

TECHNICAL NOTE

Consulate General of Ireland - Manchester

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Environmental Standards Statement

Executive summary

This Environmental Standards Statement has been prepared by AtkinsRéalis on behalf of the Department of Foreign Affairs and Trade, Ireland as part of the planning application for the proposed change of use from an existing office to a Consulate, with associated external alterations, on the sixth floor of the Hyphen Building, at 75 Mosley Street in central Manchester. This change of use involves the Category B fit out of the 6th floor of the Hyphen Building and this technical document is intended to show how the project has addressed sustainability ratings and the provision of renewable energy within the development.

The following documents outline the requirements of the Environmental Standards Statement.

- Manchester City Council's Guide to Development in Manchester SPD/SPG, (chapter 4) and
- Core Strategy policies EN4 and EN6

This statement intended to address how the guidance within Chapter 4 of the 'Guide to Development in Manchester SPD/SPG' and policies EN4 and EN6 of the Core Strategy have been considered.

The project involves an internal Category B fit out of the 6th floor of an existing building. The opportunities for implementing the actions targeted by policy approach EN4 and EN6 are limited. The existing Category A services strategy and future allowances for adaptation by the landlord shall be retained. Minor alterations are proposed to the façade to facilitate the introduction of new louvres for supplementary ventilation (i.e. replacement window with one (1) integrated louvre for air exhaust and a replacement cladding panel for one (1) air intake louvre. No alterations to the building façade design (e.g. ventilation, daylighting etc) are proposed for the purposes of improving thermal performance.

There are no proposals for the provision of onsite renewable energy to provide 20% of final site energy demand and CO2 reduction.

A BREEAM assessment did not form part of the project scope for this project. The existing Hyphen building does not have a registered BREEAM certification rating according to the BREEAM online website.

Policy Approach EN6

The Core Strategy requires developers to submit an energy statement that shows the total regulated energy consumption for the completed development, assuming compliance with Part L of the Building Regulations 2010, as well as the equivalent carbon emissions. Based on this baseline, developers must evaluate renewable and decentralised energy technologies to reduce projected carbon emissions according to the applicable carbon reduction targets.

Policy Approach	Requirement	Required by	Development Size Threshold	Applicable for Project
EN6	Energy statement to be submitted	At the outset of any proposed development (outline application or before)	Bigger than 10 residential units or 1,000sq m of floorspace	N/A – The project is an internal fit out of an existing building (c 470sq m of floor space)

Policy Approach EN6 requires an energy statement to be submitted at the outset of any proposed development where the development is bigger than 10 residential units or 1,000sq m of floorspace. The project is an internal fit out of an existing building (c 470sq m of floor space) and therefore an energy statement is not considered to be a requirement for planning submission of this scheme.

The servicing approach for the 6th floor fit out is consistent with the Cat A installation, and the provisions made by the landlord for the Category B fit out will be used. Assuming the Baseline development of the overall building was compliant with Part L of the Building Regulations 2010, the Category B fit out for the 6th floor is not expected to have a detrimental influence on the regulated emissions under Part L (i.e. emissions associated with 'fixed' M&E plant such as space heating, ventilation, hot water and fixed lighting).

Policy Approach EN4

The Core Strategy requires developers to reduce CO2 Emissions by enabling Low and Zero Carbon Development. The Core Strategy requires the following actions to be considered as part of a development.

1. All development must follow the principles of the Energy Hierarchy, being designed:
 - to reduce the need for energy through design features that provide passive heating, natural lighting and cooling
 - to reduce the need for energy through energy efficient features such as improved insulation and glazing
 - to meet residual energy requirements through the use of low or zero carbon energy generating technologies
2. Wherever possible new development and retrofit projects, including energy generation plant, must be located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies. Where possible new development and retrofit projects will be used as a mechanism to help improve energy efficiency and provide low and zero carbon energy supplies to existing buildings.
3. Where appropriate new development and retrofit projects will be required to connect to and/or make contributions to low or zero carbon energy schemes and/or to incorporate provision to enable future connection to any existing / potential decentralised energy schemes. The use of building materials with low embodied carbon in new development and refurbishment schemes.

The project is an internal Category B fit out of the 6th floor of an existing building. The opportunities for implementing the actions targeted by policy approach EN4 are limited. The existing Category A services strategy and future allowances for adaptation the landlord shall be retained. No significant alterations to the building façade design (e.g. ventilation, daylighting etc) are proposed. Alterations to the façade are limited to localised areas where louvres are proposed for ventilation purposes. The thermal performance of the building façade would not significantly differ to influence the overall energy and carbon emissions of the 6th floor.

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Principle	Design Feature	Requirement / Suitability Consideration	Applicable for Project
Energy Hierarchy	Passive heating, natural lighting, cooling	Reduce need for energy through design features that optimise building orientation, window placement, and airflow	N/A - The project is an internal Category B fit out of level 6 in an existing building. The existing Category A services strategy and future allowances for adaptation the landlord shall be retained. Natural ventilation is not possible as the existing windows are not openable. The building strategy is mechanical ventilation and VRF heating and cooling
Energy Hierarchy	Improved insulation, glazing	Implement energy efficient features including high-grade insulation and advanced glazing to minimise heat loss/gain	N/A - The project is an internal Category B fit out of an existing building. No significant alterations to the building façade design (e.g. ventilation, daylighting etc) are proposed which would have the potential to influence the energy hierarchy principle Alterations to the façade are limited to localised areas where louvres are proposed for ventilation purposes
Low/Zero Carbon Technologies	On-site renewables, connection to decentralised energy schemes	Meet remaining energy demand using low or zero carbon energy sources; consider potential for future connection to local energy networks	N/A- The project is an internal Category B fit out of an existing building. The existing Category A services strategy and future allowances for adaptation by the landlord shall be retained. The building strategy is based on mechanical ventilation and VRF heating and cooling Actioning of this item would be addressable by the landlord at building level rather than by an individual tenant on 1no. floor of the building
Embodied Carbon Reduction	Low carbon building materials	Use materials with reduced embodied carbon in construction and refurbishment to lower overall footprint	N/A - The project is an internal Category B fit out of an existing building. The existing Category A services strategy and future allowances for adaptation by the landlord shall be retained. Where possible the new furniture and soft furnishings designed under the project are to be from sustainable sources

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			where possible, however there is no specific sustainable project requirement from the client.
Energy Efficiency for Existing Buildings	Retrofit opportunities	Design interventions to improve energy efficiency and LZC energy supply for existing buildings where feasible	N/A - The project is an internal Category B fit out of an existing building. The existing Category A services strategy and future allowances for adaptation by the landlord shall be retained. Actioning of this item would be addressable by the landlord at building level rather than by an individual tenant on 1no. floor of the building

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Chapter 4 - Guide to Development in Manchester SPD: Environmental Standards

The Guide to Development in Manchester SPD requires developers to submit a statement on how their proposal will achieve the environmental standards defined by Chapter 4. The table below summarises how the principles defined by Chapter 4 have been considered for this project.

Principle	Design Feature	Requirement / Suitability Consideration	Applicable for Project
"4.5" Energy Efficiency- Energy Demand Reduction	Passive design strategies, efficient heating/cooling/lighting systems	Reduces operational costs and environmental impact; should be considered early in design	The project is an Category B fit out of level 6 in an existing building. The existing Category A services strategy and future allowances for adaptation by the landlord shall be retained. (e.g existing VRF heating and cooling system to be reconfigured to suit internal room layout)
"4.5" Energy Efficiency- Energy Demand Reduction	Position trees/soft landscaping on and around the development & within buildings to provide natural shading, insulation	Reduces operational costs and environmental impact; should be considered early in design	N/A - The project is an internal Category B fit out of level 6 in an existing building. This is a building level item and addressable by the landlord rather than tenant.
"4.5" Energy Efficiency- Energy Demand Reduction	Integrate energy efficient micro-generation & community heating schemes, such as combined heat & power (CHP)	Reduces operational costs and environmental impact; should be considered early in design	N/A - The project is an internal Category B fit out of level 6 in an existing building. The existing Category A services strategy and future allowances for adaptation by the landlord shall be retained. Integration of this principle would be applicable at building level and implemented across all floors by the landlord rather than by the tenant on a single area of the building.

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Principle	Design Feature	Requirement / Suitability Consideration	Applicable for Project
"4.5" Energy Efficiency- Energy Demand Reduction	Site layout & building design principles should maximise the capture & use of daylight & passive solar energy, whilst avoiding excessive solar gain in summer	Reduces operational costs and environmental impact; should be considered early in design	N/A - The project is an internal Category B fit out of level 6 in an existing building. This is a building level item and addressable by the landlord rather than tenant on level 6 only
"4.6" Renewable Energy - Renewable Energy Target	On-site renewable technologies (solar, wind, geothermal)	Minimum 20% of site energy demand to be met by renewables	N/A - The project is an internal Category B tenant fit out of level 6 in an existing building. The existing Category A services strategy and future allowances for adaptation by the landlord shall be retained. The supply of energy to the building is part of the landlord installation and not influenced by the tenant.
"4.7" Environmental Design – Residential	Department for Communities and Local Government's 'Code for Sustainable Homes'	Three-star rating minimum; aim for six-star by 2016	N/A - Recommended for residential projects only. The project is an internal Category B fit out of level 6 in an existing non-residential building.
"4.8" Environmental Design – Non-Residential	BREEAM assessment	Achieve 'very good' rating; exceeding requirements encouraged	Recommended for non-residential projects A BREEAM assessment did not form part of the project scope for this project. The existing Hyphen building does not have a registered BREEAM certification rating according to the BREEAM online website N/A The project is an internal Category B fit out of an existing building.

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"4.9" Water Management and Weather Resilience	Measures to prevent pollution, flood risk assessment, sustainable drainage	Must show how water is managed effectively and how flood risk is addressed	N/A - The project is an internal Category B tenant fit out of an existing building. This is a building level item and addressable by the landlord rather than tenant on level 6 only
"4.10" Waste Management	On-site waste reduction and recycling strategies	Developers must consider disposal and recycling of waste at source (PPS10)	The Principal Contractor once appointed and their subcontractors are to comply with the relevant waste legislation and provide evidence of waste storage, carrier, and facility licences to demonstrate they have handled and managed waste material correctly with a written audit tracked procedure available for inspection. The Principal Contractor is to allow for appropriate waste segregation, storage and removal of all waste arising from the works.
"4.11" Waste Management	Waste management strategy, designated bin storage, access for collection	Strategy should be included in Environmental Standards Statement; design from earliest stages	N/A - The project is an internal Category B fit out of level 6 in an existing building. Existing waste management strategy by landlord to be retained. The principle is applicable for all new developments.
"4.14" Construction management	Considerate Constructor Scheme, site management practices	Control construction waste, manage water and energy use, prevent pollution	The Principal Contractor once appointed is to provide a construction management plan, which will include controlling of construction waste, management of water and energy use and preventing pollution.
"4.15" Biodiversity	Wildlife protection, tree retention, new habitats and ecological features	Prevent loss of existing trees, contribute to biodiversity net gain, maintain/expand green links	N/A - The project is an internal Category B fit out of level 6 in an existing building. This is a building level item and addressable by the landlord rather than tenant on level 6 only
"4.16" Waterways	Enhance public access, landscape for	Demonstrate compliance with Waterways Strategy, prevent	N/A - The project is an internal Category B fit out of level 6 in an existing building.

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	water quality and wildlife	site runoff and blown waste from entering watercourses	This is a building level item and addressable by the landlord rather than tenant on level 6 only