

ENVIRONMENTAL STANDARD STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT LAND ADJACENT TO 902 OLDHAM ROAD, MANCHESTER M40 2EB

SPECIFICATION TO MEET CODE LEVEL 3

<u>Construction and Insulation</u>		
<u>Element</u>		<u>U-Value</u> (W/m²K)
<u>Exposed Wall</u> 102.5mm facing brick outer leaf + 125mm cavity with 100mm Kingspan Kooltherm K106 thick rigid insulation and 100mm blockwork internal leaf with plasterboard and skim finish.		0.15
<u>Ground Floor</u> 65mm Screed + 100mm Kingspan K103 insulation or similar approved + suspended beam and block concrete floor.		0.14
<u>Intermediate Floors</u> 18mm thick T&G. floor grade chipboard on timber joists @ max. 400mm c/s. with 100mmthick sound absorbent quilt (10kg/m³) and 12.5mm plasterboard and skim to underside.		
<u>Pitched Roof</u> Interlocking tiles + Battens + Breathable felt + Timber rafters + 150mm Kingspan K7 or similar approved between rafters + 37.5mm Kingspan K118 or similar approved & skim to u/s of rafters.		0.15
<u>Windows / Doors / Rooflights</u>	PVC-u double-glazed + 16mm cavity (argon gas fill) + soft coat low-E glass, or similar to achieve U-value of 1.20W/m²K, or Window Energy Rating (WER) Band C.	1.20
<u>Detailing</u> Accredited construction details (robust details; limiting thermal bridging and air leakage)		
<u>Air Tightness</u> Design air permeability is TBCm³/h/m² at 50 Pa - to be achieved by air pressure test		
<u>Global Warming Potential (GWP)</u> All insulation materials, including cylinder, pipes, loft hatch and doors, have a GWP less than 5.		
<u>Heating, Ventilation & Renewables</u>		
<u>Main Heating System</u> Conventional (mains) gas-fired central heating with radiators with thermostatic radiator valves. Condensing boiler (A rated), NOx < 40mg/kWh.		

Heating Controls

Time and temperature zone controls (with delayed start room thermostats) + boiler interlock
+ enhanced load or weather compensator

Other

Water Use (internal)

Water consumption 105 litres/person/day or less (water efficient fittings and appliances will be required). For example, water use not to exceed: taps 5 litres/min, showers 8 litres/min, bath 145 litres capacity (to overflow), toilets dual-flush (6/4 litres).

Water Use (external)

Water butt (150 or 200 litres, depending upon size of dwelling) on firm base with child-proof lid and tap, connected to rainwater downpipe with automatic overflow to main drainage system.

Surface Water (run-off & flood risk) SUDS be adopted if possible

Peak rate of run-off to existing surface water system is no greater for the developed site than it was for the pre-developed site. If greater, attenuation to be adopted.

External parking areas to be former utilizing permeable surface materials or taken to soakaways as appropriate.

Lighting (internal + external space lighting)

100% of light fittings are dedicated low-energy (lamp luminous efficacy > 45 lumens/circuit watt, total output > 400 lamp lumens).

Home Office/Study

Suitable room/space to be allocated. Area to have openable window, 2 power sockets, and telephone points.

Drying Space (internal or external)

Adequate and suitable secure space with posts and footings (or fixings) capable of holding 6m+ of drying line.

Cycle Storage

Adequate communal secure, convenient, and weather-proof storage to be provided in shed. Shed with lock or "solid secure" padlock.

Energy-Labelled White Goods

Fridges and freezers = A+ rated. Washing machines and dishwashers = A rated. Washer/tumble-dryers (optional) = B rated. Information on the EU Energy Efficiency labelling scheme (minimum standard) to be provided.

Energy Display Device

Device that shows electricity and primary heating fuel consumption data (must include time, current mains energy consumption in kw and kw/hours, current emissions in g/kg CO₂, current tariff, current cost in sterling, account balance, data - usage and historic).

Waste externally to each plot

Space for 4 no 240L wheelie bins, for general waste, cardboard & paper, glass & tin; garden & food waste

Waste (re-cyclable waste) internally

Provide within Kitchen cupboard - 3 bins (min 7 litres+ each, total min 30 litres+)

23L food waste caddy to be provided

Composting

Individual home composting facility in dedicated position (with access to disabled person), with an information leaflet.

Home User Guide

Home user guide (non-technical) to be provided to the end owner/occupier of the dwelling(s). Guide to provide information on the operation and environmental performance of both the dwelling(s) and surroundings.

Lifetime Homes

Principles of Lifetime Homes considered, and applied where practicable.

Security

A Crime Impact Statement with recommendations for Secured by Design Accreditation has been prepared.
The recommendations will be incorporated into the design of the dwelling, and associated external space.

Ventilation

Background ventilators & intermittent extract fans