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ENERGY ASSESSMENT

Proposed Demolition of Existing Bungalow and Construction of Pair of Semi-Detached Dwellings

10 St Stephens Road, Yiewsley, UB7 7RL

1. Introduction

This Energy Statement has been prepared in support of a planning application for the demolition of the existing bungalow at 10 St Stephens Road, Yiewsley, UB7 7RL and the redevelopment of the site to provide a pair of semi-detached three-storey dwellings.

The purpose of this statement is to outline the energy efficiency and sustainability measures incorporated into the proposed development and to demonstrate the development's commitment to reducing energy consumption and carbon emissions in accordance with national and local planning policy objectives.

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2. Proposed Development

The proposed development comprises:

- Demolition of the existing bungalow;
- Construction of two new semi-detached three-storey family dwellings;
- Associated landscaping and parking arrangements;
- Provision of one electric vehicle charging point per dwelling.

The proposed dwellings have been designed to achieve high standards of energy efficiency and environmental performance.

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3. Energy Efficiency Strategy

The proposed development adopts a fabric-first approach to minimise energy demand through enhanced building performance and efficient design measures.

3.1 Building Fabric and Insulation

The new dwellings will incorporate high levels of thermal insulation throughout the building envelope, including:

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- Highly insulated external walls;
- High-performance roof insulation;
- Insulated ground floors;
- High-efficiency double or triple glazed windows and doors;
- Improved airtightness standards.

These measures will significantly reduce heat loss and minimise the energy required for space heating and cooling.

3.2 Energy Efficient Systems

The dwellings will include energy-efficient heating and hot water systems designed to reduce overall energy consumption and carbon emissions. Low-energy lighting and energy-efficient appliances will also be incorporated where appropriate.

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4. Renewable Energy Measures

Solar photovoltaic (PV) panels will be installed on the roofs of the proposed dwellings to generate renewable electricity on-site.

The PV panels will contribute towards reducing grid electricity demand and lowering operational carbon emissions associated with the development.

The incorporation of on-site renewable energy technology supports sustainable construction principles and improves the overall environmental performance of the scheme.

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5. Sustainable Transport Measures

The development will provide one electric vehicle charging point per dwelling.

The provision of electric vehicle charging infrastructure encourages the use of low-emission vehicles and supports the transition towards cleaner transport technologies.

Given the small scale of the development, traffic generation associated with the proposals is expected to remain low.

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6. Compliance with Planning Policy

The development's energy strategy complies with the following relevant policies from the London Plan (2021) as follows :

- Policy SI2: Minimizing Carbon Emissions
  This policy requires all new developments to demonstrate a reduction in carbon emissions, achieving the highest feasible standards of energy efficiency and low-carbon technology. It encourages developers to meet a zero-carbon target through a combination of energy efficiency measures, the use of renewable energy, and carbon offset contributions where necessary.
- Policy SI3: Energy Infrastructure
  This policy encourages the use of energy-efficient technologies and the development of renewable energy infrastructure. For new developments, it requires integration of appropriate low and zero carbon technologies to meet energy demand.

The development incorporates a range of measures to reduce energy demand and operational emissions, including:

- High-performance thermal insulation;
- Energy-efficient building services;
- On-site renewable energy generation through solar PV panels;
- Electric vehicle charging infrastructure.

These measures collectively contribute towards reducing the environmental impact of the development and improving long-term sustainability performance.

7. Conclusion

This Energy Statement demonstrates that the proposed redevelopment at 10 St Stephens Road, Yiewsley, UB7 7RL has been designed with sustainability and energy efficiency as key considerations.

The proposed dwellings will benefit from:

- A highly insulated building fabric;
- Energy-efficient heating and lighting systems;
- Roof-mounted solar photovoltaic panels;
- Electric vehicle charging facilities for each property.

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The development is therefore considered to represent a sustainable form of residential development that aligns with current planning policy objectives relating to energy efficiency, carbon reduction, and environmental sustainability.

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