

55 Newton Street

2021002

Environmental Standards
Statement

14 July 2021



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Report:	Environmental Statement	Job no.	2021002
Client:	AAIP Partnership		
Date:	14 July 2021		
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1.0 INTRODUCTION

- 1.1.1 This Environmental Standards Statement has been prepared by Ruth Jackson Planning Limited ('RJP') on behalf of AAIP Partnership to support a planning application for change of use from office to residential and external alterations to the existing building at 55 Newton Street, Manchester M1 1ET.
- 1.1.2 An Environmental Standards Statement (ESS) is a requirement to accompany applications for planning permission according to Manchester City Council's Small Residential Planning Validation Checklist. The statement should address sustainability ratings and the provision of renewable energy within the development, in accordance with Core Strategy policies EN4 and EN6. The statement must also address the guidance within Chapter 4 of the Guide to Development in Manchester SPD 2007.
- 1.1.3 A BREEAM Domestic Refurbishment Pre-Assessment Estimator Report has been prepared to support the planning application, which demonstrates that a rating of BREEAM 'Very Good' can be achieved at this site. The BREEAM pre-assessment report has been prepared in collaboration with the client to ensure that the credits included in the report are realistic for this scheme.
- 1.1.4 In addition to the BREEAM Domestic Refurbishment Pre-Assessment Estimator Report, this ESS should be read alongside the submitted Planning Statement, Design and Access Statement and other application documents.
- 1.1.5 The report is structured as follows:
- Manchester Core Strategy policies EN4 and EN6

- Guide to Development in Manchester SPD
- Summary and conclusions.

2.0 MANCHESTER CORE STRATEGY

2.1 Introduction

2.1.1 This section sets out the relevant planning policies used to inform the Environmental Standards Statement, specifically, policies EN4 and EN6 of the Manchester Core Strategy 2012 to 2027. The guidance set out in the Manchester Guide to Development SPD is covered in Chapter 3 of this report.

2.2 Core Strategy Policy EN 4

2.2.1 Policy EN4 (Reducing CO₂ Emissions by Enabling Low and Zero Carbon Development) states that the Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO₂ emissions, and rising fossil fuel prices, through the following actions:

- i. All development must follow the principle of the Energy Hierarchy, being designed:
 - To reduce the need for energy through design features that provide passive heating, natural lighting and cooling.
 - To reduce the need for energy through energy efficient features such as improved insulation and glazing.
 - To meet residual energy requirements through the use of low or zero carbon energy generating technologies.

- ii. Wherever possible new development and retrofit projects, including energy generation plant, must be located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies.
- iii. Where possible new development and retrofit projects will be used as a mechanism to help improve energy efficiency and provide low and zero carbon energy supplies to existing buildings.
- iv. Where appropriate new development and retrofit projects will be required to connect to and/or make contributions to low or zero carbon energy schemes and/or to incorporate provision to enable future connection to any existing / potential decentralised energy schemes.
- v. The use of building materials with low embodied carbon in new development and refurbishment schemes.

Analysis

- 2.2.2 Measure (i) in Policy EN 4 requires all development to follow the energy hierarchy. In this case, passive heating, natural lighting and cooling is difficult to achieve owing to the age of the building, which dates from the mid-19th Century. However, the need for heating will be reduced through the installation of new double-glazed windows to replace existing single glazed windows on the first floor.
- 2.2.3 In addition, natural light to the building will be improved compared to the existing condition by re-introducing windows at lower ground floor level along Bradley's Court. The building already benefits from large existing windows on the eastern and northern

elevations. Natural light to the interior spaces to the upper ground and first floors will be further improved through the introduction of a new void opening between the floors with glass balustrade, please see drawing DWG no. (PL.04) for further information.

- 2.2.4 Measures (ii) to (iv) in Policy EN 4, relating to energy efficiency and use of low and zero carbon energy sources, are encouraged *where possible or where appropriate*. In this case, there is limited opportunity to take advantage of opportunities for low and zero carbon energy supplies. There are no known decentralised energy schemes in the vicinity of the site that the development could connect to. Instead, future occupants will be provided with information about energy suppliers offering access to low and zero carbon energy through the traditional networks.
- 2.2.5 Further measures that will help to improve the energy efficiency of the building and reduce CO₂ emissions include the installation of timber framed double-glazed windows at lower ground level and the retention of double-glazed uPVC windows to reduce construction waste. The development will incorporate new, energy efficient modern appliances to reduce energy consumption in accordance with the relevant BREEAM credits, as set out in Table 1 below.¹

Table 1 Requirements for appliance standards to meet BREEAM ‘Very Good’

Appliance type	Rating under EU energy efficiency labelling scheme
Fridge	A+
Freezer	A+
Fridge/freezer	A+
Washing machine	A++
Dishwasher	A+

¹ Please refer to the accompanying BREEAM Domestic Refurbishment Pre-Assessment Estimator Report.

Washer dryer/tumble dryer	A
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- 2.2.6 The proposal is therefore considered to comply with Policy EN 4 taking account of the existing constraints associated with an existing building.

2.3 Core Strategy Policy EN 6

- 2.3.1 Policy EN6 (Target Framework for CO₂ reductions from low or zero carbon energy supplies) states that applications for residential development of 10 or more units, and all other development over 1,000 sq. m, will be expected as a minimum to meet the target shown in Tables 12.1 or 12.2,² unless this can be shown not to be viable. This should be demonstrated through an energy statement, submitted as part of the Design and Access Statement. Such a statement will be expected to set out the projected regulated energy demand and associated CO₂ emissions for all phases of the development.

Table 2 Domestic CO₂ emissions reduction targets (Core Strategy Table 12.1)

Target	% Minimum requirement
Target 1: Network development area	CHP/district heating anchor or connection or where not feasible a 15% increase on Part L 2010
Target 2: Electricity intense buildings	+15% on Part L 2010
Target 3: Micro generation area	+15% increase on Part L 2010

- 2.3.2 Developments smaller than the above threshold but involving the erection of a building or substantial improvement to an existing building will also be expected to meet the minimum target, where viable, but will not be expected to submit an energy statement.

² Table 12.2 is not shown as it relates to non-domestic CO₂ emissions reduction targets.

2.3.3 The target framework relates to three broad development locations and their potential for low and zero carbon, decentralised energy. The areas are defined as follows:

- **Target 1** Network development areas: Locations where the proximity of new and existing buildings, the mix of uses and density of development provide the right conditions to support district heating (and cooling).
- **Target 2** Electricity intense areas: Locations where the predominant building type has an all-electric fit-out such as retail units and leisure complexes.
- **Target 3** Micro-generation areas: Locations where lower densities and a fragmented mix of uses tend to mean that only building scale solutions are practical.

2.3.4 Further guidance on this policy is provided in Appendix A of the Core Strategy (Energy Target Explanation).

2.3.5 **Target Area 1** will apply if a development has at least three of the following - commercial offices, hotel, residential, apartments, public building, supermarket, or it is adjacent to an existing district heat network. If connection to an existing heat network, or installation of a new heat network is not considered feasible or viable then a development would be expected to follow Target Area 3.

2.3.6 **Target Area 2** will apply where the predominant building type within a development will have an all-electric fit-out and will typically consist of retail or leisure units.

2.3.7 **Target Area 3** will apply where the lower density or fragmented mix of uses means that building scale solutions tend to be the only viable options.

Analysis

- 2.3.8 The proposed development is for change of use for a single dwelling and therefore falls below the 10-unit threshold for an energy statement set out in Policy EN 6. As the development involves the substantial improvement to an existing building, in accordance with Policy EN 6 it is expected to meet the minimum target, *where viable*, but is not required to submit an energy statement.
- 2.3.9 The proposed development is considered to fall within Target Area 3, where building scale solutions are the only viable options.
- 2.3.10 A SAP calculation has been prepared to accompany the planning application. This demonstrates that the proposed development will achieve a 17% improvement above Part L of the Building Regulations 2010. The proposal is therefore compliant with Policy EN 6 with respect to target CO₂ reduction.

3.0 GUIDE TO DEVELOPMENT IN MANCHESTER SPD

3.1 Introduction

- 3.1.1 This section addresses the guidance set out in Chapter 4 of the Manchester Guide to Development SPD.

3.2 Energy Efficiency

- 3.2.1 The energy efficiency rating of the building is provided in the submitted BREEAM pre-assessment report.
- 3.2.2 The energy efficiency of the building will be improved through the installation of new double-glazed timber framed windows to the first floor (front and side elevations), which will replace the existing single-glazed sash windows.
- 3.2.3 New timber frame side and bottom hung (opening inwards) double glazed windows will be installed at lower ground level fronting Bradley Court where bricked-up openings will be reinstated.
- 3.2.4 Four existing Velux windows will be removed (two facing north west and two facing south west) to reduce risk of overheating in roof level rooms. Four velux windows will remain in the roof , and the new folding glass door to the new roof terrace to ensure the top floor will still receive natural light.
- 3.2.5 Existing uPVC windows will be retained on all other floors.

3.3 Renewable Energy

- 3.3.1 Renewable energy provision is not included within this scheme due to existing site constraints. The building is shadowed by adjoining 27 Hilton Street and is oriented with

the roof pitch facing north east. As noted in Section 2.2.4, future occupants will be provided with guidance on access to energy companies offering low and zero carbon energy supplies

3.4 Environmental Design

3.4.1 As set out in the previous section, the site presents limited opportunities to incorporate environmental design features such as passive heating/cooling as it is an existing building dating from the mid-19th Century.

3.4.2 Four existing Velux windows will be removed (two facing north west and two facing south west) to reduce risk of overheating in roof level rooms.

3.5 Water Management and Weather Resilience

3.5.1 The existing drainage system will be retained. As an existing building, there will be no additional impact on drainage capacity in the vicinity of the site as a result of the development. It is not possible to install a green roof at the site as the roof line will be retained. Sustainable Drainage Systems (SuDS) measures are also not feasible as the site does not incorporate any areas of landscaping.

3.5.2 Water efficient fittings will be installed along with a water meter to promote efficient use of water. The proposed fittings in the bathroom are rated 'excellent' and those in the WC room are rated 'good'.

3.6 Waste Management

3.6.1 A new bin store will be created at upper ground level at the rear of the building fronting onto Bradley's Court. The store will be secured with a new metal door. The bin store will incorporate space for 3 no. 240 litre bins (one each for refuse, paper recycling and

co-mingled recycling) along with a 23L food waste caddy. As the site does not include garden space, a green waste bin is not required.

- 3.6.2 In accordance with the Council's standards, the bin store will have level access from Bradley's Court and will be located approximately 11 metres from Newton Street, where kerbside collection will take place.

3.7 Construction Management

- 3.7.1 The proposed development will retain as much of the existing building as possible. For example, existing double glazed windows will be retained. The retention of existing double glazed (uPVC) windows will help to reduce unnecessary construction waste. New timber framed double glazed windows at ground level and lower ground level are required for energy efficiency and acoustic performance reasons.
- 3.7.2 Full details of construction management will be determined closer to the construction start date.

3.8 Biodiversity

- 3.8.1 The site is not considered to have any biodiversity value as there are no areas of landscaping on site.

3.9 Waterways

- 3.9.1 The site is not located in close proximity to any waterways. The closest waterway, Rochdale Canal, is located over 200 metres from the site to the south east.

4.0 SUMMARY AND CONCLUSIONS

4.1.1 This Environmental Standards Statement has been prepared by RJP on behalf of AAIP Partnership to support a planning application for change of use from office to residential and external alterations to the existing building at 55 Newton Street, Manchester.

4.1.2 The statement has assessed the proposed development against the requirements of Policies EN 4 and EN 6 of the adopted Core Strategy and the guidance contained in Chapter 4 of the Guide to Development in Manchester SPD 2007.

4.1.3 The key benefits of the proposal with regard to the policy requirements and guidance are as follows:

- The development is capable of achieving BREEAM rating 'Very Good' as demonstrated in the accompanying A BREEAM Domestic Refurbishment Pre-Assessment Estimator Report.
- The development will achieve a 17% improvement above Part L of the Building Regulations 2010. The proposal is therefore compliant with Policy EN 6 with respect to target CO₂ reduction.
- New double glazed timber windows will be installed at lower ground level where previous openings have been bricked-up, which will improve daylight levels.
- New double glazed timber windows will be installed at first floor level to replace the existing single glazed windows, which will help to improve the energy efficiency of, and acoustic quality within, the building.

- Natural daylight to the interior of the property will be improved through the installation of new windows at lower ground level and the introduction of a new void opening between the upper ground and first floors with a glass balustrade.
- Solar glare at roof level will be reduced through the removal of four existing Velux windows. Four velux windows will remain in the roof along with a folding glass door to the new roof terrace to ensure the top floor will still receive natural light.
- Existing uPVC double glazed windows will be retained to reduce construction waste.
- Energy efficient appliances and water efficient fittings will be installed to improve the sustainability of the building.
- A new bin store which can accommodate the building occupant's recycling requirements will be created with access from Bradley's Court in accordance with the Council's waste management requirements.