SUSTAINABILITY STATEMENT

This is a Sustainability Statement that supports an application for full Planning Permission to develop The Boat House, the building at Boat Lane, Northenden, Manchester for residential purposes.

The proposed scheme is a conversion of an existing building into three dwellings with two storeys extension to the rear. Therefore the development does not occupy land which is of notable ecological value. Furthermore, there is no evidence of protected species present. The proposal seeks to enhance the amenity value of the site.

The design of our scheme is efficient as it maximises the site footprint. The building will be modified employing materials which meet and surpass the latest energy efficiency standards. The scheme enhances the mixed use of the site, introducing accommodation above the existing commercial unit.

In an effort to reduce the embodied energy expenditure, Contractors will be selected from locally based firms. All plant and machinery will be sourced efficiently to reduce journey time and length and fuel consumption. Materials will be selected with embodied energy in mind and manufacturer's information and specifications inspected to ensure our goal is achieved responsibly. The construction approach should be managed in terms of its environmental and social impact. A commitment should be made to comply with the best practice site management principles.

If white goods are provided these should be of a high rating in terms of energy efficiency. If no white goods are provided there should be information supplied to the purchaser / tenant about the purchase of energy efficient appliances.

It is proposed that 75% of the light fittings be dedicated energy efficient in nature. External lights should be capable of accommodating compact fluorescent lamps luminaires or strip lights. These should be of a maximum 150W and fitted with Movement activated shut off devices. i.e. PIR's or Light Dependant Resistors to prevent illumination during daylight.

With the BREEAM assessment in mind, healthy building features such as the existing large windows, natural ventilation, natural light penetration to living areas and the siting being close to good public transport links.

The development is in the vicinity of a major bus route, with regular services running through the day and continuing through the night from and to Manchester City Centre. Cycle lanes providing practically uninterrupted safe cycle routes into Manchester City centre can be accessed from the development.

The site enjoys close locality to public amenities. Local Shops, cash points, pharmacies, primary schools and medical centres, places of worship and public houses are all accessible via safe public walkways and paths.

The scheme aims to minimise Carbon Dioxide (CO2) emissions to the atmosphere arising from the construction and subsequent inhabitation and operation of the homes and their services. Provision of a Gas powered heating system would provide a method of heating the flat whilst minimising CO2 emissions. This is comparing Gas to other Fossil fuels.

Insulating materials should be specified which avoid the use of substances which have a global warming potential in either manufacture or composition.

The proposal should seek to minimise the emission of NOx Nitrous oxides into the atmosphere.

The development should seek to reduce and delay the water run-off from hard surfaces to public sewers and watercourses. This measure is to ensure minimised risk of localised flooding and or pollution and other environmental damage.

The building is on a site which is generally considered to be in low danger of flood risk. The annual probability of flooding is low and as such measures are not required to reduce impact on the environment were a flood to occur.

Materials should be considered and selected for use with "whole life cycle" in mind. Based on the Green Guide for housing specification efforts should be made to ensure use of materials for Roof - Walls internal and external - Floors upper and ground - Windows - External Surfaces and Boundary protection.

Further more the materials should be sources responsibly e.g. If a timber species is specified, it should not be considered a protected species or originate from an illegal source.

Provision should be made for 3 recycle bins externally with a minimum total capacity of 180 litres. The development falls within the catchment area for a Local Authority Recycled Refuse collection.

Security issues are designed out of the scheme in an effort to reduce the effects of crime so the fear of it does not undermine quality of life.