

Sustainability & Energy Efficiency Statement Design and Access Statement - Annex 01 April 2025

Full Planning Application Submission:
120 - 124 Grosvenor Street, Manchester, M1 7HL

Development Proposals:

This project proposes refurbishing an existing building by converting the 1st and 2nd floor into student accommodations. Key features include upgraded thermal elements, a new staircase core (DDA compliant), dedicated student entrances, and improved internal layout, all designed to respect the building's original character.



Introduction

This Sustainability & Energy Efficiency Statement is submitted in support of a full planning application for a proposed refurbishment and conversion of part of an existing building located on Grosvenor Street, in Manchester.

Planning reference: 142467/FO/2025

The applicant for the development is Grosvenor Holding MRC Limited.

This project proposes refurbishing an existing building by converting the 1st and 2nd floor into student accommodations. Key features include upgraded thermal elements, a new staircase core (DDA compliant), dedicated student entrances, and improved internal layout, all designed to respect the building's original character.

The site is located in close proximity with various universities along Oxford Road, and it is within the Manchester City Council boundary.

SUSTAINABILITY & ENERGY EFFICIENCY STATEMENT

Proposed Student Accommodation.

Proposed refurbishment, upgrading and extension of 120-124 Grosvenor Street, Manchester, M1 7HL.

Conversion of the 1st & 2nd floors into Student Accommodation:
28 no. single person use units.

The proposal is to bring back into full, permanent and viable use the refurbishment of the property with the 1st & 2nd floors converted into student accommodation with communal facilities and a proposed rear extension to provide a dedicated student access via a DDA compliant lift & stair core & additional storage.



Sustainability & Energy Efficiency:

In accordance with the aim of BREEAM Certification (BRE Environmental Assessment Method), to improve the environmental performance of buildings, energy conservation features have been incorporated into the application scheme at design stage. Managing internal heat, light and ventilation, for example, ensures that the building will require the minimum amount of energy to function and maintain, over its lifetime.

High levels of insulation and airtightness achieved through a high standard of workmanship will further improve the efficiency of the building envelope, reducing the impact of the extension and alterations on the environment.

Overall, it is considered that this application scheme addresses the issues of sustainability and energy efficiency and represents a sustainable proposition in its own right, as it seeks to improve an existing building and valuable resource, in conjunction with the proposed new element(s) of the building.

Sustainability

As noted earlier in this statement, the application site is a very sustainable location for the proposed additional student accommodation.

- The proposal utilises and extends the existing Building fabric, extended and fully reconfigured and renovated internally. The relatively small, proposed core extension is located to the side and behind the existing building, thereby minimising any perceived physical or visual impact.
- The proposals assist in optimising the continued future use of the original building, to ensure long-term sustainable viability.
- The location of the proposal would not negatively impact on either the street scene or surrounding buildings and general locality. In accordance with the aim of the BREEAM (BRE Environmental Assessment Method), to improve the environmental performance of buildings, energy conservation features will be incorporated into the

- With no car parking the proposed re-development aligns with sustainable urban living principles, with the benefit of the building's location allowing the full benefit of proximity to extensive public transport routes and the city's wider amenities.

- 10 no. safe bicycle storage spaces provided within the new extension.

Energy Efficiency Proposal

Addressing the aims and requirements regarding CO2 emission from the above proposed project we would advise that the full new build development will be modelled using Bentley Hevacomp Design Database Software to generate an SBEM calculation for the property in line with the requirements of the latest Building Regulation Part .

Through the design of the building fabric and services installations full compliance will be achieved with Approved Document Part L 2010 and aim to achieve a reduction of 15% CO2 emissions from the site. This figure will be extrapolated by comparing the Target Emission Rate (TER) and Building Emission Rate (BER). The TER is the emissions from a notional building of similar size, shape and orientation based on standard building services with the BER being specific to the designed building.

It is proposed that the reduction in CO2 emission will be achieved through consideration of the following:

- 1) Building Fabric Elements to Building Regulations: Part L and improvement above and beyond where appropriate
- 2) Good Construction Methods and Detailing to achieve good Air Permeability Results.
- 3) Installation of a new Energy Efficient Central Heating System, with each room/zone provided with independent heating control.
- 4) Natural ventilation to each student room via openable windows.
- 5) Low Energy Lighting Including LED Lighting to all areas.



6) Low Flow Showers and Water Saving Sanitary Ware and Brassware

The SBEM calculation would form part of the initial design early in the project so that all measures can be discussed with the design team to ensure these can be included within the design from the outset.

Furthermore, the much-improved thermal qualities will minimise heat loss providing a building that is as efficient as possible in terms of consumption in both the new and existing elements.

High levels of insulation and airtightness achieved through a high standard of workmanship will further improve the efficiency of the building envelope, reducing the impact of the extension on the environment.

In addition, every effort will be made to use and utilise local traditional material suppliers and manufacturers and local skills employed to minimise transportation.

Overall, it is considered that this application scheme considers issues of sustainability and energy efficiency and represents a sustainable proposition, as it seeks to improve an existing building and valuable resource in conjunction with the proposed new element of the building.

Compliance with the current Part L Requirements

New and upgraded thermal elements comply with paragraph L1 (a) of Schedule 1 to the Building Regulations

Standards of new thermal elements: U-values.

Element	Maximum (W/m2.K)
Proposed Extension:	
Walls	0.26.
Floor	0.18
Roof	0.16
Windows/Doors	1.6

Standards of upgraded thermal elements: U-values.

Element	Maximum (W/m2.K)
Upgrade of existing building:	
Walls	0.30
Pitched Roof	0.35 (insulation at rafter level)
Windows	1.6 (replacement units)
Floors	0.25.

Water Usage & Efficiency:

All of the proposed new student accommodation rooms will be provided with water saving measures:

- a) Showerhead & wash basin taps fitted with flow restrictors.
- b) Reduced capacity baths (if and where applicable).
- c) Dual-flush W.C. cisterns.
- d) All specified products will meet BREEAM best practice standards and have a 'Water Efficiency Label'.
- e) Student use kitchen: taps fitted with flow restrictors.
- f) Water & Energy Efficient kitchen appliances utilised (where applicable).

