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Brownsfield Mill, Manchester – Proposed Refurbishment to Office Accommodation

Sustainability Statement for Planning

The proposed Brownsfield Mill refurbishment will be modelled with an accredited modelling software tool (TAS). The optimum energy efficiency and carbon emission reduction strategy will be adopted to comply with Part L2B (2010) standards of the Building Regulations, and as far as feasible seek to achieve a renewable energy provision of up to 10% of the building's regulated energy use.

For Brownsfield Mill, Manchester, the design will achieve the above by typically incorporating the following measures:-

- The use, where possible, of building materials and the construction of the building that will achieve the requirements of Part L2B (2010) of the Building Regulations.
- Efficient mechanical and electrical equipment, such as inverter drives on motors and daylight linked auto dimmable luminaires.
- Lighting control including occupancy, absence and daylight linked detection.
- Natural ventilation to meet the requirements of occupants.
- The use of new High Efficiency Gas Fired Boilers to reduce/minimise energy consumption within the refurbished office accommodation.
- Provision for the potential future connection of a Biomass/Biofuel Boiler.
- Energy efficient controls ensuring environmental conditions are monitored and controlled to close parameters.
- Minimise water consumption.
- Provision for a potential future installation of Solar Panel Technology for on-site generation of a proportion of the refurbished building's regulated energy demand.
- As far as feasibly achievable the designs will incorporate the relevant BREEAM credits focussed on a 'very good' BREEAM rating.