

PLANNING STATEMENT (EN1 JUSTIFICATION)

Address: Former Schoolroom, Chapel Street, Belper

Client name: Mr R Lane

Project: Change of use & associated alterations

Issued date: July 2026

01773 292040

info@studio-vii.co.uk

Studio VII Ltd is a Company Registered in England Number 15712302
Regulated by CIAT

CIAT
CHARTERED PRACTICE

CONTENTS

Climate Change and Sustainability Considerations – Policy EN1 3
Summary 4

Climate Change and Sustainability Considerations – Policy EN1

The proposed development has been designed to maximise opportunities to reduce emissions, improve sustainability, and mitigate the impacts of climate change, in accordance with Policy EN1 of the adopted Local Plan 2026.

Key measures and considerations include:

1. Reuse of Existing Building Fabric

    - The proposal involves the conversion and continued use of the existing former school room, retaining the majority of the existing building fabric and significantly reducing demolition waste and embodied carbon when compared to new build development.
    - Existing materials will be retained wherever practicable, with replacement materials selected to match the existing building and sourced sustainably where possible.

2. Energy Efficiency and Thermal Performance

    - The existing building will be thermally upgraded where practicable as part of the conversion, having regard to the building's age and character.
    - All works will comply with the relevant requirements of the Building Regulations, including Part L, ensuring improved energy efficiency and reduced operational carbon emissions.
    - New windows, insulation and building services will be specified to improve the overall thermal performance of the dwelling, whilst respecting the character of the building.

3. Sustainable Travel and Design

    - The site occupies a highly sustainable location within Belper, with convenient access to local shops, services, schools and healthcare facilities, reducing the need to travel by private car.

- The property is well served by existing public transport, including nearby bus services and Belper railway station, encouraging sustainable travel choices.
- The proposal represents the re-use of an existing building within the built-up area, making efficient use of previously developed land.
- A secure cycle store is incorporated within the development to encourage cycling as a sustainable mode of transport.

4. Water Efficiency

    - All proposed residential units will meet the water efficiency standard of 110 litres/person/day, in compliance with Part G2 of the Building Regulations.

5. Climate Resilience and Nature

    - The development will upgrade the building thermally and in line with Building Regulations, helping to reduce energy consumption and improve occupant comfort.
    - The layout and design of the proposed residential units will consider orientation and insulation to reduce overheating and support a resilient internal environment.
    - The site is currently entirely hardstanding, so there are no existing trees, hedges, or opportunities for SuDS, but the development has been designed to make efficient use of the site while maintaining sustainable standards.
    - The proposal represents an efficient reuse of previously developed land, supporting sustainable urban regeneration and minimising pressure on greenfield sites.

Summary

The proposed conversion of the former school room to a single dwelling represents a sustainable form of development through the re-use of an existing building, improvements to energy efficiency, reduced embodied carbon, and compliance with current Building Regulations. The proposal makes efficient use of an existing site within a sustainable location and incorporates proportionate

climate change mitigation measures appropriate to the scale, character and heritage significance of the building, thereby complying with the objectives of Policy EN1.