

Environmental Standards Statement for Proposed Erection of a Light Industrial and Storage / Distribution Building at Former Workshop, Arkady Industrial Estate, Briscoe Lane, Manchester, M40 2XG

Following the demolition of the previous building which was damaged due to fire, there is an opportunity to replace the building with a much more energy efficient industrial unit which provides greater levels of insulation and can incorporate energy efficient services and systems which will ultimately lead to the reduction in fuel usage and allow the building to be more sustainable.

Modern cladding solutions to wall and roof allow greater thicknesses of insulation which will reduce the overall energy usage for a building. Air tightness measures can be incorporated in to the construction to reduce drafts and cold bridging and further provide a more energy efficient envelope for the building.

The incorporation of insulated roof lights and double glazed units to window openings allow a greater level of daylight into the building which reduces the requirement for artificial lighting which consumes energy.

The use of energy efficient lighting and heating systems within the proposed building saves energy and where timing controls and modulated heating systems allow further savings of energy sources such as gas and electricity.

Industrial units invariably have large roller shutter loading bay doors which are left open during working hours and the management of the building will need to be carefully controlled to retain valuable energy and minimise waste wherever possible.

Sustainable drainage has been incorporated in to the scheme to minimise the impact on the local surface water drainage network, where rainwater will be retained on site and can be reused wherever possible for grey water usage for washing vehicles etc...

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