

ENERGY STATEMENT:

Flats 1-4, 23a Hitchin Street, Baldock, Hertfordshire, SG7 6AQ

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*Flats 1-4,
23a Hitchin Street,
Baldock,
Hertfordshire,
SG7 6AQ*

Date: 10/06/2025

Report Reference: S-34714



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REVISION	DATE	PREPARED BY	REVIEWED BY	COMMENTS
1	10.06.2025	Atspace Ltd	Oliver Summerfield	For comment

This statement outlines the opportunities for reducing carbon output/energy demand through optimizing fabric fit-out and using renewable energy.

It is not intended as detailed design advice, and is purely for the demonstration of the relevant reduction requirement.

As such data and information should only be treated as INDICATIVE at this stage of the process. Further investigation can be undertaken when more accurate and detailed information is required on specific measures.

1.0 Introduction

1.1 Introduction to Developments

ATSPACE Ltd has been instructed to prepare an Energy Statement for the residential new build project at 23a Hitchin Street, Baldock.

This statement will demonstrate how the development achieves an EPC rating of at least a C and which methods have been used to improve dwelling performance compared with a typical Building Regulations Part L compliant conversion, as required by North Hertfordshire Council.

The project is the conversion of 2 no 2-storey buildings into 4 residential flats.

The site is located in a residential area of Baldock, Hertfordshire.

1.2 Methodology

The methodology that has been applied in this report is as follows:

- 1.2.1 Prepare SAP calculations for the site based on construction specification provided by the developer.
- 1.2.2 A renewable energy feasibility study to ascertain which LZC technologies would be suitable for the development is carried out.
- 1.2.3 Where the actual dwelling emission rate (DER) does not meet the reduction target emission rate, feasibility of various options for improvement are discussed with the developer.
- 1.2.6 SAP calculations are modified with the agreed improvements. The reduced energy demand for the development in kWh/year and the predicted CO₂ emissions for the site can be established, and shown to achieve the reduction target.

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The following related planning condition applies to this Energy Statement:

For minor residential schemes less than 10 dwellings:

“Achieve an EPC rating of atleast a C on all dwellings and to Submit a Sustainability and Energy Statement showing compliance with Policy and Building Regulations (Including the Energy Use Intensity (EUI) & the total Space Heating Demand (SHD) calculations with recommendations on methoads that could be investingated during technical design to improve performance.”

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2.0 Predicted Annual Carbon Emissions

SAP calculations were prepared based on the construction specification shown in **Table 1** below:

Table 1: Specification Table

Aspect	U-value
Existing External Walls (Notional)	0.30 W/m ² K
New External Walls	0.16 W/m ² K
Existing Sloped roofs	0.14 W/m ² K
New Sloped Roof	0.15 W/m ² K
Existing Ground Floors	0.64 W/m ² K
New Ground Floors	0.16 W/m ² K
Glazing	1.4 W/m ² K (G-value 0.63)
Thermal Bridging	N/A
Air Tightness	N/A
Ventilation	Intermittent Extracts
Main Heating System	Mitsubishi Ecodan ASHP
Heating Controls	Programmer, room thermostat and TRV's
Hot Water	From the main heating system
Renewable technologies:	ASHP

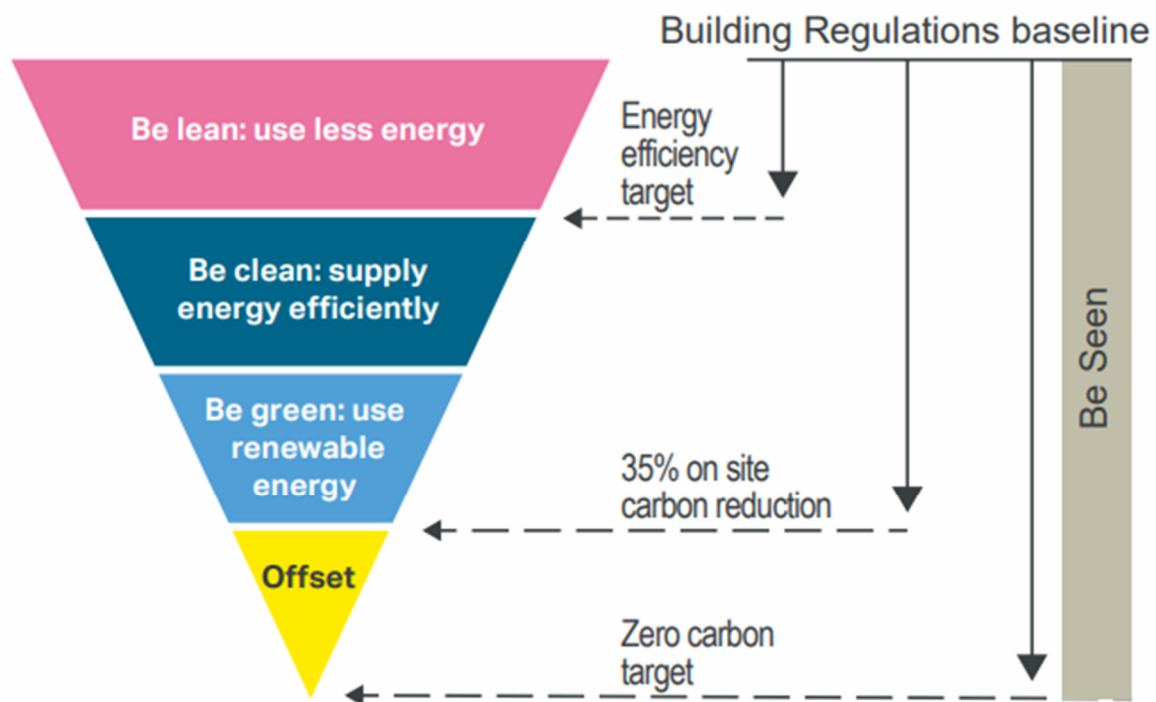
The conducted SAP calculations shows that the average dwelling emission rate (DER) for proposed whole development is **8.42 kgCO₂/year/m²**.

To satisfy the planning policies on EPC rating, all of the proposed dwellings meet the minimum standard of a 'C' EPC rating with relatively low emissions for conversion dwellings.

3.0 Reducing Carbon Emissions through Energy Reduction

The Energy Hierarchy sets out the most effective way to reduce a dwelling's CO₂ emissions. Firstly, by reducing energy demand, then by using energy efficiently, and lastly by incorporating LZC/Renewable technologies.

Figure 1: The Energy Hierarchy



Reducing the need for energy usage in the dwelling's design:

The first and most cost-beneficial action is to reduce the amount of energy needed by the occupants of the dwelling whilst still maintaining or even improving the comfort conditions. A lot can be achieved through passive design, improving the dwelling's external fabric, and following principles to reduce air infiltration.

The developer is attempting to reduce the energy demand and CO₂ emissions of the development by making the following fabric and energy efficiency improvements to their standard Part L 2013 building specification:

Energy reduction strategies include:

- Incorporating 100% energy-efficient lighting: with the Lumens per Circuit Watt exceeding 90
- All new windows will be double-glazed with Low-E Coatings
- ASHP

4.0 Feasibility Study of Renewable Technologies

This section will assess the technical viability of the following renewable energy technologies for the site to rule out unfeasible options:

- Mast mounted wind turbines
- Roof-mounted wind turbines
- Solar PV (Photovoltaic) Panels
- Solar Thermal Panels
- ASHP (Air Source Heat Pump)
- GSHP (Ground Source Heat Pump)
- Biomass
- CHP

The following observations have been made concerning the technical feasibility of integrating renewable energy technologies into this development.

Table 5: Feasibility Study of Low Carbon Technologies

Renewable Technology	Feasible	Reasons
Mast Mounted Wind Turbine	No	- The site is situated in a suburban area. Surrounding properties are not far enough away to be unaffected by turbine noise, reflections, and shadow flicker, however, surrounding trees may create shadow flickering for the occupant or nearby residents - The site area is surrounded by trees and nearby dwellings that could cause uneven and turbulent wind patterns. Turbulent air conditions may reduce the lifespan of components. - Currently, the BWEA suggests a large wind turbine to be viable where wind speed is 7m/s or above. According to the NOABL database, the average wind speeds for the site are 4.94m/s at 10m, 5.88 m/s at 25m, and 6.81 m/s at 45m height for the property postcode (SG7 6AQ). Therefore, the wind speeds are not sufficient for a mast-mounted wind turbine to be viable.

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Roof Mounted Wind Turbine	No	- There is sufficient roof space for a roof-mounted wind turbine to be installed on-site. - The site is situated in a suburban area. Surrounding properties are not far enough away to be unaffected by turbine noise, reflections, and shadow flicker, however, surrounding trees may create shadow flickering for the occupant or nearby residents - The site area is surrounded by trees and nearby dwellings that could cause uneven and turbulent wind patterns. Turbulent air conditions may reduce the lifespan of components. - Currently, the BWEA suggests a roof mounted wind turbine to be viable where wind speed is 7m/s or above. According to the NOABL database, the average wind speeds for the site are 4.94m/s at 10m, 5.88 m/s at 25m, and 6.81 m/s at 45m height for the property postcode (SG7 6AQ). Therefore, the wind speeds are not sufficient for a mast-mounted wind turbine to be viable.
Solar PV (Photovoltaic) Panels/Tiles	Yes	- The proposed development has a sufficient pitched roof area for solar panel accommodation. - Most of the roofs will be free from overshadowing for most of the day by other buildings, structures, or trees. - The site is located in a region with a high level of global horizontal irradiation (1030 kWh/m²/day)
Solar Thermal Collectors	Yes	- The proposed development has a sufficient pitched roof area that can accommodate solar thermal panels. - Most of the roofs will be free from overshadowing for most of the day by other buildings, structures, or trees. - The site is located in a region with a high level of global horizontal irradiation (1030kWh/m²/day) - Solar thermal collectors would be compatible with the planned heating system. - There will be a year-round hot water demand
ASHP (Air Source Heat Pump)	Yes	- The proposed development could accommodate the space for a hot water cylinder and associated pipework - The buildings are suitable for a low-grade heat distribution system (e.g. underfloor water system, oversized radiators). - Condenser units can be noisy and also blow out colder air to the immediate environment causing a nuisance to the residents. However logistically there is availability on the site to position the systems away from neighboring residents - An external ASHP won't have to be installed close to the bedrooms, causing noise issues.

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GSHP (Ground Source Heat Pump)	No	- It would not be possible to drill vertical boreholes or horizontal loops for a GSHP on the site. - The development can not accommodate a low-grade heat distribution system (e.g. underfloor water system, oversized radiators). - The site and neighborhood contain mature trees. Drilling boreholes on the site creates the risk of damaging their roots. - There is insufficient space inside the proposed dwelling for the heat pump equipment.
Biomass Boiler	No	- There is an established fuel supply chain for the area: https://www.biomass-energy.org.uk/pellets/wood - There is no space for a delivery vehicle (vehicular access to fuel storage, turning circle, etc). - There is not sufficient space in the proposed buildings for a wood-fuel boiler and associated auxiliary equipment. - There is not sufficient space for fuel storage to allow a reasonable number of deliveries. - Biomass systems are management intensive (fuel sourcing, transport, storage) and require adequate expertise from users.
CHP	No	- Given the proposed building use there won't be a high demand for heat for most of the year, therefore CHP won't be suitable. - A CHP unit only generates economic and environmental savings when it is running at least 4,500 hours per year. This equates to an average heat demand of about 17 hours a day for five days a week throughout the year. The proposed development energy and heat demand profile do not match this requirement due to low energy requirements because of fabric optimization. - CHP is typically utilized on buildings with high electricity and heating demand for most of the year such as local authority buildings, leisure centers, universities, hotels, and district heating schemes where CHP is used to provide electricity, space, and water heating. - CHP should be considered wherever there is a demand for electricity and an appropriate demand for heat in the near vicinity.

Based on the feasibility study in **Table 5** above, the following technologies have been identified as being feasible for the proposed development.

- ASHP

For any further questions regarding the Energy Statement please contact Oliver Summerfield on:

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