ECO HOMES ASSESSMENT

PROPOSED DEVELOPMENT AT 71 HOLLAND STREET AND ADJACENT LAND, MANCHESTER
For CONSENSUS

INTRODUCTION:

This statement has been prepared on behalf of the client Consensus in support of the Planning Application for 71Holland Street and adjacent land.

The issues of climate change and scarce resources can be addressed by good design which can improve environmental performance and reduce its impact whilst still providing safe and healthy homes.

A sustainable approach will be taken by the developer and the design team which can be measured in accordance with the EcoHomes environmental assessment developed under BRE's EcoHomes Scheme.

A detailed assessment will be undertaken following receipt of a Planning Approval. This will review all headings in Appendix 1 attached. Key features of the scheme itemised below we consider should ensure that the scheme achieves a very good to excellent rating.

ENERGY:

Large windows to southerly aspect allowing passive solar gain.
Low energy light fittings and appliances.
Drying spaces provided for.
Use of Double and Triple glazed windows units

TRANSPORT:

Cycle routes along Rochdale Canal, (5 minutes to City centre, 5 minutes to Sport City complex).
Rochdale Canal walking path (15minute walk to City Centre, 10minute to Sport City)
Local bus stops (closest is 250m away on Bradford Road, providing 7 routes). Also bus routes on the Oldham road (500m away), GMPTE endorsed QBC (Quality Bus Corridor).
Future East Manchester Tram service, (Holt Town stop within a 5-10minute walk)
A home office station point will be provided for.
Local amenities within 5 minute walk to Varley Street

POLLUTION:

Use of none ODP/ GWP insulants

MATERIALS:

Timber sourced from sustainable forests, which meet the FSC's (Forest Stewardship Council) approval.
Timber, brick and other building materials sourced from the closest available source
Recycling facilities provided for.

WATER:

Use of grey water internally and externally

LAND AND ECOLOGY USE:

Existing brown field site, which will be cleaned up to provide better quality of site
Front and rear gardens to all proposed houses, with associated tree and foliage planting which will promote a natural habitat for indigenous insects and birds
Landscaping and provision of trees and shrubs allow for retention of rain water, reducing impact on mains drainage system during heavy rain falls.

HEALTH AND WELL BEING:

Natural day-lighting to all living areas.
Large aspects to canal and green spaces promoting well being
Sound insulation standards
Private external spaces accounted for

Appendix 1

Ene1 Lighting
Ene 2 Building Fabric

New build permits provision of improved U values
Ene 3 drying spaces

Ene 4 White goods ecolabelled
Ene 5 space lighting cfl or Son
Security lighting

Tra 1 public routes pedestrian routes
Tra 2 Cycle storage
Tra 3 Local Amenities
Tra 4 Home office

Pol 1 Insulant ODP & GWP
Pol 2 NOx emissions
Pol 3 reduction of surface run off
Pol 4 zero Emission Energy Source

Mat 1 Timber basic building elements
Mat 2 timber Finishings Elements
Mat 3 Recycling facilities
Mat 4 Environmental Impact of materials

Wat 1 internal water use
Wat 2 External water use

Eco 1 ecological Value
Eco 2 Ecological enhancement
Eco 3 Protection of ecological features
Eco 4 Change of ecological value of site
Eco 5 Building foot print

Hea 1 Daylighting
Hea 2 sound Insulation
Hea 3 Private space