MANZIL STUDIO LTD

Architectural Design & Planning Consultancy

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CLIMATE CHANGE STATEMENT

Prepared using the Kirklees Council Climate Change Statement template (Appendix A to the Planning Applications Climate Change Guidance, June 2021)

Part 1 Applicant Details

Name of applicant / agent	Manzil Studio Ltd (agent), on behalf of Mr Rizwan Patel (applicant)
Site address	28 Commercial Street, Batley, West Yorkshire, WF17 5EY
Description of development	Alterations to Convert First & Second Floor Retail to 4no. Residential Apartments.
Kirklees application reference	2026/92955
Date	26 October 2026

Part 2 Climate Change Mitigation Measures

The proposal is the conversion of the upper floors of an existing building. There is no demolition, extension or external alteration, and no new building footprint. The responses below are therefore proportionate to the scale of the development, as the Council's guidance allows, and centre on the fabric-first reuse of an existing building in a highly accessible town centre location.

Q1: What measures have been/will be taken to reduce the energy demand associated with your proposed development beyond the minimum required in Building Regulations?

Guidance section 2 • Local Plan policies LP24, LP26, LP47

- Fabric first. The existing building is retained. Thermal elements that do not meet current Approved Document L standards will be upgraded with insulation, with the specification aiming to exceed the minimum where practicable. Existing windows will be draught-proofed and upgraded where serviceable.
- Each apartment will have its own heating and hot water with programmable time and temperature zone controls.
- Smart energy meters with in-home displays will be installed to each apartment.
- Low-energy (LED) lighting will be used throughout, with controls that switch lighting off when not needed in communal areas.
- Occupiers will be given a short home user guide explaining the efficient use of heating, ventilation and lighting. Where white goods are supplied, high energy-rating appliances will be specified.
- Laundry drying will be accommodated internally with extract ventilation, avoiding the need for tumble dryers where practicable.
- Combined heat and power and district heating are not applicable. This is not a master-planned site and the applicant is not aware of a heat network serving it.

Q2: What measures have been/will be taken to limit the carbon consumed through the implementation and construction processes, e.g. by reusing existing on-site materials or sourcing materials locally?

Guidance section 3 • Local Plan policies LP24, LP30, LP43

- Retention and refurbishment of the existing building rather than demolition and rebuild. The existing structure, envelope, stair core and drainage connections are all reused, which avoids the embodied carbon of new construction.
- The contractor will follow the waste management hierarchy and prepare a site waste management plan. Strip-out materials will be segregated for reuse and recycling, and reusable fittings and materials retained where suitable.
- Durable, low-maintenance materials will be selected, sourced locally where possible. Any timber used will be FSC-certified or from a known sustainable source.
- Off-site manufactured components (for example pre-fabricated partitions or service pods) will be used where feasible.
- Separate waste and recycling storage for the apartments is provided in the rear yard of the property, as shown on the site plan (A103), in line with the Council's Waste Management Design Guide for New Developments.
- There are no private gardens, so home composting provision is not applicable.

Q3: What measures have been/will be taken to utilise renewable or low carbon energy sources?

Guidance section 4 • Local Plan policies LP24, LP26

- Local area energy network: none is known to serve the site, so connection is not currently possible.
- No on-site renewable technology is proposed at this stage. The scheme is an internal conversion within a Conservation Area, with no roof alterations proposed. External plant or roof-mounted equipment would need careful consideration of its visual impact.
- The heating strategy for each apartment will be confirmed at Building Regulations stage. High-efficiency electric heating and heat pump options will be reviewed, and services will be designed so as not to preclude future solar PV or heat pump retrofit (for example by allowing for cable routes and electrical capacity).

Q4: What measures have been/will be taken to ensure the building design and layout has been optimised to energy efficiency beyond the minimum requirements in Part L of the Building Regulations?

Guidance section 5 • Local Plan policy LP24

- The building's orientation is fixed. The bedrooms and the front living/dining areas are placed on the south and south-east/east elevations, where the existing glazing is concentrated, to make the best use of daylight and passive solar gain. The rear living areas are daylit by existing windows facing the rear of the property. There is little or no glazing to the north.
- Overheating risk will be assessed and managed in line with Approved Document O, using openable windows and purge ventilation, with mechanical extract ventilation to kitchens and bathrooms in line with Approved Document F.
- Additional insulation to retained walls, floors and roof where practicable, together with improved airtightness and draught-proofing.
- Low-energy lighting and automatic controls to communal areas.
- The location supports sustainable travel: the site is within walking distance of the town centre, shops, services, bus routes and Batley railway station, reducing reliance on the private car.

Q5: What measures have been/will be taken to reduce potential impacts of flooding associated with your proposed development?

Guidance section 6 • Local Plan policies LP27, LP28

- The site is not within an area identified as being at risk of flooding and is not within 20 metres of a watercourse, as confirmed on the application form.
- There is no change to the building footprint, roof or external hard surfacing. No new impermeable area is created and surface water run-off will not increase. The existing surface water and foul connections to the main sewer are retained, so flood risk elsewhere is unaffected. The bins and cycle rack are free-standing items placed on the existing yard surface.
- Sustainable drainage systems are not practicable for an internal conversion that makes no change to external surfaces. The existing conventional drainage is retained on that basis.
- All residential accommodation is at first and second floor level, above ground-floor level.

Q6: What measures have been/will be taken to reduce water stress associated with your proposed development?

Guidance sections 7 and 8 • Local Plan policies LP24, LP34

- Water-efficient fittings throughout: dual-flush WCs, low-flow taps, and showers with flow restriction. The scheme will meet the Building Regulations Part G requirement of 125 litres per person per day, and aim for the tighter 110 litres per person per day optional standard where practicable.
- Each apartment will be individually metered, so occupiers are aware of their water use.
- Rainwater harvesting and grey water recycling are not proposed. They would be disproportionate for four apartments within an existing building with no landscaping, and there is no irrigation demand.

Q7: What measures have been/will be taken to provide biodiversity net gains?

Guidance section 8 • Local Plan policy LP30

- The site comprises the existing building and an enclosed, previously developed rear yard. There are no trees or hedges, and no external works or ground disturbance are proposed. The only external items are a free-standing waste bin store and a cycle rack in the rear yard, which affect a very small area, well below the 25 sq m de minimis threshold. No priority habitat is affected, as set out on the application form.
- The applicant would accept a condition requiring an integrated bird or bat box if officers consider it appropriate and suitable for the building's appearance within the Conservation Area.

Q8: What measures have been/will be taken to reduce air pollution associated with your proposed development?

Guidance section 9 • Local Plan policies LP20, LP51

- No on-site parking and no new vehicular access are proposed. Residents will rely on walking, cycling and public transport. A cycle rack is provided in the rear yard, as shown on the site plan (A103). A travel plan is not considered necessary for a minor scheme of this nature.
- Electric vehicle charging is not applicable because no parking is provided.
- No solid fuel or biomass heating is proposed. Heating will be high-efficiency, and electric options will be reviewed (see Q3).
- Ventilation intakes and extract terminations for the apartments will be positioned away from the existing ground-floor kitchen extract flue. The design will have regard to the Council's guidance notes on noise, odour and air quality control for residential developments in town centres.
- During construction the contractor will manage dust and noise, and use local labour and suppliers where practicable to limit transport emissions.