

Sustainability Statement

Proposed 3no storey 3no 3bed flats at 60-62 Clarence Road, Longsight M13 0YF

Introduction

The purpose of this brief report is to outline the strategy for the sustainability of the proposed building. The design of the fabric and mechanical and electrical services is compliant with Approved Document L2A (2013) of the Building Regulations.

Sustainable Use Strategy – Design Elements Services

- Mechanical ventilation to all kitchen and bathrooms with extract taken through the side wall or through the roof
- Natural ventilation to all rear rooms
- Heating To Be Designed Air Source Heat Pump System to Hetas Rules Etc.
- Emergency Lighting + Exit Signs Scheme To Fire Officers Approval + Bs En 150 7010 And Bs 5266
- Surface Water Rainwater to be taken to existing via storage tanks and controlled flow to main drain
- 150mm thick precast concrete pot and beam system with insulation, screed and proprietary finish
- All on Visqueen 1200 Dpm on specialist pile and beam foundations
- All Electrical work to be designed, tested + installed to I.E.E Reg's by Nic/Eic approved contractors and certified In accordance with Part P of Approval Document
- Fire Alarm + Detection System to be installed to BS 5839
- Low Level Glazing to be toughened/laminated safety glass to Class A B.S. 6206 1981 In all panels 1500 To F.F.L
- Roof finish to be Marley Modern tiles
- Walls to agreed brick facings
- High-efficiency, gas-fired boilers to be installed
- Boiler plant will be to individual flat units that will also serve domestic hot water. Thermal efficiency of boiler plant will be approximately 95-97%.
- A simple energy efficient control system will be used to monitor and control natural ventilation. In addition, control of the heating system will be provided to ensure it is only operated to suit set point / time constraints of the each flat
- The electrical services will be designed and installed to current CIBSE and British standards with energy-efficient controls in accordance with part L2A of the 2013 building regulations.
- Electrical distribution will be provided from MCCB panel boards with sub-metering on all lighting and power distribution boards to comply with L2A of the building regulations.
- LED lighting will be provided throughout to comply with part L2A to a giving a minimum performance of 60 lumens per circuit watt.
- Lighting controls will be provided in the form of PIR movement sensors wired for absence detection to all public circulation areas.
- Emergency lighting will be provided to comply with BS 5266.
- External lighting will be provided to areas to comply with CIBSE LG7 requirements with time-clock and photocell controls.

Fabric

- New materials will be sustainably sourced and recyclable where practical
- New fabric will be robust with low maintenance demands and a long service life.
- The building envelope will be highly insulated and air-tight to reduce heat loss.
- New drainage will separate foul water from surface run-off.