

JS LEWIS LTD

Mavern House – Minor Works
Energy Strategy

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Author: Johnny Lewis, Director
Contact: JS Lewis Ltd
2 Stanley Hill Cottages
Freshford
Bath
BA2 7US

Registered Company No. 0706 6238
VAT Registration No. 121 2714 62

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1 INTRODUCTION

1.1 Scheme Description

The applicant is seeking planning permission for minor works to the Mavern House Care Home, Corsham Road, Shaw, Melksham, Wiltshire, SN12 8EH. The works are for 3 minor extensions and some internal alterations. The works proposed are:

- Extensions:
 - The main reception area (approx. 30sqm);
 - A new fire exit to the North side of the building (approx. 10sqm);
 - The rear bedrooms (approx. 10sqm).
- Other internal works:
 - Rearrangement of access corridor and rooms to North element;
 - Incorporation of an en-suite to bedroom to South of reception area;
 - Creation of the office space adjacent to reception.

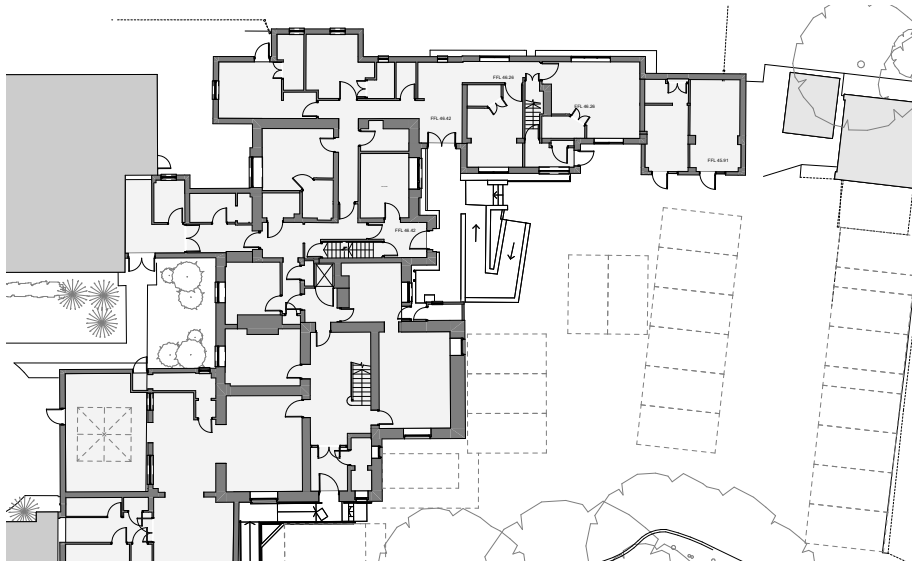


Figure 1 - Extant

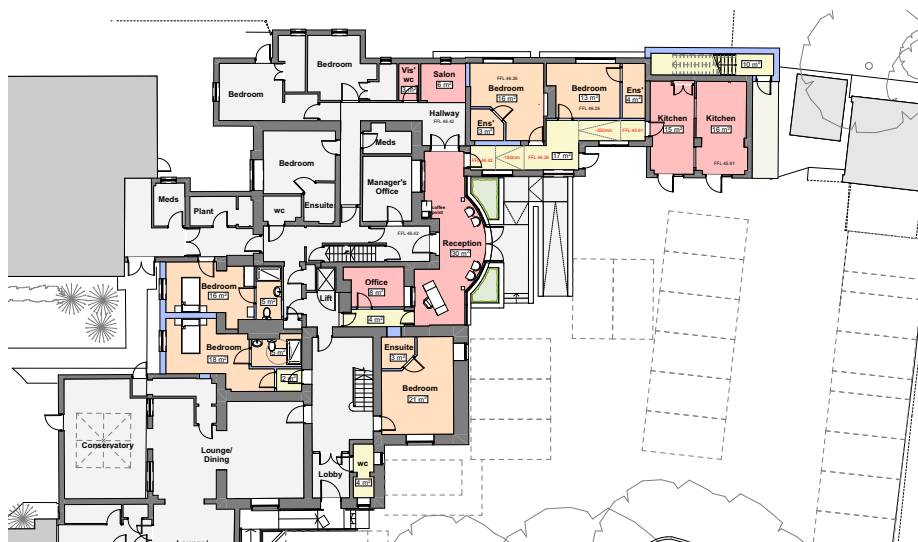


Figure 2- Proposed

1.2 Policy Framework

The adopted Wiltshire Core Strategy sets out the expectations for existing buildings including:

- Reduce energy consumption;
- Use renewable energy;
- Use low carbon technology
- Adapt to climate change.

1.3 Scope of Work

The proposed scope of work is to consider the following:

1. Passive design, energy efficiency and low carbon technology review;
2. Resource efficiency including water use and management.

2 REGULATORY AND POLICY CONTEXT

2.1 Regulatory Context

The works will be regulated by the Approved Document L, Volume 2: Buildings other than dwellings. A revised version was published in March 2026, although at this stage the project timescales may be that the previous version applies. Notwithstanding, the 2026 edition sets out 2 requirements:

1. The conservation of fuel and power and minimization of greenhouse gas emissions in buildings;
2. Onsite generation of electricity.

With regard to existing structures, the following apply:

Requirements for the renovation or replacement of thermal elements

23. (2) *Where the whole or any part of an individual thermal element is proposed to be replaced and the replacement*

(a) constitutes a major renovation; or

(b) (in the case of part replacement) amounts to the replacement of more than 50% of the thermal element's surface area;

the whole of the thermal element must be replaced so as to ensure that it complies with paragraph L1(1)(a)(i) of Schedule 1, in so far as that is technically, functionally and economically feasible.

For extensions to existing buildings other than dwellings, the following apply:

- If greater than 1,000sqm, consequential improvements are triggered
 - This is not triggered for this project.
- If greater than 100sqm and 25% of total useful floor area, it should be considered as new build.
 - These thresholds are not met for the proposals, so guidance from paragraphs 9.8-9.12 should be followed instead.
- Fixed services should meet the expectations of sections 4 and 5;
- New and replacement thermal elements should meet table 3.1
- New windows and doors should meet 3.1
- Extant fabric that will become thermal should meet the limiting standards of table 3.2
- It is likely that an area-weighted approach be taken at building control to demonstrate compliance, or possibly a whole building model if required.

Table 3.1 Limiting U-values for new or replacement elements in new and existing buildings and air permeability in new buildings

Element type	Maximum U-value ⁽¹⁾ W/(m ² ·K)
Roof	0.18
Wall ⁽²⁾⁽³⁾	0.26
Floor ⁽⁴⁾⁽⁵⁾	0.18
Swimming pool basin ⁽⁶⁾	0.25
Windows in buildings similar to dwellings ⁽⁷⁾⁽⁸⁾	1.6 or Window Energy Rating ⁽⁹⁾ Band B
All other windows, ⁽⁸⁾⁽¹⁰⁾⁽¹¹⁾ roof windows, curtain walling	1.6
Rooflights ⁽¹²⁾⁽¹³⁾	2.2
Pedestrian doors (including glazed doors) ⁽¹⁴⁾	1.6
Vehicle access and similar large doors	1.3
High-usage entrance doors	3.0
Roof ventilators (including smoke vents)	3.0
Air permeability (for new buildings) m ³ /(h·m ²)	
At 50Pa	8.0

Table 3.2 Limiting U-values for existing elements in existing buildings

Element	U-value ⁽¹⁾ W/(m ² ·K)	
	(a) Threshold	(b) Improved
Roof ⁽²⁾⁽³⁾⁽⁴⁾	0.35	0.18
Wall with cavity insulation ⁽²⁾⁽⁵⁾	0.70	0.55
Wall with external or internal insulation ⁽²⁾⁽⁶⁾	0.70	0.30
Floors ⁽⁷⁾⁽⁸⁾	0.70	0.25

2.2 Policy Context

In February 2019, Wiltshire Council acknowledged that there is a climate emergency and set out a target to make the county of Wiltshire carbon neutral by 2030. In July 2019 the Council pledged to make the Council itself zero carbon.

In planning policy terms, Wiltshire County Council adopted its Core Strategy in January 2015. Within it, the key policy relating to sustainable construction is policy 41:

Core Policy 41

Sustainable construction and low-carbon energy

Climate change adaptation

New development, building conversions, refurbishments and extensions will be encouraged to incorporate design measures to reduce energy demand. Development will be well insulated and designed to take advantage of natural light and heat from the sun and use natural air movement for ventilation, whilst maximizing cooling in the summer.

Sustainable construction

New homes (excluding extensions and conversions) will be required to achieve at least Level 4 (in full) of the Code for Sustainable Homes.

Conversions of property to residential use will not be permitted unless BREEAM's Homes "Very Good" standards are achieved.

All non-residential development will be required to achieve the relevant BREEAM "Very Good" standards, rising to the relevant BREEAM "Excellent" standards from 2019.

Renewable and low-carbon energy

All proposals for major development will be required to submit a Sustainable Energy Strategy alongside the planning application outlining the low-carbon strategy for the proposal.

In all cases, including those listed above, proposals relating to historic buildings, listed buildings and buildings within conservation areas and world heritage sites should ensure that appropriate sensitive approaches and materials are used. Safeguarding of the significance of heritage assets should be in accordance with appropriate national policy and established best practice. In all cases the impact of these requirements on the viability of development will be taken into consideration.

2.3 Analysis

Policy encourages new development to incorporate design measures to reduce energy demand. Further, developments are expected to take advantage of natural light, heat and natural ventilation opportunities. Proposals for major developments are required to submit a Sustainable Energy Strategy outlining the approach for the proposals.

The proposals herein are very minor, constituting approximately 50sqm of additional floorspace as part of a strategy to improve the existing facility at the Mavern House Care Home. Accordingly, the expectations should be commensurate with the development ambitions.

3 ENERGY AND RESOURCES STRATEGY

3.1 Existing Building

The current EPC for the building notes a good level of performance:

- EPC rating of B;
- Gas heating;
- Carbon emissions of 48kgCO₂/sqm;
- Primary energy of 104 kWh/sqm.

3.2 Passive Design

3.2.1 Orientation

The layout is such that the more heavily glazed area, the new reception, faces North East. This will allow a good balance between daylight levels whilst avoiding excess solar gain, and the associated overheating risks that arise. The bedroom windows facing West should have an appropriate g-value to ensure solar control, and be operable for the occupant.

3.2.2 Fabric First

The scheme will meet the regulatory requirements of Part L which will require it to achieve the following:

- All new elements to meet the expectations of 3.1:
 - Roof = 0.18W/m²K or better;
 - Walls = 0.26W/m²K or better;
 - Floor = 0.18W/m²K or better;
 - Windows = 1.60W/m²K or better;
- Improvements to any existing element where it becomes a thermal element;
- Windows and doors to meet the expectations of Part L;
- Fixed services and extensions to them to meet the requirements of Part L.

The extent of the works and the budget for the works are not of a scale that justifies the provision of new low carbon technology, and nor there is no policy or regulatory requirement to do so. As a result, the key approach to energy will be a fabric first approach.

The additions will improve the building performance as follows:

- The building will have a better form factor after the works (improved volume to surface area ratio);
- The new elements will perform well thermally;
- All lighting will be low energy LED lighting with suitable controls.

3.3 Materials and Embodied Carbon

The proposals are looking to enhance the utility of the existing building rather than proposing a rebuild. This approach to adaptation and upgrading should be supported as a more sustainable approach to modernising the building, and keeping its market offering relevant. The materials are not going to be extensive due to the limited amount of work proposed, and they are likely to be in keeping with the extant building.

3.4 Water

New water fittings such as in the new en-suite facilities proposed, will be efficient fittings:

- Showers with restrictors on them and flow rates that are set at reasonable levels;
- Dual flush WCs;
- Taps with suitable controls to avoid

4 CONCLUSION

4.1 Proposals

The applicant is seeking planning permission for minor works to the Mavern House Care Home, Corsham Road, Shaw, Melksham, Wiltshire, SN12 8EH. The works are for 3 minor extensions and some internal alterations. The works proposed are:

- Extensions:
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- Other internal works:
 - Rearrangement of access corridor and rooms to North element;
 - Incorporation of an en-suite to bedroom to South of reception area;
 - Creation of the office space adjacent to reception.

The proposals are very minor, constituting approximately 50sqm of additional floorspace as part of a strategy to improve the existing facility. Accordingly, the expectations should be commensurate with the development ambitions.

4.2 Energy Strategy

The strategy is as follows:

- Energy:
 - Improve the natural daylight levels at the reception;
 - Improve the building form factor;
 - Improve the fabric performance via the new elements;
 - Achieve compliance with Part L.
- Resources:
 - Improvement rather than wholesale rebuild is a more sustainable, less resource intensive approach to asset management;
 - Water efficient fittings will be used.

4.3 Conclusion

The proposed works have borne in mind the policy and regulatory framework and can be considered compliant with the adopted planning policy framework.

JS LEWIS LTD

JS Lewis Ltd
Registered Office: 2 Stanley Hill Cottages, Freshford, Bath, BA2 7US
www.jslewisltd.co.uk
Registered Company No. 07066238
VAT Registration No. 121 2714 62