McCORMICK
ARCHITECTURE

ENVIRONMENTAL STANDARDS STATEMENT

PROPOSED DEVELOPMENT AT
MINDEL HOUSE
10 MINSHULL STREET
MANCHESTER

On behalf of Real Estate Venture Capital Management LLP

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1.0 INTRODUCTION

The purpose of this Environmental Standards Statement is:

1.1 To assist those assessing the current proposals by providing a simple and direct supplementary statement explaining the reasons behind the design decisions. We have referred to "Guide to Development in Manchester Supplementary Planning Document and Planning Guidance Adopted since April 2007"

1.2 This Statement has been prepared to accompany a Full Planning Application and Listed Building Consent application

1.3 The proposals involve the conversion and change of use of an existing five storey building on the corner of Minshull Street and Bloom Street, Manchester. This report presents a case to refurbish the existing building as a hostel.

1.4 This statement takes into account Part L of the Building Regulations, and the guidance in the English Heritage Guide "Energy Efficiency and Historic Buildings".

2.0 LOCATION

2.1 The site is occupied by a five storey existing building, and is bounded on three sides by Bloom Street, Minshull Street, and Richmond Street. The 4th side is bounded by a side alley with gates at both ends, which forms part of the planning application site. It forms an entire city block and side alley connecting Richmond Street to Bloom Street

2.2 The site is well located for public transport, being around 100m from tram routes on Aytoun Street and Chorlton Street. The site is in a sustainable location with good transport links – we refer to the Transport Assessment submitted separately with the planning application.

2.3 The site is in an area of both workers and residents, with offices, retail, leisure, residential and other uses in the surrounding area.

3.0 EXISTING BUILDING

3.1 The existing building is presently being used as offices and a training centre. There are presently 2-3 staff in the offices.

3.2 The building is Grade II listed, and was first listed on 6th June 1994. It's listing number with English heritage is 1197926. This listing describes it as "Minshull House" at 10 Minshull Street.

3.3 Internally, the building has been much altered in recent times, with modern suspended ceilings, stud partitioning forming a series of small offices, and flush doors. There has

also been a stairwell built next to Richmond Street, and a hoist shaft built next to this. The building is presently being used as offices on the ground floor, with vacant offices on the upper floors, and a bar/nightclub in the basement. The main existing internal structure is a network of cast-iron columns supporting main timber beams, finished with a plain plaster ceiling or lay-in grid suspended ceiling and timber floorboards.

4.0 SUSTAINABILITY STATEMENT

4.1 The proximity of the city centre attractions makes this an ideal use for the building. The proposed hotel is within walking distance of the city centre, MEN and the G-Mex .

4.2 Due to its central location, the proposed hostel includes no car parking. It is well located to encourage the use of public transport. Piccadilly Railway station is nearby, along with the London Road Metrolink.

4.3 The proposals recognise that a balanced mix of uses promote the sustainability of the area. The hostel will therefore compliment a range of near by uses such as restaurants, bars, offices, apartments etc.

4.4 The building is presently under-used and the proposals will bring the building into full use with improved services. The efficient re-use of a historic building is entirely compatible with the principles of sustainability, as described in English Heritage's guide "Energy Efficiency and Historic Buildings"

5.0 ENERGY EFFICIENCY

5.1 Part L of the Building Regulations – "Conservation of Fuel and Power" states that Grade II listed buildings are exempted from the need to comply with the energy efficiency requirements of the Regulations where compliance would unacceptably alter their character and appearance. Nevertheless, we have consulted with Building Control, and the proposals include improving the insulation of the building by means of introducing quilt in the roof space, and secondary glazing to the dormitory bedrooms.

5.2 It is proposed to add insulation within the roof void, to help upgrade the building's insulation. This will be laid as quilt in the loft space. We are proposing to retain and repair the existing windows, so there will be no improvement to most of the glazing u-values. However, the secondary glazing to the bedrooms will help improve the u-values to these areas. We are also proposing to retain most of the external wall plaster finish, so there will be no improvement to the external wall u-values.

5.3 The applicant proposes to carry out maintenance repairs to match existing to the roof, external walls, gutters and downpipes, windows and external doors. This will reduce the damp penetration currently affecting the building, and help improve it's performance without affecting it's original appearance.

5.4 All the existing services will be removed and new upgraded environmentally efficient systems installed. A new condensing boiler will be installed on each floor, feeding the hot water supply to the new proposed toilets and hot water radiator system. More modern, environmentally efficient, lighting systems will be installed.

5.5 The majority of the ventilation will be natural ventilation, supplemented by some localised mechanical ventilation. This is in accordance with the Council planning Guidance in that it "minimises reliance on energy using equipment". The means of ventilation has been agreed with Building control. The system agreed is as follows. The toilets, kitchens and internal windowless habitable rooms will be provided with mechanical extract systems to remove odours and moisture, in upvc ducts above suspended ceilings. There are very few internal habitable rooms, i.e. internal reception office. Most of the habitable rooms have external windows, and are proposed along the external walls, around an internal toilet core. All the dormitory bedrooms have windows. The proposals show new secondary glazing provided behind the existing sash and case windows. At night the windows will be kept shut. Trickle ventilation will be via the existing sash and case windows and new acoustic trickle vents in the new secondary glazing behind. Trickle ventilation via the existing sash and case windows will be achieved without altering the existing window. Building Control have agreed that the existing gaps around the sashes to allow them to slide vertically are sufficient trickle ventilation. During the day, staff will be able to unlock and open the secondary glazing, and slide up the existing sash and case windows to provide purge ventilation to air a room.

5.6 Placing the habitable rooms alongside the outside walls also allows them to benefit from the natural daylighting

6.0 WATER MANAGEMENT

6.1The majority of the sanitary ware will be replaced with more modern, more water useage efficient sanitaryware and devices.

6.2 As the external envelope of the building is not changing, the rainwater collection systems will remain the same.

7.0 WASTE MANAGEMENT AND CONSTRUCTION MANGEMENT

7.1 We refer to The D&A Statement and Waste Management Strategy for refuse recycling.

7.2 As this is a listed building, existing structures will be re-used wherever possible.

8.0 RENEWABLE ENERGY

8.1The Manchester City Council Guide to Development states that developers should aim for at least 20% of final energy demand to be met by on-site renewable energy technologies. However, in this application this is not possible, because the application is for the internal refurbishment and change of use of a listed building, and certain measures are not possible or practical – i.e. large areas of solar panels are not proposed, nor changes to the external walls to upgrade the insulation. The sensitive restoration of the building is of overriding concern.

8.2 Notwithstanding the above, the application will make some improvements to the present environmental performance of the building

9.0 ENVIRONMENTAL DESIGN

9.1 Manchester City Council's Guide to Development states:
"To demonstrate energy efficiency in non-residential developments, the City Council would encourage developers to use the Building Research Establishment Environmental Assessment Method (BREEAM) which is used to assess environmental performance.

We note that this is requested in the Guide to Development SPD and have contacted BREEAM directly for further guidance. We have also discussed this with the Council's Sustainability Officer. It is noted that the Council's guidance *encourages* a BREEAM pre-assessment but that it is not mandatory for the use proposed. Furthermore, a BREEAM pre-assessment would be of limited practical value as this is a refurbishment of a listed building, rather than a new-build project. Therefore, some key elements of a BREEAM pre-assessment i.e. location, accessibility of the site etc, are already considered in the Transport Statement. Others, such as structure of the building for example, are effectively predetermined as this is an existing building. This Environmental Standards Statement also outlines our approach to sustainability on this project.

10. BIODIVERSITY AND WATERWAYS

10.1 None existing on the site

Alan Duthie
For and on behalf of McCormick Architecture Ltd

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