Sustainability Statement & Energy Strategy

76A Savoy Road, Brislington, Bristol, BS4 3SY
Proposed Development:
Erection of a first-floor extension, ground-floor rear extension and internal alterations to facilitate the change of use from a 5-bedroom HMO (C4) to an 8-bedroom HMO (Sui Generis).
Total proposed GIA: approx. 140 sqm.

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1. Introduction

This statement has been prepared to accompany a planning application for the above. The statement has been developed in response to Policies **BCS13 to BCS16** of the Bristol Development Framework Core Strategy (adopted June 2011) and in light of the **Bristol City Council Practice Note on Climate Change and Sustainability (September 2011).**

Details of the proposed scheme are set out in the accompanying drawings and Design and Access Statement.

Given the small nature of the development proposed, it is important to note the content of paragraph **4.13.6** of the Core Strategy, which states:

4.3.16
"In order to demonstrate compliance with this policy, sustainability statements proportionate to the scale of development proposed should be submitted with the planning applications. These statements should set out a comprehensive approach to mitigating and adapting to climate change which, in addition to the use of renewable and low-carbon energy (Policy BCS14), the use of sustainable design and construction measures (Policy BCS15), and a response to the risk of flooding (Policy BCS16), should include measures to adapt to the effects of climate change…"

Further guidance on what is deemed to be *proportionate* is provided in section **2.4** of the Practice Note on Climate Change and Sustainability. It clearly states that:

"Sustainability statements for smaller scale developments can be correspondingly brief in their exploration of the different measures that could be included."

It is clear that the works proposed at this site are small scale, and therefore the level of detail that can be expected need only be limited.

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2. Relevant Policy Framework

Core Strategy

- **BCS13 – Climate Change**
- **BCS14 – Sustainable Energy**
- **BCS15 – Sustainable Design & Construction**
- **BCS16 – Flood Risk & Water Management**
- **BCS18 – Housing Type**

Development Management Policies

- **DM2 – Shared and Specialist Housing**
- **DM14 – Health & Environmental Protection**
- **DM29 – Design of New Buildings**
- **DM30 – Alterations to Existing Buildings**

Supplementary Guidance

- **HMO SPD** (2020)
- **Climate Change & Sustainability Practice Note (2020)**
- **Local Plan Review** (material consideration)

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3. Energy Strategy – Following the Energy Hierarchy

3.1 Be Lean – Reduce Energy Demand

Fabric Efficiency

All new construction will meet or exceed contemporary Building Regulations standards:

- High levels of wall, roof and floor insulation
- High-performance double glazing
- Reduced thermal bridging
- Improved airtightness in new elements
- LED lighting throughout
- Low-flow sanitary fittings

These measures collectively reduce heat loss and energy demand.

3.2 Be Clean – Efficient Energy Supply

The existing high-efficiency **gas boiler** is retained and supported by:

- TRVs
- Zoned heating where feasible
- Programmable time and temperature controls
- Insulated pipework

This ensures energy-efficient operation and avoids unnecessary embodied carbon from boiler replacement.

3.3 Be Green – Renewable Energy

The existing **1.6 kW solar photovoltaic (PV) array** will be **upgraded to a 3.2 kW system**, doubling renewable energy output.

Renewable Benefits

- Greater annual clean electricity generation
- Reduced CO_2 emissions
- Increased offset of building electrical demand
- Improved resilience to rising energy costs
- Stronger alignment with **BCS14** and **DM2**

3.4 Existing Building Performance

The existing 5-bedroom HMO at 76A Savoy Road is a modern new-build property constructed to contemporary Building Regulations standards, including compliance with Part L energy efficiency requirements. As a result, the building already benefits from a high-performance thermal envelope, modern airtightness, low-energy lighting, efficient heating controls and an existing photovoltaic system.

The existing property was approved under planning application **20/03671/F**, which was granted permission at a time when **gas boilers were fully compliant and permitted under national Building Regulations**. This approval predates the introduction of the Future Homes Standard and the government's subsequent direction to phase out gas boilers in new dwellings. The use of an efficient gas boiler was therefore entirely compliant with both planning policy and Building Regulations at the time of construction. Given this context, and the fact that the property already performs to modern new-build standards, retention of the existing system for a small-scale extension remains appropriate, proportionate and policy compliant.

The proposed extension and internal reconfiguration maintain and reinforce this level of performance. All new elements have been designed with high levels of insulation,

high-performance glazing and careful junction detailing to limit thermal bridging. The upgrade of the solar PV array from **1.6 kW to 3.2 kW** further improves the building's overall energy profile and reduces operational carbon emissions.

Given the limited scale of the development and the existing building's high baseline performance, Core Strategy paragraph 4.13.6 and the Bristol Climate Change & Sustainability Practice Note (2020) confirm that the level of energy detail required should be *proportionate*.

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4. Baseline vs Proposed Energy Performance

Existing (5-bed HMO)

- Modern insulation
- High airtightness
- LED lighting
- Efficient gas heating
- 1.6 kW PV system

Proposed (8-bed HMO, 140 sqm)

- Additional insulated construction
- High-performance glazing
- Enhanced airtightness in new elements
- Upgraded **3.2 kW PV system**
- Low-energy lighting and efficient controls

Outcome:
The extended building retains new-build energy performance and benefits from significantly increased renewable generation.

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5. Carbon Reduction

Carbon Savings Result From:

- High-performing building fabric
- Airtightness improvements
- Efficient heating controls
- Low-energy lighting
- **Doubling of PV capacity**
- Reduced grid reliance

The 3.2 kW PV upgrade alone provides a substantial carbon benefit for a development of this size.

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6. Water Efficiency

- Aerated taps
- Low-flow showers
- Dual-flush toilets
- Water-efficient appliances

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7. Waste & Materials

- Dedicated recycling and refuse store
- Recycling of construction waste where feasible
- Selection of low-embodied-carbon materials
- Reuse of existing structural elements and heating system reduces embodied carbon significantly

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8. Sustainable Transport

- Secure covered cycle storage
- No enlargement of parking
- Proximity to bus routes and amenities
  Supports Bristol's sustainable travel objectives.

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9. Biodiversity Enhancements

Insect Hotels, Log Piles & Deadwood Habitat

Attracting:

- Solitary bees
- Beetles, ladybirds
- Lacewings, woodlice
- Centipedes & millipedes

Supporting:

- Birds
- Bats
- Hedgehogs
- Amphibians

This delivers meaningful ecological uplift for a small urban plot.

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10. Climate Resilience

- Natural ventilation to habitable rooms
- High-performance glazing
- Better thermal stability due to improved insulation
- Reduced overheating risk

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11. Summary & Compliance Statement

The proposal:

- Enhances renewable capacity (1.6 kW → **3.2 kW**)
- Maintains new-build energy performance
- Improves sustainability across all categories
- Delivers fabric-first energy efficiency
- Provides ecological benefits

- Supports sustainable transport
- Meets **BCS13–BCS16, BCS18, DM2, DM14, DM29, DM30** & the **HMO SPD**

Conclusion

This is a small-scale, proportionate, sustainable and policy-compliant development that improves the building's energy profile and reduces carbon impact.