PLANNING & BUILDING CONTROL STATEMENT: CLIMATE CHANGE & SUSTAINABILITY

Site Address: 24 York Avenue, Huddersfield

Agent: Unite Designs, 6A Greenhead Road, Huddersfield, HD1 4EN

Proposal: Erection of a combined double and single-storey side extension following the demolition of the existing detached garage, alongside comprehensive energy efficiency upgrades to the host dwelling.

1. Executive Summary

This statement supports the planning application for 24 York Avenue. The proposal seeks to balance extended residential accommodation with significant retrofitting of the original building fabric. By taking a holistic "fabric-first" approach, the project extends beyond basic compliance for the new build elements to active mitigation and carbon reduction across the entire existing property.

2. Building Fabric & Thermal Efficiency

- **Full Roof Replacement & Upgraded Insulation:** The proposal includes replacing the entire existing roof alongside the new extension roof. High-performance insulation will be installed across both new and existing roof voids to achieve U-values significantly superior to minimum Building Regulations requirements (Approved Document L1B), drastically reducing heat loss.
- **Demolition & Efficient Footprint:** Demolition of the single-storey garage allows for a streamlined, modern extension footprint that optimizes thermal retention and minimizes cold bridging at structural junctions.
- **Window & Door Performance:** High-performance double/triple glazing with low-E coatings and argon-filled cavities will be specified throughout the extension to maximize solar gain while preventing winter heat dissipation.

3. Space & Water Heating Optimization

- **Boiler Upgrade:** The existing, inefficient boiler system will be decommissioned and replaced with a high-efficiency modern boiler system. This will significantly lower gas consumption, reduce operational carbon output, and improve seasonal performance standards.
- **Heating Controls:** Advanced thermostatic controls and zoned heating runs will be introduced to prevent unnecessary heating of unoccupied spaces.

4. Energy Conservation & Smart Lighting

- **PIR Lighting:** Passive Infrared (PIR) sensor-controlled LED lighting will be installed in circulation zones (hallways and passages). This eliminates unnecessary electricity consumption from lights left on in transitory spaces.

- **Low-Energy Fixtures:** 100% of new internal and external light fittings will utilize high-efficiency LED luminaires.

5. Water Efficiency & Management

- **Low-Flow High-Pressure Sanitaryware:** Low-water, high-pressure aerated taps and flow-restricted fittings will be installed in both the kitchen and bathroom suites.

6. Materials & Waste Reduction

- **Demolition Management:** Materials arising from the demolition of the existing garage will be crushed and reused on-site for sub-base levelling where technically viable, reducing off-site waste transport emissions.