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Environmental Standards Statement

A BREEAM Domestic Refurbishment Pre-Assessment Estimator report will accompany this statement shortly

In support of Listed Building Consent for:

37 Liverpool Road
Manchester
M3 4NQ

Ref: PP-06854995

Type of Application	Listed Building Consent Application
Location of Proposed Development	37 Liverpool Road Manchester M3 4NQ
Description of Proposed Development	Conversion of the existing cafe into a residential house
Date of Preparation	20.03.18
Applicant	Dr Jimmy Charro 1 Haddon Court Llanyre, Powys LD1 6DY
Agent	Butterfield Architecture Ltd 102 Roseneath Road Urmston Manchester M41 5AZ

Energy Efficiency

We have had a BREEAM Pre-Assessment Estimator report commissioned and should be read alongside this statement. We are currently waiting to receive the report, once received this will be added to this application.

Our design employs strategies aimed at reducing energy usage and carbon dioxide emissions (aiming to reduce CO2 emissions by at least 25% more than the requirements of the current building regulations. We are aiming to not just meet building regulations but to exceed them.

- The design aims to maximise natural lighting as much as is practical given the buildings listed status. The proposed rear extension is separated from the original building by a strip of glazing, with the intention of not only respecting the original historic value of the building, but to bring light in right through to ground floor, and thus minimising the reliance on energy using equipment for lighting and heating.
- We have proposed replacing the existing windows for like for like double glazed units throughout. In even their simplest form, these would already improve the energy efficiency of the building. We are also proposing a low-e coat on the glass with will further reduce solar gain.
- All new glazing proposed will be high performance glazing.
- We are proposing levels of insulation throughout that will ensure the building regulation requirements are exceeded.
- High efficiency boiler to be installed.
- Water efficient systems and appliances installed throughout.
- Generally high standards of construction employed throughout.

It is the intention that there would be some planting on the proposed terraces. Unfortunately, it would not be possible to employ any community heating schemes.

Given the nature of the development – essentially the restoration of a listed building, with a new rear extension – the energy efficiency of the existing building is to be increased as much as possible – (mainly by means of insulation and the addition of double glazing). The new rear extension will be built to a high standard of construction.

Renewable Energy

Given the nature of the development and the fact the building is listed along with the nature of the site – we are limited as to what renewable energy strategies we could employ. A possibility we will be looking into is that of air source heat pumps which could be used for space and water heating.

Environmental Design

As mentioned above, we have had a BREEAM Pre-Assessment Estimator report commissioned and should be read alongside this statement. We are currently waiting to receive the report, once received this will be added to this application.

Water Management and Weather Resilience

The development will not affect the amount of water drained to the local waterways. All water from the property will be discharged to the existing drains at the rear of the property. Currently, the external drainage from the external building ie. Gutters/downpipes are in a state of disrepair. Our proposal will improve on this. It is also expected that as part of the building work we would be improving the condition of the neighbouring buildings drainage services.

Waste Management

We are proposing that the alleyway to the rear of the property (shared ownership space) is gated off. Within this space we are proposing that there would be storage for the resident's bins and that these would be brought out for collection once a week. (see 'waste management plan' included with this application).

Construction Management

Given the nature of the restoration works, we will be reusing and retaining as much of the original building fabric as possible. Where possible environmentally friendly and energy efficient building materials will be used.

Biodiversity

Currently the site has no ecological value. The proposals will have no effect on the ecological value of the site.

Waterways

Given the location of the development, any site-run off and blown waste will have no effect on local waterways.

Additional Information

- We are proposing a private outdoor roof-terrace.
- It is the hope that this restoration scheme will act as a catalyst for further regeneration of the listed terrace itself, but on a wider scale, the regeneration and development of what has become a fairly run-down area of the city centre.
- Through proposing that the shared alleyway to the rear of the property becomes a gated area, the waste management of the whole terrace becomes tidier and more desirable. We feel this should be a very welcome strategy and solution in an area where the refuse strategy for neighbouring streets appears to be severely lacking, giving a very untidy and unattractive appearance of the area in general.