficient development and the reduction of greenhouse gas emissions.

9. Sustainability Benefits

The scheme will deliver a number of sustainability benefits, including:

- Energy efficient new housing
- Reduced carbon emissions
- Renewable energy generation
- Reduced energy costs for future occupants

10. Conclusion

This Energy Statement demonstrates that the proposed development has been designed to comply with relevant national and local planning policies relating to sustainable development and energy efficiency.

The scheme adopts a fabric-first approach, incorporates low-carbon heating systems, and includes renewable energy generation through Solar PV panels.

Accordingly, the proposed development accords with the sustainable design principles set out by Rochdale Borough Council and will contribute positively towards the borough's transition to a low-carbon future.