ENERGY STATEMENT

PROPERTY -

'Westfield House'

47 Victoria Rd,

Barnsley,

S70 2BU.

25th February 2020

(v3 - Replacing original submission)

INTRODUCTION -

'Westfield House' scheme consists of 2no. buildings. A two-storey stone and brick building with approval for 6no. apartments, to the front of the site. A single storey annex building approved for 3no.apartments to the rear of the site. These permissions have been subject to modifications to provide seven and four apartments respectively.

'WESTFIELD HOUSE' - BUILDING CONSTRUCTION AS EXISTING

ORIGINAL BUILDING DESIGN

The existing development at 47 Victoria Road consists of two separate buildings -

- 1no. main two storey building, with basement, partially constructed.
- 1no. single storey rear annex building with concrete sub-floor constructed.

The main building was originally built in 1876 with the rear annex built in the 1980's.

The main building is built with local facing stone with a 300mm brickwork inner structure with a 60mm cavity, timber windows and partial roof with natural slates. The building had suffered a fire and vandalism with extensive damage to the internal layout.

The rear annex building was of a standard block & brick cavity wall construction, trussed roof, finished with tile effect metal sheeting and timber windows & doors. Due to a fire and vandalism this building couldn't be reused so it was decided to have this building replaced with a new construction on the same footprint as the old one.

BUILDING RENOVATION AND UPGRADE WORKS

MAIN BUILDING:

During the renovation works of the existing building to reorganise the building in order to create 7no. individual units, within the curtilage of the existing perimeter walls, we upgraded the building to meet with the current Building Regulation standards and achieve Building Control approval. This was achieved, in part, by meeting the requirements set out within Building Regulations 2010.

Following advice and recommendations from Building Control services, we proceeded to meet with their requirements under Building Regulations, Part L2B - Section 6: 'Consequential Improvements', whereby works were undertaken, in addition to the proposed building work, to make the existing building more energy efficient, but only to the extent that these improvements are technically, functionally and economically feasible.

The 'consequential improvements' to be carried out during renovation works, and approved by Building Control, are as follows:

- New trussed roof with slate finish and 300mm fibreglass quilt insulation, above ceiling level, to meet with current Building Regulation standards.
- All new external uPVC. window & door units with double glazed panels, manufactured to current Building Regulation standards.
- New drylining studwork internally to the perimeter walls with 70mm insulation board and plasterboard. 100mm insulation board against internal basement wall with studwork and plasterboard.
- All new lighting system upgraded with new wiring and the installation of new low-energy light fittings throughout the building.
- A new heating system and gas boiler system installed with new pipework throughout the building, new underfloor heating system and the installation of associated controls to regulate the heating system.
- The installation of a new energy metering system in line with current Building Regulations.

All 'consequential improvements' listed above are to be carried out to modernise the existing building, increase its energy efficiency and satisfy Building Regulations.

REAR ANNEX BUILDING:

During the construction of the replacement building to create 4no. apartments, within the curtilage of the existing footprint of the perimeter walls, we proposed to incorporate new building and insulation elements in order for it to meet the current Building Regulation standards and achieve Building Control approval. This will be

achieved, in part, by meeting the requirements set out within Building Regulations 2010.

All proposed structural work, services, fixtures and fittings to meet with Building Control approval, are as follows:

- New truss roof with roof tile finish and 300mm fibreglass quilt insulation, above ceiling level, to meet with current Building Regulation standards.
- All new external uPVC. window & door units with double glazed panels, manufactured to current Building Regulation standards.
- New 350mm brick and block cavity walls with a 150mm cavity, fully filled with Platinum bonded bead insulation to current Building Regulation standards.
- All new lighting system using upgraded low-energy light fittings throughout the building.
- A new heating system and gas boiler system installed with new pipework throughout the building, new underfloor heating system and the installation of associated controls to regulate the heating system.
- The installation of a new energy metering system in line with current Building Regulations.

As a new build, the construction will be subject to an air tightness test and both SBEM and EPC analysis will be carried out on the building at both design and 'as built' stages to ensure that it performs to a high energy efficiency rating by current Building Regulation standards.