
Great Places Housing Association

As-Built Energy Efficiency Compliancy Report

Downley Drive and St Vincent Development

Planning Permission reference: 130390/FO/2021

19 Sep. 24

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1 The Development

The development is located northeast of the centre of Manchester, along St Vincent Street and occupies approximately 0.69 hectares of land. A site location plan, with the site's extents denoted by the red outline, can be seen in Figure 1 (shown later in this subsection).

The site is bounded by the Rochdale Canal to the north-east, green space to the north-west, Kingham Drive to the south-east and houses to the south-west which are being delivered under planning application number 130390/FO/2021. The site formally comprised of grassland with a limited number of trees. An unadopted path cut through the site from St Vincent Street to the north, to Downley Drive to the south. The site has since been cleared as part of the application mentioned above. The proposed scheme is a design development of the approved apartment block in planning application number 130390/FO/2021.



Figure 1: Site Location/ Ground Floor Plan

2 As Built Part L1 2021 Compliance Specification

Construction Specification

U-Values (W/m ² K)	
Doors	1.0
Windows	1.2
Roof Lights	1.2
Ground Floor- End Terrace	0.12
Ground Floor- Mid Terrace	0.11
Walls excluding windows and doors	0.18
Roof excluding roof lights	0.12
Other	

Mechanical & Electrical Specification

Lighting	
Percentage Lighting Low Energy fixed fittings:	100%

Heating	
Boiler Fuel	Electric ASHP
Boiler Efficiency	170% (SAP assumption)

Primary Heating Controls	
Time and temperature Zone control	

3 As Built Part L1A 2014 Compliance with Planning

The table below demonstrates compliance with the specified planning condition as per. The approved development has been carried out in accordance with the Environmental Standards and Energy Statement prepared by Watt Energy & Consulting Engineers, as stamped and received by the City Council on 13 May 2021. The development achieves above the minimum 20% improvement over Part L 2013 using SAP09 Carbon Factors in carbon emissions in line with the Part L 2013 Building Regulations SAP09 Carbon Factors.

Breakdown of Properties on site

PROPERTY REFERENCE	SAP RATING	DER	TER	DER<TER
6 ST VINCENT	89 B	11.64	26.59	56.22%
8 ST VINCENT	90 B	10.79	24.09	55.21%
10 ST VINCENT	90 B	10.75	24.09	55.38%
12 ST VINCENT	89 B	11.70	26.59	55.99%
14 ST VINCENT	89 B	11.39	26.59	57.16%
16 ST VINCENT	90 B	10.72	24.09	55.50%
18 ST VINCENT	90 B	10.75	24.09	55.38%
20 ST VINCENT	89 B	11.71	26.59	55.96%
22 ST VINCENT	89 B	11.65	26.59	56.18%
24 ST VINCENT	90 B	10.78	24.09	55.25%
26 ST VINCENT	90 B	10.72	24.09	55.50%
28 ST VINCENT	89 B	11.69	26.59	56.03%
14 DOWNLEY DRIVE	89 B	11.98	27.15	59.61%
16 DOWNLEY DRIVE	90 B	11.11	24.65	54.93%
18 DOWNLEY DRIVE	90 B	11.13	24.65	54.84%
20 DOWNLEY DRIVE	89 B	11.74	26.59	55.84%
22 DOWNLEY DRIVE	87 B	14.90	33.68	55.77%
24 DOWNLEY DRIVE	88 B	14.25	31.32	54.50%
26 DOWNLEY DRIVE	87 B	14.78	33.68	56.12%
28 DOWNLEY DRIVE	89 B	11.77	27.15	56.65%
30 DOWNLEY DRIVE	90 B	10.73	24.65	56.47%
32 DOWNLEY DRIVE	90 B	10.76	24.65	56.35%
34 DOWNLEY DRIVE	89 B	11.87	27.15	56.28%



